

Request for Developer Qualifications



REQUEST FOR DEVELOPER QUALIFICATIONS (RFQ) FOR 10670 W. NINE MILE RD

SUBMISSION DEADLINE
SEPTEMBER 30, 2026
at 2 PM

Source: Oak Park Development - Ernie's Place
By NORR

DEVELOPMENT OPPORTUNITY

The City of Oak Park is seeking qualifications from experienced development teams for the redevelopment of 10670 W. Nine Mile Road, a city-owned property located within Oak Park's Corridor Improvement Authority District.

The City seeks a development partner to redevelop the site with a mix of residential and commercial uses that strengthen the Nine Mile Corridor, support local businesses, and increase economic activity.

The property is positioned within a corridor that has undergone significant streetscape, mobility, and placemaking improvements. The City is open to a range of development concepts but generally envisions a mixed-use project incorporating residential and complementary commercial uses.

The City encourages development concepts that:

- Activate the Nine Mile Corridor
- Expand housing opportunities
- Strengthen the local business district
- Enhance the pedestrian environment
- Integrate with adjacent residential neighborhoods
- Strengthen the City's tax base and economic vitality

TIMELINE

ISSUE DATE	AUGUST 24, 2026
QUESTION DEADLINE	SEPTEMBER 11, 2026
SUBMISSION DEADLINE	SEPTEMBER 30, 2026, BY 2:00 PM
FINALIST INTERVIEW	OCTOBER 2026

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COMMUNITY AND SITE CONTEXT

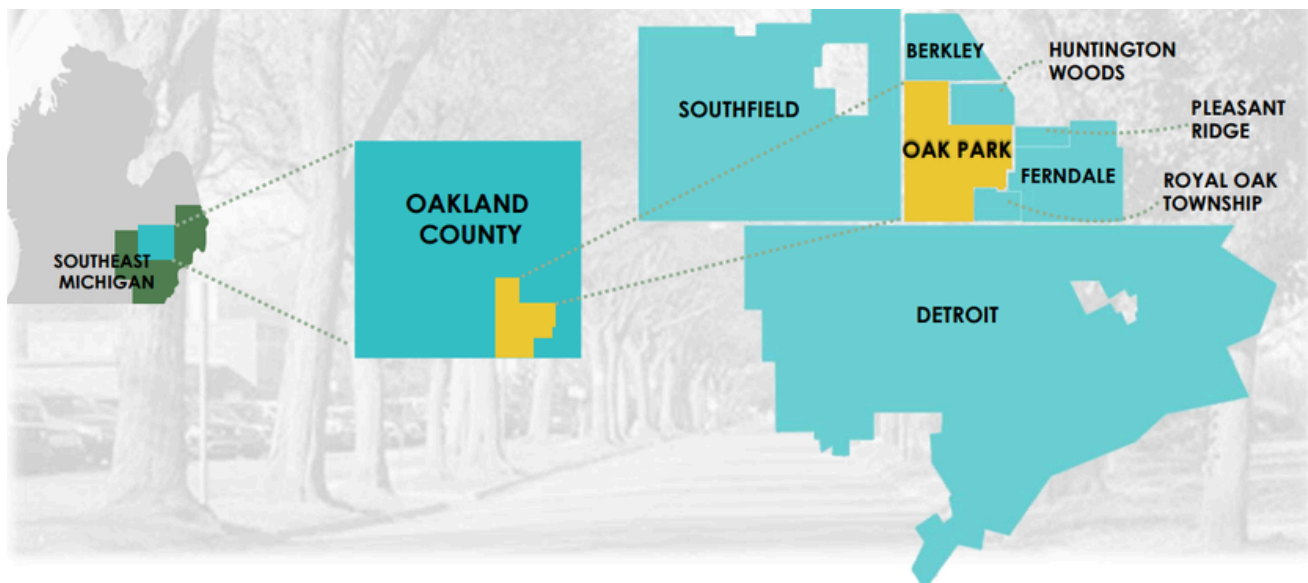
Oak Park is a vibrant and diverse community located in Oakland County, Michigan. Home to approximately 29,400 residents, the City is part of the Detroit metropolitan region and benefits from its location within one of the Midwest's largest economic and population centers.

The City offers convenient access to major regional transportation corridors, including I-696, M-10, and I-75, providing strong connectivity throughout Metro Detroit. This accessibility supports mobility, economic activity, and future growth opportunities.

Oak Park is characterized by stable neighborhoods, a growing commercial corridor, and a diverse population that includes both young families and seniors. In recent years, the City has focused significant investment on enhancing public infrastructure, public spaces, and commercial corridors to support economic development and attract private investment.

The property is located along Nine Mile Road within the City's Corridor Improvement Authority District, a designated redevelopment area where the City has made substantial investments in public infrastructure, streetscape improvements, public spaces, and economic development initiatives.

- Located in Oakland County, one of Michigan's primary economic centers.
- Immediate access to I-696, M-10, and regional transportation networks.
- Centrally located within the Detroit metropolitan area.
- Surrounded by established residential neighborhoods and business districts.
- Positioned within a Corridor Improvement Authority district with ongoing public investment.





Oak Park Corridor Improvement Authority (OPCIA) Boundaries



Site Location

CORRIDOR IMPROVEMENT AUTHORITY



The subject site is located within our Corridor Improvement Authority District, giving the selected developer a built-in partnership designed for long-term success from day one. Far from a passive regulatory body, the OPCIA acts as a dedicated team of "downtown boosters" and a full-service business concierge. We work hand-in-hand with our partners from groundbreaking to grand opening—smoothing out city coordination and providing local marketing muscle to drive down entry barriers and help your property thrive.

When you team up with the OPCIA, you're gaining three major competitive advantages:

- **A Million-Dollar Transformation:** We've already invested over 8 million in high-impact infrastructure and streetscape upgrades. We are actively changing the Oak Park landscape, one corridor at a time.
- **Built-In Marketing & Event Power:** We don't just build corridors; we promote them. Through strategic social media marketing and signature community events, we actively drive regional awareness and steady visitor traffic to the district.
- **Exclusive Grants & Growth Tools:** We don't just help businesses open; we help them grow. The OPCIA offers exclusive district grant opportunities through our partnerships with MSUFCU and the MEDC, hosts regular small business workshops, and provides a direct line to influential regional networks, mentors, and lenders.



THE NINE MILE CORRIDOR INVESTMENT



Located within Oak Park's Corridor Improvement Authority District, the property is positioned along the Nine Mile Corridor, an area that has benefited from significant public investment focused on placemaking, mobility, and economic development. Over the past decade, the City has implemented a series of corridor improvements designed to support private investment, improve walkability, and strengthen connections between neighborhoods, businesses, and public spaces. The total investment in phase 1 and 2 of the Nine Mile Redesign project was \$5.4 million.

Completed improvements include:

- Conversion of Nine Mile Road through a road diet to improve safety and accessibility.
- Installation of dedicated bicycle lanes and enhanced pedestrian facilities.
- Development of the Nine Mile Linear Park.
- Creation of pocket parks and community gathering spaces.
- Streetscape enhancements, landscaping, and parking improvements.



The property is located within the western edge of these completed improvements and is directly positioned to benefit from the next phase of corridor investment. The City is advancing plans to extend the Nine Mile improvements westward to Greenfield Road, creating a more continuous pedestrian, bicycle, and commercial environment along the corridor.

These local improvements align with Oakland County's regional 9 Line initiative, which seeks to create a connected Nine Mile corridor across multiple communities in southern Oakland County. Together, these efforts position the corridor for continued reinvestment and create new opportunities for residential, commercial, and mixed-use development.

MARKET OPPORTUNITY ASSESSMENT

(using findings from the 2023 Residential & Retail Opportunity Assessment Study and the Placer.ai Market & Visitor Analysis, July 2025-June 2026)

Market Advantage

Oak Park's Main Street District benefits from both favorable market fundamentals and strong demonstrated consumer activity. Market analysis indicates a supply-constrained housing market, low retail vacancy, and opportunities for additional commercial and residential investment.

Retail Opportunity

Retail opportunities exist for additional food service, specialty food retail, and destination-oriented businesses that complement existing commercial offerings. Low vacancy rates, strong traffic volumes, and an underserved retail mix support the introduction of strategically curated commercial uses that can enhance the corridor, increase economic activity, and attract new investment.

Annual Average Daily Traffic Volumes (2025)

- Coolidge Highway Estimated AADT: 20,378
- Nine Mile Estimated AADT: 18,170

Residential Market Position

Market analysis indicates support for approximately 193 new housing units within the market area and nearly 4,000 units across the broader regional market over the next five years. Demand is strongest for modern multifamily rental housing, particularly among households seeking quality housing options in walkable, amenity-rich environments.

Source: Oak Park Development - Ernie's Place
By NORR



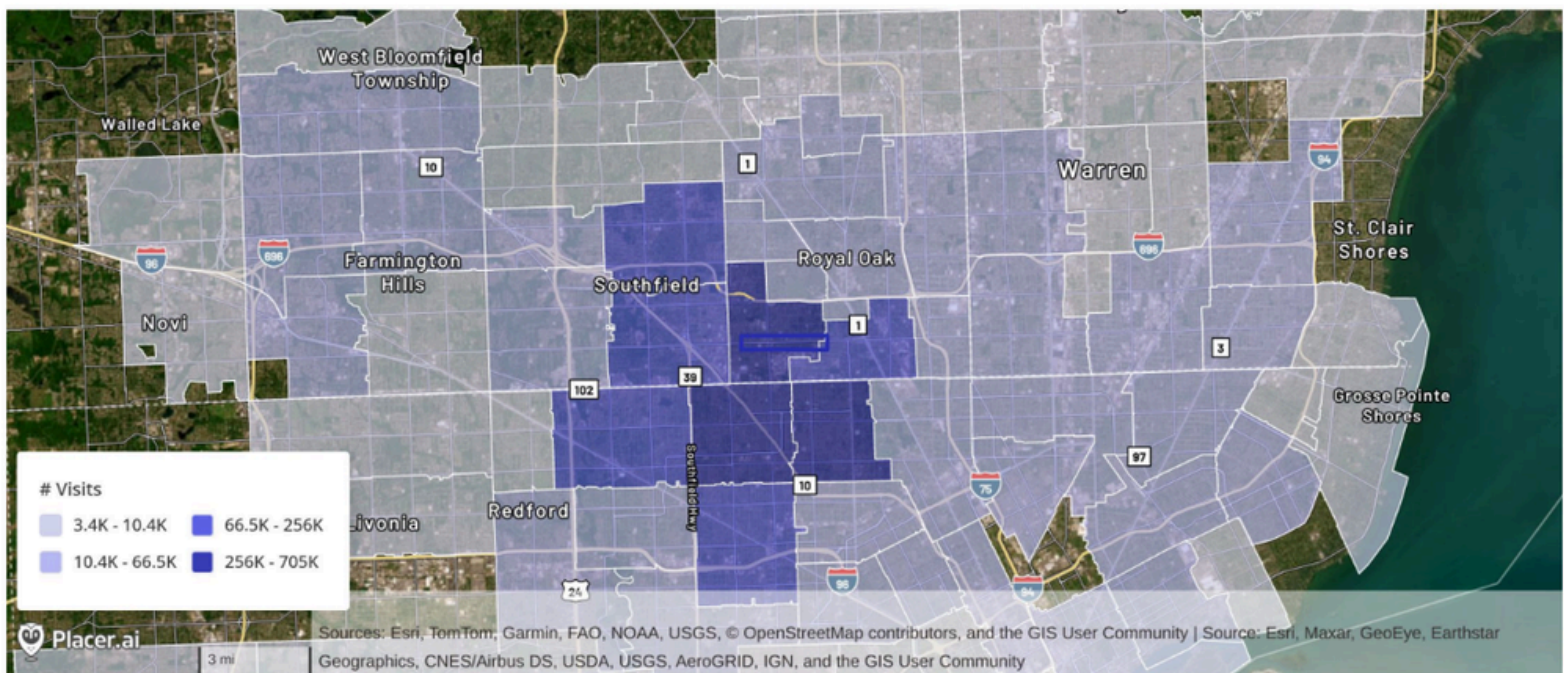
Subject Area and Market Analysis Boundary

The subject area boundary shown below represents the area evaluated through the Placer.ai market and visitor analysis and serves as the basis for the visitation and trade area findings presented in this section.

Market Activity and Visitors Volume

Visitor analytics confirm the district's role as a significant commercial destination within Oakland County, generating approximately 3.4 million annual visits and supporting a daytime population of approximately 7,300 people.

Visitor Origins



Commercial Performance and Redevelopment Opportunity

Existing commercial destinations generate significant customer traffic, demonstrating strong spending activity and market demand. The combination of regional visitation, proven retail performance, and low vacancy supports additional retail, restaurant, service, residential, and mixed-use investment.

- Oak Park Shopping Center generates approximately 1 million annual visits.
- Grocery and convenience retail perform strongly.
- Existing traffic supports new commercial uses.
- Visitor activity supports mixed-use redevelopment.

PROPERTY OVERVIEW

The property is a single-story commercial office building constructed in 1955. It occupies approximately 10,180 square feet on a lot of about 24,394 square feet (0.56 acres).

Historically, the building has served as an office and warehouse space for small local businesses, including Excell Insulation and Bursma Electronics.

The City of Oak Park acquired the property through its right of first refusal from Oakland County to address blight and support corridor revitalization. The site currently contains a vacant, deteriorated commercial structure that no longer meets modern standards and is considered blighted. It is strategically located along the Nine Mile Road corridor, a mixed-use area that serves as a transition between commercial and residential neighborhoods. To the north and south, the property is surrounded by established single-family residential districts, while the Nine Mile frontage connects to neighborhood-scale retail and service businesses. This location offers strong connectivity between residential communities and commercial amenities, making it ideal for redevelopment that enhances walkability and mixed-use vibrancy.

TOTAL ACREAGE	0.56 Acres (24, 523 Sq ft)
LOT FRONTAGE	135 ft
LOT DEPTH	181.65 ft
BUILDING	10,180 sq ft [Office 1,980 sq ft, Warehouse 8200 sq ft]
BUILDING HEIGHT	Office 10 ft, Warehouse 14 ft

Physical Characteristics & Connectivity

The 0.56-acre site occupies a prominent corner at Nine Mile Road and Rensselaer Street within Oak Park's Corridor Improvement Authority District. Located across Nine Mile Road from the Nine Mile Linear Park and adjacent to Seneca Pocket Park, the property benefits from recent public investments, including enhanced streetscaping, bike lanes, pedestrian improvements, and public gathering spaces. The site's location provides an opportunity to build upon ongoing corridor revitalization efforts and strengthen connections between surrounding neighborhoods and businesses.

Key Site Advantages

- **Corner Location:** High visibility and access from both Nine Mile Road and Rensselaer Street.
- **Strong Connectivity:** Sidewalks, bike lanes, transit service, and a marked crosswalk provide convenient multimodal access.
- **Public Amenities:** Located across from the Nine Mile Linear Park and adjacent to Seneca Pocket Park.
- **Rear Alley Access:** A 20-foot-wide public alley supports service, loading, and potential parking access.
- **Mixed-Use Setting:** Surrounded by a mix of residential neighborhoods, local businesses, parks, and community amenities.



Site View: A pedestrian crosswalk from 9Mile Linear Park to the site



Street view: Nine Mile Westbound





ENVIRONMENTAL ANALYSIS

The City has completed environmental due diligence for the property to support redevelopment planning. The environmental review included a Phase I Environmental Site Assessment (ESA) and a Pre-Demolition Hazardous Materials Survey.

Reports can be found here:

- [Phase I Environment Site Assessment](#)
- [Pre-Demolition Hazardous Materials Survey](#)

ZONING AND PERMITTED USES

B-1, Neighborhood Business Zoning District

The property is zoned B-1 District, which is intended to support neighborhood-serving commercial development compatible with surrounding residential areas. The district permits a range of small- to medium-scale retail, service, office, and community-oriented uses, along with limited mixed-use residential.

Permitted uses in the B-1 District include:

- Residential (Mixed-Use).
- Office and Medical.
- Retail and Services.
- Food and Beverages.
- Art and Cultural Uses
- Educational and Community Uses
- Other Compatible Uses

Overall, the B-1 District allows for a flexible mix of neighborhood-oriented commercial and service uses.

The City is committed to facilitating redevelopment and is open to flexibility in the application of zoning standards.

Projects that align with this vision may be eligible for additional height and other zoning flexibility, particularly where they contribute to corridor revitalization and create a vibrant, walkable environment.



DEVELOPMENT VISION

The City envisions a development that:

- Activates the Nine Mile corridor.
- Enhances the pedestrian experience and streetscape.
- Contributes to long-term economic growth.
- Integrates well with surrounding neighborhoods.
- Reflects strong architectural design and placemaking principles.

Preferred Development Type

The City's preference is for mixed-use development, which may include a combination of:

- Residential
- Retail and commercial spaces
- Office or co-working space
- Dining, entertainment, or hospitality uses

However, the City remains open to alternative concepts that demonstrate clear community and economic benefits.

Flexibility and Open Development Approach

The City intentionally seeks to avoid over-prescriptive requirements. Respondents are encouraged to:

- Propose innovative and creative site narrative or concepts.
- Recommend appropriate densities and uses.
- Respond to market conditions and opportunities.
- Introduce unique design or development approaches.

The City will work collaboratively with selected respondents to refine and advance development concepts.

SOHA UNION - BALTIMORE, MD

Source: <https://www.signaturebuildingsystems.com/soha-union-mixed-use-modular-apartment-buildings>



ILLUSTRATIVE EXAMPLES OF PREFERRED DEVELOPMENT PATTERNS

Example development images are provided for illustrative purposes to highlight general characteristics of development that may align with the community's vision and goals. These examples are not intended as specific requirements but rather as reference points to help convey the desired quality, form, and overall character.



Source: <https://www.409onnine.com/Gallery.aspx>



source: <https://thecolumbiaberkeley.com/>

Oak Park Development-Ernie's Place
Proposed Mixed-use Development
By: NORR



DEVELOPMENT INCENTIVE AND FINANCIAL TOOLS

The City of Oak Park is committed to supporting transformative redevelopment and offers a range of financial tools and partnerships to help advance viable projects.

The City may consider project-specific incentives to help close demonstrated funding gaps and improve financial feasibility for eligible redevelopment projects. This support may be appropriate where development costs exceed market returns, particularly for mixed-use, housing, and corridor redevelopment projects. All incentives will be evaluated on a case-by-case basis and structured to advance public benefit outcomes, including economic activity, job creation, housing production, and revitalization impact.

Potential incentive resources may include, but are not limited to, the following:

Michigan Community Revitalization Program (MCRP). Gap financing for redevelopment projects involving blighted, functionally obsolete, historic, or environmentally challenged properties.

Brownfield Redevelopment Authority (BRA). Assistance for eligible redevelopment costs, including environmental remediation, demolition, site preparation, and public infrastructure improvements through Brownfield Tax Increment Financing (TIF).

Neighborhood Enterprise Zone (NEZ). Reduced property taxes for qualifying residential development and rehabilitation projects.

Oakland Together Housing Trust Fund (HTF). Gap financing and capital support for affordable, attainable, workforce, and mixed-income housing developments.

HOME Investment Partnerships Program. Funding for the acquisition, construction, and rehabilitation of qualifying affordable housing projects.

MSHDA's Housing Tax Increment Financing (TIF) Program. Tax increment financing available for eligible housing developments to help offset development costs.

SUBMITTAL REQUIREMENTS

All proposals should be organized based on the following outline:

Statement of Qualifications: Provide a concise overview of the respondent's qualifications, relevant experience, organizational capacity, and ability to advance a successful redevelopment of the property.

Letter of Interest: Provide a letter identifying the development team and summarizing the team's interest in the site, preliminary vision, and general implementation approach.

Development Experience: Describe comparable projects completed or substantially advanced by the development team.

Firm and Team Resumes: Provide resumes or brief profiles for the respondent firm and key team members who would be responsible for project leadership, development, design, financing, and implementation.

Financial Capacity: Provide information demonstrating the respondent's financial capacity to undertake a redevelopment project of similar scale and complexity. Respondents may include relevant financing experience, lender or investor relationships, and other supporting information.

Respondents should demonstrate their qualifications, experience, financial capacity, and general approach for purchasing and transforming the property into a vibrant development that reflects the City of Oak Park's vision for the Nine Line corridor.

Qualifications are due to the City of Oak Park Clerk's Office no later than 2 PM EDT on September 30, 2026.

Emailed or hard copy proposals must be received by 2 PM and should be addressed to the City of Oak Park, 14000 Oak Park Blvd. Oak Park, MI 48237.

Emailed proposals will be acknowledged. If you have not received acknowledgment, assume we have not received your proposal and contact us. Late proposals will not be accepted for any reason including technical errors or omissions regardless of the cause of the error or omission. Oak Park assumes no responsibility or liability for the timely receipt of a proposal.

Interested developers are encouraged to schedule a site visit during the response phase. The City are able to provide on-going building access to development teams to facilitate the proposal and development process.

Contact Information

Please include all parties on any email questions, submittal, or to schedule a site visit during the response phase.

- Kim Marrone, Director of Municipal Services,
kmarrone@oakparkmi.gov, 248-691-7404.
- Salam Habhab, Economic Development and Planning Specialist,
shabhab@oakparkmi.gov, 248-691-7455.
- Michelle Bishop, Manager of Corridor Improvement Authority (CIA),
mbishop@oakparlmi.gov, 248- 691-2350.

EXISTING PLANS AND DOCUMENTS

The following plans and studies provide important context and guidance for redevelopment within the City of Oak Park.

[Oak Park Master Plan \(2020\).](#)

[Coolidge and Nine Mile Intersection Study \(2025\).](#)

[Residential and Retail Opportunity Assessment \(2023\).](#)

[Oak Park Senior Living Market Study \(2023\).](#)

[Parks and Recreation Master Plan and Asset Management Study \(2023\)](#)

[Corridor Improvement Authority \(CIA\) Development Plan](#)

[Complete Streets Plan](#)