Place and Process Matter – Is Your Community Investment Ready?

Joe Borgstrom, Director, Downtown & Community Services, MSHDA
Michael Cain, City Manager, Boyne City
Glen Catt, President Catt Development
Rebecca Fluery, City Manager, Battle Creek
Laura Krizov, Manager, Michigan Main Street Center
Sheryl Mitchell, City Manager, Albion
Jennifer Rigterink, Manager, MEDC Redevelopment
Place & Process Matter

Is YOUR Community Investment Ready?

Joe Borgstrom, Director
Downtown & Community Services
Michigan State Housing Development Authority

www.MIplace.org
What’s the Goal?

- Economic Prosperity
  - Talent Rich
  - Increased Property Values
  - Increased Number of Businesses
  - Economically Sustainable
How is that Accomplished?

- Transforming and Refining Built Environment
  - Respond to Market Demand
    - Dense, Walkable Areas
    - Unique Businesses
    - 1,000 Nights
  - Efficient Use of Municipal Infrastructure
What is Required for Development?

- Site Control or Ownership Flow
- Knowledgeable Investors and Developers
- Supportive Local & State Government
- Favorable Economics
- Efficient Delivery of Process
Development

- Successful Development
- Successful Pre-Development
- Successful Planning
Development Taskline

Municipal-Led Placemaking Project
Task Line

Planning
- Master Plan Updated
- Development Processes Identified
- Appropriate Districts Aligned with Priority Areas
- Market Analysis
- Appropriate Zoning is in Place
- Redevelopment Areas Prioritized

Pre-Development
- RFC Response, Evaluation & Selection
- Identify Incentives to Fill Gap (if needed)
- Community Visioning
- Pre-Development Agreement
- Finalize Financing
- Final Development Agreement
- Site Plan Review/Approval
- Monitoring

Development
- Construction Begins
- Compliance
- Closeout of Compliance (if needed)
- Construction Complete
Development Taskline

• Planning
• Pre-Development
• Development
Planning

- Master Plan Updated
- Redevelopment Areas Prioritized
- Appropriate Districts Aligned w Priority Areas
- Appropriate Zoning in Place
- Development Processes ID’d
- Project Site ID’d for Reuse
Pre-Development

- Market Analysis
- RFQ for Developer
- RFQ Response, Evaluation & Selection
- Pre-Development Agreement
- Community Visioning
- Project Design & Pro Forma Development
Pre-Development

• ID Incentives to Fill Gap, if needed
• Final Development Agreement
• Finalize Financing
• Site Plan Review/Approval (or By Right Zoning)
Development

• Construction Begins
• Monitoring
• Compliance
• Construction Complete
• Closeout of Compliance
• Celebrate!!!!
Questions?
REDEVELOPMENT READY COMMUNITIES®

Place & Process Matter - Is YOUR Community Investment Ready?
MML Convention, September 16, 2015
RRC Mission

Empower communities to shape their future by establishing a solid foundation to retain and attract business investment and talent.
What is RRC?

- Technical assistance
- Review of plans, processes, policies & practices
- Planning & Economic Development
- Certification
Redevelopment Ready Communities®: community plans and public outreach
Redevelopment Ready Communities®: zoning regulations
Redevelopment Ready Communities®:
development review process
Redevelopment Ready Communities®:
recruitment and education
**Traditional Way**

- Community waits for developer to propose a project.
- Community input occurs after the city receives a proposal from a developer.

**RRC Approach**

- Community seeks input to identify sites & establish vision. Uses/provides data.
- Community markets opportunities to developers.
Priority Redevelopment Site

Community Name: Click here to enter text.

Name of Site: Click here to enter text.

Street Address: Click here to enter text.

Photo of Site and/or Rendering:

Desired Development Outcomes / Vision for the Site: Click here to enter text.

Owner Information: Click here to enter text.

Site Contact Information: Click here to enter text.

Community Contact Information: Click here to enter text.

Zoning: Click here to enter text.

Lot Size: Click here to enter text.

Building Size (if applicable): Click here to enter text.

State Equalized Value: Click here to enter text.

Utilities on Site (As Applicable):

- Water
- Sewer
- Electricity
- Natural Gas
- Wired Broadband Infrastructure
  - DSL
  - Cable
  - Fiber

Northern Bank & Trust
723 Ludington Street, Escanaba MI 49829
The original Escanaba National Bank building was built in 1917 and remains one of the historic gems of downtown Escanaba. The 3,600-square-foot building and adjacent 8,000-square-foot canopy lends itself to a diverse number of uses. The next role for the building would be a mixed-use strategy, with residential units on the upper floors, business space on the first floor, and the opportunity for entertainment and socializing on the grounds, including a covered canopy area.

Owner: Northern Bank & Trust
Contact: Matt Smith Jr. | 906.786.0221
City Contact: Ed Lagauld | 906.789.8696 | edwardda@att.net
Blaine DeGrave | 906.786.9402 | bdegrave@escanabao.org
Site zonning: Commercial
Lot size: 0.48 acres
Building size: 15,200 square feet; canopy: 8,000 square feet
State equalized value: $259,444
Utilities: Water, natural gas, electricity, cable, DSL

Lally Building
100 North Lake Street, Boyne City, MI 49712
Commercial redevelopment

Owner: Patrick and Carolyn Lally
Contact: Pat O'Brien Realty | 231.582.1700 | pat@pobrien.com
City Contact: Michael Cain | 231.582.0377 | mcain@boynewcity.com
Site zonning: Central Business District
Lot size: 0.35 acres
Building size: 5,000 square feet
State equalized value: $76,700
Utilities: Water, sewer, natural gas, electricity, cable, fiber
Certification: Main Street: Master
OPPORTUNITY ROSEVILLE

The city of Roseville is revitalizing Utica Junction into a walkable town center. As the first community to be certified under the statewide Redevelopment Ready Communities program, which assists local municipalities in establishing a sound foundation for redevelopment and investment, Roseville has removed development barriers and streamlined processes, creating a vision for the future. As the anchor to downtown Roseville, Utica Junction's redevelopment in a mixed-use retail establishment is top priority.

Property information
Address: 28592 Utica Road, Roseville, MI 48066

Lot information
 Acres: 0.44
 Potential building footprint: 19,000 sq. ft.
 Potential use: Four-unit retail center
 Zoning: B-3 with the Town Center Overlay
 Existing conditions: Vacant with paved and leveled surface
 Infrastructure: Paved road, storm sewer, sidewalk, water, sewer, electric, gas, curb, street lights, and high-speed Internet
 Traffic: On an average day, Utica Road has around 15,000 vehicles passing the site, and around 16,600 traveling on the adjacent Gratiot Avenue

Financial incentives
Local: Roseville Entrepreneurial Development Initiative (REDI); Located in a Business Improvement District (BID); Commercial Rehab Act
State: The city will work with the developer to secure any available state incentives.

VISION FOR UTICA JUNCTION
New construction development should demonstrate urban characteristics such as zero set back buildings, sidewalk grade store frontages, large open windows on store fronts to increase street activity, and outdoor seating to provide depth to the downtown visual experience.

More information
Jason Friedmann, Director, Roseville Community and Economic Development
586.447.2000  jfriedmann@roseville-mi.gov  www.roseville-mi.gov
Opportunity Spotlight

Well-Traveled Commercial Corner (East)
24200 Gratiot Ave.

Located on the Northeast corner of Gratiot Avenue and Stephens Road, this vacant commercial building is situated on 1.663 acres of prime real estate. There is one building on the property with a total of 28,800 square feet — including a service area, warehouse, office and showroom. The property is located adjacent to commercial and residential property.

Property Information
- Location: 24200 Gratiot Avenue, Dearborn Heights, MI 48125
- Legal Description: CITY OF DEARBORN
- Parcel Size: 1.663 Acres
- Zoned: B-1 Commercial Business District and P-1 Parking

Utility Information:
- Formerly supplied with:
  - DTE Energy Electric Power
  - Consumers Power Natural Gas
  - City of Dearborn Water
  - Cable TV (options include A161, WOW, Comcast, and satellite)

Previous Use:
- Site was formerly a car dealerships and repair center.

Driveway Approaches:
- Three driveway approaches are existing with two on Stephens and one on Gratiot.
City of Novi

Adell Towers PIP
Novi, Michigan
Adell/Novi Road
I-96 Property Information Package

Construction of a high quality, single or multi-tower, highrise, office research & development use taking advantage of the highly visible exposure and increased hotel, office and residential
amenities offered by the location adjacent to the freeway and interstates.

Why Novi?
Novi is a global community, featuring strong international relations in personal and
corporate enterprises. Novi's 11 square miles are packed with potential, providing a
gateway to 21st Century opportunity. Here you'll find that industry and a vibrant
residential environment happily coexist in an area where expansion will be thoughtfully
and balanced. Novi takes great pride in having beautiful parks, excellent wildlife
protections and recreation opportunities.

The community's track record for bringing ideas in business and government is
enhanced by its strategic location, job opportunities, strong housing and
commercial, industrial and retail diversity. Hundreds of international businesses—
from Japan to Germany and the United Kingdom to Mexico—call Novi "home" in the
United States.

With unparalleled access and proximity to healthcare, technology and automotive
industry headquarters, Novi has been recognized as a top place to live and work
nationally by both Family Circle and Money Magazine.

Quick Facts
Assessed valuation: $749,750.00
Area: 41.790 acres
Potential use: Signature office center
Owner: Adell Ross Children's Trust

For more information about this development, please contact
City of Novi at 248.347.2413.

Prepared in accordance with and under the
authority of the Ingham County Land
Communities® program of the Michigan
Economic Development Corporation.
Getting the Message Out

- Website(s)
- Site Brochure
- Redevelopment Book of Sites
- Newsletters
- Newspapers
- Relevant industry magazines or publications
- Be proactive!
Proactive Marketing!
Redevelopment Ready Communities®:
community prosperity
Subject Matter Specific Best Practices

Waterfront Communities
Energy Efficiency & Renewables
Broadband & Technology
Fiscal Sustainability
**Evaluation Criteria & Expectations**

**EVALUATION CRITERIA**

The community demonstrates that public participation efforts go beyond the basic methods.

- Basic practices:
  - Open Meetings Act
  - Newspaper posting
  - Website posting
  - Flier posting on community hall door

- Proactive practices:
  - Individual mailings
  - Charrettes
  - Focus groups

**EXPECTATIONS**

- Postcard mailings
- Attachments to water bills
- Local cable notification
- Announcements at governing body meetings

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**Requirement for certification**

What a community is measured against to determine if criteria is being accomplished
Certification Process

1. Engagement
2. Evaluation
3. Certification
Engagement

- Self-Evaluations
- BP Training Series
- Resolution of Intent
Evaluation

- **Green** indicates the best practice component is currently being met by the community.
- **Yellow** indicates some of the best practice component may be in place, but additional action is required.
- **Red** indicates the best practice component is not present or outdated.
Questions?
Michigan Municipal League Convention
Place and Process Matter
September 16, 2015  Traverse City
WELCOME TO
BOYNE CITY
A MAIN STREET COMMUNITY
About Boyne City

Fastest growing community in Northern Michigan – 2010 U.S. Census

Outdoor paradise – Lake Charlevoix, Boyne River, hiking trails, beautiful parks....Boyne Mountain – Year Round Resort

Healthy mix of tourism, manufacturing, retail, 1st and 2nd homes
FLEET OF LUMBER BOATS.
BOYNE CITY, MICH.
You're Looking at the Best Lake in the USA
RUNNER UP
According to USA Today
More About Boyne City:

- Early Adopter
- Tries New Things – Takes Risks
- Main Street Community since 2003
- Creating Entrepreneurial Communities
- Preformed Local Census
- Events & Festivals
- Strong core businesses
- Low vacancy rates
- Best Farmers Market
- Brimming with opportunity
- Vibrant and alive
**Redevelopment Ready Communities**

**RRC Purpose**
Assist communities in maximizing their economic potential by embracing a set of best practices & reinvestment tools, making the redevelopment process more efficient, transparent and simple.

**Why RRC?**
Questions?

Jennifer Rigterink
rigterinkj@michigan.org

RRC@michigan.org

www.redevelopmentready.org

www.michiganadvantage.org/RRC
Lots of them

Did we need one more study/report?
Boyne City Recreation Plan 2004

Adopted by the City Commission
February 10, 2004
Boyne City
Waterfront Master Plan
We had built good relations
WELCOME MSHDA & GUESTS
TO VIBRANT BOYNE
WEDNESDAY 2 PM
2007 Vibrant Cities Kick-off
We were showing results
2010 One Water Development
One Water Street

2011 Precision Edge
Boracity — A new company in Boyne City’s industrial park ramped up production of surgical drills in recent weeks. Precision Edge Surgical Products operates out of a newly constructed, 13,000-square-foot building on 1448 Lexmar Drive, having invested about $6 million in the facility.

“We’re here because of the industrial park and its infrastructure,” said Karl Kniss, operations manager at the new plant. During the past two decades, the market for surgical tools Precision Edge produces has grown by about 6 to 8 percent annually, Kniss noted. For now, production at the new plant focuses on surgical drills, which are drill-like tools used for drilling and debris-removal procedures during orthopedic surgeries. Precision Edge currently employs 14 people — 10 on an hourly basis and four salaried — at the new plant.

“Frankly, we think we’ve got some real talent out here right now,” Kniss said. “People are what make a business.”

Production occurs on two 10-hour shifts, four days a week.

The company plans to bring additional production to the plant this summer — involving surgical drill pieces — and Kniss expects three to four jobs to be added by that time.

The company anticipates more production and employment increases later this year at the Boyne City site.

Eventually, Kniss expects the plant’s workforce to number about 200.

“I don’t know if it’s five years, seven years, 10 years, but it will take a while to get there,” he said.

Kniss said the company considered several communities when deciding where to locate its new plant.

A location within three hours’ drive of the Precision Edge headquarters in Sault Ste. Marie — where the company’s workforce lives — was one advantage the company saw in Boyne City. The available labor pool in the area was another.

Precision Edge Surgical Products operates this new plant in Boyne City’s industrial park.

Carol Hardy, an employee at the new Precision Edge Surgical Products plant in Boyne City, tends to a grinding operation in the production process for surgical drills.

Michael Cain said the new factory’s offerings help diversify the local economy and hopefully can bring added stability to it.

“I’m just really impressed with the quality and character of everything I’ve seen out of this company,” he said.

Follow @ryan_bentley on Twitter.
Unprecedented Investment

• 2005 – Downtown Infrastructure Project - $744,477 ($566,877 grant)

• 2006 – Downtown Infrastructure Project - $1,973,000 ($1 million grant)

• 2007 – Façade Project: Boyne Co-op and Odd Fellows - $144,424 ($72,212 grant)

• 2008 – Façade Project (six buildings) Downtown Infrastructure - $1,052,021 ($529,080 grant)

• 2010 – One Water Street, first phase: Café Sante, Kidd Leavy Real Estate, Alpine Chocolat Haus, Michigan Community Dental Clinic; 24-slip marina. $3.5 million private investment for phase 1. Created 100 news jobs. Second phase of project.

• 2011 – Façade project: Boyne Country Provisions and Radio Shack: $251,808 ($181,000 grant)

• 2012 – Infrastructure project: $719,200 ($215,760 grant)
Boyne City: Where it's at

Small-town growth with character

Michigan Main Street Community of the Year

Where life meets lake®
WELCOME TO BOYNE CITY
WHERE RPA IS THE WAY!
Concerns/Questions

• If things are going so well, why should we apply?
• Do we have the time/resources?
• Loss of local control
• Will we receive a one size fits all response?
But there was so much more to do

Much of it stalled or long term issues
Dilworth Hotel: A Boyne City Treasure
William H. White Home
417 Boyne Avenue
RESTORE

THE BOYNE THEATRE
Downtown Opportunities
- SoBo Lake Front
- Devlon
- Lally Building
- Fotchman
- Re/Max parking lot
- Boyne Arts Collective
- Thirsty Goat / Boyne Theatre
- Library parking lot
**Redevelopment Ready Communities® (RRC) Application**

The RRC program measures, and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that the community has a vision for the future and the fundamental practices in place to get there. RRC certified communities better position themselves to attract private investment and create jobs.

An evaluation through the RRC program measures a community against the six best practices. Through this evaluation, a community will receive specific recommendations on how their procedures and processes can be made more redevelopment friendly. Once threshold requirements have been met, a community will be awarded RRC certification.

To apply to receive a formal RRC evaluation, complete and submit this form including all required materials **by 5:00pm, February 8, 2013**. Please thoroughly answer all questions. Incomplete applications will not be considered. Completed applications including required materials should be submitted to RRC@michigan.org by the stated deadline. Any questions regarding this application or the RRC program should also be directed to RRC@michigan.org.

Applicants will be notified by March 1st, 2013 if their application has been identified for an RRC evaluation. Selected communities are expected to sign a Memorandum of Understanding and submit all pre-evaluation materials by the deadline outlined in the MOU.

Please complete the following:

<table>
<thead>
<tr>
<th>Community Name: City of Boyne City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Contact’s Name: Scott McPherson</td>
</tr>
<tr>
<td>Primary Contact’s Role: Planning Director</td>
</tr>
<tr>
<td>Primary Contact’s Phone: (231) 582-0343</td>
</tr>
<tr>
<td>Primary Contact’s E-mail: <a href="mailto:smcpherson@boynecity.com">smcpherson@boynecity.com</a></td>
</tr>
</tbody>
</table>

1. In 150 words or less describe why your community wants to participate in the RRC program.

   The City of Boyne City has had many successes and is becoming known for its ability to be creative and proactive. Over the past few years during a period of difficult economic times throughout northern Michigan, Boyne City has been able to complete significant infrastructure improvements, attract millions of dollars in private investment and be one of the very few communities that increased in population over the past decade. While we are proud of what we have accomplished, we know there are many challenges ahead and are always looking for ways to improve. We see the Redevelopment Ready Communities program as an excellent opportunity for a critical self examination. By participating in the program and hopefully becoming a certified community, we will be building on our already strong foundation to make Boyne City that much more competitive for future.

2. Master plan:
   - [X] Was last updated/amended on: July 31, 2007
   - [X] Is in the process of being updated/amended and will be complete on: July 2014

3. Does your master plan identify a strategy for redevelopment?
   - [X] Yes  [http://www.cityofboynecity.com/master-plans--studies-90/](http://www.cityofboynecity.com/master-plans--studies-90/) (See Boyne City Master Plan Section 5)
   - [ ] No
Like us on Facebook at www.facebook.com/cityofboynecity

Follow us on Twitter @CityBoyne
RRC Deliverables
May 16, 2013

City of Boyne City
Michael Cain, City Manager
Scott McPherson, Planning & Zoning Administrator
Hugh Conklin, Main Street Manager
319 North Lake Street
Boyne City, MI 49712-1101

Dear Mr. Cain, Mr. McPherson and Mr. Conklin:

We are a group of six students and recent grads from the University of Michigan with a combined background in real estate development, planning and land use, architecture, design, and economics. We have been chosen as MEDC fellows, and have been individually contracted by Peter Allen and Associates to engage with the Redevelopment Ready Communities Program. Our resumes are attached, and will be included in our final report.

It is clear Boyne City has enlightened leadership and has been growing and gaining economic momentum throughout the real estate and economic downturn. Waterfront development, seasonal events and anchors, the Main Street program, and savvy local entrepreneurs working with the city have created a lively and walkable downtown, except for a few blighted sites. Focusing redevelopment in these key areas will further activate the downtown and have catalytic impact on the city.

Our goal is to help create a walkable, bustling, architecturally rich downtown. Our primary development proposal will focus on the block surrounded by S. Lake St. to the east, Front St. to the west, W. Main St. to the south, and Water St. to the north (see attached map). Specifically, the proposal will begin with 210 S. Lake Street which is occupied by the Boyne Arts Collective, and will end at 116 S. Lake Street which is occupied by the Sportsman’s bar. This block, mostly vacant but full of potential, faces S. Lake St. and backs up to Front St., and therefore acts as one of the largest barriers between downtown and the retailers to the south and west, and to the waterfront. We plan to recommend a mixed use development that will add retail to the first floor, office/residential above, and one floor of underground parking. In an effort to align with community values, we’d like to fill this space with local retailers and some regional businesses that will complement the existing downtown. In addition, we have included a parking deck with a retail liner on the lot adjacent to the Marathon to the east to provide enough parking to serve our new developments, while also activating the sidewalk. (See attached map).

We have also identified the intersection of Ray St. and S. Lake St. as a site for potential additional or future development. A Marathon gas station occupies the southeast corner and a 20-stall surface parking lot on the northeast corner. Again, these spaces are not pedestrian-friendly, and they create barriers within the downtown. We will not create a development proposal for these parcels, but we will make recommendations for approximate uses and economics that address the future of these sites. (See attached map).
SoBo Lake Front
Boyne City, Michigan

MEDC Fellows | Peter Allen & Associates
May, 2013
Development Proposal

The SoBo Lake Front development proposes three phases of various mixed use development historic rehabilitation and new construction. The existing success of Water St and the growing popularity of Boyne City’s artistic corridor, SoBo, serve as a critical mass to leverage construction build out and attract new development to suit permanent residents.

The redevelopment strives to excite the sidewalks by activating retail frontages on both Lake St and Front St. This creates a consistent scale of architecture and business activity as pedestrians move throughout the city.

The Lake Front view corridor anchors Site A of the development with urban design suggestions that draw pedestrians from Ray St to the thoroughfare and capture the same movement from the views and activity occurring on Lake Charlevoix and the western side of the development.

Subsequent phases on Site B and Site C demonstrate suggestions to support the initial development in the long term. The developments in these sites are a result of the market analysis through interviews and review of official city documents.

Overall, the development intends to be a supportive addition to retail and encourage permanent residents that value urban living and nature’s beauty.
The Lake Charlevoix view corridor inspired the landscape and urban design of the SoBo development. The brick patterns aim to draw people from Ray St. and the natural serenity from the lake view into the plaza gathering space between the two buildings. Landscaping and large scale public art pieces line the development and help encourage traffic flows to the development.

Distinct pedestrian crossways with patterned bricks will ensure safety for the increased pedestrian traffic that will follow with this development. The brick pattern signals to vehicles a change in transportation mode and pattern and will suggest caution. Improvements to Boyne City’s pedestrian crossways was acknowledged as a priority improvement in the City’s downtown development plan. The SoBo Lake Front development has the potential to encourage greater economic growth that could support further improvements that are articulated in the downtown development plan.
The first building of the proposed development is a mixed use historic rehabilitation and new construction. The redevelopment preserves and restores the historic facade and replaces the remaining body with new construction that is consistent with the historic style.

Currently the artist co-op uses the ground floor. The new development improves the artist co-op space by incorporating gallery space and collaborative artist workspace. The collaborative artist workspace would be a studio that has the professional artist tools and equipment available for people to use on a membership basis. Additionally, community artists can use the space as a gallery space.
The second lot within the development plan suggests multiple access points along the perimeter of the building. Both eastern and western sides of the building will be active retail fronts that encourage activity along Front St and Lake St. Additionally, the northern side of the building opens to the view corridor. The view corridor preserves the views of Lake Charlevoix that are seen from Ray St. The view corridor also serves as a unique plaza space that encourages fluid traffic within the buildings and outdoor space leading the eyes and stroller to the waterfront.

A brewery or restaurant is a suitable retail option for the bottom level retail space in this building. The location of this retail has visibility from foot traffic flowing from Water St and the northern ends of Lake St and Front St. therefore, positioning this space for an anchor establishment.

Existing conditions: Vacant multiple retailer and office space. The current lake view corridor is to the right of this image.

Suggested addition to the building proposal: activate the view corridor with patio tables from the restaurant and twinkling lights to create a warm and inviting atmosphere.

SOURCE: Comiga | Austin, TX
The final suggestion in the first development is to add a story of residential to the historic building where the Sportsman's Bar currently exists. This additional story will provide contextual consistency to the building massing for the new development and the existing story height of the surrounding buildings. The added story capitalizes on the magnificent views of Lake Charlevoix while adding the necessary critical mass of people to activate the proposed development.
Redevelopment Ready Communities®
Community Assessment Report

City of Boyne City
Evaluation Findings
March 2014

PURE MICHIGAN
Methodology

The basic assessment tool for evaluation is the RBC Best Practices. These six standards were developed in connection with public and private sector experts and address key elements of community and economic development. A community must demonstrate all of the RBC best practice components to become RBC certified. Once certified, certification is valid for three years.

Measurement of a community to the best practices is completed through the RBC team's research, observations and interviews, as well as the consulting advice and technical expertise of the RBC advisory council. The team analyzes a community's development materials, including, but not limited to the existence of:

- Redevelopment strategy: capital improvement plans, housing, public participation plans, zoning regulations, development procedures, applications, economic development strategy, marketing strategies and websites.
- Researchers observe the workings of the community's governing body, planning commission, zoning board of appeals, and other commissions, as applicable. In confidential interviews, the team also receives the input of local business owners and developers who have worked with the community.

A community's degree of attainment for each best practice criteria is visually represented in this report by the following:

<table>
<thead>
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<td>The best practice component is not present or outdated.</td>
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</table>

This report represents the findings of the evaluation of the city of Bayne City redevelopment processes and practices. All questions should be directed to the RBC team at RBC@puremichigan.org.
Bus tour
Intangibles

- Frank Assessment
- Fresh Perspective
- Connections
  - RRC Team
  - Consultants
  - Developers
- Credibility
- Marketing
$7.5M LAKE STREET PROJECT PROPOSED
Cald Development project would house bank, 7 Monks Taproom & affordable housing.

ELECTION RESULTS
CAH adding chemo center, expanding Boyne Med’ & more
The first building of the proposed development is a mixed use historic rehabilitation and new construction. The redevelopment preserves and restores the historic facade and replaces the remaining body with new construction that is consistent with the historic style.

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But not everything is perfect
Cons

• It takes a lot of time
• It’s new – evolving
• Can create additional ‘paperwork’
• It may tell you things you don’t want to hear
• Property owners expectations can become inflated
• CDBG funding diminishing
• MEDC under legislative attack – road funds!
Summary

• Would we do it again – YES!
• The gains have been well worth any pains
Questions?
For more information:
Michael Cain, City Manager: 231.582.0377; mcain@boynecity.com
Scott McPherson, City Planner: 231.582.6597; scott@boynecity.com
Lori Meeder, Main Street Exe. Director: 231.582.9009; mainstreet@boynecity.com
Jim Baumann, Boyne Area Chamber: 231.582.6222; jim@boynechamber.com
Glen Catt, Catt Development; 989.732.9722; gbcatt@cattdevelopment.com

Thank you
From an Asylum to a Neighborhood

The Village at Grand Traverse Commons
Background

- Northern Michigan Asylum opened 1885
- Roughly 400,000 SF as first constructed, later almost 1,000,000 SF under roof

“Building 50”
The Grand Traverse Commons
The Village area in red

Downtown Traverse City
White Elephant

Blight, contamination, stigma, daunting scale

Additional patient "cottages,"

Facility support buildings

Public Park

Building 50
Main patient building

Historic Arboretum
White Elephant

- Years pass, buildings increasingly decay:

“The clock’s pendulum is like a wrecking ball—every tick is another brick.”
Plans for adaptive re-use

• Ray Minervini Sr. and team propose to save Building 50 and other structures in 2000
• Embrace concepts of “New” (Old!)

Urbanism for TCSH campus:
• Adapt bldgs. for new uses
• Mixed use zoning: live, work
• Walkable, human scale
Plans for adaptive re-use

- Elements of community: butcher, baker, candlestick maker, cafés, shops...
- Mix of residents; ages and incomes
- Name: ‘The Village’ at GT Commons

**BUILD A NEIGHBORHOOD**
Blighted, contaminated, obsolete, historic
Blighted, contaminated, obsolete, historic
Blighted, contaminated, obsolete, historic
Leveraging a favorable location

Grand Traverse Bay
Munson Medical Ctr
Downtown TC
The Village redevelopment area
Public Park
Public Park
A vision supported by community

2000-2001:

• Articulate vision of historic preservation (Natl. Register of Historic Places)
• In-fill development; not sprawl
• Adaptive re-use of ALL structures
• True mixed use neighborhood
• ONE BITE AT A TIME
A vision supported by community

2000-2001:

- Identify Incentive structure to help achieve community vision.
- Renaissance Zone – 15 years
- Brownfield Plan
- DEQ Grant (2)
- DEQ Loan (1)
- Public Commitment to Rebuild Commons Park and Historical Barns
A vision supported by community

Redevelopment Incentives Continued:

- Brownfield SBT/MBT Credits – up to $1M / phase (5 MBTs approved)
- Commons Brownfield TIF – $26,685,162
- GT County LSRRLF Grant- $600,000
- Historic Tax Credits – 20% Fed / 5% State
A Neighborhood
A Neighborhood
A Neighborhood
A Neighborhood

more at thevillagetc.com
Redevelopment Status Summary

Completed To Date & Under Construction

- Area 460,800 sf
- Total Investment $100 million +
- Jobs 450±
- New/Exp Business 91
- New Res Units 238

Remaining / Planned Estimates ±

- Area 350,000 sf
- Total Investment $90 million
- New Jobs 200
- New Res Units 250