

BUILDING STRONG COMMUNITIES

Technical Assistance Resources to Help Your Community Thrive

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Six Pillars to Help All Michiganders Succeed

- 
Attract, retain, and grow business
- 
Support and grow our talent
- 
Develop attractive places
- 
Accelerate high-tech innovation
- 
Market the state
- 
Support small business

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The Redevelopment Ready Communities® Toolkit

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Choose Your Path to Success



Essentials Pathway

Intent: Assists communities in facilitating predictable development experiences.

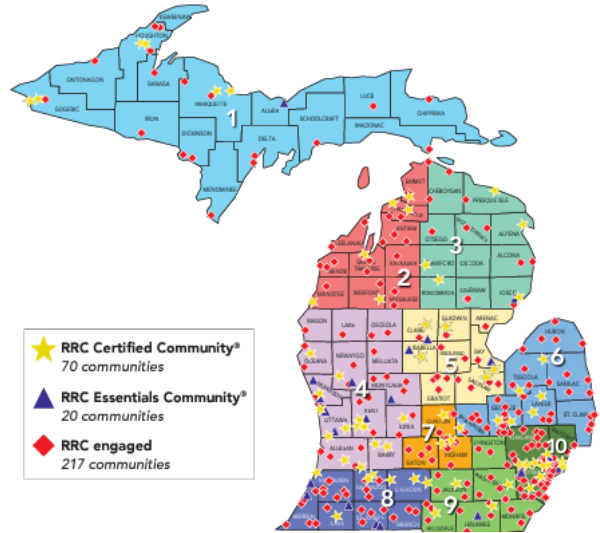
- + RRC Resources
- + TA Match Funding
- + Training



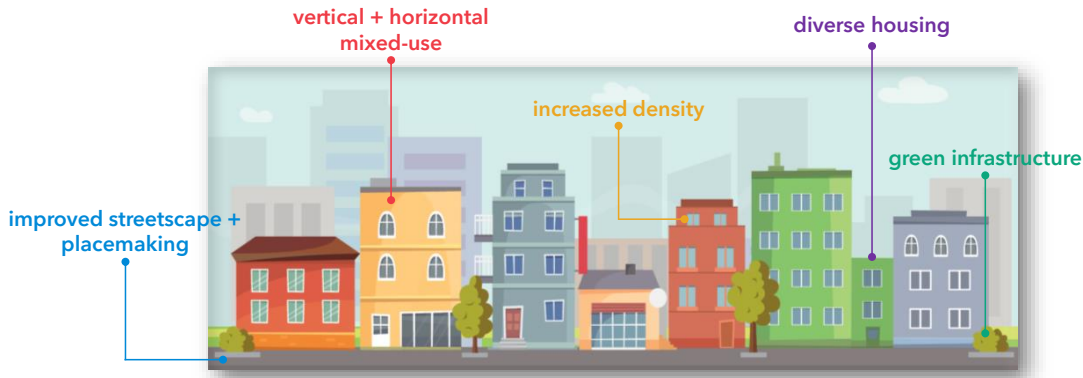
Certified Pathway

Intent: Assists communities in facilitating predictable development experiences *and* in proactively seek out redevelopment projects.

- + RRC Resources
- + TA Match Funding
- + Training
- + RSTeam



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Redevelopment Ready Communities® empowers communities to shape their future by **building a foundation** of planning, zoning, and economic development best practices and **integrating them** into their everyday functions.

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Six Guiding Principles



Community-driven

A community's vision and goals are at the heart of everything, defining how it plans, what actions it prioritizes, how its zoning code looks and more.



Predictable

When applicants can easily find and comprehend development standards and expectations, they will be more likely to invest in a community.



Implementable

This principle applies to both how a community approaches planning and in how RRC seeks to integrate the Best Practices locally.



Proactive

Being proactive helps secure opportunities that might not otherwise occur.



Equitable

Integrating RRC best practices into local processes can make it easier for local investment and more prosperous communities in which we all thrive.



Collaborative

RRC aims to capture momentum to collaborate with both traditional and non-traditional community and economic development partners.

Redevelopment Ready Communities® Best Practices

BP 1

Plans and Engagement

Updated and action-oriented planning documents.

BP 4

Boards and Commissions

Defined recruitment and training processes for officials.

BP 2

Zoning

Updated zoning ordinance that supports mixed-use and denser development.

BP 5

Economic Development and Marketing

Clear, locally-driven strategies to foster economic development.

BP 3

Development Review

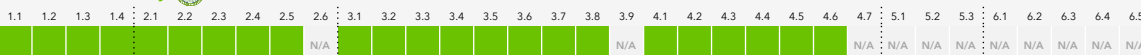
Streamlined and predictable development review processes.

BP 6

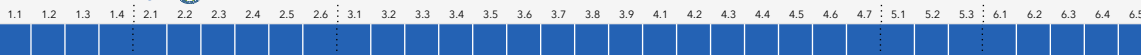
Redevelopment Ready Sites®

Strong packaging and marketing of priority sites.

Essentials Pathway

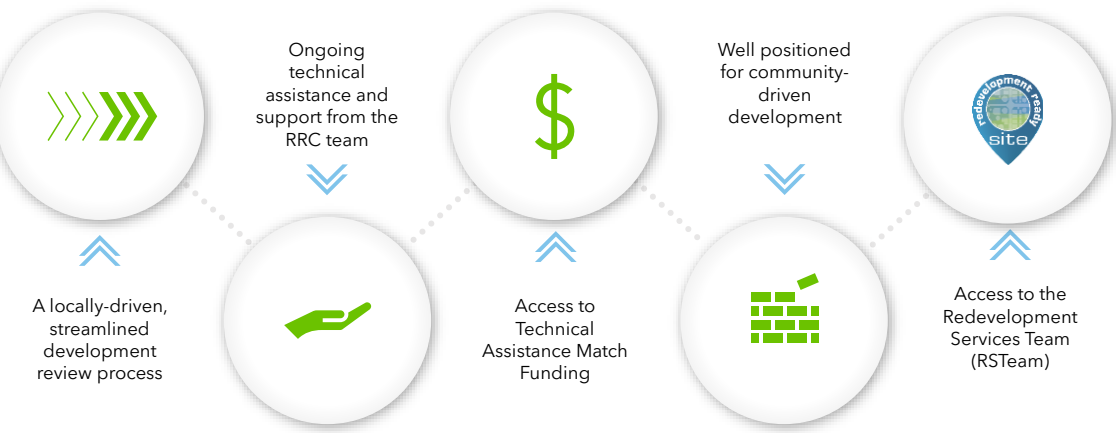


Certified Pathway



BP 1 BP 2 BP 3 BP 4 BP 5 BP 6

RRC® Benefits



Resiliency Toolkit - Marquette Case Study

METHODOLOGY

This assessment was conducted by using a self-assessment survey completed by community leaders, a workshop with city staff and stakeholders, an analysis of local and national trends, and four priorities. These priorities resulted in a set of recommendations that reflect the collective work of the City and its regional partners as well as the opportunities available that are specific to Marquette and its trends.

The data provided through the following chapters was collected using several sources. Click on the links below and learn to learn more. It is important to note that much of the data comes from the American Recovery Centers, which is conducted every 20 years in the National Climate Survey database, which are conducted every 5 years.

PHASE 1

DEFINE EXISTING CONDITIONS

Self assessment survey and city and town services.

PHASE 2

ASSESS VULNERABILITIES

Resiliency workshop and one-on-one interviews with community leaders.

PHASE 3

IDENTIFY OPPORTUNITIES

Identifying with the Climate Adaptation Task Force and Master Plan engagement activities.

PHASE 4

PRIORITIZE STRATEGIES

City staff work sessions.

TOP PRIORITIES

PLACE

- Increased frequency/variety of events
- Shoalier oceanfront

PEOPLE

- Business risks
- Training and leaders

INFRASTRUCTURE

- Planning
- Use of smart infrastructure

ECONOMY

- Emerging & local industry specific challenges
- Lack of skilled labor

Community driven self-assessment looking at 4 focus areas

Trends

Average household income is lower in Marquette (\$36,260) than for the state (\$42,610) but residents pay more for housing costs than others in the state, which leaves less disposable income for residents than paying housing costs.

Marquette's housing is rapidly gaining value, which is great for homeowners looking to build equity but presents a barrier to potential new home buyers and lower income community members.

Less than 10% of housing in Marquette has been constructed in the past 20 years. Most housing dates back to the 1970s or earlier. Aging homes require maintenance and upgrades to remain viable and safe, yet residents have less disposable income and pay more regular housing costs (such as insurance and mortgage) than others in the state, which leaves less income for repairs.

HOUSEHOLD INCOME, 2020

HOME VALUE, 2020

HOUSING YEAR BUILT, 2020

CITY, 2022

22.2% Percent of Income for Mortgage

\$42,026 Median Income

STATE, 2022

16.9% Percent of Income for Mortgage

\$32,923 Median Income

Resiliency Toolkit - Midland Case Study

CHALLENGES A CITY FACES WITHOUT RESILIENCE PLANNING

Preventative Planning - looking at areas most effected by crisis and how your community will be uniquely impacted

Opportunities

GOALS	ACTIONS	TIME-LINE	RESPONSIBLE PARTY
Biodiversity Promote biodiversity and manage or prevent the proliferation of invasive species.	Encourage the use of native vegetation to promote biodiversity using regulatory enhancements such as altering laws, ordinances to promote the use of low-mow, no-mow, and native plantings in place of lawns.	Near	
	Engage in restoring and maintaining critical water bodies and the buffer zones that protect those water bodies.	Mid	
	Analyze potential use of parks for climate adaptation (especially those in flood plains) and survey residents for their preferences for park and recreation programming related to conservation or preservation.	Long	

Implementation Matrix with goals, actions, timelines, and responsible parties

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Redevelopment Services Team

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Redevelopment Services Team



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RSTeam Foundation

-  High quality and in-depth technical assistance.
-  Priority redevelopment site marketing and promotion.
-  Developer relationship building and matchmaking.

The Redevelopment Services Team (RSTeam) aims to redefine the development process to aid municipalities in being more *proactive* to redevelopment efforts, as opposed to *reactive*.

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Priority Sites Promotion

The screenshot shows the Michigan Economic Development Corporation website. The main heading is "EXPLORE MICHIGAN" with the subtext "Select a City, County, Metro, or Region". Below this are four search filters: "Cities" (with a dropdown menu showing "Lapeer" and "Lapeer" selected), "Counties" (with a dropdown menu showing "Select County"), "Metro Areas" (with a dropdown menu showing "Select Metro"), and "Regions" (with a dropdown menu showing "Select Region"). A blue button labeled "Property Search & Analysis" is positioned below the filters. Below the search filters, the text reads "ALL YOU NEED TO KNOW FOR YOUR NEXT MOVE" and "Use our data tools to analyze Michigan". Three icons represent different tools: "PROPERTY SEARCH & ANALYSIS", "COMMUNITY INFOGRAPHIC", and "TALENT". A QR code is overlaid on the right side of the screenshot, with the URL <https://qrco.de/be6VOX> below it.

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Predevelopment Assistance

Eligible Expenses

- + Site design
- + Architectural services
- + Financial analysis
- + Market analysis
- + Environmental assessments and testing
- + Appraisal
- + Development and refinement of a community-supported vision
- + Development of Request for Qualifications (RFQ) or other site marketing documents
- + Other expenses as approved by RRC

The infographic is titled "REQUEST for DEVELOPER QUALIFICATIONS" and features a "Predevelopment ready site" logo. The address is 23333 FARMINGTON ROAD, Farmington, Michigan. A timeline of key dates is provided:

- RFQ released: 08/17/2022
- Site Showcase event: 08/31/2022
- RFQ proposals due: 10/17/2022
- Evaluation period: 10/18/22 - 11/18/22
- Finalists to be notified: 11/21/2022
- Finalist teams presentation to evaluation committee: December 2022
- Finalize terms of a development and purchase agreement: January 2023

The infographic also includes a photograph of a modern multi-story building and the Michigan Economic Development Corporation logo.

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Predevelopment Assistance

Predevelopment Planning for Small Sites



117 W. Michigan Ave. Battle Creek, MI (249) 753-5040 drivndesign.com

Hard Costs	Costs
Public Infrastructure (Roads, Sidewalks, Utilities, Sewerage, etc.)	\$15,000
Site Improvements (Pavement, Drives, Landscaping, Fencing, etc.)	N/A
Demolition	\$30,000
Asbestos and other environmental	N/A
Earth Work	\$3,000
Site Utilities	\$3,000
Soft Costs	Costs
Permitting	N/A
Building	\$35,000
Construction/Masonry	\$200,000
Contractor	\$100,000
Roofing/Interior/Exterior/Insulation	\$200,000
Doors/Windows/Glazing	\$100,000
Driveway/Asphalt/Curbs	\$100,000
Interior	\$150,000
Countertops/Cabinets/Appliances	\$100,000
Painting/Decorating	\$100,000
Ruining/Glazing/Window Protection	\$100,000
Excavation	\$200,000
Foundation/Retaining/Wall	\$100,000
Demolition/Special Equipment	N/A
Remediation	N/A
Test/Construction Cost	\$1,000,000
Rubber/Chap/Asphalt/Grout (1705)	\$115,000
Permit/Exp/Review/Code	\$100,000
Contractor Contingency (10%)	\$100,000
Acoustics & Equipment	N/A
Furniture & Fixtures	By Owner
Architectural & Engineering	\$20,000
Environmental Studies/Soil Testing	By Owner
Survey	N/A
Other	N/A
Total Project Cost	\$3,007,000
Total Cost per Square Foot	\$264/FF

DRIV N D SIGN

- + Clear vision for redevelopment
- + Provide tools to clearly communicate project details
- + Unique characteristics and value
- + Illustrate redevelopment options
- + Costs and anticipated returns
- + Available financial assistance and support

129 Superior Street – Downtown Albion

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RESOURCES FOR DEVELOPERS



1. TECHNICAL ASSISTANCE



2. MENTORSHIP



3. PRE-DEVELOPMENT



4. DEVELOPMENT



5. POST DEVELOPMENT

Developer Toolkit available at miplace.org/developers

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Pattern Book Homes & Permit-Ready Plans

THIS USED TO BE NORMAL
**PATTERN BOOK HOMES
 FOR 21ST CENTURY
 MICHIGAN**

4 HOMES **3,660 ft²** TOTAL FLOOR AREA **1,911 ft²** TOTAL FOOTPRINT

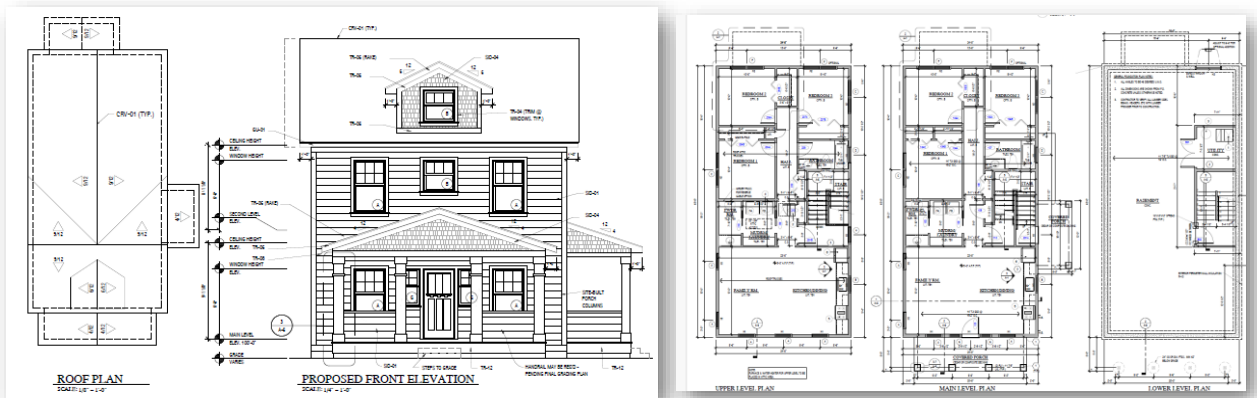


Lot Width	Side setbacks needed to enable	Parking locations
40 FT	• Both sides total < 6 ft	• Rear-load (alley) • Side-load (corner lot)
50 FT	• Both sides total < 16 ft • One side < 6 ft if from driveway is needed	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway
50 FT	• Both sides total < 26 ft	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway



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Pattern Book Homes & Permit-Ready Plans



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**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

RRC Child Care Readiness - **GOAL**

“Research & Develop a supplemental Best Practices Guidebook for child care readiness to be utilized by community planners, municipal community development professionals, local elected and appointed officials, and other municipal staff and stakeholders involved in childcare planning and development.”

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**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

RRC Child Care Readiness - **Consultant Team**



- Deep planning & zoning expertise throughout State of Michigan
- Well versed in the State regulations (LARA) related to childcare.
- 2023 partnership with the Macomb County Child Care Coalition
- Access to more than 4,000 officials and planners who will implement the Child Care Best Practices, and know, trust and rely on MAP for their continuing education needs

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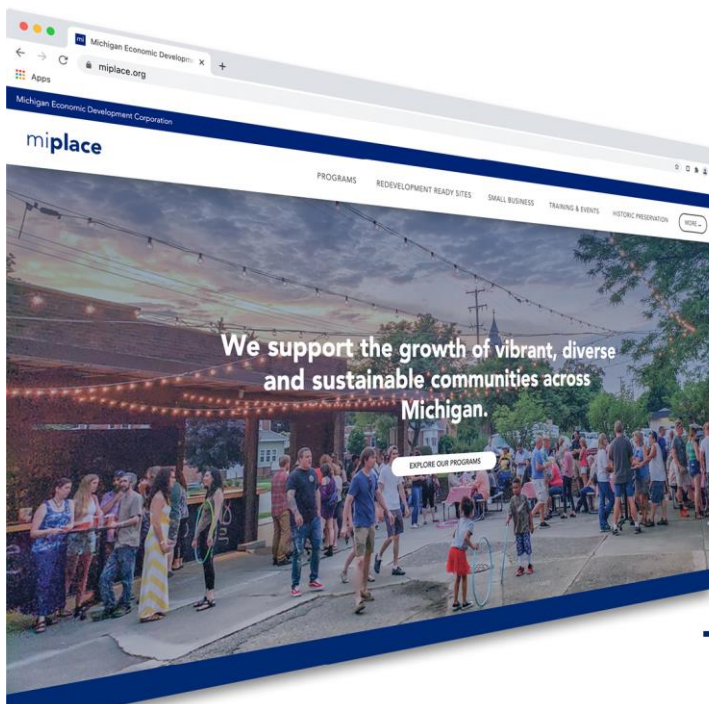


**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

RRC Child Care Readiness - Deliverables

- 1) Child Care Readiness Best Practices Guidebook
- 2) One-Page Fact Sheets (up to 4 total)
- 3) Community Engagement & Communication Strategy
- 4) Webinar Development & Launch
- 5) State Conference Presentation & Promotion

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RESOURCES

www.miplace.org

LinkedIn:

MEDC Community
Development

Facebook:

@MiPlaceNews

Twitter: @MiPlaceNews



THANK YOU

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