redevelopment ready communities®

2018 ANNUAL REPORT

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION



redevelopment ready communities

To be vibrant and competitive, Michigan communities must be ready for development. This involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources. MEDC Community Development supports the growth of vibrant, diverse and sustainable communities by providing economic development services and programs to attract and retain talent in Michigan communities.

Redevelopment Ready Communities[®] is a statewide program that certifies communities actively engaging stakeholders and planning for the future. RRC certification signals to business owners, developers and investors that a community has removed development barriers by incorporating deliberate, fair and consistent processes.

For more information, email RRC@michigan.org or visit www.miplace.org/rrc.



RRC 2018 ANNUAL REPORT

TOTAL RRC COMMUNITIES AND STATUS



09/30/2018

COMMUNITIES BY REGION



RRC COMMUNITIES POPULATION DISTRIBUTION



Median population: 4,167 (Wayland) Average population: 16,538 (~Mount Clemens) Median certified: 15,757 (Grand Haven) Average certified: 34,232 (~Jackson)

Under 2,500: 79 communities (32.64%) 2,501–5,000: 51 communities (21.07%) 5,001–10,000: 38 communities (15.70%) 10,001–25,000: 39 communities (16.12%) 25,001–50,000: 17 communities (7.02%) 50,001–100,000: 12 communities (4.96%) Over 100,000: 6 communities (2.48%)

FY2018 RRC CERTIFICATIONS



Lansing October 31, 2017 Pop: 111,485



Grand Rapids May 21, 2018 Pop: 192,416



Kalamazoo December 4, 2017 *Pop: 75,499*



Jackson May 29, 2018 *Pop: 33,255*



Dearborn January 19, 2018 *Pop: 96,069*



Battle Creek March 5, 2018 *Pop: 51,830*







Traverse City May 7, 2018 Pop: 14,674

Hudsonville May 15, 2018 Pop: 7,271







Oak Park June 4, 2018 *Pop: 29,752*

Alpena June 8, 2018 *Pop: 10,273*

Petoskey August 22, 2018 *Pop: 5,725*

Grayling September 7, 2018 *Pop: 1,834*

Grand Haven September 28, 2018 *Pop: 15,757*

FY2018 BEST PRACTICE TRAINING SERIES



288 attendees

17 sessions

Boyne City, Clare, Grand Rapids, Kalamazoo, Lansing, Marquette, Waterford Twp.

REDEVELOPMENT SERVICES TEAM

In FY2018, the Redevelopment Services Team (RSTeam) was established to lead the next frontier of technical assistance for certified Redevelopment Ready Communities®. This team of experienced and dedicated staff has been charged with taking a proactive approach to site redevelopment. The team is built upon three focus areas as they engage with each certified RRC: high-quality and in-depth technical assistance; site marketing and promotion; and developer relationship building and matchmaking. Michigan's communities, small and large, are rich with sites ripe for redevelopment. These properties may be in the form of vacant land, a superfluous surface parking lot, a former industrial site, a historic building that has fallen on hard times, or even vacant storefronts or upper stories along a traditional commercial street. Pushing these properties into more productive uses will help community leaders meet multiple goals; from increased tax revenue to a better quality of life for existing residents. The RSTeam is working to attract investment to the certified RRCs.

Since spring 2018, extensive baseline visits with 24 of the 29 certified communities have been completed to establish a strategy for site activation. Fifteen communities currently

have predevelopment assistance under way in the form of site visioning and design, parking studies, architectural services, financial analysis, or feasibility studies. This assistance is used to either remove perceived barriers to development on a specific site or by helping to realize a vision that is supported by local stakeholders and regulations. In addition to coordinating these services the RSTeam has organized and facilitated two developer matchmaking events, in the cities of Manistee and Hudsonville, hosting over 75 developers, realtors, small business owners and local officials. Site design packages were completed for four specific sites in Manistee by RSTeam staff for stronger promotion, while an RRC-assisted downtown plan was featured in Hudsonville. Tailored onsite engagement between interested developers, the city, and the RSTeam has proved beneficial as City of Hudsonville reports a serious increase in interest surrounding their priority sites. Finally, the RSTeam has begun and continues to coordinate a www.miplace.org redesign to host all priority site information relating to certified RRCs. Each certified RRC will have their own web presence hosted on www.miplace.org to promote their community and the specific sites they have selected as a priority for redevelopment. This is anticipated to be launched in spring 2019.

REDEVELOPMENT SERVICES



Communities visited



predevelopment assistance projects



matchmaking events Website

Escanaba

Escanaba has been certified since April 2017 and remained the only certified community in the U.P. throughout FY18. It was a transitional year for the city as a new city manager settled in and RRC responsibilities shifted to the city's zoning official. Thanks to the city's well-established processes, staffing changes didn't stop the city from making progress on several economic development priorities including:

- Beginning work on an \$800,000 CDBG façade restoration project covering three buildings in the downtown.
- Progress on the Flats on Ludington: a \$2.5 million historic rehab project creating nine market-rate apartments and commercial space in the downtown.
- The Redevelopment Services team facilitated discussion around priority redevelopment sites and the tools necessary to reactivate these sites, including site-vision and RFQ development through ongoing predevelopment assistance to the city. The publicly owned waterfront site is an essential piece in the revitalization of Escanaba as they hope to attract and offer overnight accommodations in their downtown. Engaged community stakeholder meetings were organized and professional services for the development of the RFQ document were procured to help attract future investment on the site. The completed RFQ will be provided and marketed in early 2019.
- Attendance at Michigan Main Street training by city and DDA staff/officials.



Boyne City

Boyne City has been certified since October of 2015 and is currently working on completing recertification.

- The Redevelopment Services Team facilitated a discussion around priority redevelopment sites and the tools necessary to reactivate them. Predevelopment assistance was provided for site analysis intended to both demonstrate the validity of mixed use development on the Fotchman lot, paired with a study of all downtown parking lots and their use patterns. The intent is to ready the parcel for construction and assuage local concern about build out on the site versus use as a parking lot.
- Boyne City does an outstanding job reviewing planning documents on an annual basis. Those items include the capital improvements plan, annual planning commission report, and zoning ordinance, amending when needed.
- RRC has provided technical assistance funding to Boyne City in support of the development of a joint corridor plan for M-75. The plan was created in partnership with Wilson Township, Boyne City, Boyne Valley Township and Michigan Department of Transportation (MDOT). The corridor plan stretches out for about a mile, extending through neighboring municipalities, and accomplishes a goal set by the Land Information Access Association (LIAA) to create a unified corridor across jurisdictional boundaries. The plan includes an evaluation and recommendations for zoning and access management to implement enhanced site and building design, signage, parking, access, non-motorized, streetscape, and low-impact design strategies to improve the gateways to Boyne City.



Manistee

City of Manistee has been certified since January of 2017. There are ongoing educational efforts with staff and citizens to continue to help Manistee grow and transform into vibrant community.

- The RSTeam facilitated a "Developer Day" with 30–40 developers, local officials, business owners, and other interested parties in attendance. In preparation for, and featured at the event, the team's design specialist completed design packages for three priority sites showing future investment potential while one on one on-site engagement with multiple developers was provided throughout the day.
- In preparation for the city's Developer Day, RSTeam members held an informational session for the Manistee City Council to illustrate the different types of financial tools available for redevelopment projects and the need for assistance on development deals in the local challenging market.
- The RSTeam facilitated discussion around priority redevelopment sites and the tools necessary to reactivate these sites. Additional predevelopment assistance was provided on the publicly owned "American Cleaners" gateway site in downtown featuring site design and a financial feasibility study to help attract future investment on this property.



Petoskey

Petoskey has been certified since August of 2018 and is the fourth community in Region 2 to earn RRC certification. Community staff worked diligently to update its community approved plans in order to align with RRC Best Practice criteria. Great efforts were made to make a number of planning documents available online in order to increase transparency, efficiency and predictability, making doing business in Petoskey friendlier.

- The Redevelopment Services Team facilitated a discussion around priority redevelopment sites and the tools necessary to reactivate them. Conversations are on-going and the team is working diligently with Petoskey to focus in on those projects that will be catalytic to the community.
- Developed an economic development strategy that hits on creating businesses, jobs and housing opportunities. The economic development strategy will be key on helping strengthen the local economy in Petoskey.



Traverse City

Traverse City has been certified since May of 2018. Using non-traditional public engagement techniques designed to give all residents the opportunity to participate, a marketing strategy was developed. The strategy serves as an overarching plan that markets the city's message consistently to targeted audiences and ensures efforts are being communicated to local and regional stakeholders.

- RRC supported efforts to help the city develop a public participation plan. The plan has been created and designed to ensure effective and consistent outreach is practiced throughout the community.
- RRC supported technical assistance to activate second-story residential units in downtown Traverse City. The work included meeting with city staff, public officials, MEDC staff, and eligible property owners, developing policy/ procedures, meeting with individual building owners to determine project feasibility. This project is a strong effort to bring much needed housing units online in Traverse City.



Alpena

Alpena has been certified since June 2018. They are the first community to be certified in Region 3 and have made strong efforts to ramp up their public participation, economic development strategy and site plan flowcharts to increase transparency and efficiency in their development process.

- Since certification Alpena has been working with NEMCOG to update the master plan. Currently there is a public survey for the master plan update available to the public.
- The city is working internally to update the capital improvements plan which will be adopted by planning commission and council in February 2019. This plan will outline upcoming public infrastructure improvements over the next 6six years and assists with proactive maintenance.
- The RSTeam facilitated a site-vision and walk through of the community. Conversations are ongoing and the team is working diligently with Alpena to focus in on those projects that will be catalytic to the community.



Grayling

Grayling has been certified since September 2018. City of Grayling worked effectively with local partners to earn RRC certification.

- Grayling has the benefit of being a certified Redevelopment Ready Community[®] and a Select level Main Street community. The community works in tandem with all stakeholders to accomplish projects, community events and provide great customer service.
- With support from RRC and Main Street, Grayling underwent an overhaul of the community brand. The revamped branding campaign was developed with input of numerous stakeholders, including community representatives, Chamber of Commerce, Convention and Visitor's Bureau, Crawford County, and DDA/Main Street. The tagline for Grayling is "One Canoe," indicated that everyone is rowing in the same direction. Pride for the Grayling community is unmatched.
- The Redevelopment Services Team facilitated a discussion around priority redevelopment sites and the tools necessary to reactivate them. There are efforts in place to assist Grayling with the needed environmental studies for Shoppenagons property. This property is a prime for redevelopment and will be catalytic towards the revitalization of the downtown.
- The MEDC supported an infrastructure project within Grayling. Using \$240,000 in Community Development Block Grant funds, the project will create new public access site within downtown Grayling to the AuSable River.



Allegan

Allegan was recertified in January of 2018. The city continues to demonstrate a strategy of continuous improvement and proactive redevelopment policy in a number of ways, including:

- » Initiation of a master plan and downtown plan update to be completed by mid-2019;
- » Monthly meetings with Allegan Township staff, the Allegan Area Chamber of Commerce and Allegan County Economic Development to coordinate economic development efforts; and
- » Adoption of an updated capital improvements plan.
- Once an updated master plan has been adopted, the city intends to update the zoning ordinance to ensure its user-friendliness and alignment with the plan. The city has engaged the public on various development projects, and local business owners are invited to engage with the city to discuss upcoming projects and events at the monthly "Downtown Lowdown" meeting. RRC assisted city staff in facilitating the transfer of a liquor license from a closing restaurant to one taking its place, which was a high priority redevelopment project for the city.
- The RSTeam facilitated site-vision and RFQ development through ongoing predevelopment assistance to the city. The city's Brady Street site is the gateway entrance to their enlivened downtown, adjacent to the historic Second Street Bridge, and presents beautiful river views along their public riverwalk. Engaged community stakeholder meetings were organized and professional services for the development of the RFQ document were procured to help attract future investment on the site. The completed RFQ will be provided and marketed in early 2019.
- The MEDC supported a project in a historic building at 118 Locust Street, which was previously identified as a priority RRC site. Using \$787,000 in Community Development Block Grant funds, the project will convert the vacant two-story building into commercial space on the main floor and seven loft apartments on the second floor.



Grand Haven

Grand Haven has been certified since September 2018. Grand Haven worked diligently to update downtown projects and cost estimates along with a comprehensive economic development and marketing strategy to ensure the city is positioned well for redevelopment projects in the future.

- The RSTeam facilitated a site-vision and walk through of the community. Conversations are ongoing and the team is working diligently with Grand Haven to focus in on those projects that will be catalytic to the community.
- Grand Haven has the benefit of being a certified Redevelopment Ready Community[®] and a Select level Main Street community. The community works in tandem with all stakeholders to accomplish projects, community events and provide great customer service.
- In the last year, the city has created a housing task force to address issues around housing affordability and availability of workforce housing. With the support of city council, the task force is evaluating possible solutions to the issues surrounding this topic and reviewing zoning ordinances that may be an unintentional barrier to constructing a wide variety of housing types and price points.
- Recipient of 2017 \$1,171,651 CDBG Infrastructure Capacity Enhancement Grant for water main line replacement, sanitary sewer upgrade, replacement of storm water sewer, and reconstruction of the road. Important infrastructure project for City of Grand Haven that will greatly improve the water and sanitary sewer handling and prepare this area of downtown for future growth. Construction is currently in progress and will be completed this year. The city has partnered with the Chamber of Commerce Grand Haven, Spring Lake, and Ferrysburg to provide grant administration services.



Grand Rapids

Grand Rapids has been certified since May 2018 and is now the largest community to be certified. Grand Rapids made great strides in their development review process and setting up actions and responsible parties to ensure that goals and recommendations are being implemented.

- Since certification, the development department has worked with Urban Core Collective (community organization) representatives and neighborhood residents as part of the "Development with Us" committee to build consensus around a set of recommendations to improve community engagement in the development approval process. Many of the recommendations are enhancements of existing processes, to better align them with our community's expectations and best practices from other communities. It is anticipated that the recommendations will be tested through a pilot program during the first half of 2019 and the public participation strategy will be updated soon thereafter.
- A city-wide master plan update is currently being scoped in terms of timeline and budget.
- A steering committee was established in October 2018 to guide the "City of Grand Rapids Equitable Economic Development and Mobility Strategic Plan" process. An RFP for a consultant has been issued. Proposals have been received and are currently under review.
- Jackson Entertainment LLC: the Studio Park Project (approved April 2018)— Redevelopment of existing surface parking lots and adjacent land in the rightof-way into a mixed-use project that overall will include a multiplex movie theater, retail space, residential market rate apartments, hotel, parking deck, piazza, site improvements, and commercial office space. Total investment to the project is estimated at \$120 million.
- 1001 Monroe NW: The Homes at River's Edge (approved May 2018) Building had grand opening/ribbon cutting for a new five-story mixed-use development consisting of ground floor restaurant, named Thrive, and 32 residential apartments on floors two through five. The project is immediately adjacent to the Grand River. Approximately \$9.6 million in private investment.



Hudsonville

Hudsonville has been certified since May 2018. Currently, Hudsonville is the fastest community to achieve certification and that is due to hard working staff who are champions for their community and strong communicators. Hudsonville is a community without a traditional downtown and needed to become certified through the program to show the community is ready for mixed-use pedestrian-friendly development.

- Hudsonville has assembled all required planning and building documents into their webpage titled "development center." A true "One Stop Shop" in which residents, developers and other future investors can find any planning related document.
- Hudsonville has begun work on Phase II of the Harvey street Woonerf that opening in November. These efforts will help on improvements to walkability and non-motorized transportation.
- The Redevelopment Services Team assisted in facilitating a very successful developers' day. The day included staff discussing why Hudsonville, and a few prime opportunities for redevelopment. The event was well attended by multiple developers throughout the state of Michigan.
- One major success for the community since certification is the addition of housing units to the downtown. The third story at the Hudson Center would not have been possible without the MEDC grant that the developer received. Having access to those funds was critical to the success of the project.
- The city's vision for mixed-use development is already coming to life, as shown by the recent groundbreaking of the Hudson Center Building. This project is the first private investment in the city that will mirror the city's proposed downtown redevelopment strategy. The project was awarded a \$686,645 MCRP performance-based grant for the renovation of an existing 450-squarefoot building into retail or commercial space and the new construction of a 25,200-square-foot three-story building to include retail, commercial, and residential space. The project is anticipated to have a total capital investment in the amount of \$4,236,310 with the creation of approximately 27 permanent full-time jobs.



Middleville

Middleville has been certified since July of 2017 and continues to demonstrate a proactive, redevelopment-focused perspective on the part of both village staff and elected officials. Since certification and during calendar year 2018, the village has:

- Made revisions to the future land use map of the master plan, with a goal of updating the entire plan (including an economic development strategy) by the end of 2019,
- Updated the capital improvements plan,
- Updated the sign ordinance after extensive public outreach and involvement,
- Updated many forms and applications to improve applicant understanding of the process and requirements,
- Continued marketing of the village's priority site, Mid-Villa, and
- Taken proactive steps to learn about Michigan Main Street and how it could help achieve village goals.
- The RSTeam facilitated site-vision and RFQ development through ongoing predevelopment assistance to the city. The city's Main Street site is an essential piece in the revitalization as it sits in the heart of downtown Middleville. Engaged community stakeholder meetings were organized and professional services for the development of the RFQ document were procured to help attract future investment on the site. The completed RFQ will be provided and marketed in early 2019.
- The MEDC supported a project in a historic building at 101 East Main Street, one of the oldest and largest buildings in the downtown. Using \$352,000 in Community Development Block Grant funds, the upper level of the building will consist of four new two-bedroom apartments, the main level is planned for two separate leasing commercial spaces, and access to the basement or garden level will be restored.



Muskegon

Muskegon has been certified since September 2016 and will be up for recertification soon. Since certification and during calendar year 2018, the city has:

- Met with Redevelopment Services Team to facilitate discussion with the city around priority redevelopment sites and the tools necessary to reactivate them.
- Received predevelopment assistance for site analysis and architectural schematic drawings for the expansion of the Pigeon Hill Brewing on Lakeshore Drive.
- Received additional predevelopment assistance to obtain legal counsel with Warner, Norcross & Judd, to assist with clarification of unresolved questions surrounding a brownfield plan for redevelopment at 1000 West Western Avenue.
- With RRC support, adopted on March 26, 2018, the "Imagine Muskegon Lake, A Plan for Our Waterfront." The overall goal of this plan is to produce concepts for the Muskegon Lake shoreline, as it shifts from industrial to mixed use. Focus is on three key transformational properties: Windward Pointe; lower Western Avenue; and the former Consumers Energy Cobb plant site.



Lansing

Lansing has been certified since October 2017. Since certification, the city has been working to implement many best practices.

- Through "Shaping the Avenue," the city has developed a form-based code and a right-of-way design manual, which will eventually be applicable to all parts of the city.
- The RRC Best Practice of public engagement has been embraced by Lansing and is a major focus of the Department of Neighborhoods and Citizen Engagement (DNCE). A recent project that combines the work of "Shaping the Avenue" with the work of the DNCE was "Imagine the Avenue," which took place in August 2018. "Imagine the Avenue" allowed CATA, the city, and residents to test out various design impacts on Michigan avenue and envision what the commercial corridor will look like in the coming years.
- Lansing has an on-going partnership with the Ingham County Land Bank to promote and redevelop underutilized priority sites. The Redevelopment Services Team facilitated discussion with the city, Land Bank, and partners around priority redevelopment sites and the tools necessary to reactivate these sites.
- Lansing continues to annually update a capital improvements program outlining investments from 2019 through 2024.
- By participating in the RRC program, the city was also able to utilize matching dollars through the Public Spaces Community Places program. Lansing successfully raised \$8,017 and received \$7,500 in matching funds from MEDC Community Development to fund a public art display at 10 sites along 3.5 miles of the historic Lansing River Trail.



Battle Creek

Battle Creek has been certified since March 2018. At the time of certification, Battle Creek demonstrated that its plans, policies and processes were proactive and forward-thinking through:

- » 2018 master plan and downtown plan that were developed utilizing creative public engagement techniques;
- » An updated zoning ordinance to encourage a walkable, pedestrian-friendly downtown environment; and
- » Commitment to implement the BC Vision, an economic development strategy developed by local foundations and other partners through significant public engagement.
- Since certification, the city has begun an update to the non-motorized transportation plan, and has shifted to online acceptance of building permit applications and fees. Partnership and collaboration with Battle Creek Unlimited (BCU) continues to be a priority, particularly through BCU's offer of financial assistance to bring a restaurant establishment to the downtown area.
- The RSTeam activated new predevelopment assistance in the fall of 2018 centered on the redevelopment of the Van Buren parking lot to help identify future use mix, density, and overall project feasibility.
- A number of projects are now underway in Battle Creek, including the rehabilitation of Heritage Tower, a vacant 19-story historic building located in downtown. Using Community Revitalization Program funds, the rehabilitated building will include approximately 85 market rate apartments, and a mix of commercial, retail and office space on the first two floors.



Kalamazoo

Kalamazoo has been certified since December 2017. At the time of certification, Kalamazoo demonstrated excellence in a proactive spirit for redevelopment through:

- Imagine Kalamazoo 2025 master plan that was developed through extensive public engagement with themes of connectivity, equity and opportunity for all, and a vibrant and friendly environment.
- An updated city website designed to be more user-friendly and visually appealing.
- A marketing strategy which documents and helps coordinate roles of the many entities that market the Kalamazoo area.
- Since certification, the city has begun implementation of the master plan through strategic review and updates of the zoning ordinance, and alignment of planning and economic goals of the city through department reorganization.
- The RSTeam facilitated discussion with the city around priority redevelopment sites and the tools necessary to reactivate these sites.
- A number of projects have taken place in Kalamazoo, with support from the MEDC. Using approximately \$2.5 million in Community Revitalization Program funds, a new construction LEED project on a currently vacant site owned by the Kalamazoo Land Bank will add residential density, new commercial space, and provide a community service in the form of a YWCA childcare facility. A successful Public Spaces Community Places crowdfunding effort that took place in late 2017 resulted in conversion of Bates Alley into a pedestrian promenade, complete with outdoor seating for the six bars and restaurants nearby, festive bistro lighting, trees, benches and other streetscape elements. The community raised \$55,000 for the project, resulting in a match of \$50,000 from the MEDC.



Marshall

Marshall has been certified since December 2016. The city continues to implement many of the redevelopment priorities called for in adopted city plans and policies and is working to keep those documents up-to-date. Examples include an updated capital improvements plan and extensive public engagement to consider adding bike lanes and pedestrian bump outs through downtown.

The RSTeam has been highly engaged in Marshall hosting developers in town via redevelopment site tours. Specific predevelopment assistance has been activated for the locally known Golden Rule property, a roughly 7-acre parcel ripe for development in an established neighborhood, to help the city identify future use mix, density, and overall project feasibility.



Jackson

Jackson earned RRC certification in May 2018. The certification process proved to be particularly beneficial for the city as it prompted the coordination of a variety of previously unconnected public engagement, marketing and economic development initiatives. Following certification, the RSTeam discussed priority redevelopment sites with the city and the tools necessary to reactivate these sites. While all of the city's development-related practices have facilitated the ongoing revitalization of downtown Jackson and nearby neighborhoods, the city's streetscape master plan stands out because of its ingenious strategy for stimulating redevelopment. The plan features over a dozen site-specific project renderings illustrating the city's vision for the reuse of sites. This has generated excitement in the community and it has stimulated myriad redevelopment projects as developers understand the desired outcomes of the projects and have been willing to make these concepts a reality. These projects include:

- The renovation of the old Vermeulen Furniture building at 135 Cortland Street into an urban market with a 1,300-square-foot commercial kitchen and incubator storefront.
- Renovation of the old Masonic Temple (next door to the old Vermeulen building) into educational and office space which will be leased by the city to the Jackson School of the Arts.
- The construction of about 80 market-rate apartment units and 3,000 square feet of commercial space with parking under the building. This project is currently in the pipeline to be considered for funding through the Michigan Community Revitalization Program (MCRP).



Pinckney

Pinckney achieved RRC certification in May 2018. The village made significant revisions to the zoning ordinance, developed an economic development strategy and updated numerous documents to assist prospective developers through the site plan review process. Prior to certification, permitted- and special-use site plans required planning commission review and city council approval. The RRC Best Practices call for permitted-use site plans to have planning commission approval authority. After considering the benefits of a streamlined review process, the village decided to give the planning commission approval authority for both permitted- and special-use site plans. Additionally, the village facilitated site plan review by adding detail to existing development-review flow charts which became part of a robust "Guide to Development" intended to assist applicants through the review process.

The RSTeam met with village officials and facilitated discussion around priority redevelopment sites and the tools necessary to reactivate these sites. The development of a 13,500-square-foot vacant property in the heart of downtown Pinckney is a priority of the village. The RSTeam is working to make the vision of a mixed-use building at that site a reality. Professional services will be garnered in early 2019 to evaluate the feasibility of this development.



Ypsilanti

Ypsilanti has been certified since December 2015, and is currently undergoing recertification, as part of the three-year review process. An initial review of community efforts related to maintaining a proactive, redevelopment ready atmosphere include:

- Plans in place to update the city's master plan in late 2018 and 2019,
- Significant proactive public engagement regarding a community benefits ordinance (CBO) including subsequent adoption of a CBO,
- Updates to the zoning ordinance,
- Development of a city non-motorized plan,
- And ongoing marketing of priority sites including Water Street.

The RSTeam facilitated discussion with the city around priority redevelopment sites and the tools necessary to reactivate these sites. Ypsilanti is receiving RRC technical assistance for both facilitation of the community benefits ordinance discussion, and for a downtown parking study. The goal of the parking study, which will be finalized in calendar year 2019, is to assess the current and future parking needs and conditions of downtown Ypsilanti. This type of study is helpful in order to assure that parking regulations provided for in the zoning ordinance do not deter the increased real estate investment being experienced by the city, towards accomplishing master plan goals.

A number of projects in Ypsilanti have come to fruition with the use of MEDC incentives and tools, including use of Public Spaces Community Places program funds for the Ypsilanti Heritage Mural Project and for the Ypsilanti Farmers MarketPlace. Progress on rehabilitation of the Thompson Block continues, and 13 North Washington was awarded \$295,000 in Community Revitalization Funds to renovate 9,000 square feet of commercial space into office space for a mix of businesses in a co-working format, to create an environment for development of second-stage businesses. The city was also the recipient of Façade Restoration Initiative grant funds, which will assist businesses and building owners in the upgrade of older buildings to meet modern building code and accessibility requirements as well as to create consistency in design, materials and architectural character to enhance the historic and physical character of the downtown.



Dearborn

Dearborn became the 16th RRC-certified community in January 2018. The city's comprehensive public engagement strategy is proving to be key in coordinating outreach efforts, particularly because the city has two downtown development authorities (DDAs) and two corridor improvement authorities (CIAs). Both the East Dearborn DDA District and the West Dearborn DDA District are located along Michigan Avenue and in January 2019, these DDAs were accepted into the Michigan Main Street program as a combined Engaged Level Main Street organization. This organization is eager to follow the Michigan Main Street approach in order to revitalize both districts located along Michigan Avenue. As Engaged Level Michigan Main Street approach to revitalize the districts.

Dearborn has excelled at identifying, visioning for and marketing priority redevelopment sites. One of the three priority sites identified through the RRC program led to the construction of a 13,000-square-foot restaurant called Ford's Garage. The RSTeam facilitated discussion with the city around priority redevelopment sites and the tools necessary to reactivate these sites. Dearborn's RRC-certified status qualifies the city for predevelopment assistance. The city is determining how this assistance can be best used to facilitate the redevelopment of a vacant, 2-acre, city-owned site at 21430 Michigan Avenue, adjacent to the Dearborn Historical Museum.



Eastpointe

Eastpointe has been certified since December 2014. Three years after initially becoming certified, City of Eastpointe became the second RRC community to achieve recertification. A recertification memo provided to the city outlined three actions the city should take over the ensuing three years to retain status as a certified community: (1) incorporate green infrastructure strategies into the zoning code; (2) add an updated fee schedule to the city's development guide; and (3) identify potential resources and incentives for priority redevelopment sites. The city promptly amended the zoning ordinance to include green infrastructure standards, updated the development guide, and in March 2018, the city added redevelopment incentives to the city website, thus again fully aligning with the RRC Best Practices and earning recertification.



Ferndale

Ferndale has been certified since May 2017 and continues to be an exemplary RRC community. The city engages the public with information on progress on the master plan and strategic priorities through Envisio; keeping their commitment to transparency. In that same vein, they continue to publish a planning commission annual report on their website. The RSTeam met with city officials and facilitated discussion around priority redevelopment sites and the tools necessary to reactivate these sites. Ferndale maintains a list of priority redevelopment ready sites and proactively markets them in collaboration with regional and state partners. Predevelopment assistance was provided to the city to complete a campus plan and feasibility study for the Ferndale Food Agriculture Innovation Manufacturing (FFAIM) campus. This is a unique development approach to one of the last pieces of vacant, industrially zoned land in Ferndale. The vision is for FFAIM to be a place for local food entrepreneurs to grow their capacity and equity on an ecologically sustainable campus that creates collaboration, community, and great food.



Lathrup Village

Lathrup Village has been certified since November 2015. The year was transitional for the city with turnover in the positions of city manager and DDA director. Even with the transition, the city made progress on several fronts including:

- A baseline meeting with the RSTeam and discussions around Redevelopment Ready Sites and the tools necessary to reactivate these sites
- Predevelopment assistance was provided to the Annie Lathrup School site in the form of a results and recommendations from a development plan truthing session with local real estate professionals.
- Completing a 2018–2023 capital improvement plan
- Activating the parking lot of the Annie Lathrup School (a priority redevelopment site) with a temporary garden center, to help residents envision new uses for the site.
- The city has been working with the road commission for Oakland County to finalize the preferred alternative for Southfield Road reconstruction. This major road improvement will incorporate pedestrian-safety elements, including Southfield Road crossings and sidewalk repair as needed.



Oak Park

City of Oak Park was certified in June of 2018. The city continues to demonstrate a strategy of continuous improvement and proactive redevelopment policy in a number of ways, including:

- Publishing a FY 2017–2018 "Planning Commission Annual Report"
- Soliciting customer feedback about the development process and sharing the results
- Sharing training opportunities with the planning commission
- Utilizing RRC technical assistance for a zoning ordinance update
- Reporting progress on implementing the master plan

Items from the master plan that have been adopted or are in progress include:

- Amend zoning regulations to allow for other types of multi-family housing [i.e., live/work, mixed-use] (short term goal): A large portion of Eleven Mile has been rezoned to allow for mixed-use and live/work spaces
- Create and adopt a complete streets plan (mid-term goal): This goal was completed and adopted by the planning commission and city council
- Update zoning regulations and allow green stormwater infrastructure design (mid-term goal): Some changes have been made to allow and encourage green infrastructure with more to come in the future.
- Create ordinance to allow and encourage green infrastructure (short term goal): Completed.
- Revise parking requirements utilizing best practices of other cities and consider shared parking and payment in lieu as alternatives (short term goal)



Roseville

Roseville became the first RRC certified community in September 2014 and was honored with the first RRC recertification in October 2017. Roseville's commitment to administering the RRC Best Practices has attracted significant real estate investment and led to quality of life improvements. The city established a DDA for the Utica Junction area, which includes multiple priority redevelopment sites. As a benefit of being certified, Roseville collaborated with the RSTeam to establish a vision for the reuse of Utica Junction sites, and in January 2019, issued a request for qualifications (RFQ) to develop one of the sites. The RFQ describes the city's desire for a mixed-use building that features upper-floor housing and surrounding public space.



Southfield

Southfield has been certified since December 2016. The RSTeam facilitated discussion with the city around priority redevelopment sites and the tools necessary to reactivate these sites. The city has been working through RRC predevelopment assistance in the form of a phase II environmental site assessment on the former JC Penny Auto Service Center at the Northland Mall. The former Northland Mall continues to be a priority redevelopment site and is marketed through attractive property information packages and a dedicated website. Southfield is also proactively marketing its sites through the 8 Mile Boulevard Association and the Oakland County One Stop Ready program and showcase.

Southfield has continued to meet RRC Best Practices by publishing a planning commission annual report, tracking training attendance for planning commission and staff members, and reporting on planning initiatives. The city is committed to transparency and maintains an up to date capital improvement plan and a website that allows residents and interested parties to view information on development projects across the city. The city was also able to leverage matching dollars through the Public Spaces Community Places program. Southfield successfully raised \$55,145 and received \$50,000 in matching funds from MEDC Community Development to fund a public red pole art display along the new Northwester Highway pathway, a multi-use accessible pedestrian greenway. These funds have helped create a new destination in Southfield and has cemented its redevelopment as a pedestrian-friendly community.

