



## GRAND TRAVERSE COUNTY **BROWNFIELD IMPACT REPORT**



## **20 YEARS OF COMMUNITY REVITALIZATION**

Grand Traverse County Brownfield Redevelopment Authority  
**1997-2017**

Grand Traverse County  
**BROWNFIELD REDEVELOPMENT AUTHORITY**

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# TABLE OF CONTENTS

<b>Foreword</b> .....	5
<b>Preface</b> .....	6
<b>Executive Summary</b> .....	8
<b>Chapter 1: Background</b> .....	10
<b>Chapter 2: How It Works</b> .....	13
Community Partnerships .....	13
Private Investment.....	13
Public Investment .....	13
<b>Chapter 3: Project Spotlights</b> .....	17
<b>Chapter 4: Economic Impact</b> .....	23
Leveraging Private Investment.....	23
Expanding and Revitalizing the Tax Base.....	23
Efficient Use of Existing Infrastructure .....	25
Job Creation .....	25
Economic Benefits of Density and Connectivity.....	25
Return on Investment: Urban3 Report .....	27
<b>Chapter 5: Environmental Impact</b> .....	31
Conserving Land .....	31
Reduced Stormwater Runoff.....	31
Community Initiated Environmental Remediation .....	32
<b>Chapter 6: Community Impact</b> .....	33
Providing Value to Residential Neighbors .....	33
Spurring Neighboring Revitalization .....	33
Protecting Public Health .....	34
Meeting Market Demand .....	34
Improved Public Infrastructure and Public Spaces .....	35
<b>Appendix</b> .....	36

# FOREWORD BY THE DIRECTOR

*The scope of the County's brownfield redevelopment program has grown since its inception some 20 years ago. Initially it focused on clean up because many of the properties were plagued with environmental issues and there was still uncertainty about dealing with these types of parcels. But since that time, developers, investors, and financers have become more proficient in redeveloping these properties. Now the focus is much greater. The focus is how to make these properties transform a neighborhood or address a community issue like housing. The brownfield redevelopment program now helps to create projects as catalysts for revitalization. So how does it do that? It helps the first in, the risk takers, who make the initial positive investment. That action spurs additional private investment and growth in the surrounding area. Without incentivizing and partnering with these risk takers, we lose out on opportunities to improve and transform our community.*

*This type of transformation is not always readily noticeable but it's happening. When the Rivers Edge project was developed it changed the way people looked at the south end of the downtown – beyond Front and State Streets. One project can make a difference.*

*The question I hope citizens ask after reading this report is how do we use the program next to take on community issues – including everything from affordable housing to new public spaces. I believe our community should be proud by its accomplishments and will remain committed to redevelopment. This program has the ability to keep the focus on building upon and re-purposing our community and addressing the needs of the community. Congratulations and here is looking forward to a prosperous future!*

*Jean Derenzy, Executive Director  
Grand Traverse County Brownfield Redevelopment Authority*

# FOREWORD BY THE CHAIR

*This year the Grand Traverse Brownfield Redevelopment Authority (BRA) turns 20. During the past twenty years, the BRA has facilitated the resurrection of some of our area's most visible and important pieces of real estate and structures. Prior to the BRA creation in 1997, the laws regarding a contaminated building or property actually discouraged its redevelopment and did not facilitate any "clean-up" provision. The wisdom of Public Act 381 was the realization that the effort and energy committed to finding the guilty party for the pollution did nothing to clean up the pollution or revitalize the site. Today, no one acquires property without first getting an initial screening to see if the property is clean. This step begins the process of making property clean and viable.*

*While PA 381 has had a few tweaks since the beginning, the majority of the focus is still on bringing sites up to safe and healthy standards in order to protect workers, users, neighboring properties, streams and lakes. The most recent modification allows for a portion of the incremental tax created on a property to be used for specific purposes other than clean-up if the property is within the urban core. This was an effort by State legislators to create financial incentives that will reduce urban sprawl, create more density in the city and make use of existing infrastructure. The residual benefit is the increase in property values to the surrounding residential areas as well. For those that focus on maintaining the historic integrity of the region, it is an incentive that helps protect open lands, farms and lakeshore outside the urban core rather than losing them to development for office, retail and parking lots.*

*In the next decade eight more BRA projects will conclude their TIF period and those taxes will flow to the general fund of the municipalities. The increase of collected taxes from the uncapped tax base is an extraordinary increase that is equivalent to finding a diamond mine on the property. If you think I am overstating that, please read the report. It illustrates that BRA plans result in a savings account for the municipalities. They may have to wait for 8, 10, 15 or 25 years but the deferred taxes will amount to a small fortune for no out-of-pocket contribution.*

*Finally, a key to these projects has been consistency. A lot of things have changed in the County and integrated municipalities since 1997. There have been five County Administrators, four City Managers, but only one person has been at the helm of the BRA: Jean Derenzy. As Executive Director of the BRA, her leadership has led to its success.*

*Mark Eckhoff, Chair  
Grand Traverse County Brownfield Redevelopment Authority*

# PREFACE

The legacy of over 150 years of urban growth has saddled the Traverse City, Michigan area with hidden challenges. Today's residents and visitors to the area don't see the remnants of a lumbering, shipping, food processing, and manufacturing center. Long gone are the old factories, fuel stations, and depots. Yet, decades of industrial contaminants and landfill materials still linger underground.

Many of these sites are considered "brownfields" and are often regarded as among the toughest to develop. In comparison with "greenfield" development at the periphery of the urbanizing area, brownfield developers face several barriers, including higher upfront costs in site testing and remediation; a longer pre-development phase to address regulatory issues; greater uncertainty due to liability issues; and market-related limitations due to site conditions. Today's standards for the built environment have evolved from a better understanding about the by-products of previous land uses. Now, the primary challenge is accommodating the new building standards on sites containing historic pollutants.

Redeveloping brownfields is often heralded as sensible public policy because of the multiple public benefits. Economic development benefits include leveraged investment, revitalized neighborhoods, and employment expansion. Fiscal impacts include the generation of new sources of local revenue derived from new investment, as well as lowered requirements for investment in areas of existing infrastructure. On the environmental side, brownfield redevelopment, when compared to greenfield development, is credited with saving land, improving water quality through reduced runoff, generally accommodating growth in an environmentally responsible fashion, and providing an alternative to the negative impacts associated with sprawl.

Addressing the issues of contamination reaches back to the 1960's and 1970's. The first significant response in recognizing the impact of contamination was the Clean Water Act of 1972. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was obtained. The federal act brought attention locally about the regulations and awareness that communities had to be a part of the resolution of the contamination of our water and land which started impacting the health of residents. We were not only poisoning the environment but also poisoning ourselves. Responding to these impacts was in essence a move to protect citizens.

The first generation of brownfield redevelopment focused on creating legal responsibilities for the cleanup of contaminated properties. The Comprehensive Environmental Response, Compensation, and Liability



## Brownfield

A site previously built on that is idle or underused often because of real or perceived environmental contamination. For some incentives, a brownfield can be a property that is contaminated, blighted, functionally obsolete, historic, adjacent to an eligible property, or owned by a land bank.



## Greenfield

An undeveloped or agricultural tract of land that is a potential site for suburban development.

Act of 1980 (CERCLA), better known as Superfund, compelled the cleanup by liable parties. Regulatory agencies attempted to conduct or heavily monitor cleanup activities.

The second generation of brownfield redevelopment in the 1990's focused on liability protection for developers and financial incentives to entice them forward. Moving the contamination liability from a property buyer and back to the liable party was a monumental shift in drawing interest in brownfield sites. With private investment, there was a shift from the regulatory agencies to the developers taking on the risk and opportunity to clean up sites.

More recently, the third generation focuses on brownfields in their context with the community and how projects are catalysts for community revitalization. Brownfield redevelopment is now a collaborative partnership model among public and private entities. Communities recognize the importance of brownfield as a tool for transformation of neighborhoods and providing foundations for healthy growth, including jobs, housing, amenities, and a restored environment.

Today, the Grand Traverse County Brownfield Redevelopment Authority (BRA) can look back over its last twenty years and see how it has followed this national trend into its current local role as catalyst for community transformation. Many revitalization successes in the Traverse City area have occurred due to the role of the BRA as a redevelopment partner.

The purpose of this report is to highlight the successes of the BRA and its extensive public-private partnerships. With its combination of appointed citizens and local officials, the BRA has remained steadfast in advancing the environmental values of the community while facilitating economic development. This report should instill a sense of pride for the residents of Grand Traverse County who have taken a leadership role in reducing the impact on the natural environment while sustaining and bolstering their built communities.



# EXECUTIVE SUMMARY

Since its establishment in 1997, the BRA has been engaged in 23 brownfield projects, including five which are fully complete. These projects have and continue to provide economic, environmental, and community benefits. Specifically, when brownfield sites are redeveloped:

- The community retains and adds jobs;
- Property values increase, expanding local tax base and attracting further development;
- The community becomes healthier, more vibrant, and prosperous through increased investment and the cleanup of contamination;
- Urban sprawl slows and pollution, emissions, and runoff are reduced due to the centrality and density of brownfield sites; and,
- Community revitalization catalyzes further cleanup and redevelopment.

Highlights of the program include:

## ECONOMIC

- The community has realized \$455 million in private investment, spurred by \$88 million in approved local, state, and federal brownfield redevelopment incentives - *equaling a combined \$543 million in total investment.*
- For every public dollar invested, there has been, on average, \$5.20 of private investment.
- \$126,920,095 in new taxable value has been generated.
- The result of this private-public partnership has been a flourishing community with 1,870 new full-time jobs and 136 part-time jobs while retaining 120 jobs.

## ENVIRONMENTAL

- Over 380 acres of land assessed and/or cleaned up.
- It is estimated that by reutilizing existing land over 1,350 acres land was protected from sprawl development.

## COMMUNITY

- Providing value to neighbors
- Protecting public health
- Meeting market demand
- Improved public infrastructure and public spaces
- Spurring neighboring revitalization

# GRAND TRAVERSE COUNTY Brownfield Redevelopment Authority

## 20 YEARS OF COMMUNITY REVITALIZATION

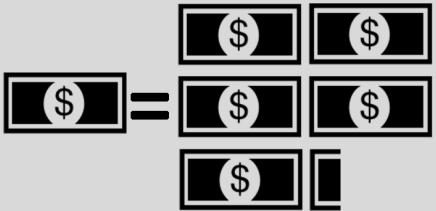
Grand Traverse County  
Brownfield Redevelopment Authority  
Impact Report  
**2017**

**23**  
PROJECTS  
5 FULLY COMPLETED

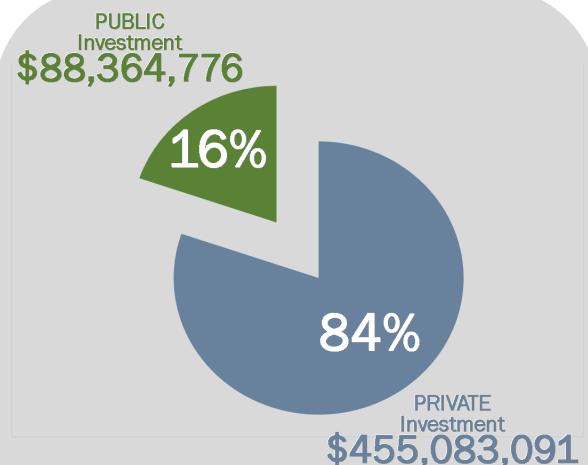
Established in  
**1997**

Economy  
Community  
Environment

**\$1**  
of PUBLIC  
investment  
in brownfields



**\$5.20**  
of PRIVATE  
investment  
in brownfields



**JOBS**

**1,870**  
new full-time jobs



**\$126,920,095**  
increase in  
taxable value

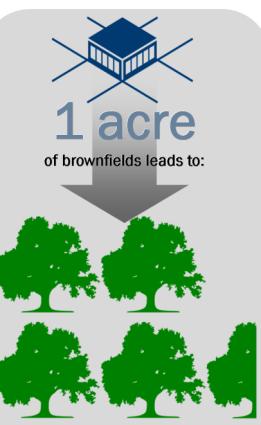
TOTAL INVESTMENT:  
**\$543,447,867**



**380**  
acres of land assessed  
and/or cleaned up



**1 acre**  
of brownfields leads to:  
**47-62% less**  
stormwater runoff



**1 acre**  
of brownfields leads to:  
**4.5 acres**  
of "saved" greenfields



**5-15%**  
residential property value  
increase within 1.3 miles  
of a restored brownfield

**1,350**  
acres of greenfields  
saved

## Chapter 1

# BACKGROUND

The seeds of the Grand Traverse County Brownfield Redevelopment Authority can be traced back to the early 1990's when a group of residents and local leaders decided that the Traverse City State Hospital was worth saving. The State of Michigan, in efforts to close the facility and relinquish its liabilities, decided to demolish the massive complex. A local effort to save the hospital combined with the values of restoring downtown spawned a movement to revitalize the community. When the battle by citizens was coupled with the priority of protecting our environment, the community set a clear path to be proactive in its future, including finding ways to clean up contamination.

In 1995, in light of discussions happening in the Michigan legislature, Bryan Crough, then Director of the Downtown Development Authority, and the Traverse City Area Chamber of Commerce organized a seminar at the City Opera House to explain what a brownfield redevelopment program could mean for downtown, priming the audience of civic leaders for action. At the time, the regulatory approach to environmental clean-up was punitive and capital investment steered away from many older urban areas. The pending brownfield legislation would drastically change that approach.

In 1996, Michigan made a move to become a national leader in environmental cleanup and brownfield redevelopment. The State of Michigan enacted the Brownfield Redevelopment Financing Act (Public Act 381). The new law limited the liability of those who purchase contaminated property, created flexibility in standards, and incentivized development by establishing public funding mechanisms for assessment and cleanup activities. The result was moving a brownfield from a community liability to a potential economic development opportunity.

Under Public Act 381, a municipality may create a brownfield redevelopment authority (BRA) to develop and implement projects that clean-up contaminated sites and entice development. Public Act 381 authorizes and permits the use of school and local tax increment financing to help reduce the burden of brownfield related costs when redeveloping affected properties. The implementation of projects is conducted by a process utilizing brownfield and work plans with oversight by the Michigan Department of Environmental Quality and the Michigan Economic Development Corporation. This legislation became the powerful toolbox that empowered communities to move dreams of revitalization into reality.

**"For a long time the County took the lead in cooperation. We wanted good development and to preserve the heritage of the community."**

*Ross Childs  
Former Grand Traverse County Administrator*

**BEFORE**



**AFTER**



At the time, several collaborative community discussions were ensuing locally such as cable TV agreements and water and sewer agreements. In this spirit of cooperation, local leaders saw that it would be better if there was only one entity – one expert doing this new brownfield program consistently. One entity that could manage the resources and make them available to projects that had no resources. With most of the brownfield sites being in the City of Traverse City and Garfield Township, Grand Traverse County was decided to be the best entity to implement the new brownfield redevelopment authority.

Grand Traverse County established its BRA on October 29, 1997. By taking a more regional approach, the county-wide BRA utilizes economies of scale, eliminates duplication of service, provides consistency in implementation of the program, increases opportunity for collaboration of funding, approaches environmental protection on a more practical scale, and integrates with other county-wide planning and economic development programs.

In 1997, when the City of Traverse City rewrote its Master Plan, it provided the foundation for reinvestment and redevelopment in the City. The City embraced human-scaled, pedestrian-friendly, auto-independent design. The Plan was and remains essential policy to support the role of the BRA in revitalizing the City and planning for its sustainability.

In 1998, Michigan voters approved the Clean Michigan Initiative (CMI) in 1998 which authorized \$675 million in general obligation bond funds for environmental cleanup efforts, with a significant portion of the funding dedicated to programs supporting local redevelopment efforts.

In 2002, the County followed suit when the County Comprehensive Plan articulated the priority of the Board of Commissioners by stating the “County will provide leadership to facilitate the development and implementation of effective programs to encourage growth and in-fill development in areas that have the capacity in public facilities and services to support and accommodate such growth.”

The early projects were ambitious and significant to the community. Rivers Edge, the former iron works along the banks of the Boardman River, Copper Ridge, the former road commission garage on Silver Lake Road, and the Village at Grand Traverse Commons, the former state mental hospital, were all momentous efforts that set the bar for projects to come.

To date, the BRA has vetted dozens of projects, however only 23 projects met the standards set by the BRA and the expectations of the community. Five of these projects are complete and have started paying dividends back to the community.



**“Planning, partnerships, and perseverance make brownfield redevelopment possible”**

**Bryan Crough**  
Former Downtown Development  
Authority Executive Director

# HOW IT WORKS

### COMMUNITY PARTNERSHIPS

The cornerstone of the brownfield program is the public-private partnership. A public-private partnership is an agreement between the community and a private developer to combine financial resources and efforts to accomplish a common vision and goals. The composition of the partnership is unique for each project and is often successful because both private and public resources are fully leveraged to accomplish all tasks of a project. For the benefit of the private sector, the risk taken by the developer is eased some by having support for clean-up and related activities. For the benefit of the public, these collaborations reduce the financial burden on the public sector by accelerating property cleanup, redevelopment, and community revitalization. Input on project outcomes is stronger for the public sector when it's a partner in a project.

### PRIVATE INVESTMENT

In a typical brownfield project, a developer takes on the majority of responsibility and risk while also providing the majority of financial resources. Public investment is considered when there are public goals associated with a project. A developer provides all the clean-up services, including all associated costs. The developer is eventually reimbursed for these services provided to the community. While the best assessment of a site is conducted prior to the clean-up, actual costs associated with clean-up are not known until the project is well underway. Contingencies are in place to ensure the project is a success. The private investment a developer brings to the community is essential for revitalization.

**“Everyone agrees. We’ve got to take care of the environment.”**

*Richard Lewis  
Former Traverse City Manager and  
current City Commissioner*

### PUBLIC INVESTMENT

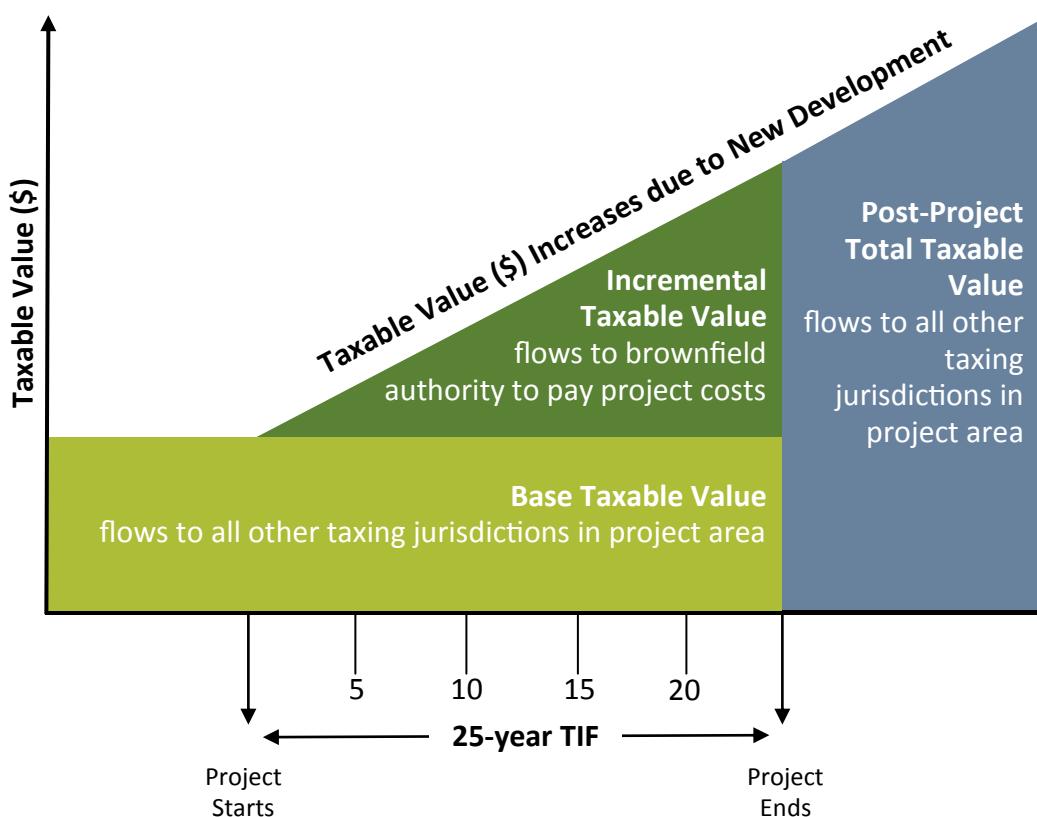
Brownfields represent more than possible contamination problems; they also represent potential assets in local development for communities. Often brownfield sites are in strategic locations but have not been considered for development in the past for fear of potential liability or because of relatively high remediation costs. With public incentives and investments in these sites, there is a return on investment for the community ranging from environmental cleanup, economic growth, job creation, and infrastructure improvements. The public investment made by a community in a brownfield site allows a community to move towards its highest potential by implementing its master plan vision and addressing public needs.

That incentive approach includes a variety of financial mechanisms including tax increment financing (TIF), the Community Revitalization Program (CRP) offered by the State of Michigan, a variety of grant and loans, and local programs that can potentially assist in numerous phases of a project.

### **Tax Increment Financing**

As provided for in Public Act 381, the brownfield program uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties. By using TIF, communities may reimburse a developer for eligible costs related to an eligible property using the incremental increase in the taxes on the property resulting from the new development. Note that for brownfield projects, TIF is typically only applied to a single parcel. However, it may be applied to multiple parcels or a district depending on the project needs. A TIF can only be used if there is going to be an increase in the property tax, otherwise there is nothing to capture to reimburse eligible activities. Eligible activities under TIF include demolition, lead and asbestos abatement, site preparation, and infrastructure improvements.

### **How Tax Increment Financing (TIF) Works**



**“The true value of the program has been what it’s been able to create once a brownfield plan is expired. The return to the community is tremendous.”**

*Rob Bacigalupi  
Downtown Development Authority  
Executive Director*



A tax increment is the difference between the amount of property tax revenue generated before TIF designation and the amount of property tax revenue generated after TIF designation. The tax increment is increased tax revenue from the increased assessed value due to the new brownfield project. The tax increment is “captured” and used for brownfield project needs. Establishment of a TIF does not reduce property tax revenues available to the taxing jurisdictions. Property taxes collected on properties included in the TIF at the time of its designation continue to be distributed to the library, county, community college and all other affected taxing jurisdictions in the same manner as if the TIF did not exist. Only property taxes generated by the incremental increase in the value of these properties after that time are available for use by the TIF.

In addition to locally-approved plans that capture local taxes, the BRA may request capture of state school taxes via a plan submitted to the Michigan Economic Development Corporation (MEDC) and/or the Michigan Department of Environmental Quality (MDEQ). The Michigan Strategic Fund (MSF) with assistance from the MEDC, administers the reimbursement of costs using state school taxes (School Operating and State Education Tax) for **non-environmental** eligible activities that support redevelopment, revitalization and reuse of eligible property. The MDEQ administers the reimbursement of **environmental** response costs using state school taxes for environmental activities. Note that the State of Michigan reimburses schools 100% of the taxes captured. The BRA may use only local taxes to reimburse for eligible activities (i.e., “local-only” plans).

### ***Community Revitalization Program***

The Community Revitalization Program (CRP) is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical disinvestment; contribute to Michigan’s reinvention as a vital, job generating state; foster redevelopment of functionally obsolete or historic properties; reduce blight; and protect the natural resources of this state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects, including brownfield redevelopment projects.

## **Grants and Loans**

The Michigan Department of Environmental Quality (MDEQ) has awarded nearly \$14 million in grant and loan programs for brownfield projects in Grand Traverse County. The MDEQ is a valued partner of the BRA and their efforts to assist in projects like the Village at Grand Traverse Commons have been pivotal in achieving success. The MDEQ assists these efforts by enabling grants and loans to conduct environmental evaluations and assessments; interim response activities; baseline environmental assessment preparation; due care planning and implementation; remedial actions; and demolition.

Offered by the United States Environmental Protection Agency (EPA) on a competitive basis, assessment grants and a revolving loan fund grant have been awarded sought for specific projects. The EPA has played a pivotal role by making resources available through a 2008 Petroleum Site Assessment Grant and a 2010 Revolving Loan Fund Grant to the BRA.

## **Local Site Remediation Fund**

The Local Site Remediation Fund (LSRF) is a capital fund of the County brownfield program that is used by the BRA to provide loans or subgrants for eligible activities on eligible brownfield properties. The LSRF is funded through tax capture on brownfields where an approved brownfield plan has been implemented. When these loans are repaid, the loan amount is returned into the fund and re-lent to other borrowers, providing an ongoing source of capital within the community. This source of gap financing can assist property owners by providing financing with flexible and favorable borrowing and repayment terms.

## **Land Bank Authorities**

The Michigan Land Bank Fast Track Authority and the Grand Traverse County Land Bank Authority provide additional capacity with financing options for redevelopment. The Michigan Land Bank Fast Track Authority made a \$600,000 loan to the BRA to help fund remediation of groundwater in the Traverse City Place Brownfield Plan, an area consisting 23 adjoining parcels of land in downtown Traverse City impacted by historical industrial and commercial operations.

## **Review and Approval**

The above listed incentives are available for projects, but ultimately it is local and state government approval for each project that determines the extent of public participation. The process begins with preliminary discussions between a developer and the BRA. If an application is invited and accepted, the BRA conducts an in-depth discovery on each project to determine if it meets program standards. A mutually agreed upon plan is devised that requires approval by the BRA, County and local government board approval, and ultimately state approval. Approval of the MDEQ and/or the Michigan Economic Growth Authority (MEGA) is necessary depending on the types of eligible activities to be reimbursed with school taxes. Notice to all affected taxing jurisdictions, including the Michigan Department of Treasury, is given if which tax increment revenues will be captured in the plan. These checks and balances ensure a project is well vetted and appropriate.

# PROJECT SPOTLIGHTS

*The following projects exhibit how effective the brownfield program has been since its inception and the variety of projects facilitated by the BRA.*

## THE FOUNDATION FOR SUCCESS:

### RIVERS EDGE

Among the best candidates for the first redevelopment project in the County was the former Traverse City Iron Works, which had long produced iron castings for industry. More than 100 years of heavy industrial uses scarred the land and polluted the adjacent Boardman River. The 12-acre site was abandoned in 1984. Grand Traverse County utilized a State of Michigan Coastal Management Program grant in 1992 to assess the property's environmental condition which revealed the extent of contamination from mold sand, iron slag, and chemicals, but there was not the considerable funding needed to clean it up.

Finally, a \$1.5 million Site Assessment Grant from the MDEQ was provided to remove substantial contaminated soil and foundry sand. The berm on the river, landscaping, and walkway are actually encapsulating foundry sand that was left on site. Developer Tim Burden first completed Rivers Edge, a five-story, \$12 million brick and glass building, in 1999. Additional redevelopment resulted in a high-density, mixed-used and income center of activity. A large portion of the remaining site was eventually sold to Hagerty, one of the largest local employers and the global leader for collector car and boat insurance. In 2010, the plan was amended to expand public infrastructure, mainly the Old Town parking deck, to allow for further growth of Hagerty and many other nearby businesses. With 25 businesses and 90 residences, the now completed Rivers Edge Brownfield Plan has proven to be a major success, catalyst, and template for revitalization in Traverse City.

**“[Rivers Edge] was so important because it allowed us to turn away a proposal from a drug store chain for a one-story building and a surface lot. We are so fortunate that Tim Burden captured that vision. The density we have there now and the tax base is so much greater than what could have been achieved with a drug store.”**

**Bryan Crough**  
*Former Downtown Development Authority Executive Director*



## RESTORING THE SOUL OF TRAVERSE CITY:

### THE VILLAGE

### AT GRAND TRAVERSE COMMONS

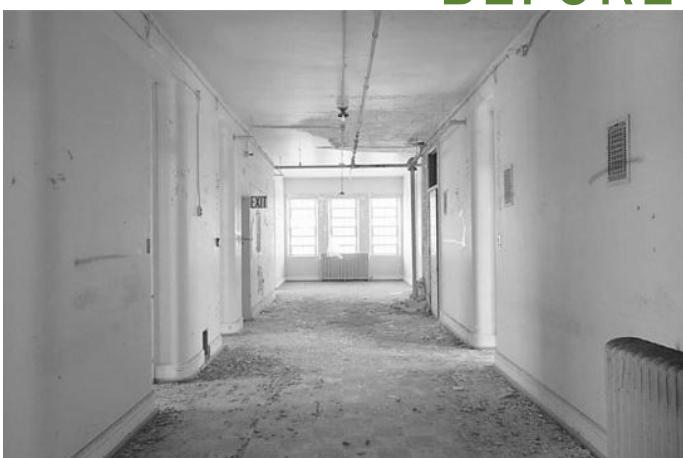
Owned and operated by the State of Michigan to treat individuals with mental illness, the Traverse City State Hospital, which opened in 1885, housed 50,000 patients, hired 20,000 employees, and accepted 250,000 visitors before its closure in 1988. The closure left the community with rapidly deteriorating historic structures with notable levels lead and asbestos and contaminated land through a variety of historic uses. The State's interest was to demolish the buildings and reuse the land.

Through determination of the community to save the buildings, the Village at Grand Traverse Commons has emerged from the shadow of the old State Hospital as the largest historic redevelopment in Michigan and possibly the nation. Redevelopment planning and implementation was a long and complex process over a number of years. Eventually the core area of historic buildings was transferred to the Minervini Group, LLC, a local private developer. The over \$180 million project has more than one million square feet of building space on a 63-acre wooded campus. The project has transformed an area of the Traverse City's west side into a new village and has utilized almost every state financed business incentive available, including a Renaissance Zone, tax increment financing, tax credits, and cleanup grants and loans.

While approximately 52% of the redevelopment is complete, approximately 425,000 square feet of building space remains to be redeveloped. Considerable amount of lead based paint and asbestos containing material is pervasive throughout many of the buildings that remain to be redeveloped. To date, there are 62 market rate condos, 68 affordable rental residential units, over a dozen retail stores, nine restaurants, nearly 40 professional offices, and a 91-unit of senior residential club.



**BEFORE**



**AFTER**



## REBIRTH OF DOWNTOWN: RADIO CENTRE, HARDY DECK AND 101 NORTH PARK

**“Grand Traverse County has made the most of the brownfield program. It has the coolest projects in the whole state.”**

*Susan Wenzlick  
Brownfield Redevelopment Unit  
Department of Environmental Quality*

Radio Centre, a retail and office complex, was developed by Ross Biederman, who completed the first phase, a \$4 million, four-story retail and office building, in 2001, the same year the Downtown Development Authority built the adjacent \$8 million Hardy Parking Deck. This project provided a new anchor at the eastern end of Front Street, an important entry to downtown. Biederman completed the second phase, a \$5 million office building, in 2003. The development is built on a site that included an abandoned gas station and a car dealership. The BRA secured a \$661,000 state brownfield grant to clean up the two acre parcel and almost \$3 million in tax increment financing, including \$1.5 million for the parking deck. A third phase being developed by Socks Brothers is under construction.

The Radio Centre project was instrumental in spurring neighboring efforts including 101 North Park and Park Place Hotel projects. 101 North Park had been used as an automotive service station since the 1920s. Petroleum and heavy metal contamination affected soil and groundwater at the site and had spread beyond the property boundaries into the adjoining street and alley. The site sat vacant for nine years and became locally referred to as the unsightly fenced-in “Hole on Front Street.” Through \$20 million in private investment and \$2.2 million in public investment, a new, five-story mixed use building with private underground parking was built in 2010.



## RESTORATION OF THE BAY FRONT:

### HOTEL INDIGO

The removal of the Bayside Power Plant in 2005 set the stage for transformation on the south side of Grandview Parkway in Traverse City. The first project was building of the Indigo Hotel as part of the larger Traverse City Place brownfield plan redevelopment area.

Historical uses of the site included automobile repair and commercial operations with surrounding historical uses including manufactured gas production, food production, gasoline service stations, and bulk oil storage. Results of environmental investigations of the site revealed the presence of significant contaminants exceeding state environmental remediation standards. A major concern addressed in the project was to protect any migration of the contaminants towards the nearby bay.

Developer Jeff Schmitz faced significant unforeseen challenges to the site which required a lengthy clean-up process. However, the 108,000 square-foot boutique hotel opened in 2016 with 107 rooms, conference space, and underground parking. It has proven to be an essential cornerstone in redevelopment of a larger area known as the Warehouse District. Public infrastructure improvements made by the DDA include the reconstruction of Garland Street which traverses the district.



## REACHING OUT TO EMERGING INDUSTRIES: FOOD FOR THOUGHT CENTER

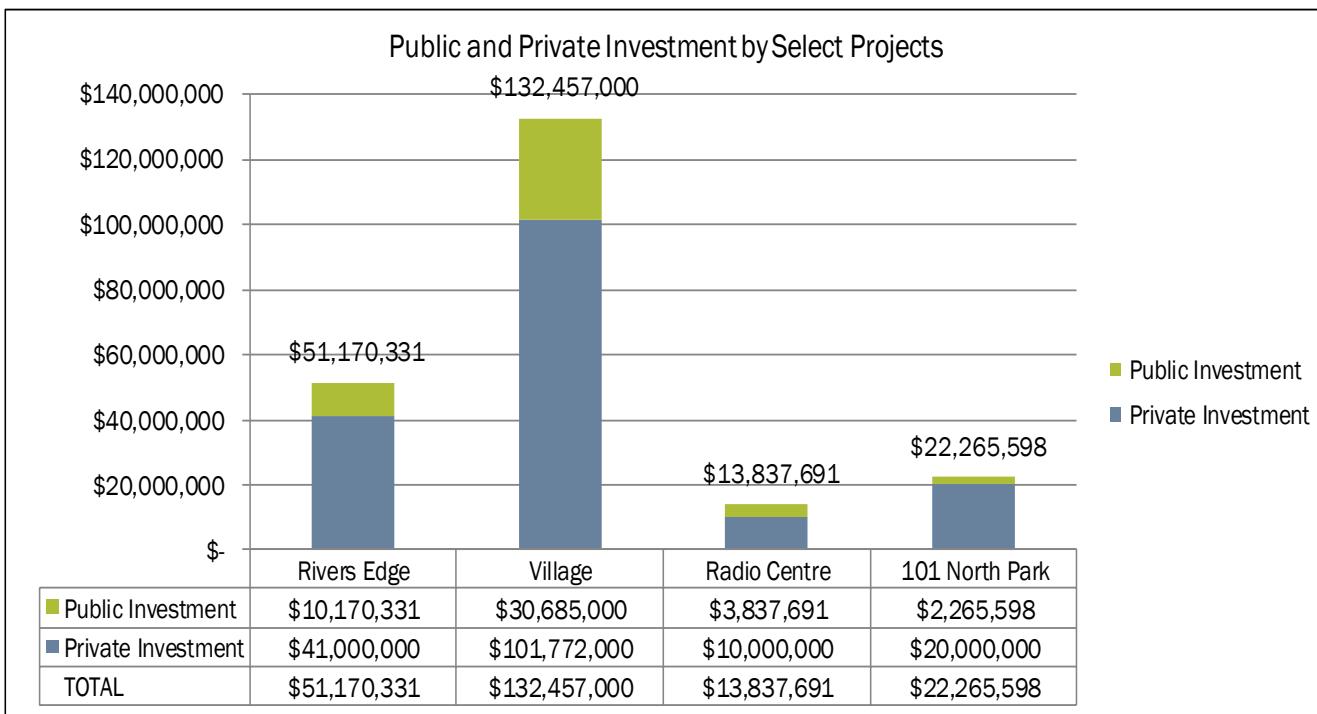
Most brownfield projects are centered in the urban core where environmental challenges are more prevalent. However, the BRA has also worked in other communities around the County. A recently approved project is the conversion of the former Long Lake Township Elementary School into a state of the art multimillion-dollar food production facility. The Food For Thought Center received brownfield support in the amount of \$511,000 in brownfield remediation. The plan will reimburse part of the \$4.8 million renovation of the vacant, functionally obsolete school building, where they will produce local sourced food products. Food For Thought's private investment will build about \$2.9 million in new taxable value as the property has long been off the tax rolls as a Traverse City Area Public Schools-owned property. The project is an excellent example of repurposing an outmoded building and potential eye sore into a productive building in the community.

### CURRENT



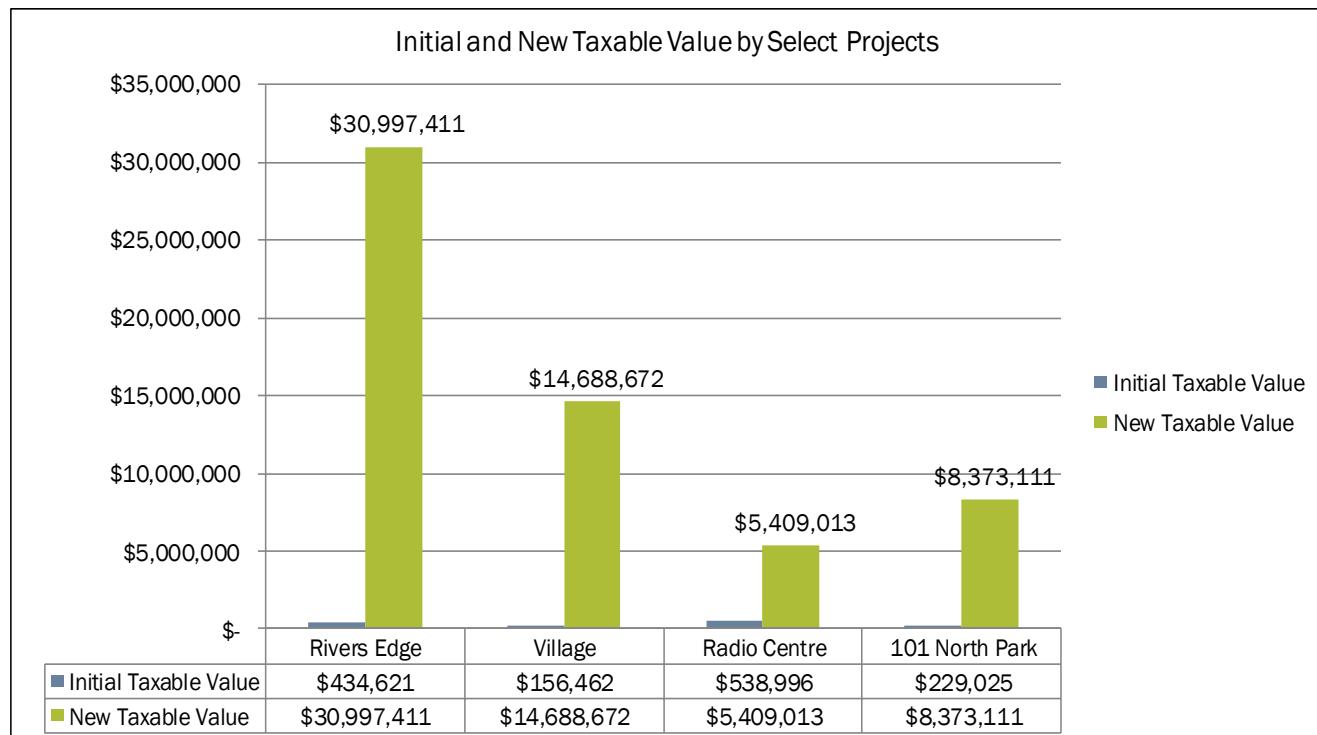
### PROPOSED





The return on investment from several brownfield redevelopment projects has been significant. Four projects highlighted here illustrate the amount of private investment matched to the support of public dollars. In addition, the increase of taxable value for these projects has skyrocketed. These private and public investments will have returns to the community for many years to come.

TAXABLE VALUE INCREASE	
Rivers Edge	7,032%
Village	9,288%
Radio Centre	9,03%
101 N. Park	3,555%



# ECONOMIC IMPACT

## Economic Benefits of Brownfield Redevelopment

- Broader/increased tax base
- Increased revenues for municipalities
- Increased property values
- New jobs brought to community
- Maintain existing jobs
- Leveraging of private development funds
- Leveraging of public funds
- Improved development capacity

Economic impact is one of the most visible and measurable results of remediating and redeveloping a brownfield site. Brownfield redevelopment enables job creation and retention, private investment, tax base revitalization, efficient use of existing infrastructure, and economic competitiveness through improved density of development. Additionally, redeveloping brownfields benefits surrounding properties by attracting new businesses, often leading to further economic development and tax base expansion. Collectively, these benefits contribute to economic competitiveness at the local and regional level and provide a substantial return on public investment.

### LEVERAGING PRIVATE INVESTMENT

The majority of investment in brownfield redevelopment comes from private sources. By offsetting the costs and liabilities associated with redeveloping contaminated property, public assistance can unlock significant private investment and make brownfield sites financially viable for private developers. The private development that follows helps to power the economic expansion of the larger community.

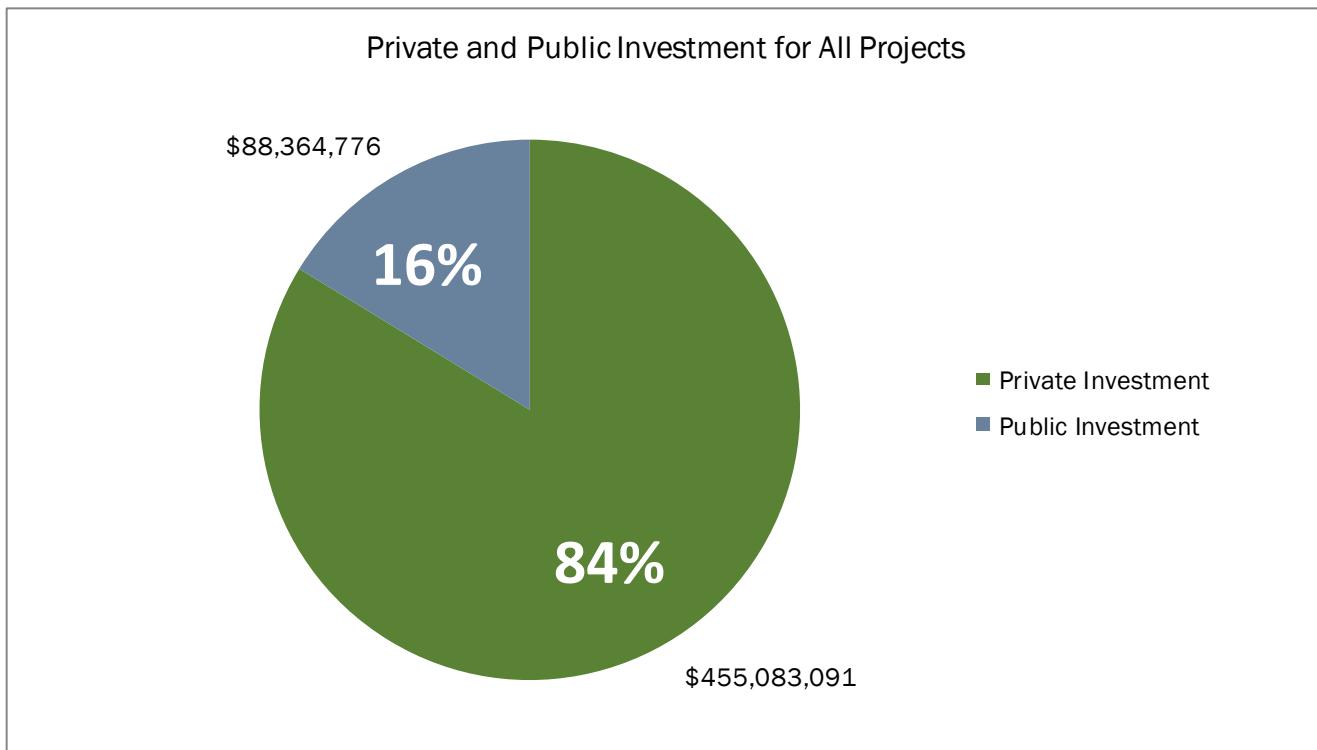
### EXPANDING AND REVITALIZING THE TAX BASE

Brownfield redevelopment projects foster tax base growth and expansion. However, such expansion requires a long term commitment. Projects are often complex and require a host of financial resources and planning to make them successful. The full execution of any brownfield plan takes time. However, the return on investment is significant in strengthening a fiscal health of the community.

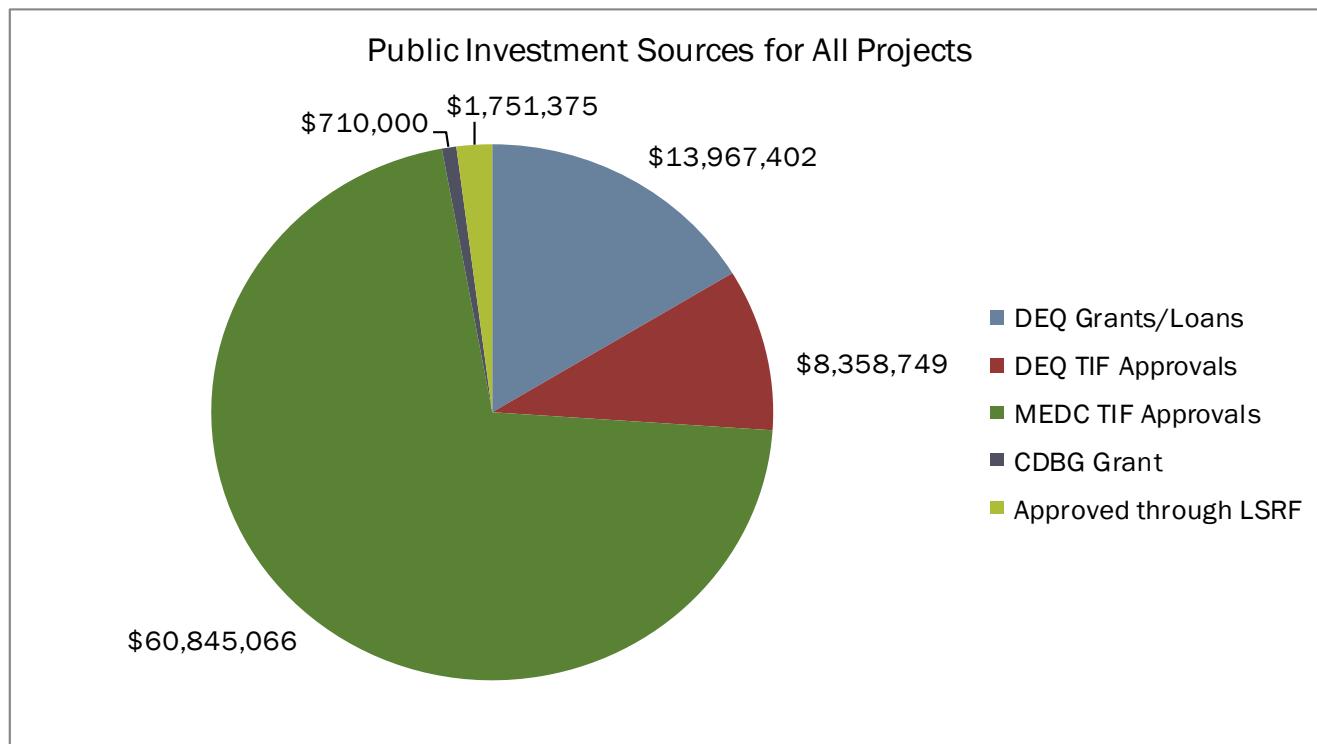
**“If we didn’t have the framework of public interest and values in redevelopment, none of this would ever happen.”**

*Raymond R. Minervini II  
The Minervini Group  
Village at Grand Traverse Commons*





Brownfield redevelopment projects are a complement of private investment with public incentives. For every dollar of public funds provided as an incentive for a project there was on average \$5.20 dollars of private investment. In the last twenty years, \$543,447,867 of both public and private dollars were invested into projects. The public sources of funding are varied but a vast majority comes from tax increment financing (TIF) funds.



## EFFICIENT USE OF EXISTING INFRASTRUCTURE

Brownfield sites are often located in the urban core where they are able to resourcefully utilize existing public infrastructure and alleviate development pressure at the urban fringe. The community and developers can often forego considerable infrastructure construction costs by supporting infill development on brownfield sites. In addition, brownfield projects can aid in the ongoing needed maintenance and improvements of public infrastructure by incorporating upgrading elements into the project.

**“We have taken a different approach over the last ten years from administrative compliance and getting projects done to the front end and doing project intake. The overall strategy has really changed to be more holistic and share work plans and brownfield plans. Grand Traverse County is an example of one of the more aggressive communities and unique in regards to projects and what makes sense at the regional level and coordinated applications to specific areas.”**

*Sarah Rainero  
Regional Director  
Michigan Economic Development Corporation*

## JOB CREATION

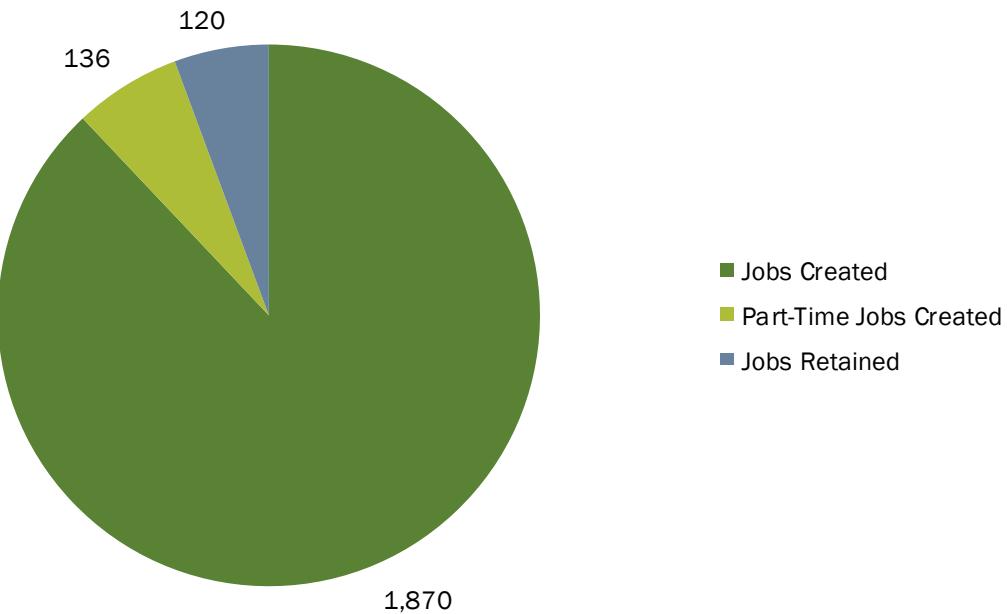
Brownfield projects help communities retain jobs and even create new ones. There are temporary construction jobs associated with the development, but then often projects are utilizing vacant or underperforming properties and are able to provide locations for new businesses or expanding businesses. Since its inception, brownfield projects in Grand Traverse County have created at least 1,870 full-time and 136 part-time jobs while retaining at least 120 jobs.

## ECONOMIC BENEFITS OF DENSITY AND CONNECTIVITY

Communities that develop at a higher density often create a unique connectivity among its inhabitants and daily visitors. Access to a greater array of transportation modes enhances the movement of people through the tight knit community while closely located businesses and gathering places provide environments for people to meet and exchange ideas. These gathering places are known as third places, a social gathering space separate from home, the first place, and the office, the second place. Cafes, restaurants, parks, bookshops, clubs and similar locations are considered examples of a third place. Businesses also recognize the added value these places provide to their employees and often seek to locate in these environments. Certain businesses find they can be essential to attracting talent. Ultimately a hub of business and job opportunities is created within an urban core that grows with dense and connected development. Brownfield redevelopment facilitates compact, dense and/or infill development, which fosters these environments.

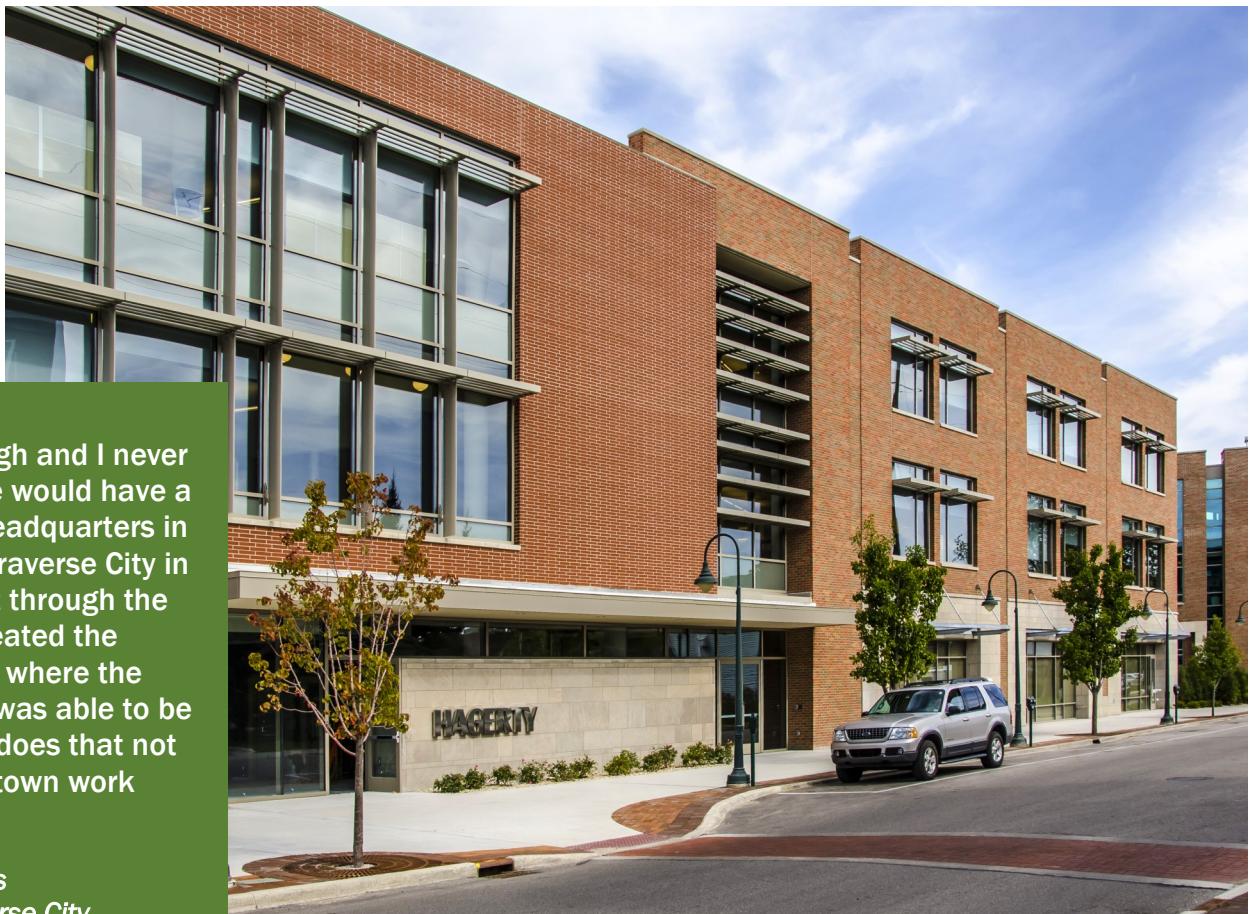


### Job Creation and Retention for All Projects



**“Bryan Crough and I never dreamed we would have a corporate headquarters in downtown Traverse City in Hagerty. But through the tools, we created the atmosphere where the investment was able to be made. Now does that not make downtown work better?”**

*Richard Lewis  
Former Traverse City  
Manager and current City  
Commissioner*



## RETURN ON INVESTMENT: URBAN3 REPORT

**“Because of the ability to build, we have over 400 workers housed in downtown Traverse City. These workers spill over into other areas by shopping at stores, eating at restaurants, visiting doctor’s offices. This creates a higher density in the number of businesses which is a huge success.**

*Dan Beutler  
Vice President of Accounting & Controller  
Hagerty*

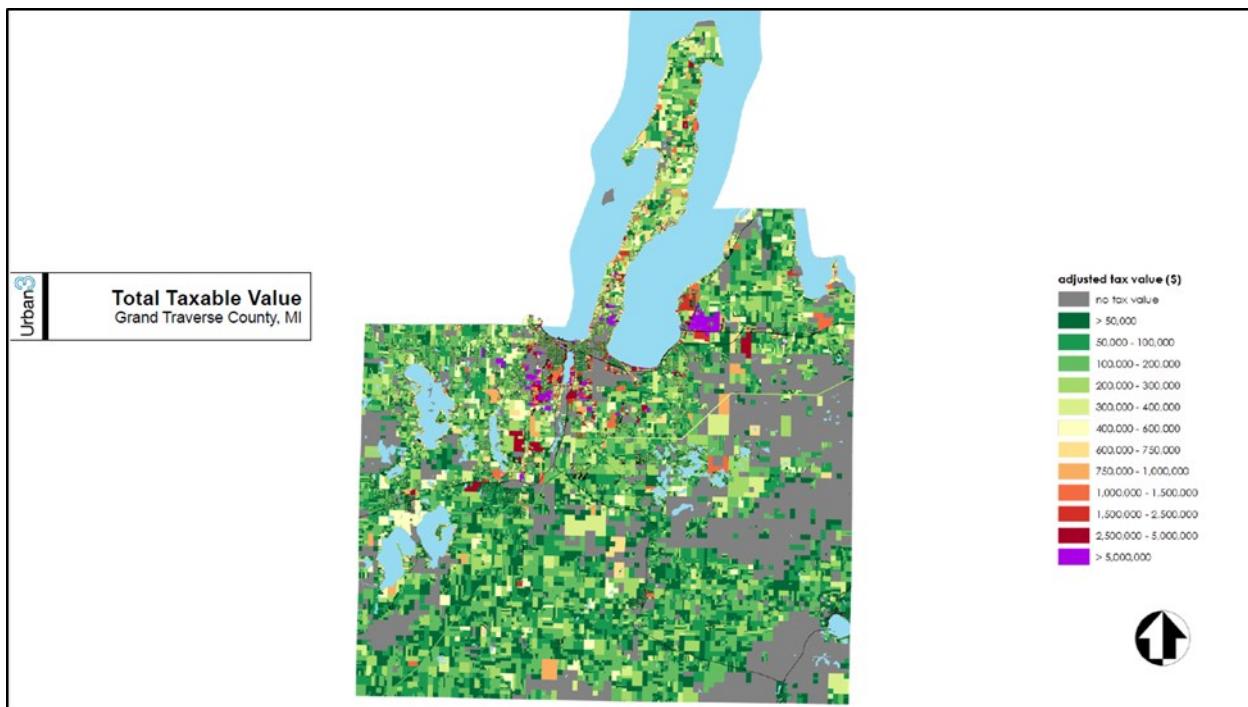


In 2016, the City of Traverse City, Grand Traverse County, the Traverse City Downtown Development Authority, and the Traverse Area Association of REALTORS® retained Joe Minicozzi, principal at Urban3, a firm that analyzes the financial implications of municipal development strategies, including the relationship between building design and tax production. He studied and presented the economic productivity of all of the land parcels in Traverse City and Grand Traverse County.

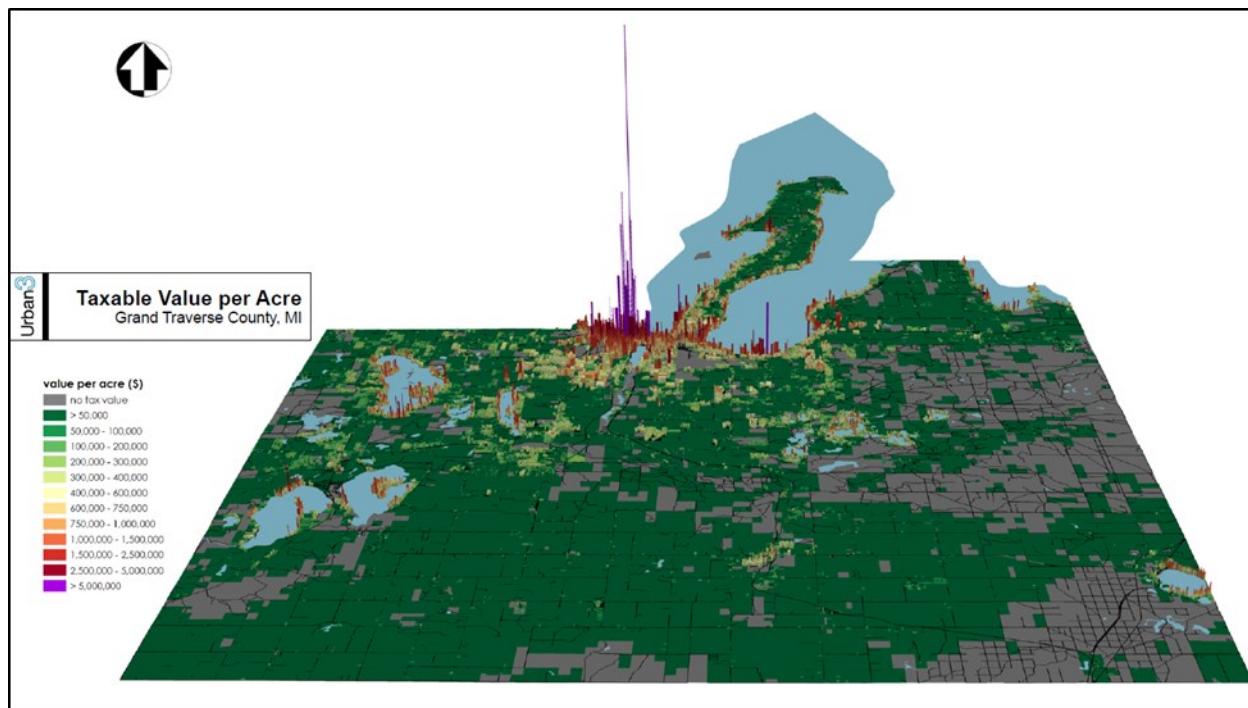
In his findings, Minicozzi noted large properties with large scale developments are often seen as the highest producing tax revenues. Big box stores and other land intensive commercial operations sit on large properties that provide notable tax revenues. These locations tend to be at the outer edges of the urbanizing area. However, when the view is changed to a value per acre, the highest values shift to higher density areas of downtown Traverse City and along lakefronts. Properties possessing a fraction of the land area provide greater value. For example, 101 North Park Street in downtown Traverse City has a taxable value per acre of \$51.6 million. Another nearby brownfield project, Radio Centre One, has a taxable value per acre of \$12.3 million and Rivers Edge has a taxable value per acre of \$9.9 million. In comparison, the Meijer store in Garfield Township has a taxable value per acre of \$396,000 while Grand Traverse Crossing (Walmart, etc.) is at \$386,000. In comparing the taxable value per acre of different properties, it helps communities recognize the value of efficiently utilizing space and investing in areas of higher density.



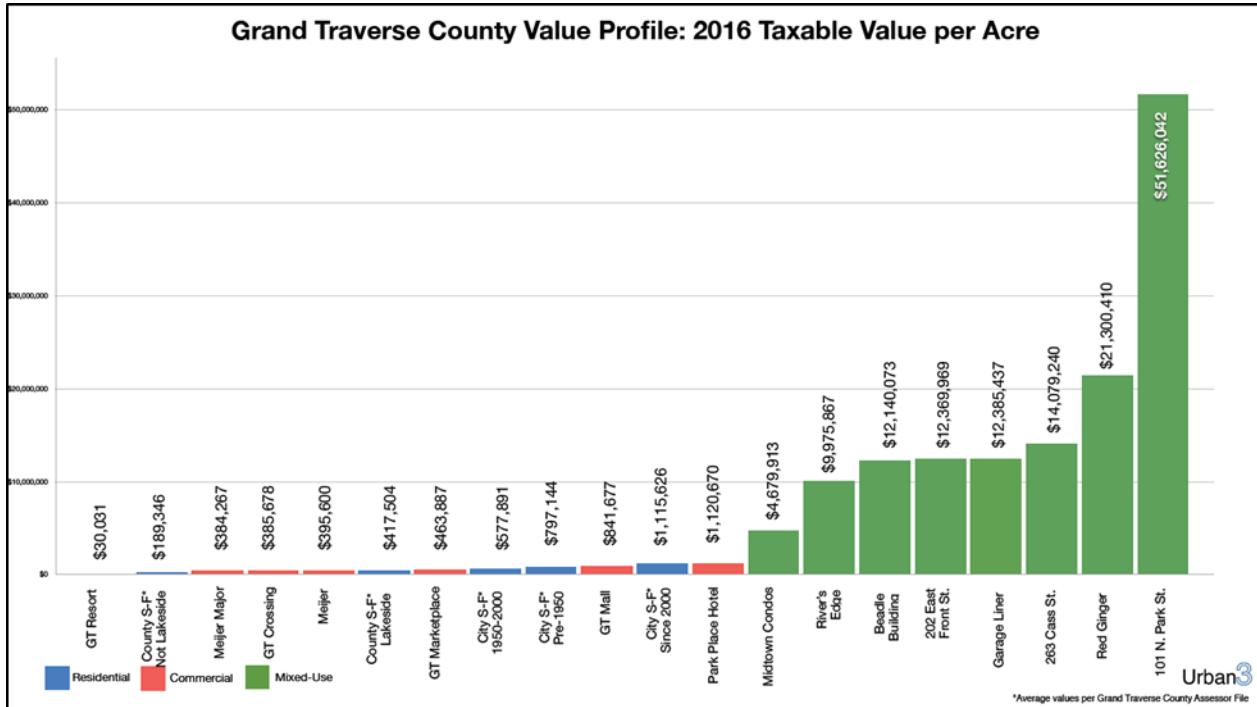
## TOTAL TAXABLE VALUE FOR GRAND TRAVERSE COUNTY



## TAXABLE VALUE PER ACRE FOR GRAND TRAVERSE COUNTY

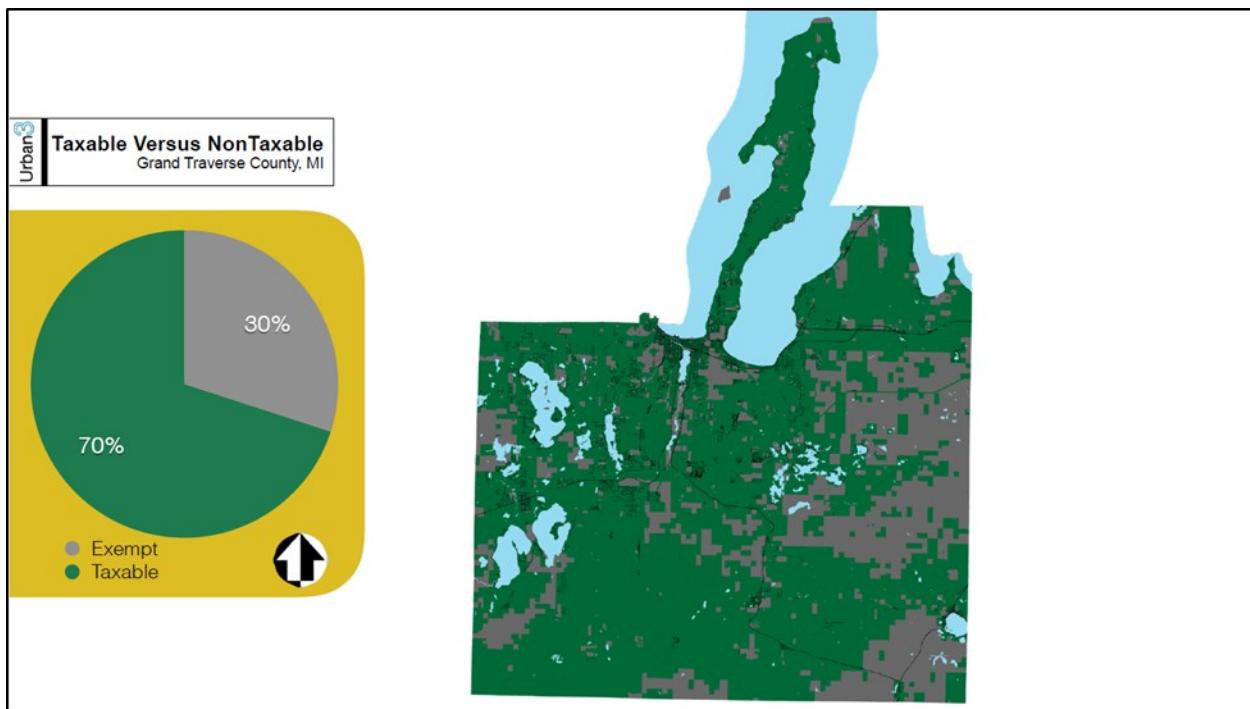


## TAXABLE VALUE PER ACRE BY DEVELOPMENT/DEVELOPMENT TYPE



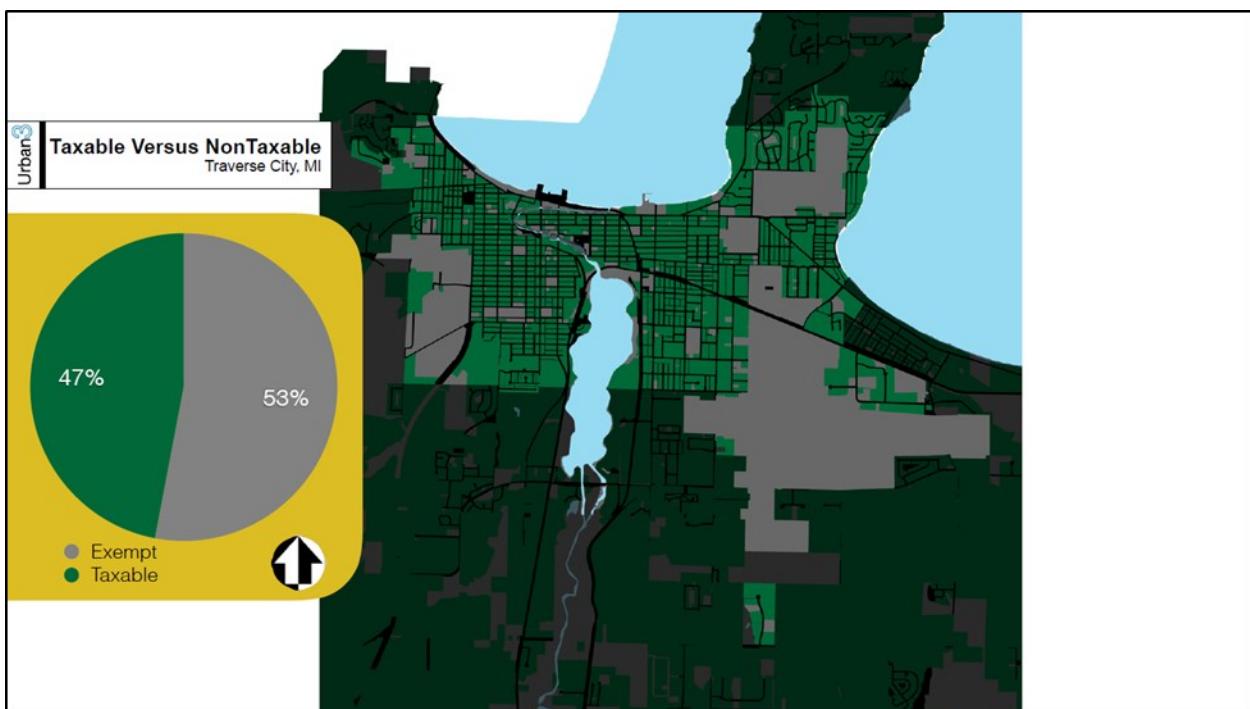
Utilizing tax data from the County Equalization Department, Urban3 compiled a comparison of properties by different sizes and uses including residential, commercial, and mixed use. This analysis illustrates how much tax value is generated by one acre of each property. Developing real estate in a high density area like downtown generates short-term economic activity. Over time, it also raises the value of the buildings in that area, which generates even greater tax revenue for the community. Buildings located downtown do this on much less land than a shopping mall.

## TAXABLE VERSUS NONTAXABLE FOR GRAND TRAVERSE COUNTY



Tax production becomes particularly important in communities with a high number of tax-exempt properties (including parks, government buildings, churches, hospitals, airports, schools and nonprofits) – as is the case in both Grand Traverse County and Traverse City. 30 percent of the land in Grand Traverse County is tax-exempt. This tends to be higher than other urbanizing counties. The City has a tax-exempt amount of 53% which is higher than most cities.

## TAXABLE VERSUS NONTAXABLE FOR TRAVERSE CITY



# ENVIRONMENTAL IMPACT



## Environmental Benefits of Brownfield Redevelopment

- Contamination removed/site remediated
- Protection of adjacent natural resources
- On-going assessment and monitoring activities
- Sustainable development
- On-going groundwater treatment
- Improve/protect public health



The initial drive behind redeveloping brownfields originated from the interest in restoring the environment. Superfund and other legislation was a response taken by the federal government to clean up hazardous, extremely contaminated sites after highly-publicized environmental incidents. New legislation, new regulations and new technology to clean up brownfields have advanced significantly since then, resulting in more effective remediation and eliminating or mitigating the effects of environmental contamination. In addition, with increasing interest in sustainability, brownfield redevelopment is seen as a tool to reduce development pressure on greenfields. Sustainable principles such as natural resource conservation, environmental quality restoration, and energy efficiency are often utilized when redeveloping brownfield sites.

Restoring brownfield sites has been a collaborative effort amongst developers, local government and state and in some cases, federal agencies. Activities typically taken to clean the environment include environmental evaluations and assessments, interim response activities, baseline environmental assessment preparation, due care planning and implementation, remedial actions, and demolition.

## CONSERVING LAND

The total acreage of all the brownfield projects is 386 acres. On average, every brownfield acre redeveloped would have required a minimum of 4.5 acres had the project been located in a greenfield area.<sup>1</sup> If these projects were developed in greenfield areas, then other factors, including zoning and other requirements, would come into play resulting in more land consumptive development. The result is a conservation of 1,351 acres of land.

## REDUCED STORMWATER RUNOFF

By utilizing a smaller development footprint, brownfield projects often have a lower amount of stormwater runoff. It is estimated that stormwater runoff from brownfield redevelopments is estimated to average 43 - 60% less than greenfield developments.<sup>2</sup> Stormwater elements are often incorporated into brownfield projects. Uptown, the Old Town parking deck, and Old Town Corner are brownfield projects that contain natural green roof elements to reduce storm water run-off.

<sup>1</sup>“Public Policies and Private Decisions Affecting the Redevelopment of Brownfields: An Analysis of Critical Factors, Relative Weights and Areal Differentials.” George William Sherk, George Washington University, 2002.

<sup>2</sup>“Air and Water Quality Impacts of Brownfields Redevelopment: A Study of Five Communities.” U.S. Environmental Protection Agency, Office of Solid Waste and Emergency Response, Office of Brownfields and Land Revitalization, Washington, DC 20460, April 2011, EPA 560-F-10-232.

In addition to the overall brownfield plan for each project, there is a detailed work plan which outlines the approved remediation and clean-up activities for the site. As a site is redeveloped, contaminated soils may be removed or isolated to prevent exposure, buildings may be constructed to keep contaminant vapors from seeping in, and groundwater may be treated to remove contaminants.

The Michigan Department of Environmental Quality determines what levels of action are sufficient to protect human health and the environment. Remediation efforts investigate and determine the appropriate clean-up and development strategy for sites that have impacted human health and the environment. Collectively, the BRA, MDEQ, and developers work develop a plan to remediate the site for its intended future use while addressing the past contamination issues.

## COMMUNITY INITIATED ENVIRONMENTAL REMEDIATION

Through its experience over the years, the leadership of the BRA has grown to become more proactive in addressing environmental concerns. Its ongoing collaboration with the DEQ and EPA has been successful, but at times the BRA has recognized its need to take initiative in advancing the community priority of protecting natural resources, particularly water quality. The BRA took a proactive role in addressing groundwater contamination at the intersection of the Front and Division Streets in Traverse City. Commonly known as the Four Corners, the BRA amended the 701 West Front Brownfield Plan to enable a more coordinated environmental response to clean up the commingled plume at this intersection and took legal action with potentially liable parties.

The BRA utilized its Local Site Remediation Fund to address contamination in the removal of the Boardman Dam in Garfield Township. A \$500,000 grant was earmarked for environmental activities in the project, including dewatering, sedimentation control and demolition safeguards to prevent contaminated material from entering the river.

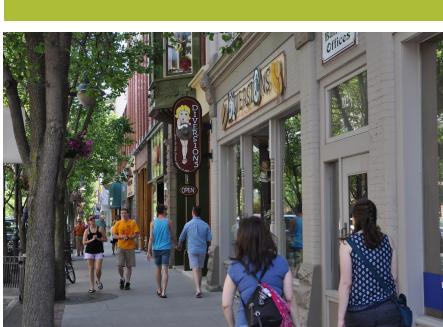
Recently, the BRA secured United States Forest Service (USFS) grant funding to plant trees and shrubs to mitigate contamination located near Boardman Lake and Grand Traverse Bay. The project uses phytoremediation, a process by which trees and shrubs are planted to act as natural “filters” that clean pollutants from the ground.

**“The [Traverse City] community is much more involved and engaged. It keeps us accountable and makes us have conversations in environmental remediation.”**

*Susan Wenzlick  
Brownfield Redevelopment Unit  
Department of Environmental Quality*



# COMMUNITY IMPACT



## Community Benefits of Brownfield Redevelopment

- Improvement to neighboring properties and businesses
- Improved/increased waterfront access
- Overall quality of life improvement
- Additional/improved public space and facilities
- Downtown improvement
- New/improved recreational opportunities
- New market rate and affordable housing to meet community needs
- Historic preservation
- Reuse existing infrastructure
- Blight mitigation



When brownfield sites are remediated and returned to productive use, benefits extend to the surrounding neighborhoods and greater community. The increased investment raises property values, spurs additional development, protects public health, meets market demands and improves public infrastructure and public spaces. The collective success of all the projects has raised the quality of life for residents, businesses, and visitors.

### PROVIDING VALUE TO RESIDENTIAL NEIGHBORS

The removal of blight and contamination makes an area more attractive to investment and results in increased adjacent property values. Although the exact impact on adjacent property values depends on the condition of the residential neighborhood, size of the brownfield, and many other factors, property values almost always increase. One evaluation study concluded that cleaning up brownfield properties leads to residential property value increases of 5 - 15.2% within 2,070 meters or 1.29 miles of the sites.<sup>3</sup> Cleanup and redevelopment of brownfields can also improve negative perceptions of an area, creating a positive environment for new investment and community improvement.

### SPURRING NEIGHBORING REVITALIZATION

Brownfield redevelopment can function as a catalyst that creates a positive environment for investment in new developments and leads to transformation of entire neighborhoods and districts. As an example, with the completion of Rivers Edge and the Old Town parking deck in Traverse City, the surrounding neighborhood was provided with greater stability for investors while providing essential infrastructure to free up land. The Regatta Building at Cass Avenue and Eighth Street and the Ivy Terrace condominiums on Eighth Street are two examples of nearby developments that occurred after the Rivers Edge and the Old Town deck. Similarly, redevelopment planning efforts for Eighth Street along with the Brookside Family Medicine building at Eighth Street and Railroad Avenue provided stability in the market for new development, including the Boardman Flats, a 14-unit apartment complex on Eighth Street, between Railroad Avenue and Franklin Street.

<sup>3</sup>“The Value of Brownfield Remediation.” Kevin Haninger, Lala Ma, and Christopher Timmins, NBER Working Paper No. 20296, July 2014, Revised September 2015.

A key challenge to developing in high density areas is providing for parking. Two brownfield related projects, the Hardy parking deck and the Old Town parking deck, support retailers, restaurants, employees, events, theaters by providing ample nearby parking. In an area where parking is in demand, these decks offer convenient parking for employees and visitors. Downtown Development Authority Director Rob Bacigalupi advises that, “Parking decks are an urban design tool that free up land for more interesting uses to happen.”

## PROTECTING PUBLIC HEALTH

Cleanup of contamination at brownfield sites has been shown to ensure better health by reducing risks for surrounding community inhabitants. When brownfield cleanup occurs at a community-wide scale, public health benefits are compounded, including reducing health impacts and making communities more resilient. Requirements by the DEQ must be met for inhabitants and visitors to redeveloped brownfield sites so that exposure to any harmful substances is prevented.

## MEETING MARKET DEMAND

Urban infill development helps meet the increased demand for housing for buyers and renters who prefer homes in compact, urban neighborhoods. A National Association of Realtors survey found that Americans prefer walkable communities more so than they have in the past.<sup>4</sup> 48 percent of respondents reported that they prefer to live in communities containing houses with small yards but within easy walking distance of the community’s amenities, as opposed to living in communities with houses with large yards but they have to drive to all amenities. And while 60 percent of adults surveyed live in detached, single-family homes, 25 percent of those respondents said they would rather live in an attached home and have greater walkability.

In an American Planning Association survey, more than half of Millennials (aged 21 to 34) (56 percent) and almost half of Active Boomers (aged 50 to 65) (46 percent) and Generation Xers (aged 35 to 49) (44 percent) report they prefer to live someday in a walkable community, whether in an urban, suburban or small town location.<sup>5</sup> The least favorite preference among all three groups — eight percent of Millennials and Generation Xers and seven percent of Active Boomers — was living in a suburb requiring driving to most places. An Urban Land Institute survey noted 50 percent of people said that walkability is either the top or a high priority in where they would choose to live.<sup>6</sup> Mixed-use development using brownfield sites can play a key role in creating walkable, vibrant communities and meet housing demands.

<sup>4</sup> “The 2015 National Community and Transportation Preference Survey.” National Association of Realtors.

<sup>5</sup> “Investing in Place for Economic Growth and Competitiveness, A Research Summary - May 2014.” American Planning Association. Results of a survey conducted online within the United States by Harris Poll between March 11 – 21, 2014.

<sup>6</sup> “America in 2015: A ULI Survey of Views on Housing, Transportation, and Community.” Urban Land Institute.

**“As municipalities, we have to find ways to allow society to interact. That means highways, streets, roads, electrical systems, water systems from the faucet to the toilet, and when it rains we have to make sure housing doesn’t flood. All this has to be planned and integrated. There may be a water line. There may be a sewer line. An electrical line. A gas line. Stormwater lines. Fiber optic. All from a multitude of companies and municipalities simultaneously. We have to make it all work. The brownfield program is a very important tool for investment in the community so as to maintain this linked infrastructure as assets and not liabilities.”**

*Martin Colburn, City Manager  
City of Traverse City*



**“MEDC is listening and taking a holistic community approach in serving the needs of the community. We’ve seen how projects can influence challenges being faced by a community. For instance, the conversation around housing affordability is an opportunity. Communities are really starting to drive the issue forward by including them as part of project planning and implementation. We’ve seen that happening in Grand Traverse County.”**

*Sarah Rainero  
Regional Director  
Michigan Economic Development Corporation*

## IMPROVED PUBLIC INFRASTRUCTURE AND PUBLIC SPACES

With brownfield sites often being located in infrastructure-laden areas, there arises opportunity to repair or build up the infrastructure to the benefit of the brownfield site and the neighboring area. In many cases the improvements are done in partnership with other agencies and can range from water and sewer lines to streetscapes. A recent example is the Pine Street Pedestrian Bridge, a collaborative effort by the City of Traverse City, Traverse City Downtown Development Authority (DDA), Traverse City Light and Power, and the BRA. The cooperation and participation of these entities allowed for a critical element to be built and improve pedestrian circulation by connecting the Warehouse District with West Front Street. A related project was the Garland Street Redesign which entices further private investment in the Warehouse District while accommodating an enhanced urban environment and place for activities.



**“Areas that have remediation problems are given a chance to revitalize. Brownfield allows us to do better or more with development. To address the bigger issues facing the community.”**

*Dr. Debra Graetz, MD  
Brookside Family Medicine*

# APPENDIX

PROJECT TABLES

PROJECT LOCATION MAP

BIBLIOGRAPHY

## Project List and Locations

Location	Project	Former Use	Address	End Date of Plan
Garfield	Copper Ridge	Road commission	Silver Lake Rd/Barnes Rd	COMPLETE
City	Harbour View	Coal gasification plant	333 W. Grandview Pkwy	COMPLETE
Garfield	VanWagoner	Salvage yard	5246 N. Royal Dr	COMPLETE
Garfield	Premier Place	Auto salvage/industrial	Woodmere Ave/Premier St	COMPLETE
City	River's Edge	Iron works	Lake Ave/Cass St	COMPLETE
City	1 701 West Front	Auto service	701 W. Front St	2027
City	2 Radio Center	Auto service	314 E. Front St	2026
City	3 Boardman Lake Ave	Industrial	Boardman Lake Ave	2030
City	4 TC Cast	Iron works	2455 Aero Park Dr	2018
City	5 CVS	Auto service	626 W. Front St	2027
City	6 Traverse City Place [1]	Multiple uses		2031
City	7 RiverWest	Industrial/auto sales	305 W. Front St	2031
City/Garfield	8 The Village	State psychiatric hospital	830 Cottageview Dr	2032
City	9 101 North Park	Auto service	101 N. Park St	2021
City	10 Kinney Project	Auto service	130 S. Union St	2023
Various	11 Land Bank Properties			2027
City	12 TBA Credit Union	Auto service	626 & 636 E. Front St	2034
City	13 Uptown Development	Vacant/auto service	133 & 141 W. State St	2032
City	14 East Bay Plaza	Commercial redevelopment	722-752 Munson Ave	2044
City	15 Brookside Medicine	Single Family Residence	647 E. Eighth St	2030
City	16 Old Town Corner	Single Family Residence	147 E. Eighth St	2026
City	17 Park Place Hotel	Hotel redevelopment	300 E. State St	2047
Long Lake	18 Food for Thought	Elementary school	7738 N. Long Lake Rd	2029

### Completed Project

[1] Traverse City Place: Hotel Indigo, 124 W. Front, 145 W. Front, 207 Grandview Pkwy

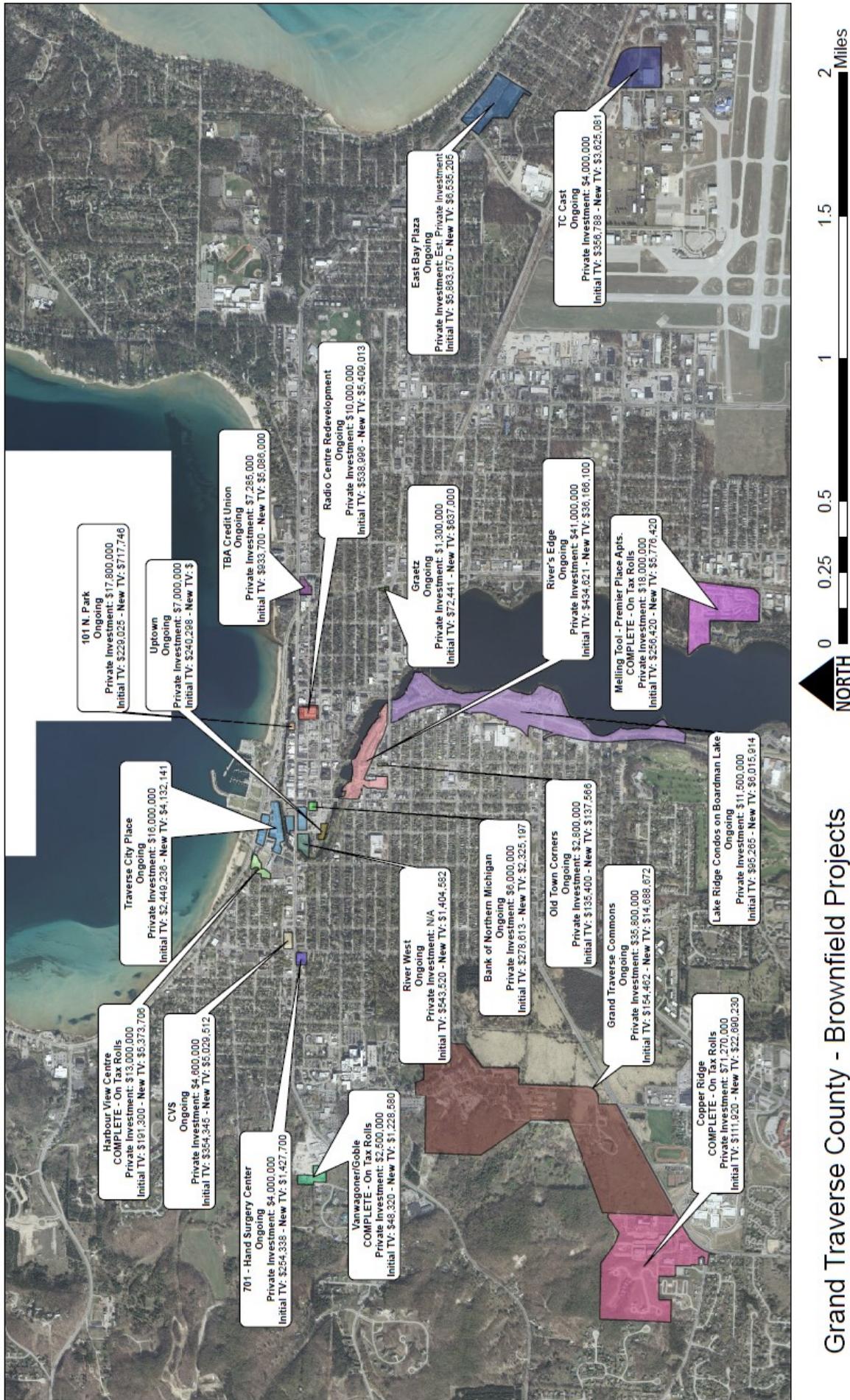
**Job Creation and Retention/Taxable Value/Acres Saved for All Projects**

	Project	Jobs Created	Part-Time Jobs Created	Jobs Retained	Initial Taxbale Value	New Taxable Value	Project Site Acres	Greenfield Acreage Conserved [2]
	Copper Ridge	513.0	0.0	0.0	\$ 111,920	\$ 22,690,230	74.13	333.59
	Harbour View	80.0	20.0	0.0	\$ 191,300	\$ 5,373,706	1.70	7.65
	VanWagoner	15.0	0.0	0.0	\$ 48,320	\$ 1,228,580	2.90	13.05
	Premier Place	2.0	0.0	0.0	\$ 256,420	\$ 5,776,420	24.20	108.90
	River's Edge	500.0	0.0	0.0	\$ 434,621	\$ 30,997,411	12.90	58.05
1	701 West Front	4.0	0.0	0.0	\$ 254,338	\$ 1,427,700	1.12	5.04
2	Radio Center	40.0	0.0	0.0	\$ 538,996	\$ 5,409,013	2.20	9.90
3	Boardman Lake Ave	2.0	0.0	0.0	\$ 95,265	\$ 6,015,914	56.20	252.90
4	TC Cast	40.0	0.0	0.0	\$ 356,788	\$ 3,625,061	14.30	64.35
5	CVS	30.0	5.0	0.0	\$ 354,345	\$ 5,029,512	1.15	5.18
6	Traverse City Place [1]	40.0	0.0	0.0	\$ 2,449,236	\$ 4,132,141	9.90	44.55
7	RiverWest	0.0	0.0	0.0	\$ 543,520	\$ 1,404,582	1.70	7.65
8	The Village	331.0	110.0	0.0	\$ 156,462	\$ 14,688,672	146.60	659.70
9	101 North Park	40.0	0.0	0.0	\$ 229,025	\$ 8,373,111	0.40	1.80
10	Kinney	30.0	0.0	0.0	\$ 278,613	\$ 2,156,553	0.60	2.70
11	Land Bank Properties						0.00	0.00
12	TBA Credit Union	19.0	0.0	0.0	\$ 933,000	\$ 5,086,000	1.33	5.99
13	Uptown Development	12.0	0.0	0.0	\$ 240,298	\$ 4,000,000	9.14	41.13
14	East Bay Plaza	118.0	0.0	0.0	\$ 6,391,563	\$ 6,535,205	9.80	44.10
15	Brookside Medicine	3.0	0.0	0.0	\$ 72,441	\$ 637,000	0.23	1.04
16	Old Town Corner	24.0	0.0	0.0	\$ 135,400	\$ 1,746,431	0.19	0.86
17	Park Place Hotel	20.0	0.0	120.0	\$ 2,671,277	\$ 4,202,001	4.77	21.47
18	Food for Thought	7.0	1.0	0.0	\$ -	\$ 2,900,000	10.49	47.21
	<b>TOTAL</b>	<b>1,870</b>	<b>136</b>	<b>120</b>	<b>\$ 16,743,148</b>	<b>\$143,435,243</b>	<b>385.95</b>	<b>1,736.78</b>

**Completed Project**

[1] Traverse City Place: Hotel Indigo, 124 W. Front, 145 W. Front, 207 Grandview Pkwy

[2] 1 acre brownfields redeveloped corresponds to 4.5 acres conserved. "Public Policies and Private Decisions Affecting the Redevelopment of Brownfields: An Analysis of Critical Factors, Relative Weights and Areal Differentials." George William Sherk, George Washington University, 2002.



Grand Traverse County - Brownfield Projects

February 2016

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