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Ingham County Land Bank Fast Track Authority  
Request for Proposals for Development Opportunity  
at  
715 W Willow St, Lansing, MI 48906  
Parcel #33-01-01-08-427-021  
(Former Michigan School for the Blind)

October 20, 2021

The Ingham County Land Bank seeks a development partner for a unique and rare 10.56 acre site in the heart of the Willow Walnut Comstock Park neighborhood. The vacant parcel is just a short walking distance from Old Town, with specialty shops, unique galleries, tasty eateries, and the Lansing River Trail. The surrounding campus includes the Neighborhood Empowerment Center, Willow Tree Family Center, along with other residential buildings that have recently been renovated. The Land Bank wants to continue this development momentum and use this property to leverage all the great things happening in Old Town and the immediate surrounding area to attract other investment to this distinctive neighborhood. Consequently, the Land Bank wants to work with a developer(s) to maximize the impact of a project on this site. As the historic campus of the former Michigan Female College and Michigan School for the Blind, the property is an excellent candidate for a higher density residential development or an array of other types of housing opportunities and community based uses. Preference will be given to proposals that provide a unique housing product and promotes a sense of community, such as cluster type housing. Market rate pricing options, in which people from all ranges of the income spectrum can afford to purchase or rent, will also be strongly considered.

The property is zoned "R-AR" Residential Adaptive Reuse, which district permits single-family and multi-family residential uses. The allowable density is based upon the number of residential units by bedroom count. 1,200 square feet of land area is required for each efficiency unit, 1,300 square feet for each 1-bedroom unit, 1,500 square feet for each 2-bedroom unit and 2,200 square feet for each unit containing 3 or more bedrooms. Row houses, detached residential units and apartment units are all permitted, although in some cases, may require approval of a Planned Residential Development plan. Please contact the City of Lansing, Department of Economic Development & Planning at 517-483-4066 with any questions that you may have with regard to zoning and site plan review requirements. (<https://www.lansingmi.gov/187/Economic-Development-Planning>).

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#### INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
EXECUTIVE DIRECTOR  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



The State of Michigan and the City of Lansing both have the ability to support incentives in projects to ensure financial viability. Since deemed by the City of Lansing as a Neighborhood of Focus, incentives may be available to the selected developer to assist in creating the best project possible. Lansing Economic Area Partnership (LEAP) has more information about common incentive programs. Please check the following website for more details on these possible incentives: <https://www.purelansing.com/incentives>

In addition to a site location map and other attachments, please find the attached boundary survey of the site. The subject property is labeled as "Parcel 1" which includes a portion of the former school's track and athletic field. The Land Bank will consider proposals that include the entire 10.56 acres and/or proposals that utilize just the Willow Street and Princeton Avenue frontage, netting out the remainder of the existing track and an appropriate setback around it.

Extensive due diligence such as environmental studies and geotechnical studies will likely be necessary as there were several buildings that were demolished on site. The Land Bank has some demolition records that can be made available to a developer if awarded this RFP. An old site plan of the Michigan School for the Blind is attached for review.

The purchase price of the property is negotiable and may depend upon your proposed use and the density of the project. The Land Bank is most interested in a project that fits well into the immediately surrounding area and one that will benefit local community and residents. As a result, a lower density for-sale product may warrant a lower land cost than a higher density rental or owner occupied development.

The Ingham County Land Bank will review and evaluate all complete proposals in response to this Request for Proposal. We will include members of the local community, LEAP and City of Lansing to help evaluate and select a qualified developer and their proposed project. All responses to this RFP must include the following information:

**Letter of Interest:**

Provide a cover letter identifying the development team and a brief description of the team's vision for the site.

**The Development Team Resume and Portfolio**

Please give a brief narrative of the firm, its members, background, and description of previous projects, including photos and costs. List your architect and engineering firm, and include brief information about them.

**The Development:**

Provide a narrative of what are you proposing to build. List the number of units, and whether they will be rental or for sale. Includes such items as, attached or detached and residential or commercial. If commercial, what type of building/use are you planning? Do you need to rezone the property for your development? If so, what zoning? Did you vet the zoning change with the Department of Economic Development & Planning? Provide a basic site plan and renderings of your buildings, including your total project cost.

**Financing:**

Provide evidence of the development team's financial ability to undertake the proposed project. Provide information on how you will finance the proposed development, along with your ability to obtain necessary debt and equity. If any, what type of incentives will the proposal need? What is your property-acquisition purchase price?

**Timeline:**

Provide the anticipated timeline for property acquisition, financing, site plan approval, and building plan approval. When do you plan to purchase the property? When will you break ground?

Ingham County Land Bank may ask for additional information after its initial review of a development proposal. The Land Bank also reserves the right to refuse or reject any or all proposals or to abstain from selecting any proposal. Any submission should not be considered a legally binding agreement. If a developer and their proposal is selected, the Ingham County Land Bank will enter into a Purchase and Development Agreement including purchase price of the property, due-diligence period and other related terms.

Any questions can be e-mailed to [Dburns2@ingham.org](mailto:Dburns2@ingham.org) or [Rcase@ingham.org](mailto:Rcase@ingham.org). All proposals shall be submitted by e-mail in a PDF format to [Dburns2@ingham.org](mailto:Dburns2@ingham.org) and [Rcase@ingham.org](mailto:Rcase@ingham.org) and a paper or USB drive shall be sent to the address below:

Ingham County Land Bank  
3024 Turner St.  
Lansing, MI 48906  
517-267-5221

Proposals are due by: **5p.m. November 24, 2021.**

Evaluation period: November 29, 2021 - December 10, 2021

Presentation to evaluation committee: December 13, 2021 – December 17, 2021

Award will be made by December 30, 2021

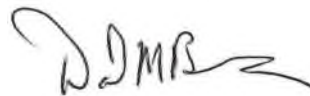
We look forward to reviewing all proposals and selecting a developer that will bring a great project to this Lansing Neighborhood of Focus.

Sincerely,

Ingham County Land Bank

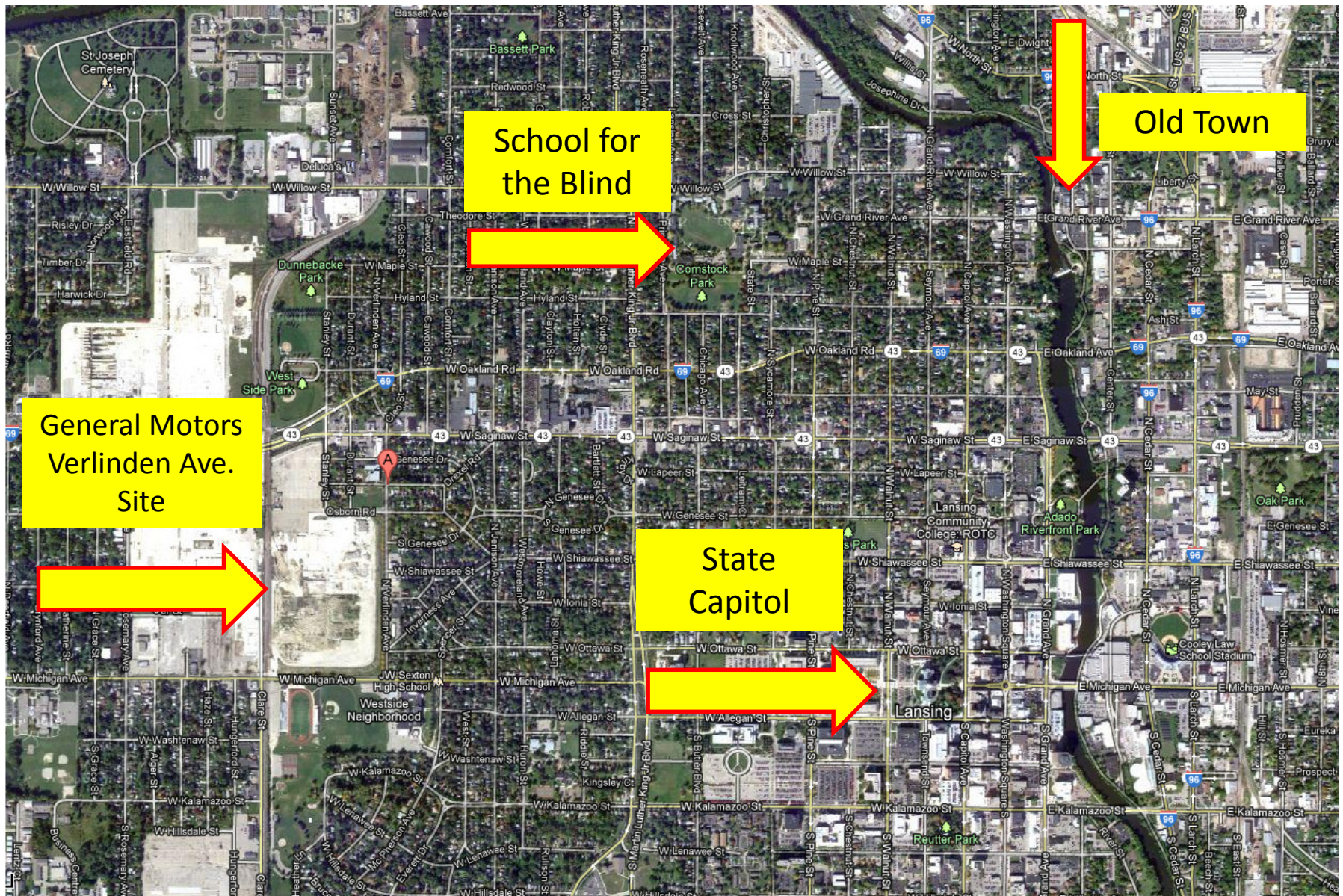


Roxanne L Case  
Executive Director



David M. Burns  
Real Estate Specialist





School for the Blind

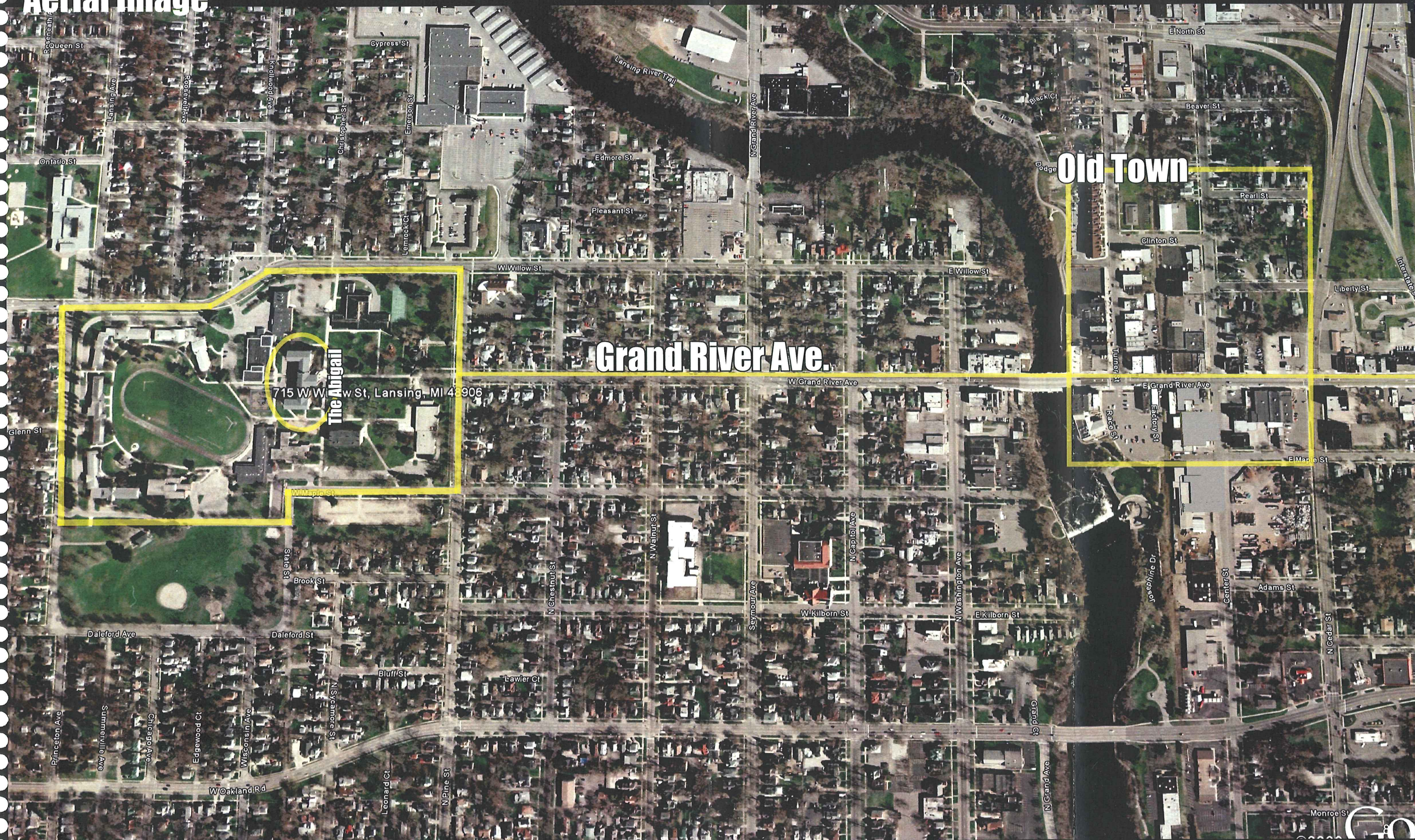
Old Town

General Motors  
Verlinden Ave.  
Site

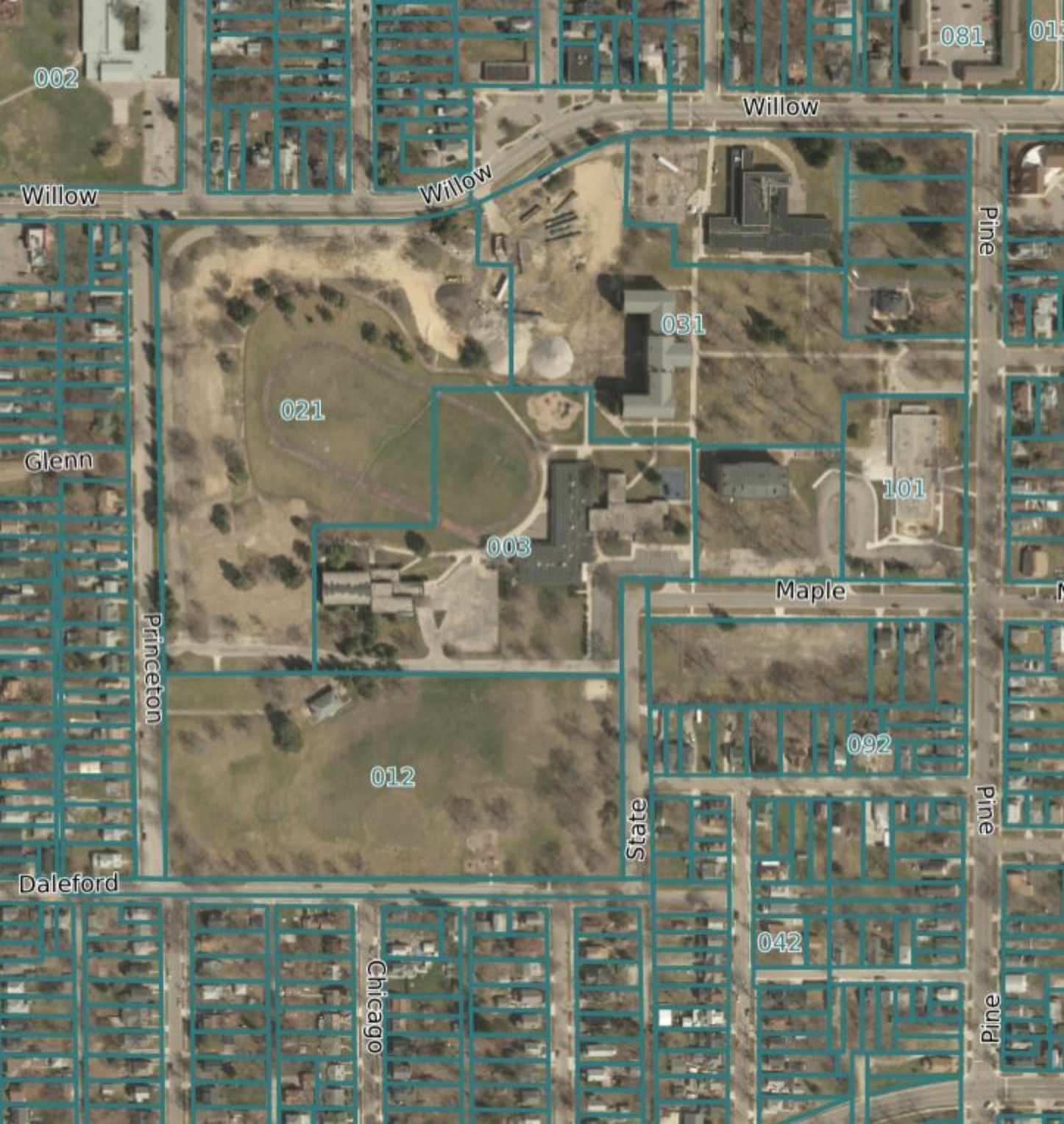
State  
Capitol



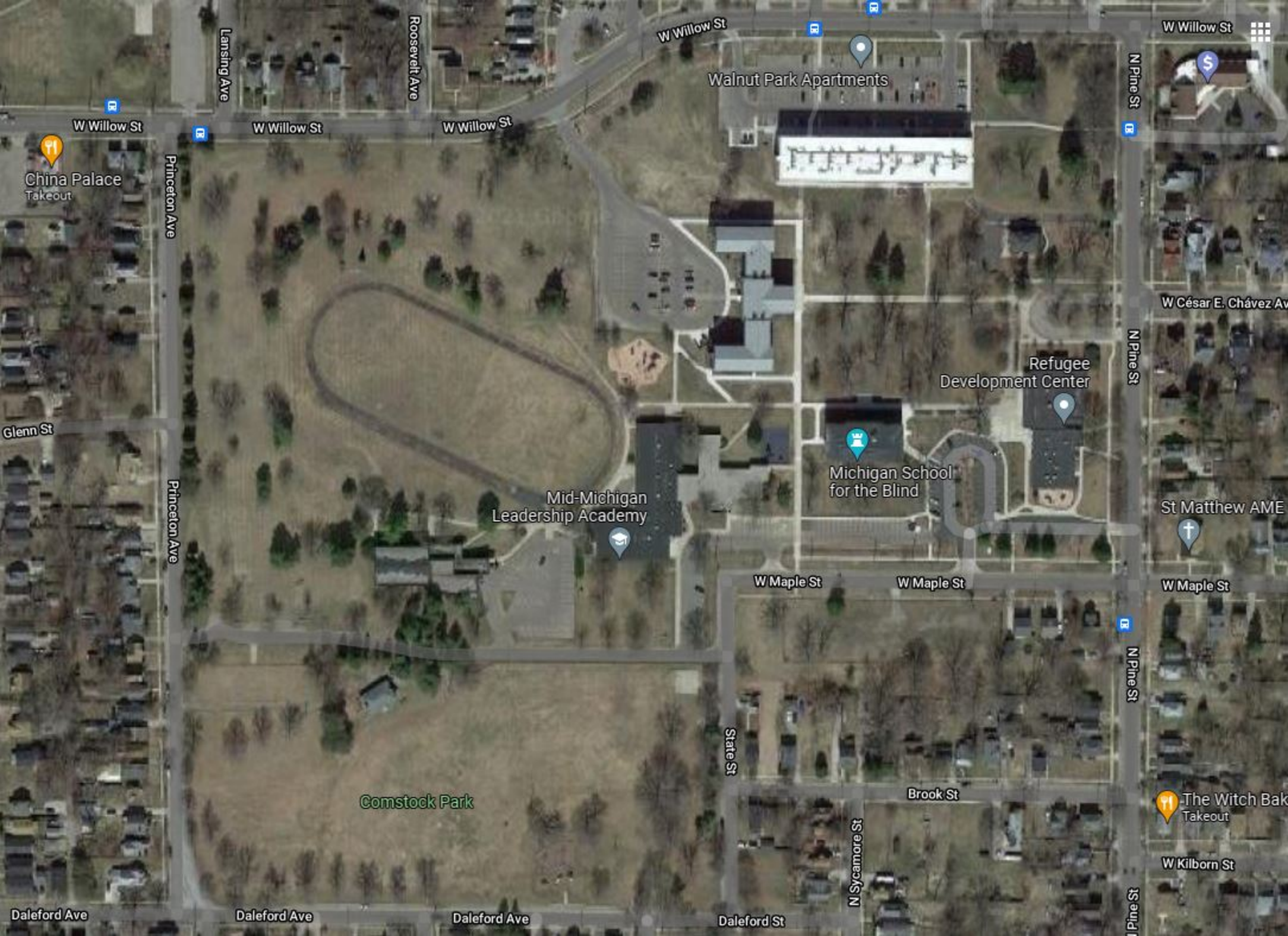
# Aerial Image











China Palace  
Takeout

Walnut Park Apartments

Refugee  
Development Center

Michigan School  
for the Blind

Mid-Michigan  
Leadership Academy

Comstock Park

St Matthew AME

The Witch Bak  
Takeout





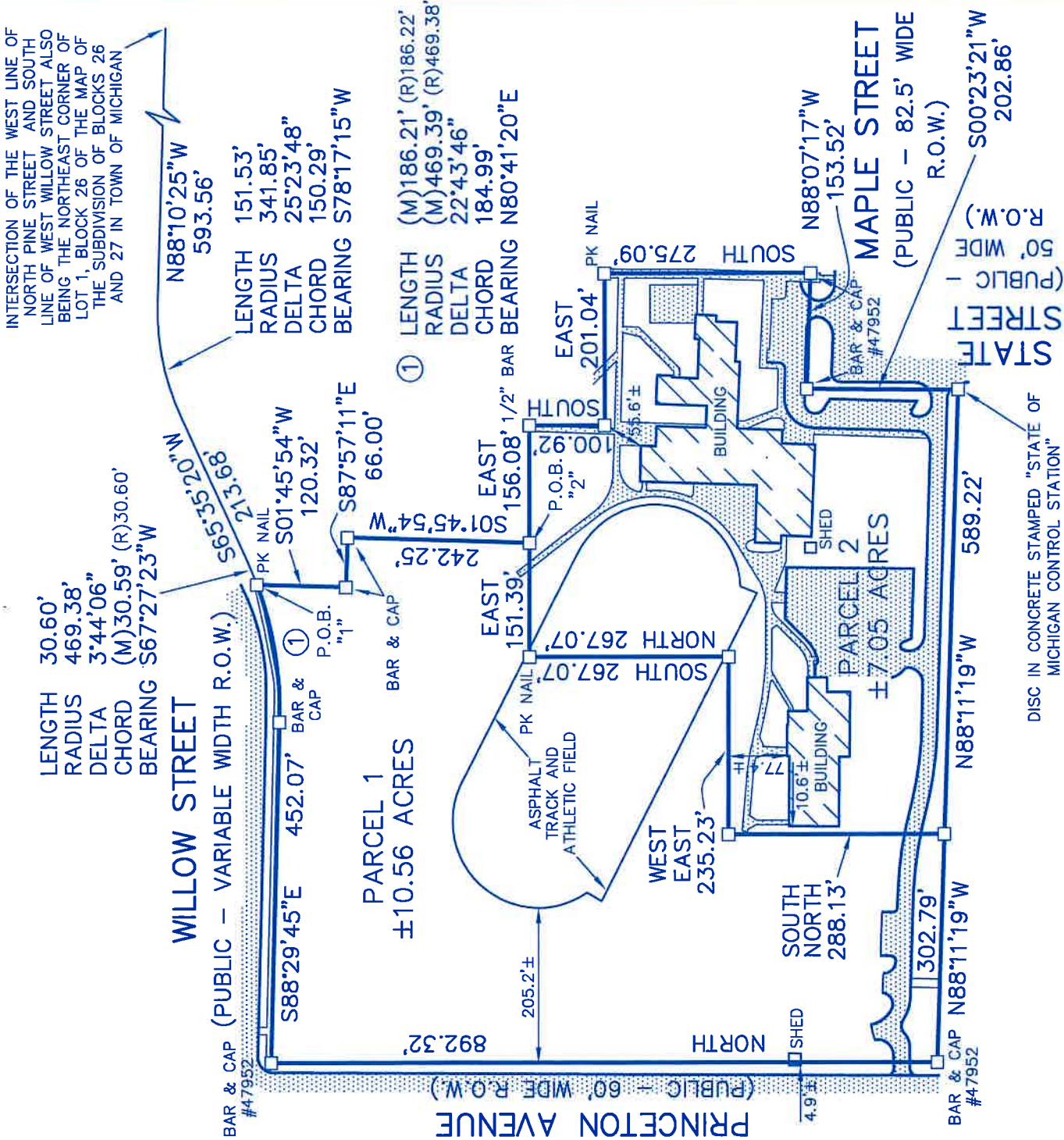


CERTIFIED BOUNDARY SURVEY

FOR: INGHAM COUNTY LAND BANK



- NOTES:
- 1. EASEMENTS, IF ANY, NOT SHOWN
  - 2. ALL IMPROVEMENTS NOT SHOWN
  - 3. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS INDICATED OTHERWISE.



SCALE 1" = 200'



LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #31603 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- \* = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.



**KYES, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	9, T4N, R2W
FIELD WORK BY	RR	JOB NUMBER:	96288.BND
SHEET	1 OF 2		

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, two parcels of land previously described as:

Parcel 1: (As provided in Tax ID# 33-01-01-08-427-021): Parcel a part of the Southeast 1/4 of Section 8, T4N-R2W, City of Lansing, Ingham County, Michigan, being more particularly described as follows; Commencing at a M.A.G. nail at the intersection of the West line of North Pine Street (82.5 feet wide) and the South line of West Willow Street (variable width), said point also being the Northeast corner of Lot 1, Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849, thence along the Southerly line of West Willow Street the following four (4) courses. (1) N88deg 10'25"W, 593.56 feet, (2) 151.53 feet along 341.85 foot radius curve to the left, having a delta angle of 25 Deg 2min 48sec and a chord of S78 Deg 17 Min 15 Sec W, 150.29 feet; (3) S65 Deg 35 Min 20 Sec W, 213.68 feet, (4) 30.60 feet along said 469.38 foot radius curve to the right, having a delta angle of 03deg 44 Min 07sec and a chord of S67deg 27min 23 Sec W, 30.60 feet to the point of beginning of the following described parcel, thence S01deg 45min 54min W, 120.32 feet along the Westerly line of vacated Rodgers Street, thence S87deg 57min 11 sec E, 66.00 feet to the Easterly line of vacated Rodgers Street, thence S01deg 45min 54sec W, 242.25 feet along the Easterly line of vacated Rodgers Street, thence N90deg 00 min 00 sec W, 151.39 feet, thence S00deg 00 min 00 sec W, 267.07 feet, thence N90deg 00min 00sec W, 235.23 feet, thence S00deg 00min 00sec W, 288.13 feet, thence N88deg 11min 19sec W, 302.79 feet to along the North line of lands commonly known as 'Comstock Park' to the East line of Princeton Avenue (60 Feet Wide), thence N00deg 00min 00sec E, 892.32 feet along the East line of Princeton Avenue to the South line of West Willow Street, thence S88deg 29min 45sec E, 452.07 feet along the South line of West Willow Street; thence 186.22 feet along a 469.38 foot radius curve to the left having a delta angle of 22deg 43min 54sec and a chord of N80deg 41min 24sec E, 185.00 feet to the point of beginning. Containing 10.56 acres, more or less and subject to the rights of the public over West Willow Street and Princeton Avenue; Also subject to any easements or restriction of record.

Parcel 2: (As provided in Tax ID# 33-01-01-08-427-003): No description on record.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal description of said parcels is as follows:

Parcel 1: As-surveyed description for Parcel 1 matches legal description as provided.

Parcel 2: A parcel of land in the Southeast 1/4 of Section 8, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at at the intersection of the West line of North Pine Street and the South line of West Willow Street, said point also being the Northeast corner of Lot 1, Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849; thence along the Southerly line of West Willow Street the following four courses: N88°10'25"W 593.56 feet; Southwesterly 151.53 feet on a curve to the left, said curve having a radius of 341.85 feet, a delta angle of 25°23'48" and a chord length of 150.29 feet bearing S78°17'15"W; S65°35'20"W 213.68 feet; and Southwesterly 30.60 feet on a curve to the right, said curve having a radius of 469.38 feet, a delta angle of 03°44'06" and a chord length of 30.59 feet bearing S67°27'23"W; thence S01°45'54"W along the Westerly line of vacated Rodgers Street 120.32 feet; thence S87°57'11"E 66.00 feet to the Easterly line of vacated Rodgers Street; thence S01°45'54"W along said Easterly line 242.25 feet to the point of beginning of this description; thence East 156.08 feet; thence South 100.92 feet; thence East 201.04 feet; thence South 275.09 feet to the North line of Maple Street; thence N88°07'17"W along said North line 153.52 feet to the West line of Maple Street; thence S00°23'21"W along said West line 202.86 feet; thence N88°11'19"W 589.22 feet; thence North 288.13 feet; thence East 235.23 feet; thence North 267.07 feet; thence East 151.39 feet to the point of beginning; said parcel containing 7.05 acres, more or less; said parcel subject to all easements and restrictions, if any.

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.


Bearings are based on the South line of Willow Street in the Southwest quadrant with Pine Street bearing N88°10'25"W per legal description for Parcel 1 as provided in Tax ID # 33-01-01-08-427-021.



*Erick R. Friestrom* 05-06-20

Erick R. Friestrom  
Professional Surveyor No. 53497

Date: \_\_\_\_\_



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

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