



CHARTER TOWNSHIP OF MERIDIAN
Request for Proposal
Infill Redevelopment Analysis and Conceptual Design

OWNER Charter Township of Meridian
Economic Development Department
5151 Marsh Road
Okemos, MI 48864

CONTACT PERSON Amber Clark
Neighborhoods & Economic Development Director

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PROJECT NAME Infill Redevelopment Analysis and Conceptual Design RFP

BID OPENING **Thursday, July 16, 2026, 3 p.m.**

PROJECT DESCRIPTION

Meridian Township Economic Development Department is seeking a qualified consultant to complete an *Infill Redevelopment Analysis and Conceptual Design Study* to support future development planning and implementation efforts. The Township has identified specific redevelopment and infill sites within the community that will need an in-depth market analysis, housing study, and design proposed for each location.

These tasks shall be completed in one single study, to support informed decision making regarding future development. Each infill site analysis must include implementation strategies that are clearly tied to market data and supported by realistic design concepts.

The final product will provide:

- A Township-wide market analysis with a five- to ten-year outlook, and
- Site-specific redevelopment concepts supported by the market findings.

PROJECT PURPOSE

The purpose of the project is to provide Meridian Township with a well-supported analytical foundation for evaluating the Township's projected growth, specifically focused on particular infill and redevelopment sites the next five to ten years.

The Township is looking for an analysis that can:

- Clearly demonstrate what the market supports and need for potential development types.
- Provide realistic design options that reflect local context, pay particular attention to the design of the neighboring subdivision for inspiration for the infill development aesthetic.
- Help inform discussions where development decisions may be complex or sensitive.



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- Support long-term planning and economic development goals.

The final product should be practical, clearly communicated, and usable by Township staff, developers, residents and decision-makers.

PROJECT SPECIFIC STUDY AREAS

The consultant will provide a general market analysis for the Township. The Consultant will also focus on the following priority redevelopment and infill sites within Meridian Township:

- Northwest and Southwest blocks of Hamilton and Okemos Road
- 1982 W. Grand River Avenue – Meridian Mall
- 2838 Grand River Avenue – Coral Gables Complex
- 6365 Newton Road
- 1522 & 1530 Haslett Road
- 5010 Park Lake Road
- Carriage Hills PICA

Proposed concepts should enhance walkability, affordability, or equity, and may emphasize one or more of these pillars.

PROJECT BUDGET

The estimated budget for this project is \$85,000. Proposals should include a clear cost breakdown.

PROJECT SCOPE AND OUTLINE

The consultant shall complete a focused study that integrates market analysis, housing analysis, and conceptual infill design.

MARKET AND HOUSING ANALYSIS

The consultant shall provide a targeted market and housing analysis directly tied to redevelopment feasibility for the identified sites. This analysis should evaluate the feasibility of residential and mixed-use development under current and projected conditions and include relevant data such as:

- Development trends
- Pricing and affordability
- Market demand

Findings must clearly support conclusions regarding feasible development types.

CONCEPTUAL DESIGN

Conceptual designs shall:

- Enhance walkability and non-motorized travel.
- Include attainable and affordable housing concepts where supported by data.
- Incorporate architectural and site design standards that blend infill development



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with surrounding neighborhoods.

COMMUNITY ENGAGEMENT REQUIREMENT

Proposals should include at least one (1) opportunity for community engagement across property owners, developers, residents, business owners and tenants.

Proposals shall describe:

- The firm's experience with similar redevelopment, infill, or design-focused projects, along with their approach to completing this work.
- Provide examples of projects that feature environmental enhancements, affordable/attainable housing, and walkability enhancements.

Submissions should also include a proposed timeline, organizational structure, and cost estimate.

MARKET INDICATORS

The consultant shall include key market indicators, such as:

- Recent housing development trends
- Mix of housing types
- Pricing patterns for owned and rental housing
- Recently permitted units

The analysis should also consider broader influences on housing demand, including the presence of Michigan State University and the State of Michigan, and their impacts on local development patterns.

PROJECT DEVELOPMENT

A key part of this study is to provide clear data for potential development outcomes. This includes estimating a reasonable range of new housing that could be supported in the Township and identifying likely target populations based on general factors such as income levels in an age group.

SITE SPECIFIED PROJECT DESIGN REQUIREMENTS

For the indicated sites within the proposal, the consultant should prepare design options for each site. These designs should show realistic redevelopment ideas and show how new development could fit within the existing environment and natural features of the Township. Design work should be aligned with the findings of the analysis.

Design concepts could include optional ideas to enhance the existing natural features of neighborhoods, parks, rivers, and other natural areas of the Township. Enhance walkability or connect to non-motorized pathways, and increase housing affordability/attainability.



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GRAND RIVER AVENUE:

For properties that fall along Grand River Avenue, designs should consider minimizing building setbacks, provide shared access points, and appropriate storm water management. Enhanced landscaping and pedestrian features, such as lighting and pathway improvements, should be included everywhere appropriate. Missing Middle housing options that are affordable for residents based on market data.

DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT:

For properties within the downtown district, the consultant should provide an updated streetscape concept for the Hamilton and Okemos Road site. The design should improve overall functionality and character and should **not** include a boulevard.

NEIGHBORHOOD TRANSITIONS:

Across all sites, designs should include appropriate transitions between new development and existing residential areas. This may include buffers, natural features, or other site design strategies to reduce impacts on nearby neighborhoods.

PROPOSED TIMELINE

- June 2026: RFP open for submissions
- July 2026: RFP Closes – Bid Opening same day
- August 2026: Meridian EDC selects winning submission
- August 2026: Township enters into agreement with MEDC for TAB
- September 2026: Consulting Firm begins Analysis

PROPOSALS

Consultants interested in developing a proposal should submit the following materials by **Thursday, July 16, 2026, 2:59 p.m.** to be considered:

1. Renderings illustrating the proposed concepts, including supplemental information such as market statistical analysis, research analysis, and industry data. Artist's statement.
2. Resumes of all assigned staff that will develop the study.
3. Best practices for implementation of the proposed concepts.
4. Support materials such as examples of other works and/or reviews of similar work. Examples should describe the associated cost of those proposals.
5. Itemized budget including all costs

The consultant will provide a report that clearly presents the findings of the study. The final report should include a summary of the key findings, supporting data, and recommendations that clearly demonstrate how findings connect to and support existing Township plans and future planning efforts. Submittals of the same materials in digital formats (.doc, .pdf, .jpeg, .ppt) are encouraged.

INCURRING COST

The Charter Township of Meridian is not liable for any costs incurred by Respondents prior to issuance of a contract for the project.



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TIME REQUIREMENTS:

The Township shall receive all proposals by 2:59 pm, **Thursday, July 16, 2026.**

Bid proposals will be opened: Thursday, July 16, 2026 at 3:00 pm.

PLEASE SUBMIT PROPOSALS TO:

RFP Infill Redevelopment Analysis and Design Bid Opening

Attn: Director Amber Clark

Economic Development Department

5151 Marsh Road, Okemos MI 48864

For more information or questions please contact Amber Clark at (517) 853-4568 or Clark@meridian.mi.us.