



Redevelopment Concept Community Meeting

*January 11, 2011
Central Middle School*

Welcome and opening remarks 7:00 – 7:15
Scott Walker
CEO, Midland Tomorrow

Overview of the project and proposed concept 7:15 – 7:45
Don Wortman
President, Carlisle|Wortman Associates

Break 7:45 – 7:55

Breakout sessions 7:55 – 8:45
Janet Rentsch
*Director, Sponsored & Academic Programs Support,
Saginaw Valley State University*

Dr. Kristin Stehouwer
*Executive Vice President and Chief Academic Officer,
Northwood University*

Summary and Next Steps 8:45 – 9:00

Thank you for coming to our meeting tonight!

We are excited about the potential to work together to guide the inevitable future change in this area of Midland. As we work through concepts for this redevelopment, we're looking forward to hearing your ideas and suggestions to help guide the plan.

Midland Tomorrow is the private, nonprofit economic development corporation that serves the County of Midland and all the municipalities in it. We work to attract and retain industrial and manufacturing businesses and their jobs and investment.

The Redevelopment Concept

What Area Is Being Discussed Tonight?

The focus of tonight's discussion is an area of land in the City of Midland just south of Business US-10 (Patrick and Lyon Roads), southeast of the Dow Diamond, and north of The Dow Chemical Company's Michigan Operations plant. This area is a historical blend of industrial, commercial, and residential uses. See **Map 1** for an aerial photo.

Why Is A Redevelopment Effort Necessary?

We know that this area of the community is going to change over the next 20 years. The **uncertainty** about this area, described below, makes it difficult to predict how it will change over the coming decades. The question for the community is whether these changes will be detrimental to property owners in the area and whether a deliberative planning process will help the changes benefit all. We have the opportunity to work together to *direct* the change in this area to make sure it will be a growing and thriving area for years to come.

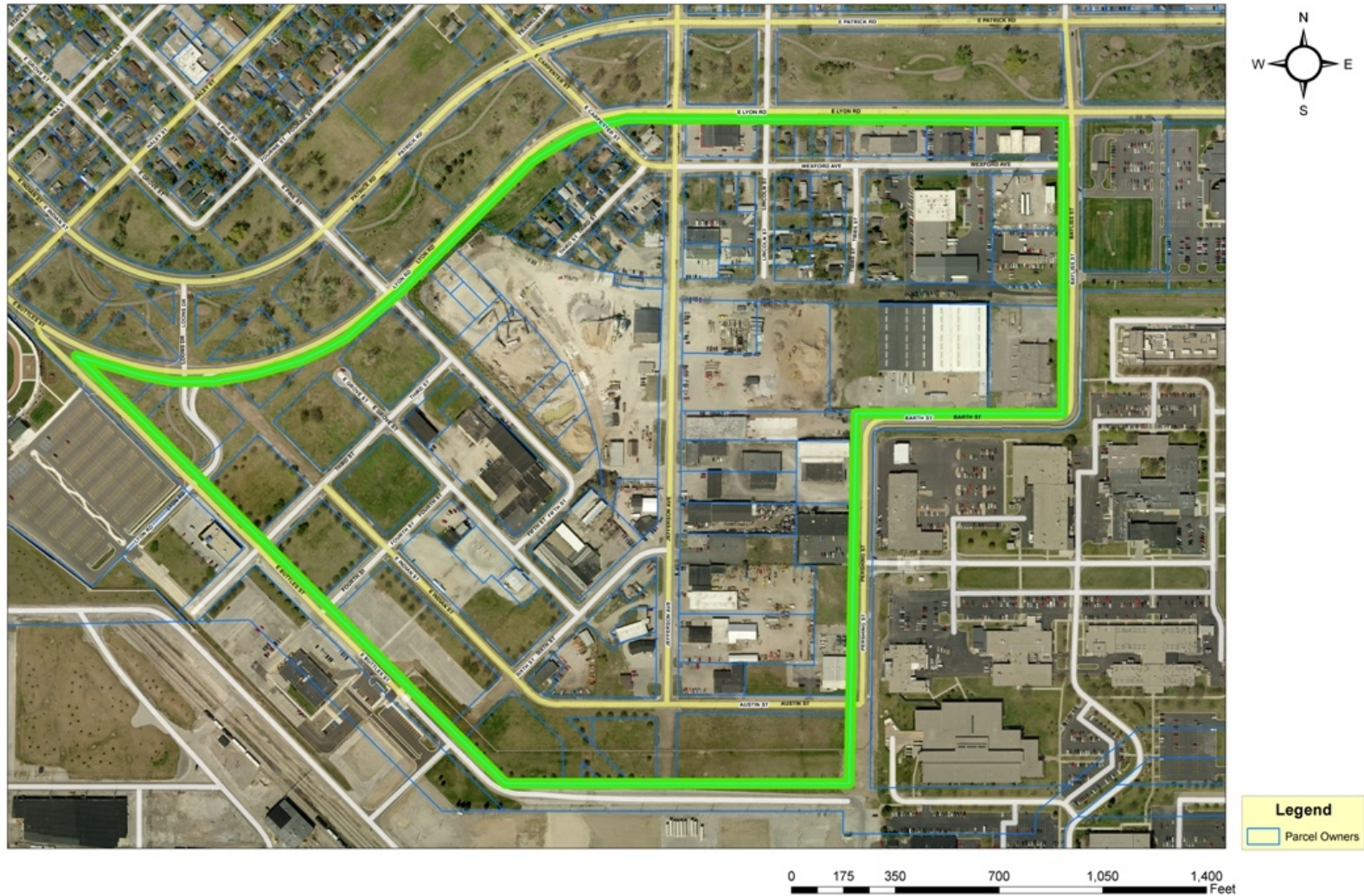
Over the past century, this area has grown to incorporate **multiple different property owners and uses**. As you can see in **Map 2**, the area encompasses residential, commercial and industrial operations. Businesses in the area are already buying adjacent properties to ensure those properties will align with their current operations and future plans.

In addition, **underground utility lines** are spread throughout the area (see **Map 3**). Changing these on a project-by-project basis would take more time and effort – and cost taxpayers more money – than upgrading them in a way that encourages redevelopment plans.

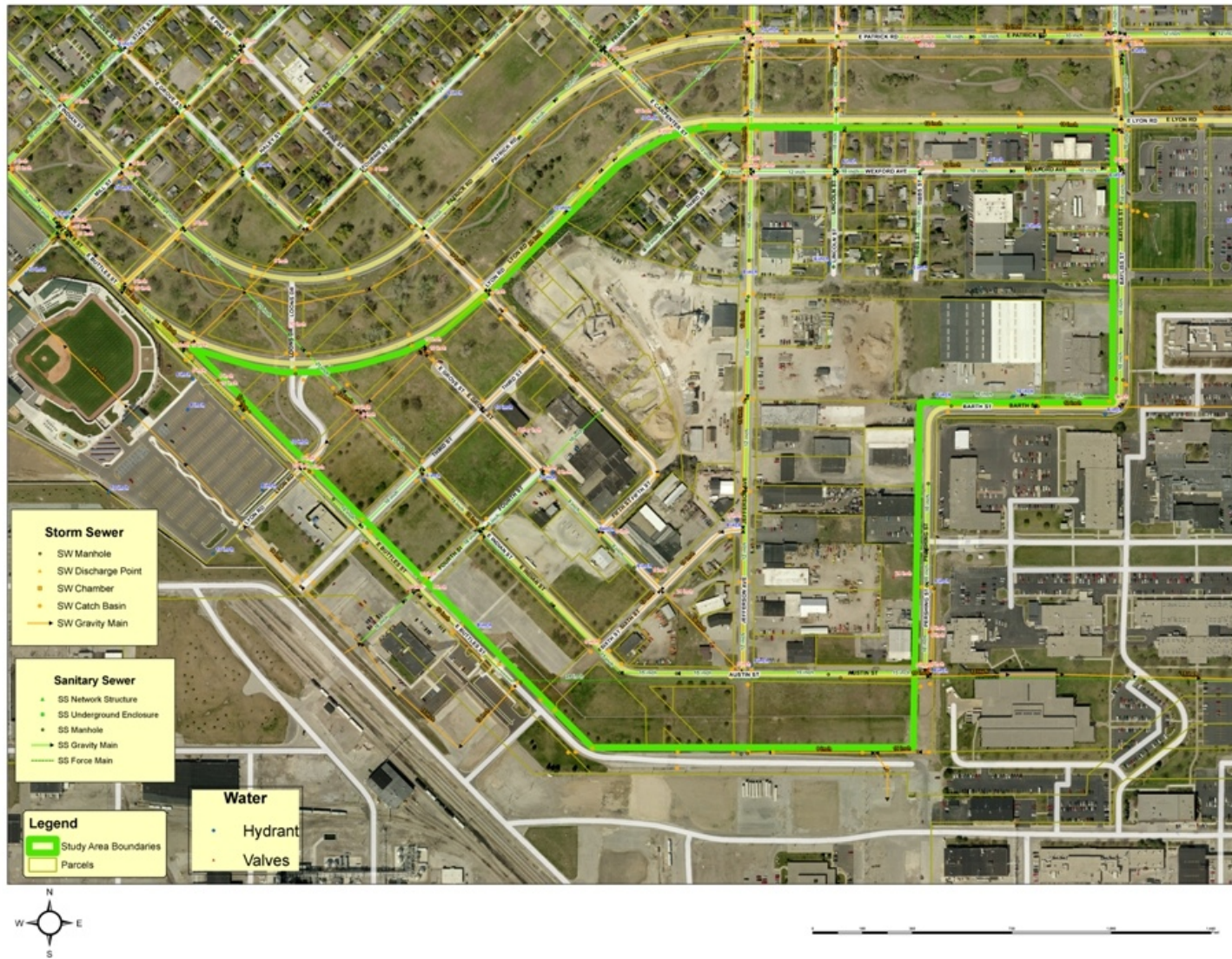
Given all those factors, it makes sense for the community to guide the future development of this area to **ensure certainty** about its growth, directing its inevitable change in a predictable and useful way. *This is why your input is so important* – working together, we can all ensure that the area's future growth is efficient and effective.

Midland Tomorrow is working with local community members to help this project move forward. We have been working with property owners in the area and staff members at the City and County of Midland, along with planning firm Carlisle Wortman Associates, to design a concept for the redevelopment of this area. **We are eager to hear your feedback** to help us refine the concept and move this process forward to develop a plan.

Map I: Aerial Photo of the redevelopment area



Map 3: Underground utilities in the redevelopment area



What Are We Proposing for This Area?

The goal of this project is to align this area with existing development trends and the land uses identified in the City of Midland's Master Plan. Already several manufacturers and other industrial businesses are making this area their home. We want to ensure that the development plan puts all the right conditions in place for the area to thrive.

Tonight we are sharing a current concept for the redevelopment of this area. You will notice some changes to the sizes of parcels and the addition of new roads to make traffic flow more easily.

The concept as it is currently conceived would be implemented in two phases. The first phase would redevelop vacant industrial parcels and residential areas for manufacturing use. The second phase, to be implemented at a later date, would address other industrial parcels to bring the entire area in line with the proposed concept.

It's important to note that this is a very long-term plan. We anticipate that the first phase of redevelopment would be complete within five years. The second phase could take twenty years or more to complete.

The concepts you are seeing tonight are just that – *concepts only*. The meeting tonight is one way that we are working to gain your feedback and suggestions on these concepts so that we can refine the concept with your ideas.

What Does This Mean for You?

The goal of tonight's meeting is to reduce uncertainty for everyone involved: residents of the area, business owners in the area, and businesses that want to locate in the area.

As we move forward developing this concept, we welcome your continuing input. Please feel free to call our office at (989) 839-0340 or email us at richards@midlandtomorrow.org to offer your suggestions and comments.

Thank you for your attendance tonight!

