

SUMMARY REPORT TO CITY MANAGER
for City Council meeting of August 5, 2019

SUBJECT: Center City Redevelopment Plan

INITIATED BY: Selina Tisdale, Director of Community Affairs

RESOLUTION

SUMMARY: This resolution receives and files the Center City Redevelopment Plan and gives approval for further study to occur on the Plan's concepts and potential funding sources.

ITEMS ATTACHED:

1. Letter of transmittal
2. Center City Redevelopment Plan Document
3. Resolution

CITY COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Selina Crosby Tisdale
Community Affairs Director



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax

July 31, 2019

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

On July 16, 2018, the City of Midland entered into a contract with MKSK of Detroit for consulting services on the Center City Redevelopment Plan. The project was intended to guide the Center City business district through a process to identify and prioritize efforts to enhance and improve infrastructure, aesthetics, economic development, connectivity and zoning conditions for this second-oldest business district in Midland.

The Center City Authority (CCA) appointed a Center City Steering committee comprised of business and property owners, district residents and stakeholders to oversee the redevelopment plan process.

In September 2018, MKSK began visiting the district and meeting with Center City stakeholders to gather information. District residents, businesses, property owners and the general public were invited to participate in two days of meetings designed to gain insight into current challenges and opportunities for the district and to create vision and planning for the future of Center City.

Specifically MKSK services included:

- a review and update of 2002 Ashman Circle Enhancement Plan (without reproducing the 2002 study which is still relevant today) and recommendations on how to integrate elements of that plan into the remainder of the district;
- involvement of district stakeholders in design workshops and charrettes to identify deficiencies, opportunities, goals and visions for the district; and
- analysis of: traffic patterns to identify connectivity enhancements, building and site conditions for aesthetic enhancement, current zoning and development regulations, and existing conditions and future opportunities to enhance other modes of transportation like walking and biking.

MKSK transmitted the results of the draft development plan to the Center City district in November 2018 and in February 2019, the Redevelopment Plan Steering Committee recommended the plan to the CCA board finding concepts in the plan to be viable for economic development enhancements within the district. At the February 20, 2019, CCA Board meeting, the plan was accepted for further study of the concepts.

The Center City Redevelopment Plan is attached for your review and a more detailed review of the plan and CCA prioritized projects will take place at the August 5, 2019, City Council meeting. Highlights of plan's recommended projects include:

- Saginaw Road Corridor Enhancement Concepts and Business Infill Strategies
- Alternative traffic patterns and pedestrian enhancements at the Circle

The CCA Board's review of the development plan and recommended priorities includes the following priorities:

Priority One:

Phase 2 & Phase 3 – Saginaw Road Streetscape from Dartmouth Drive to BR 10/Patrick Road Streetscape improvements including more pedestrian/bicycle friendly eight-foot sidewalk, planted buffer between sidewalk and roadway, consistent street trees and enhanced motorist/pedestrian lighting.

Priority Two:

Circle Area

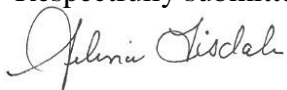
Once community-wide conversations have taken place as to the feasibility of altering traffic patterns on Rodd and Ashman Streets, the CCA will revisit the Circle portion of the redevelopment plan and more thoroughly investigate recommended concepts for enhanced traffic patterns and pedestrian access in the Circle area of the corridor.

With City Council's approval of concepts contained in the 2018 Center City Redevelopment Plan, the CCA will form a funding committee charged with researching and recommending a variety of funding options that would support the cost of Phase 2 and 3 of the Plan. This will include potential use and leveraging of funds from the \$1 million grant The Dow Chemical Company gifted the City in 2017 for economic development initiatives in the Center City Corridor.

The CCA will return to update and secure approvals from Midland City Council as work continues on funding and design development of Phase 2-3 of the Center City Development Plan

The attached resolution receives and files the 2018 Center City Redevelopment Plan and seeks City Council approval of the concepts contained in the plan.

Respectfully submitted,



Selina Crosby Tisdale
City of Midland
Community Affairs Director



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BY COUNCILMAN

WHEREAS, on July 16, 2018, the City of Midland entered into a contract with MKSK of Detroit for consulting services on the Center City Redevelopment Design Plan; and

WHEREAS, community meetings held in September 2018 brought together district residents, businesses, property owners and the general public for input on challenges, opportunities, vision and future planning for the Center City district; and

WHEREAS, in November 2018 MKSK transmitted the results of the draft development plan to the Center City district where it was accepted by the Redevelopment Plan Steering Committee and Center City Authority (CCA) Board in February 2019 for further study of the concepts; and

WHEREAS, the CCA's review of the Plan and recommended priorities includes: priority one as the Saginaw Road Streetscape from Dartmouth Drive to BR 10/Patrick Road and priority two as the Circle Area to be considered after community conversations on traffic conversions of Ashman and Rodd Street have taken place; now therefore

RESOLVED, that Midland City Council hereby receives and files the 2018 Center City Redevelopment Plan and gives approval for further study of the concepts contained in the Plan and potential funding opportunities to take place; and

RESOLVED FURTHER, the CCA will return to update and secure approvals from Midland City Council as work continues on funding and design development of the Plan's concepts.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, August 5, 2019.

Erica Armstrong, City Clerk