

Fairgrounds Advisory Committee

COMMITTEE MEETING MINUTES
Thursday – November 15, 2012 – 6:00pm
Northwest Activity Center
18100 Meyers Road
Detroit, MI 48235

Members Present: Greg O’Neal, Craig Vanderburg, Frank Hammer, Kim Tandy
Members Absent: Doris Ewing

Staff Present: Jill Robinson, Michigan Land Bank
Ryan Bridges, LARA

CALL TO ORDER

Chairman O’Neal, called the meeting to order at 6:11pm.

Jill Robinson presented the roll call. A quorum was declared.

APPROVAL OF AGENDA

Motion: Member Tandy / *Supported by:* Member Hammer
MOTION WAS APPROVED UNANIMOUSLY

APPROVAL OF 10-17-12 AND 11-9-12 MINUTES

Member Hammer requested that the minutes from both meetings be tabled until the next meeting of the Advisory Committee.

Motion: Member Hammer / *Supported by:* Member Tandy
MOTION WAS APPROVED UNANIMOUSLY

REVIEW OF AGENDA

Chair O’Neal reviewed the agenda and reminded the audience that public comment would be limited to 3 minutes per person. Also, that if a community group had something to present that was specific to the Magic Plus proposal, they would be able to speak as a group.

O’Neal reviewed the process – from the legislation through the issuance of the RFP. There were a total of three submissions: Detroit LLC, ICARE and Magic Plus. He went through highlights of each proposal. Member Tandy discussed the Magic Plus proposal and the various phases. Member Hammer reviewed some of the RFP requirements including the relocation of the DNR pocket park, the commuter rail station, the creation of jobs and the reuse of buildings on site.

O’Neal stated that there was a community group that would like to present something as an enhancement to the Magic Plus proposal.

GROUP PRESENTATIONS

Ken Weikel, Beth Hagenbuch and Mark Lewis, who are associated with Penrose neighborhood, GrowsTown and WA2 introduced themselves.

Hagenbuch and Lewis presented a powerpoint with the following items highlighted:

- Their goal was to gather community ideas and put them into graphics
- Work closely with State Fair Development Coalition, Emmanuel Community Center, Woodward Avenue Action Association and member of the various community groups;
- Stated that this is not to be viewed as a competing plan, but instead a complimentary plan;
- “META EXPO” – Michigan Energy Technology Agriculture
- Reviewed the Governor’s “Proclamation on Placemaking”;
- Reviewed the location and what is around it – Penrose neighborhood, Meijer development, 8 Mile Road, Grand Trunk Railroad, residential to the east, cemetery to the west, Palmer Woods to the west, Woodward Avenue;
- Stressed the importance of connectivity to existing neighborhoods – extend streets from Fairground property through existing neighborhoods; create connection under or over railroad tracks;
- Importance of regional transit – site plan shows transit center moved to northeast corner;
- Importance of creating a “place” – use placemaking standards – walkability, design for pedestrian, make this a development that fits “here” not anywhere;
- A public/private educational component;
- Utilize green technology;
- Importance of Parks, Plazas and Play – create traditional gathering spaces – not just places to drive to and leave.

PUBLIC COMMENT

- **Karen Hammer** – State Fair Development Coalition
- Ruby Johnson – Dequindre Good Neighbor Block Club
 - What about the land outside of the fairgrounds? State Fair St is horrible, abandoned school; need a safety plan.
 - Need free, adequate and accessible parking
- Marc Zupmore – Growtown, DTE Energy Gardens (see additional comments at end)
 - What feedback has the Fairgrounds Advisory Committee given back to the Land Bank so far?
 - Wants to see green energy components, walkability; the plan as presented lacks a central theme.
 - If the parcel is given to Magic Plus, then the state or city needs some land for public transit in the future, will they city/state have to pay for it? There should be something written into developer agreement about this.
- Sidney H. Bailey III – University District Community Association
 - Which retailers are signed?
 - What is the development schedule?
 - Will the books be audited to verify the 1%?
 - Should this plan fail, are there restrictions on the property sale?
- Mike Bahri – Dairy World, 19010 Woodward Detroit
 - Is developer going to consider existing businesses in the area?
 - Will this development allow for accessibility to existing businesses and residents?
 - Are they willing to collaborate?
- Scott Moorhead – Palmer Woods resident
 - Will a playground be incorporated into the greenspace?
 - How will safety be incorporated into the site plan?
- Barbara Barefield – Palmer Woods resident

- What options do we have to revise or reject the Magic proposal and/or extend the deadlines to review and adopt other viable proposals?
 - Want integration of META plan
- Jason Fligger – Ferndale resident (see additional comments at end)
 - Magic Plus proposal does not adequately address the need for multimodal local/regional transit connectivity
 - They are asking for 160 acres of land based upon a proposal that lacks vision
 - Nothing new or innovative proposed
 - Typical strip development
 - Parson Brinkerhoff has been hired to do a light rail plan
- Bob Lang – Greenacres resident
 - Why more big box stores, parking lots like Northland?
 - Why weren't people of total state involved in process?
- Peter Rhoades – Greenacres resident
 - The historic Grant house, formerly owned by U.S. Grant, needs to be relocated to a safe location. What plan has been made to preserve the house?
- John Gruchala
 - Where is the “Greatness” of this plan? Who will “Champion” the Magic land?
 - Can a more detailed financial statement of revenues resulting from sale of state land be made public via state government?
- Tom Bauer – City of Detroit resident
 - Is the Magic Plus group considering any of the enhancements proposed by the META group?
 - Has the city provided tax abatements and exemptions to the developers or will the city start collecting property tax revenue immediately?
- Lee Gaddies – Bagley Community Council
 - Growtown plan seems more community oriented and serves the needs of the larger community
 - Expected more from the Magic Plus proposal
 - Need community oriented design
 - Already enough underutilized retail space in the area – won't the new buildings just draw existing retailers from the neighboring areas leaving more vacancies? What's the benefit?
 - Are they requesting tax abatements?
- Jim Casha – Norwich Ontario
 - “To the private sector this 163 acres is worth nothing, as evidenced by the offer of “0” dollars in the Magic Plus proposal. But to the public sector it's worth millions for its history, it's historical buildings, as a regional transportation hub and its potential as a local, statewide and national success story. I can't believe 163 shovel ready acres are worth nothing. Find the public leadership, and its not the Land Bank's release to a private developer, that's going to make this a showplace. If you are going to give away the land – give it away for a grand vision.”
- Ed Bullock – ICARE (see additional comments at end)
 - Concerns about proposal
 - Hopes both positive and negative comments will be shared with the Land Bank
 - Need to have a solid backup plan if they are to reject this plan
- Norm Silk – Palmer Woods resident, WA3 (see additional comments at end)

- Wants proposal rejected
 - Already had to settle for a second rate shopping center, don't want to settle for a second rate fairgrounds development
- Donna Tracy – Palmer Woods resident
 - What can be done to stop this plan?
 - Would rather the property be left vacant than have this development move forward
- Cheryl Anderson Small – resident and business owner
 - Wants to understand the RFP criteria / process
- Carron Pinkens – Sherwood Forest Community Association
 - Are there more proposals with different ideas?
 - When the proposed is ground breaking?
 - Has Magic Johnson's company already agreed to the proposal?
 - What will be the tax rate for the City of Detroit?
- Deborah Geraldine Bledsoe Ford – 20 year resident
 - Are there any specific plans for safety? This is a huge concern.
- Mitchell Blum-Alexander – Ferndale resident
 - Urge the state to require the developer to meet with community advocates and work together to refine both short and long term development
 - Often seems like the community and a developer are at odds but they are typically striving for the same things. META and Magic Plus should talk along with advisory committee
- Ron Rivers
 - What is the role of META?
 - Who would move the decision to incorporate META into this project?
 - How can we ensure that the META concepts will be incorporated?
- Veronica Adams – resident
 - How can other community consultants become involved in making sure that residents and planners are involved in the long term plan and that quality is maintained?
 - Should do our best to get the plan "right"; thought the plan would have more luster
 - Thought there would be more community involvement
- Avis Vidal – resident
 - Oppose proposal because
 - Team lacks net worth liquidity required by RFP
 - Team lacks development experience RFP requires; projects they cite are much less complex
 - Demand for space, especially new housing, not clear
 - Proposal relies on bonds without knowing the public price tag – city / state giving them a blank check?
 - Uses are inappropriate – more market rate housing?
 - Creation of incubator that will only compete with existing ones in city
 - Creation of market – only to compete with Eastern Market and Royal Oak Farmers Market?
 - Context is horrible – it's cookie cutter - could be dropped in anywhere
- Eugene Konclash – Mr. State Fair
 - Been involved with fair for over 70 years

- The Michigan State property will be a place where memories are made for the future generations of goers. The land is a crown jewel of Detroit and the State of Michigan. I support the State Fairgrounds Development Coalition.
- Sally Wenczel – (see additional comments at end)
 - Not in support of the Magic Plus plan. Where is the sense of place?
- Dale Morgan – resident, owner of Turkel House on 7 Mile
 - Great presentation by META group; took the Magic proposal and made it better.
 - Group should work at supporting the META plan
 - Everyone should forward comments to Land Bank and Governor
- Julianne Pastula
 - In addition to community feedback, what discussions have taken place between the Advisory Committee and/or the State Land Bank and:
 - Detroit Land Bank
 - City's Planning and Development Dept
 - City Planning Commission
 - City's Historic Commission
 - Would like to slow down the process
- Calesther Arnold – UDCA
 - Agrees with some of the comments but applauds the developer for bringing in the Meijer/Gateway development
 - Would like developer to incorporate the META proposal
- Ann Kerwin – UDCA
 - We should reject plan as it stands, but will that make any difference?
 - Discouraged by plan presented

Member Vanderburg thanked everyone in attendance for their excellent feedback and assured them that the Advisory Committee would share everything with the Land Bank. He also stated that the Advisory Committee would advocate the community's views.

Member Tandy thanked the 12th Precinct for funding the meeting at the Northwest Activities Center. She also thanked Senator Virgil Smith for advocating that the Advisory Committee be created.

Senator Smith thanked everyone for attending the meeting.

ADJOURNMENT

Motion: Member Vanderburg / ***Supported by:*** Member Tandy

MOTION WAS APPROVED UNANIMOUSLY

Meeting was adjourned at 8:15 pm

Respectfully submitted,
 Jill Robinson
 Property Analyst

DTE ENERGY GARDENS

Mark
Zupmore

2012-11-15

State Fair Grounds Development Review - PUBLIC HEARING

QUESTIONS:

- 1) What feed back has the Fairgrounds Advisory Committee given back to the Land Bank so far?
- 2) If the entire parcel is given to MAGIC PLUS LLC at not cost, when transit is developed by the State and the Federal Government at this location, will the tax payers have to buy back the land that is required for the Rail Station and Bus Station buildings, parking lots, associated facilities, etc.
- 3) At the Crenshaw Development in Los Angeles in which MAGIC also received land and proposed a large development in the mid 1990's, only the Theater and a Starbucks were built, and the rest is abandoned or vacant. What assurances are in the proposal that the MAGIC LLC plan will be built and in what time frame?
- 4) What assurances does the public have that the MAGIC PLUS LLC plan that has been proposed will be followed? Is there something binding by law, that this is what they will build, or can the developer change their mind and build something less? I thought the City of Detroit does all the Site Plan Reviews, and has the final decision.
- 5) When the State decided to sell the State Fair Property, was there any determined long term strategic economic development vision for the property to be regionally and nationally competitive, and go beyond a automobile oriented retail and restaurant development exist over the rest of the metro area?
- 6) Isn't the Land Bank concerned that there was only one proposal to be reviewed, and that if the RFP were written differently that more proposals would have been submitted?

Jason Fligger ①

The Michigan Land Bank is a public entity that has been charged with "disposing" of the publicly owned State Fair grounds. After owning the State Fairgrounds for nearly 150 years, the State is so rushed to rid itself of the Fairgrounds that it has chosen to use the Land Banks Fast Track authority to dispose of this asset during the greatest recession our nation has experienced in nearly 70 years.

Transit is a public amenity that is publicly funded. Due to its unique location inside the City of Detroit but outside of the congested downtown area, on the border of Oakland County and the suburbs to the north the State Fairground is an ideal location for a regional transit hub.

It offers east-west connectivity to the entire metro area via 8-mile road and it connects Detroit to Oakland county and Cities to the north via Woodward Avenue AND an existing rail line that has served (in the past) as a regional rail transit line. Recently talk of improved regional rail transportation has once again come to the fore. The current plan, like so many others before it, calls for a Chicago to Detroit / Pontiac service to be developed using existing rail easements. It just so happens that part of this rail easement slices right through the State Fairgrounds on its east side. The State Fairgrounds has a unique potential to serve as one of our metropolitan connection points to that system. It has the space necessary for parking while simultaneously providing good east-west and north-south connections to roads, future streetcar/light rail lines and BRT/bus lines. For many in our region, the State Fair grounds could become the doorway to not only Detroit, but also, Chicago, and perhaps even Toronto.

Although we have failed in the past, I think, due in part to the transforming effect of the recent recession on our economy, ~~I believe that~~ we will successfully revisit regional transit options in the future.

Many people, republican and democrat, urban and suburban, and even the governor, have said that now is the time that this can happen. We are closer than ever to developing a regional transit authority that can accept federal funding and garner the local revenues necessary to create a comprehensive, multimodal transit system to serve all of southeast Michigan.

~~You~~ US DOT secretary Ray LaHood ~~quoted earlier tonight.~~ He has indicated that if Southeast Michigan can get its act together and develop a regional transit authority, millions of federal dollars will be made available to this region to develop a comprehensive multimodal transportation system. He has already indicated his support for the beginnings of a light rail project on Woodward Avenue downtown. Just last month, I read that Southeast Michigan Council of Governments awarded a contract to Parsons Brinkerhof, an internationally-renowned firm, to study transit alternatives for the 30 mile Woodward Corridor stretching from Detroit to Pontiac. That stretch would terminate right at the fairgrounds.

The 30 mile Woodward corridor project will need to dovetail with the proposed MI rail in downtown.

Jason Fluager @

As you have heard before, the US Transportation Secretary LaHood has indicated that millions federal dollars will be made available to Southeast Michigan communities if we "get our act together" and form a regional transit authority.

Many people, republican and democrat, urban and suburban, and even the governor, have said that now is the time that this can happen. We are closer than ever to developing a regional transit authority that can accept federal funding and garner the local revenues necessary to create a comprehensive, multimodal transit system to serve all of southeast Michigan.

Due to its unique location inside the City of Detroit but outside of the congested downtown area, on the border of Oakland County and the suburbs to the north the State Fairground will undoubtedly be thought of as an ideal location for a regional transit hub.

It offers east-west connectivity to the entire metro are via 8-mile road and it connects Detroit to Oakland county and Cities to the north via Woodward Avenue AND a rail line that has served and will likely serve as a regional rail transit line in the future.

If the Michigan Land Bank Authority disposes of the State Fair land now (for free) will it eventually need to buy some of this land back at an inflated price in order to provide the infrastructure necessary for a public transit station- a PUBLIC good?

I, as a taxpayer, am demanding that the Public Land Bank do it due diligence and not simply dispose of the State Fair Grounds as though it were worthless. This is a public asset and we taxpayers must realize some benefit from its sale. I am demanding that our government take some responsibility in this venture and not simply get rid of a non-productive asset. Take a leading role in guiding the development of this space. This should be a public-private partnership involving multiple developers if necessary to give the taxpayers of Southeast Michigan the maximum benefit from the redevelopment of this Historic place.

Private development without strong, competent public involvement is often not designed to be cohesive with the surrounding community or region.

In many ways, the State Fairgrounds is Detroit's front door. We need to greet people who enter this metropolis, with some vision of what we are capable of doing. Hopefully that first impression will cause them to give our region a second look when it comes time to live work and set up businesses here. Public amenities including good multimodal regional transit systems are just one thing that has been proven to attract and retain talent in a region.

We deserve better than isolated private development. It is this approach to development that has failed to revitalize urban centers and homogenized our suburbs throughout the nation. Private development coupled with competent involvement from the public sector has a much greater chance of creating benefits for investors and citizens alike.

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August 24, 2012

To: State Fairgrounds Advisory Committee,
Michigan Land Bank Authority

Re: Re-Development of State Fairgrounds

To All Parties Concerned:

I am writing on behalf of the Park District Coalition, a sub-committee of the Woodward Avenue Action Association (WA3), to express the Coalition's input for consideration in review and selection of development proposals for the State Fair property.

The Park District Coalition's mission is: "To support and grow a neighborhood community effort between residents, businesses and community partners that will inspire investment, positive change and improve the quality of life within the Six to Eight Mile Woodward Corridor, the gateway to the city of Detroit." To that end, and as part of an on-going process of positive change, listed below are important and necessary factors in developing the Fairgrounds property:

1. Site plan must integrate Mixed Use/Transit Oriented Development planning principles: Much pre-planning and development work has occurred along Woodward related to the proposed transit/rail line, mixed use, and non-motorized planning. A plan with a common vision and goals focusing on land use, zoning, building design and placement, and quality architectural design will help integrate the development in a way that is compatible with the surrounding commercial and residential community.
2. Non-Motorized Access & Alternatives: Currently, a Transit Alternative Analysis and Complete Streets (Master Plan is underway for the entire 27 mile Woodward corridor.) The State and MDOT are involved in both processes. Consideration and Integration of 'Complete Streets', economic development and community livability principles into the development plans should be a priority for maximizing investment, incentives and phasing options at the site. (Ref: <http://www.fhwa.dot.gov/livability/>)
3. Design & Accessibility: Providing access to and from the property from both Woodward and Eight Mile. Focus on multiple modes of transit, including bicycle and pedestrian traffic with attention to streetscapes, low-impact design and green infrastructure.

The Park District Coalition sees wonderful potential for the Fairgrounds land development. We look forward to supporting the developers to achieve a redevelopment that will be a hallmark for the city of Detroit, region and State.

Sincerely,

Norm Silk
President of the Park District Coalition
WA3 Board member

Cc: WA3 Board of Directors

Sally Wenczel

The sense of place proposed for the Magic Plus Plan and proposed development is the retention of existing buildings. That's a start.....and.....?

Entering from 8 mile I pass through some parking, arrive at a roundabout with 8 flowering trees and a pocket park to the east between Meijer parking and the roundabout. Is this a place? What do I do here? Who will come to this 'pocket park' and why and what will they do there? Will I invite my friends to meet me here? Will I drive over from the entrance to the Meijer store after shopping, park and spend some time in this pocket park? Would I bring my children here to play? or is it just for low wage worker smoking breaks?

A parking lot

Building places around

The Proposal states that the Woodward entry is along Great Lakes boulevard along a 'retail-lined boulevard'. What is illustrated on the submitted plan says my experience will be driving along the edge of parking lots until I reach a couple of separate General Retail buildings and the Field House and Coliseum on my way to the theater. Probably not a boulevard I would linger on, meet my friends for coffee or just walk along for pleasure. Not really a streetscape place. If I'm under 35 and talented or hip why would I be here at all?

If I arrive at the train station - what screams Place at me? - what says I've arrived at an important regional hub at this strategically located site? The big box parking lot? the old school detention pond? How do I get to the bus station with my luggage? Is the walk from train to bus or bus to train one I want to make in the winter? Why would I come from Downtown, Mid-Town, Lansing, Ann Arbor or Chicago to this place?

If I arrive by bus - will there ever be a time that I would want to walk the 1/4 mile down to the southeast corner Pedestrian Entry to enter the site? What pedestrians will be arriving at this entrance? from where? and why?

Proposed Mixed-Use is small and weak along Woodward and the frontage is set back behind parking. Not the kind of streetscape being advocated for in the Michigan Complete Streets Advisory Council.....not the kind of urban street we go places to visit because it feels exciting and is a great place to be and makes good street frontage. Please check out Ferndale, Ann Arbor, Mid Town (help me here..CorkTown, Hamtramck,) Columbus, Portland and others for more successful ideas.

Pearl St. in Boulder, CO

As a state sitting in the middle of the Great Lakes - the greatest resource of fresh water on the planet with a 200,000 sq. mile watershed - can we do any better with water management than an old school detention pond? Does

Sally Wenezel ☺

Michigan have anything better to offer Great Lakes watershed management? Leadership here? Global competitiveness? Has anyone in Michigan heard about LID (see EPA website to get started) greywater recycling? biological onsite water treatment? GREEN INFRASTRUCTURE, etc, etc, etc.?

Proposed restaurant outlets on 8 Mile Rd are the SAME-OLD SAME-OLD single restaurant in a parking lot configuration that can be found ad nauseum in every direction for hundreds of miles - the consensus is (as articulated in the need for a PLACEMAKING INITIATIVE in Michigan) that these configurations do a poor job in making place and enticing people to come, hang out, stay and invest their lives here. The only possibility here is to drive to them. Go in and eat. Drive away. If I want to shop and eat...this plan will result in my driving from retail to restaurant to next retail stop. In and out of my car for each errand. That's SO 1990's. I will grant that I may drive down to the theater to take in a movie after dinner.

Proposed uses for the Coliseum and Field House are for a Business Incubator to help emerging businesses get started.....this is already being done on a pretty serious scale at Wayne State with Tech Town - is this really a credible proposal? Also proposed are uses as places for seminars, conferences and business retreats, but these uses are not supported with any meaningful walkable urban context. If I attend a conference here - when I step outside there is a park with trees, a couple of general retail stores and a 1/4 mile walk through parking lots to the restaurant outlets near 8 mile - what would interest me here?

Business retreat? Please explain.

During conference breaks I could cross the parking lot over to the big box retail - or I could take the pedestrian walk out to the southwest corner at Woodward and State Fair Ave. What would I do when I get to the corner? Where would I walk to from there? Would I want to do this the same day that I walk across the parking lot to the big box retail at the far east of the site? Would I ever walk out to that corner for anything a second time? Is this a smart use of \$\$ for site amenities? Next time I could choose to walk along the parking lot-lined Great Lakes boulevard to the mixed use bits on Woodward - the ones not quite on the street frontage, but set behind some parking.....like a strip center, kinda.

If I'm a senior living in the senior housing, is there anywhere I can walk to to meet some of my daily needs? Say a little shopping, a hallmark card for my grandson, a coffee or lunch with a friend? What if I'm not as fit as I used to be? Would this be attractive to me if I could no longer drive? I know that many seniors already live semi-isolated like this - but does that

Sally Wenczel (3)

make it good placemaking and relevant for the future? Will the seniors 10 or 15 years from now be wanting to move to this type of facility?

The City of Detroit Master plan document mentions that the State Fair area is the entry/ identity area to the city. Has this opportunity been exploited in this plan?

What kinds of work opportunities do I have here? Career advancement?

META EXPO

MICHIGAN

ENERGY

TECHNOLOGY

AGRICULTURE

WHAT CAN MICHIGAN SHOW THE WORLD?

PLUG-IN VEHICLES

ADVANCED BATTERIES

GREEN ENERGY TECHNOLOGY

WIND TECHNOLOGY

GREEN BUILDING AND MANUFACTURING

ARCHITECTURE

SOLAR TECHNOLOGY

AGRICULTURE

METROPOLITAN AGRICULTURE

RESEARCH UNIVERSITIES

GREAT LAKES WATER OPPORTUNITIES

WHAT COULD LEADERS IN THESE INDUSTRIES SHOW THE WORLD?

a state fair for the future



MICHIGAN
ENERGY
TECHNOLOGY
AGRICULTURE

placemaking

regional transit hub

green energy

smart technology

water

agriculture

WHAT CAN MICHIGAN SHOW THE WORLD?

Governor Snyder's Proclamation on Placemaking



“Neighborhoods, cities and regions are awakening to the importance of place in economic development. They are planning for a future that recognizes the critical importance of quality of life to attracting talent, entrepreneurship and encouraging local businesses. Competing for success in a **global marketplace** means creating places where workers, entrepreneurs, and businesses want to locate, invest and expand. This work has been described as a sense of place, or **place-based economic development**, or simply **placemaking**. Economic development and community development are two sides of the same coin. A community without place amenities will have a difficult time attracting and retaining talented workers and entrepreneurs, or being attractive to business.”

—A Special Message from Governor Rick Snyder to the Legislature on March 21, 2011



MICHIGAN
ENERGY
TECHNOLOGY
AGRICULTURE

an extraordinary opportunity for

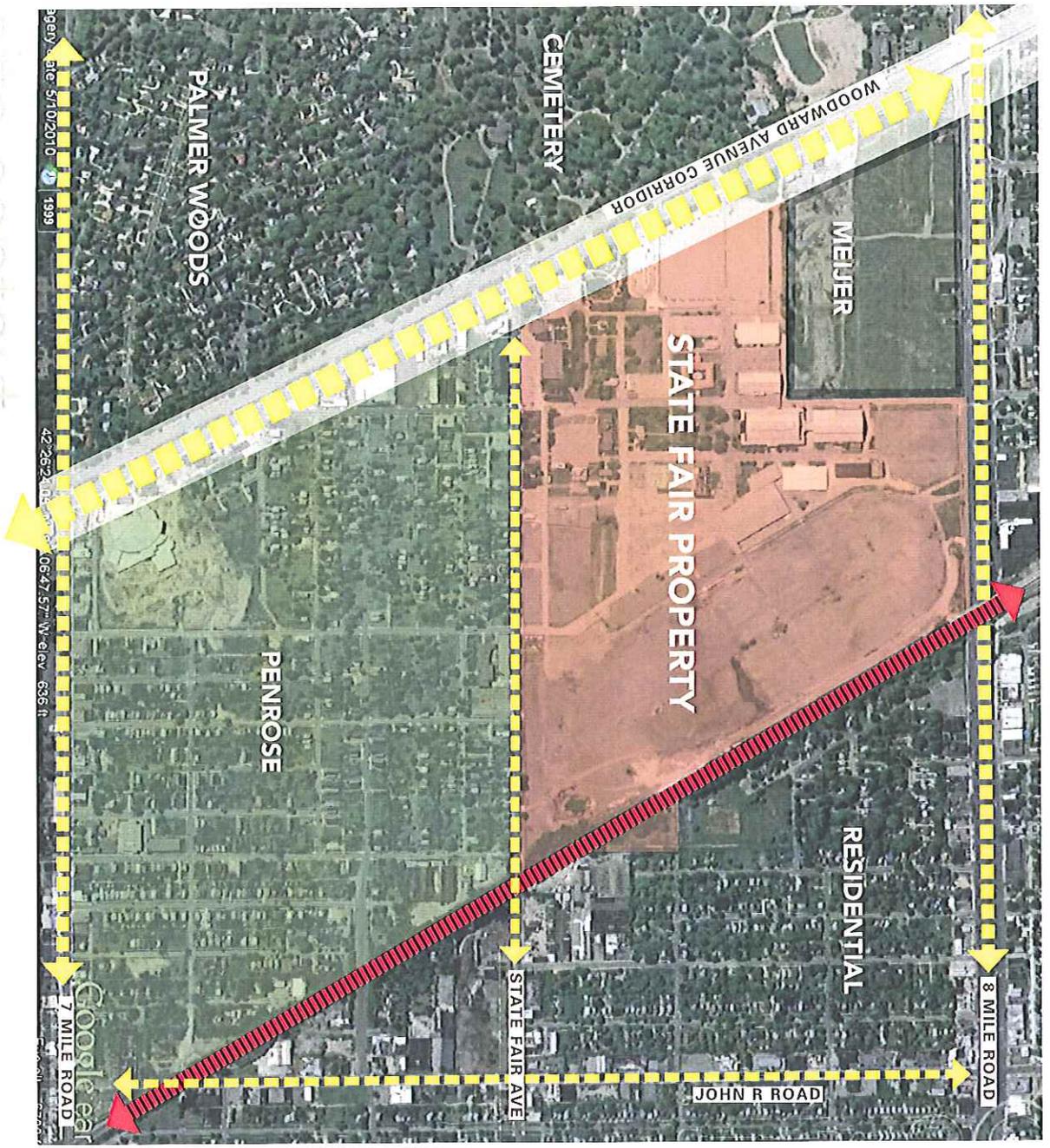
PLACE-BASED STRATEGIC ECONOMIC DEVELOPMENT

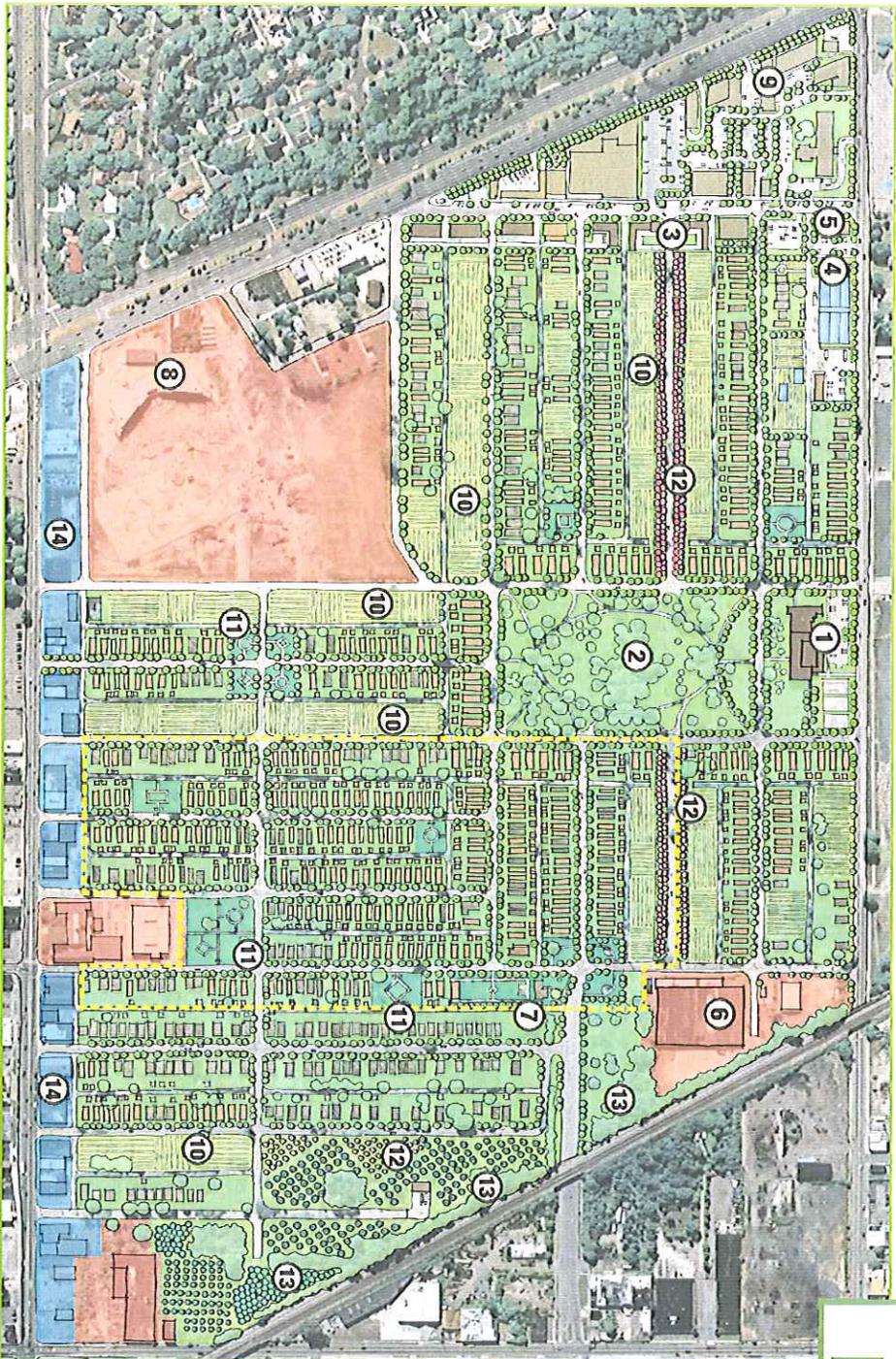
location, location, location

100 years of history

157 acre single parcel

site context





growtown PENROSE

penrose concept plan

- 1 **PENROSE COMMUNITY CENTER**
classrooms, green jobs training, community arts programs • administration offices
- 2 **PENROSE PARK**
open space • edible landscape • forest garden
- 3 **GARDEN MARKET**
civic space • open air market • events
- 4 **THE FAIR MARKET FARM**
aquaculture • four season gardening • market • small animals • children's garden composting facility • festivals
- 5 **FARMSTAND LUNCH COUNTER**
coop cafe • simple affordable meals
- 6 **PENROSE GREEN DEPOT**
deconstruction • recycling • rebuilding center • artist's studios • tech recycling
- 7 **PENROSE ART HOUSE**
artist in residence • sculpture garden indoor + outdoor classrooms
- 8 **PERFECTING CHURCH**
- 9 **PENROSE COMMONS**
new mixed-use development
- 10 **URBAN FARMING**
open land for market gardens
- 11 **GARDEN PARKS**
community garden plots • natural playgrounds • edible landscapes
- 12 **ORCHARDS**
fruit • nuts • street tree farm
- 13 **NATIVE BUFFER PLANTINGS**
native tree buffer • native plants education • biodiversity • air quality
- 14 **EXISTING COMMERCIAL AREAS**



growtown → it's for everyone → it's sustainable → it starts now!



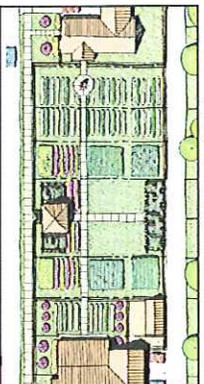
annin st. meadow maze

uptown **o**detroit
•network

communication network
by local stakeholders



annin street
community garden



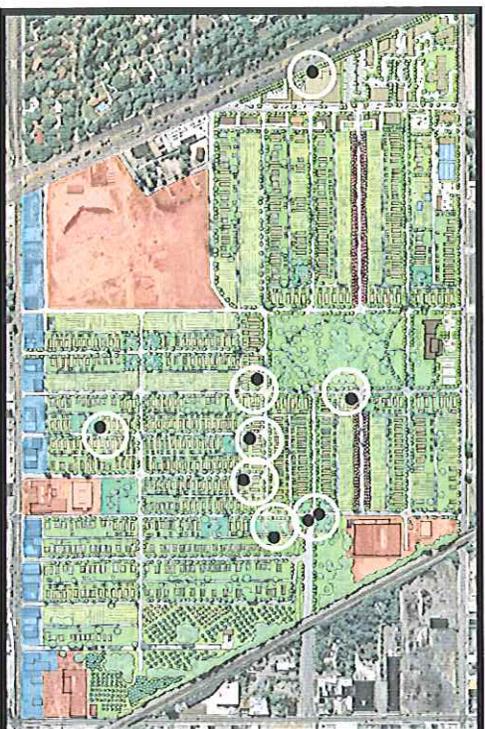
penrose village phase 2 (2012)



penrose village phase 3
(proposed future phase)



kids art garden



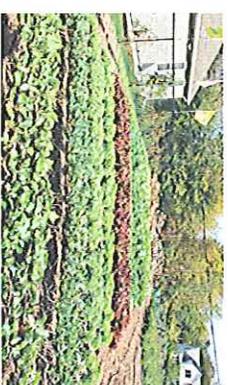
penrose village phase 1 (2007)



kids garden club CSA



penrose art house



penrose market garden



garden tours



growtown → it's for everyone → it starts now! → penrose

multi-modal transit center

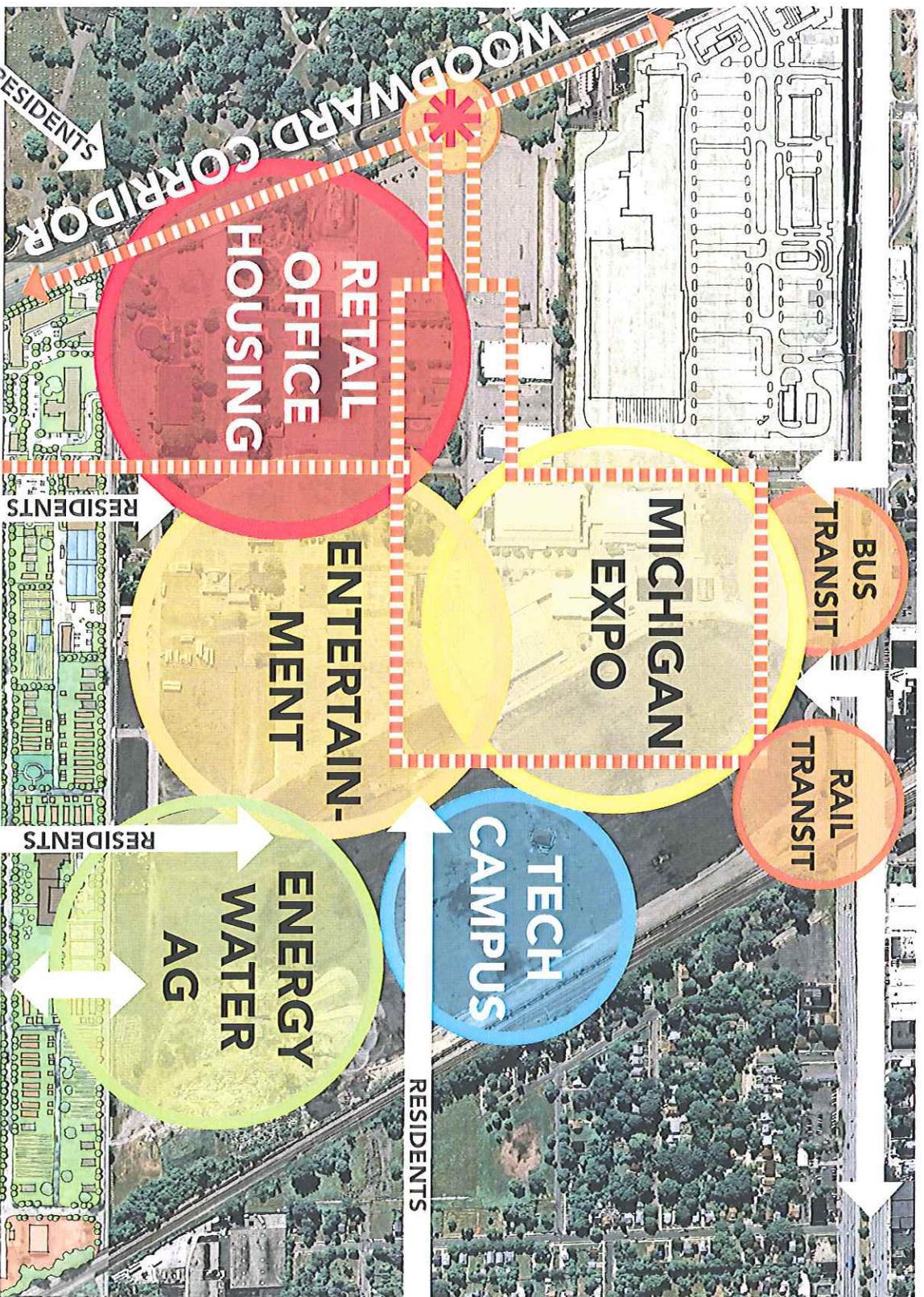
expo

meta tech center

mixed-use + residential

green/blue infrastructure

agriculture and metropolitan agriculture



Reexamining concept

WHAT CAN MICHIGAN SHOW THE WORLD?

META
EXPO

MICHIGAN
ENERGY
TECHNOLOGY
AGRICULTURE

PLACE

ENERGY

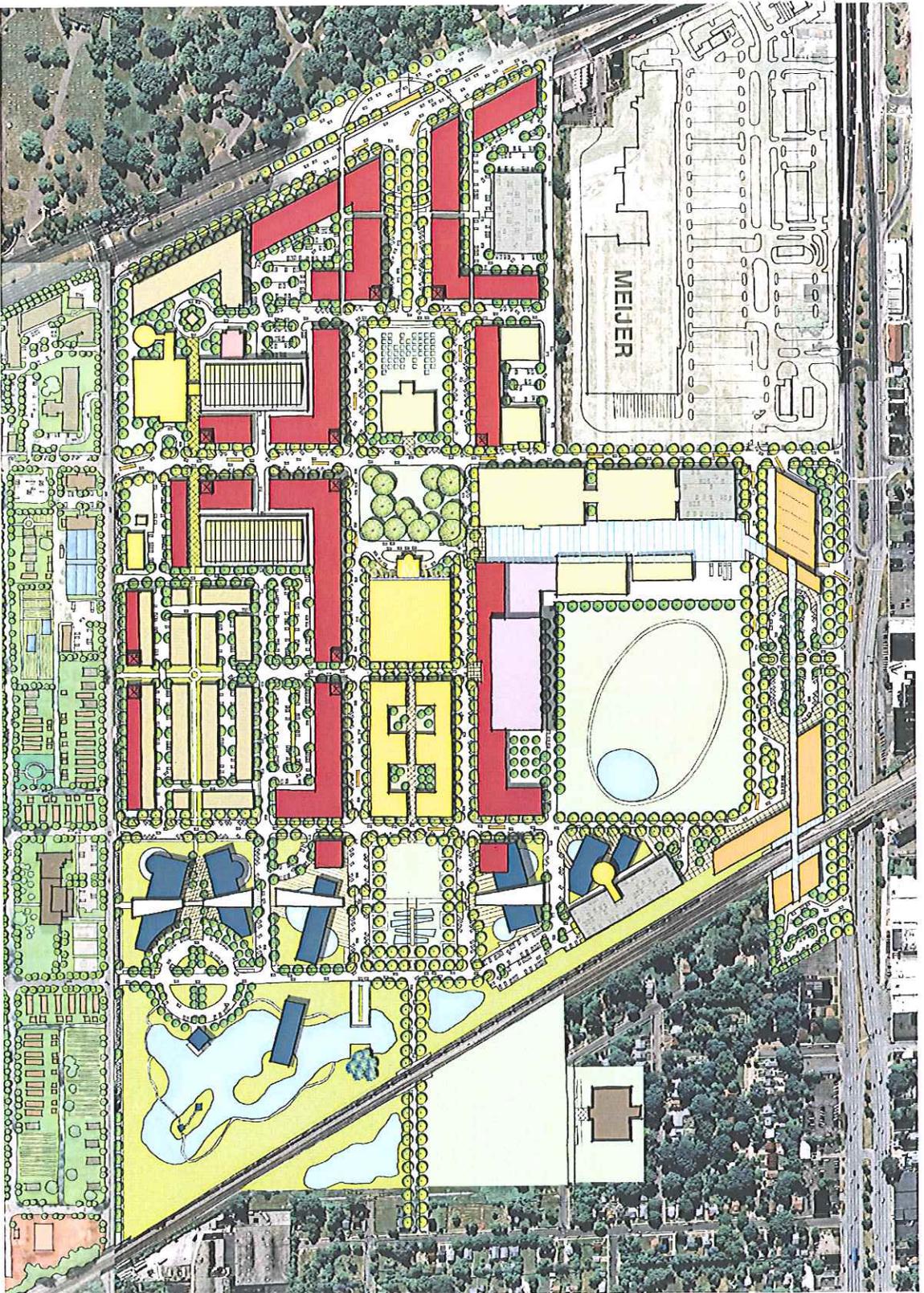
TECH

TRANSIT

WATER

FOOD

LAND USE CONCEPT



- LAND USE KEY**
- MIXED-USE
 - ENTERTAINMENT
 - EXPO / HISTORIC
 - HOTEL
 - INSTITUTIONAL
 - WATER MANAGEMENT
 - GREEN INFRASTRUCTURE
 - PARKS / PLAZAS / REC
 - TRANSIT
 - HOUSING
 - PARKING DECK
 - SCHOOL

THE WORLD NEWS II

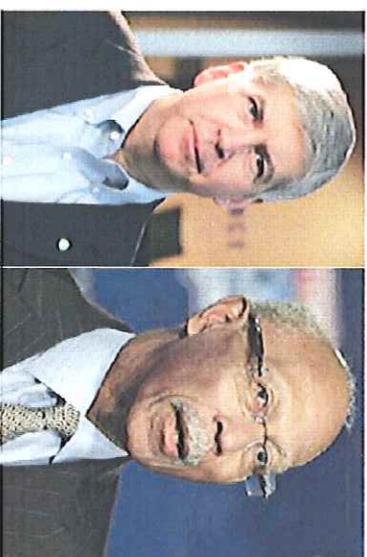


MICHIGAN
ENERGY
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Lahood: Regional Transit “Missing Piece” To Detroit Light Rail

Category: Breaking News Published on Tuesday, 16 October 2012 11:33 Written by Minehaha Ferraz

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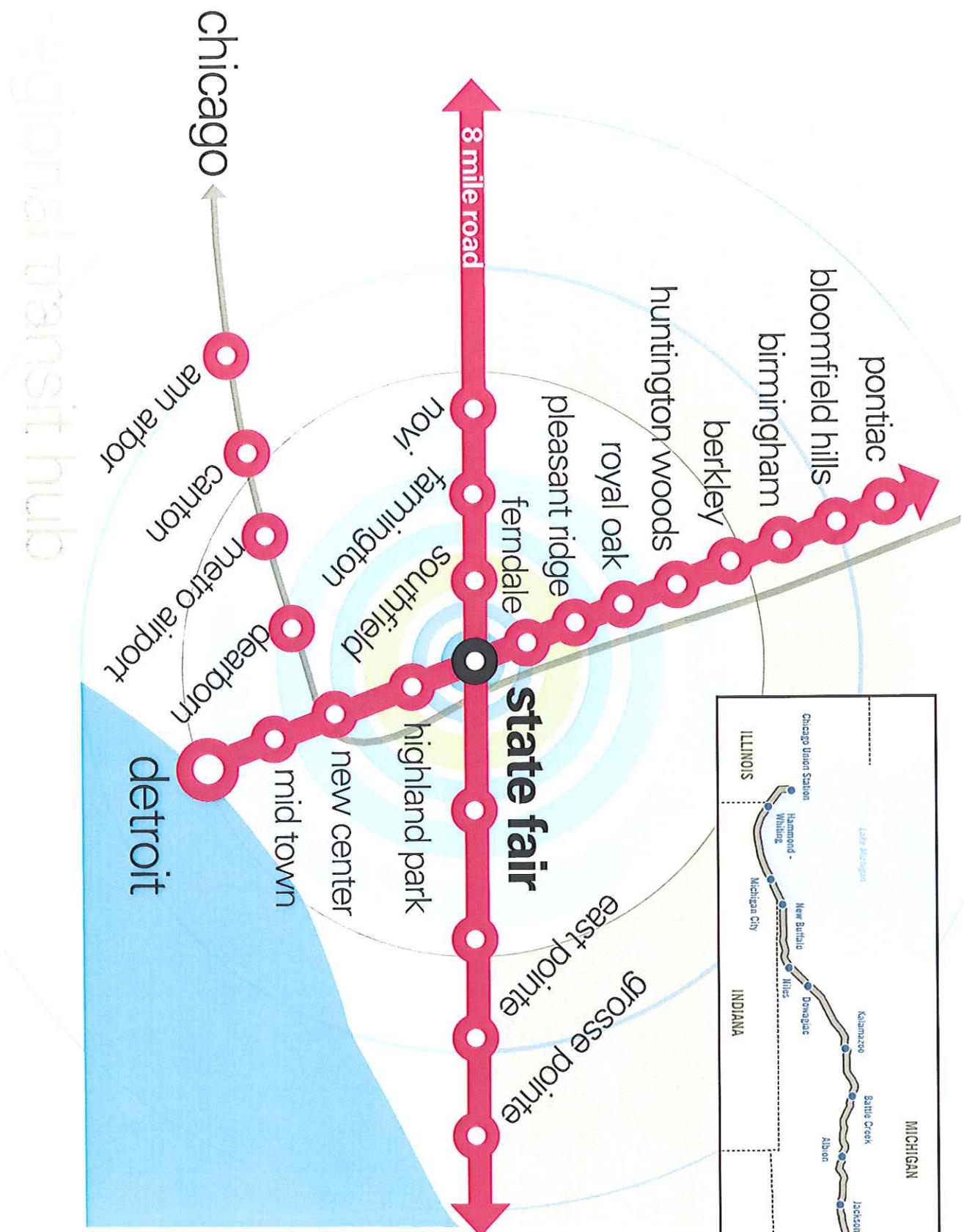


Detroit—The fate of Metro Detroit's first light rail project is now in the hands of state legislators, according to U.S. Secretary of Transportation Ray LaHood. LaHood, along with Mayor Dave Berg and Governor Rick Snyder met with regional lawmakers Monday afternoon in to discuss the next steps to making the M-1 light rail project—one that has been in the discussion phase for years—a reality. “We’re willing to put on the table millions of dollars; if this community can get its act together,” LaHood said of the Metro Detroit region. He would not give any specific dollar amounts but said the project is “very close” to meeting the requirements for significant federal funding.

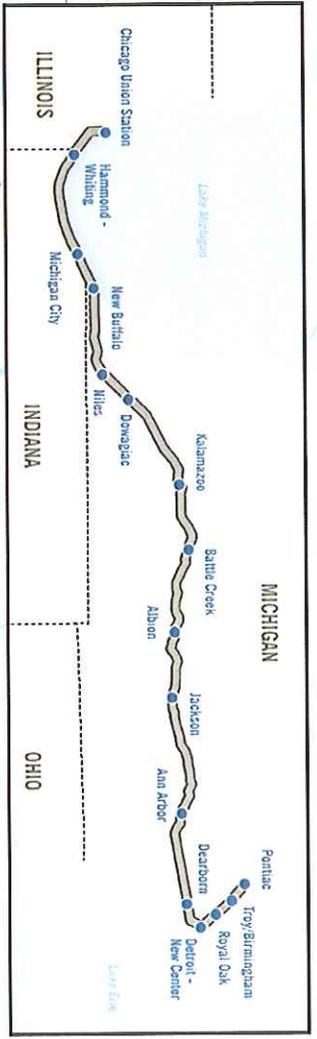
“Detroit is the only major metropolitan area in the country that doesn’t have a regional transportation system,” Lahood said. “Every other place, people have come together, set aside their own agendas and their own egos for the good of the people.”

The economic impact of a DDOT/SMART merger paired with the beginnings of a light rail system will be significant, Snyder said, referencing research from the Michigan Economic Development Corporation that showed transit as a major barrier to access to gainful employment in the region.

“This is us finally recognizing that our citizens, our customers, desire a system that allows them to move about the region as quickly as possible,” Snyder said.



regional transit hub





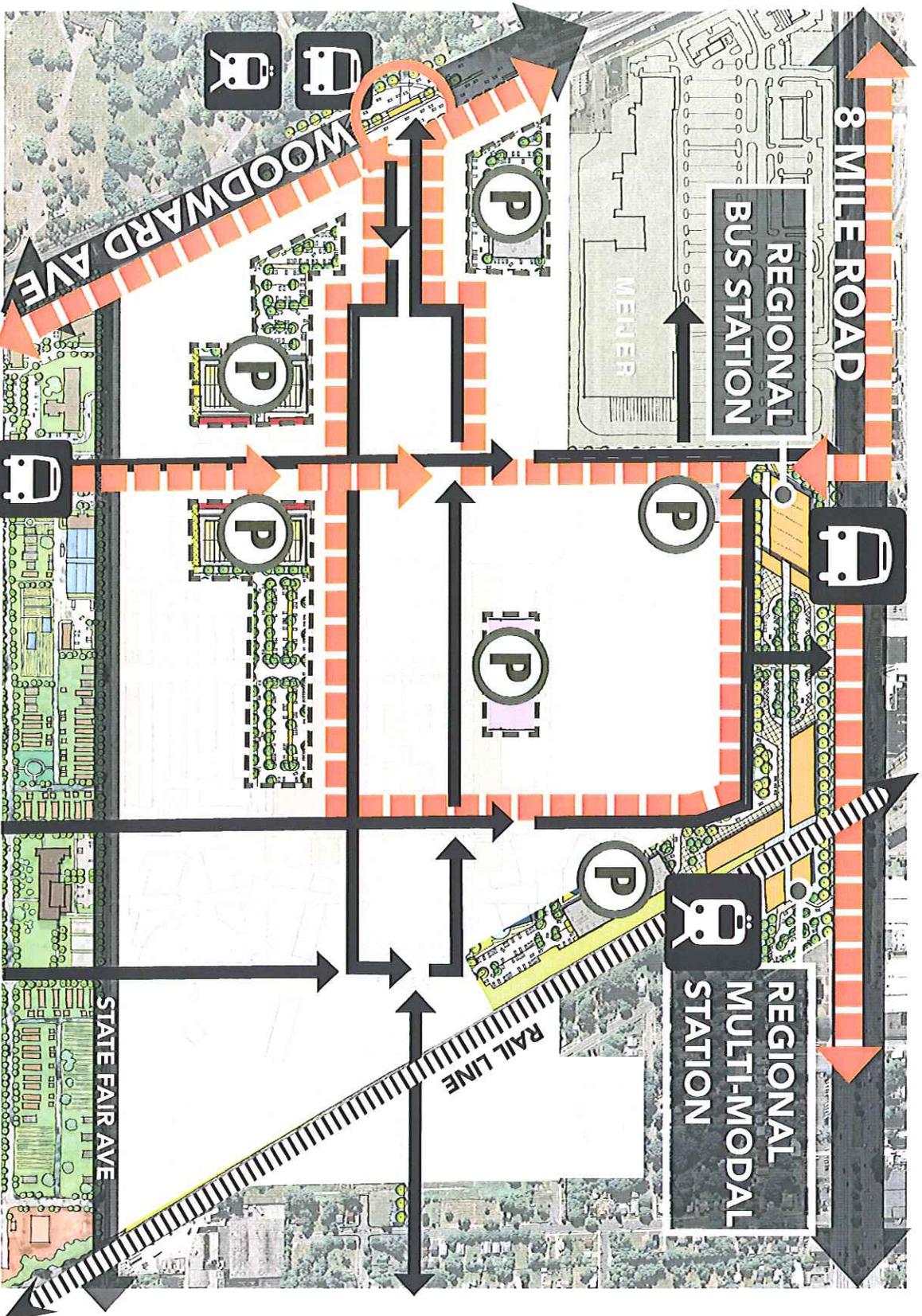
REGIONAL MULTI-MODAL STATION



BUS RAPID TRANSIT



PASSENGER TRAIN/ LIGHT RAIL

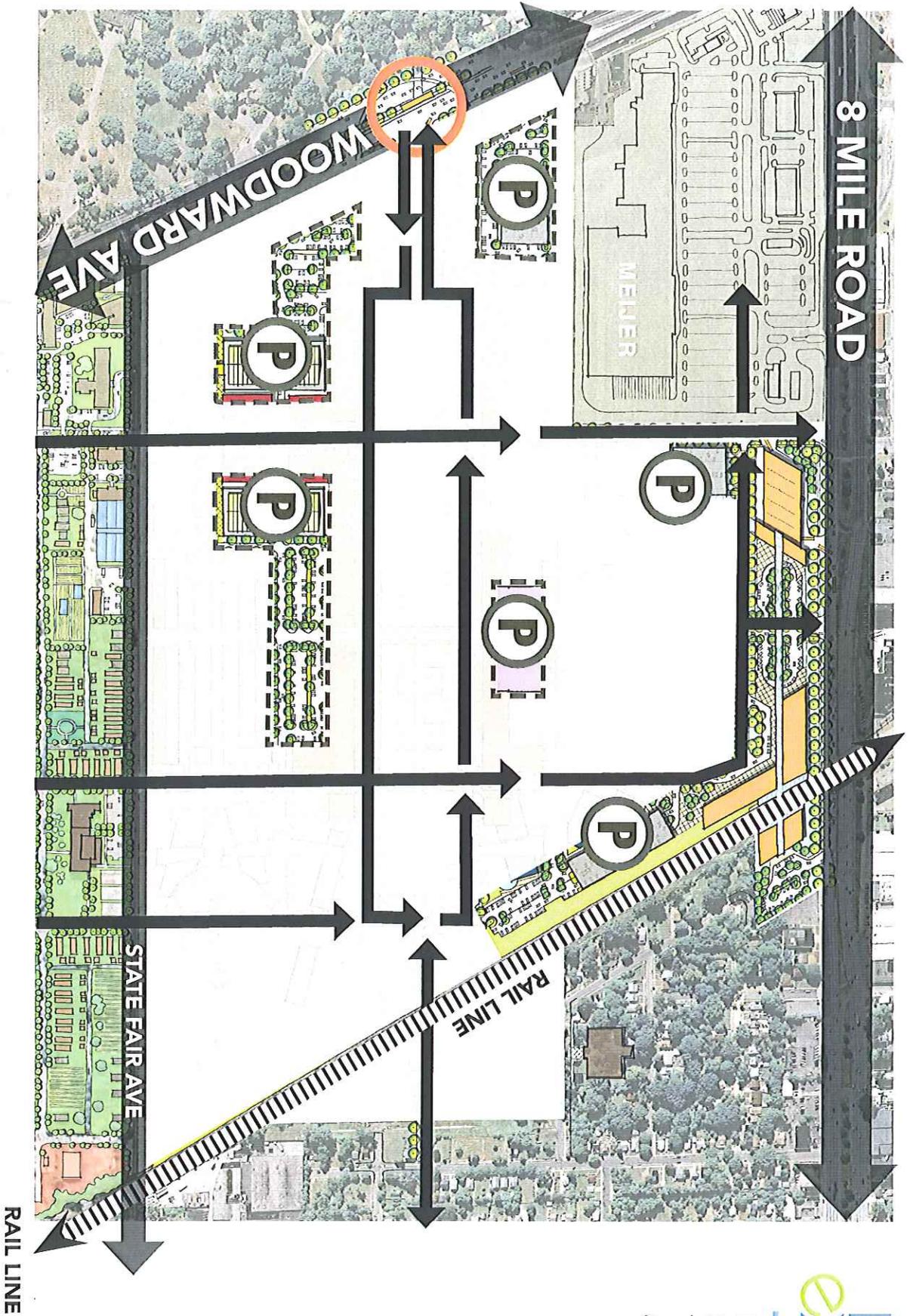


RAIL LINE

WHAT CAN MICHIGAN SHOW THE WORLD?

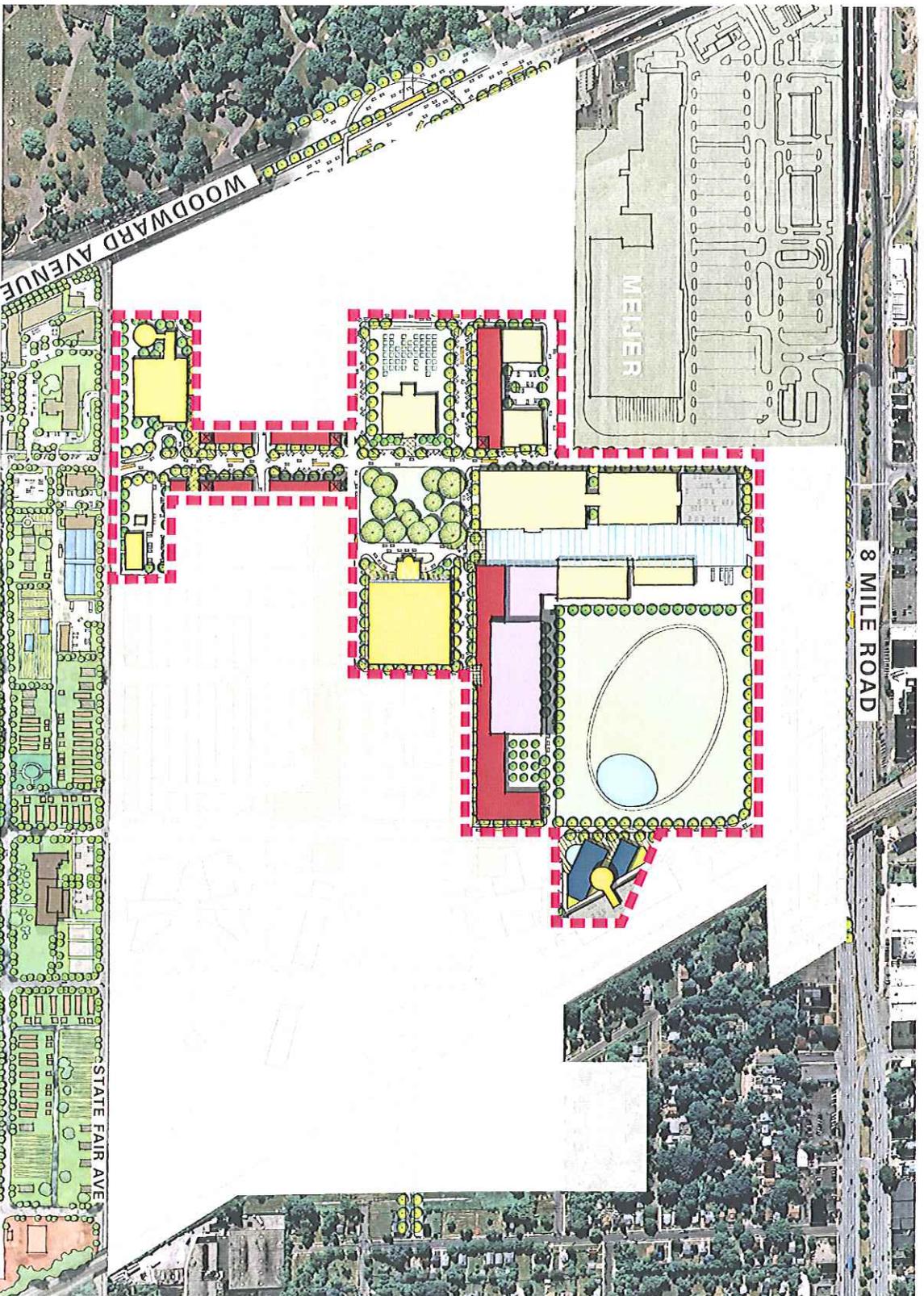
Regional multi-modal transit

circulation

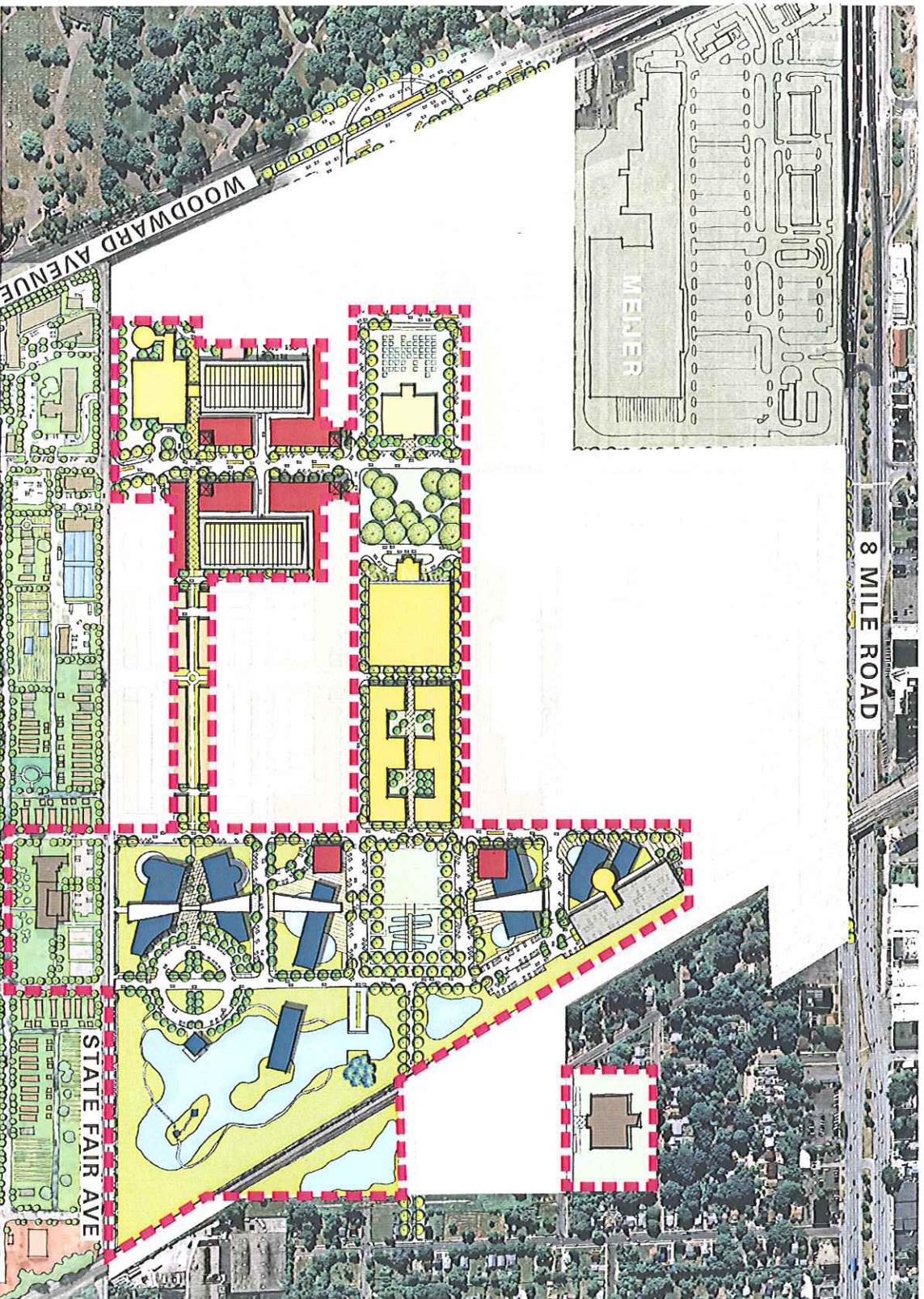




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expo + entertainment WHAT CAN MICHIGAN SHOW THE WORLD?



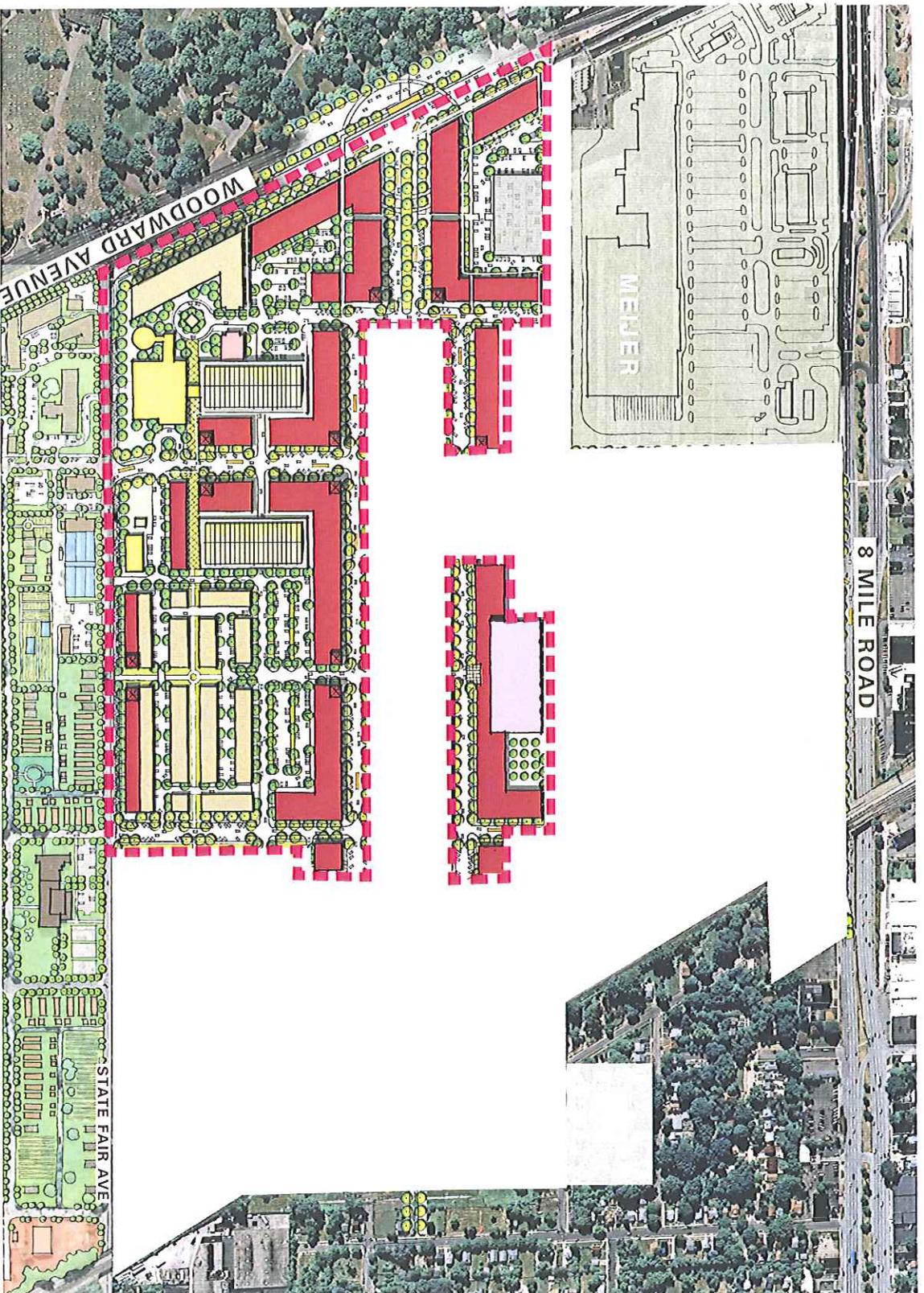
META Tech Center

WHAT CAN MICHIGAN SHOW THE WORLD?

META
eXPO

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ENERGY
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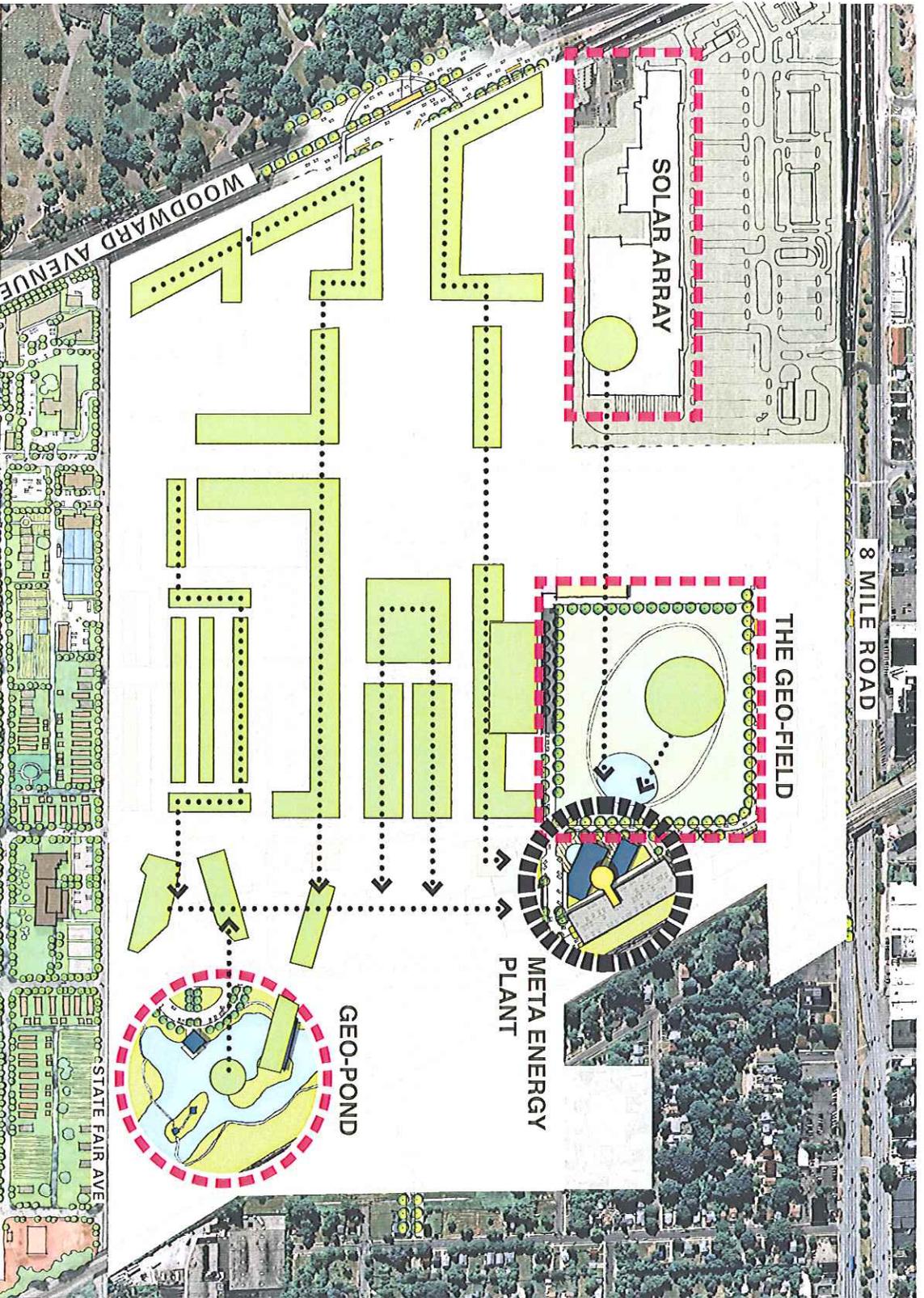


HOUSE + residential

WHAT CAN MICHIGAN SHOW THE WORLD?



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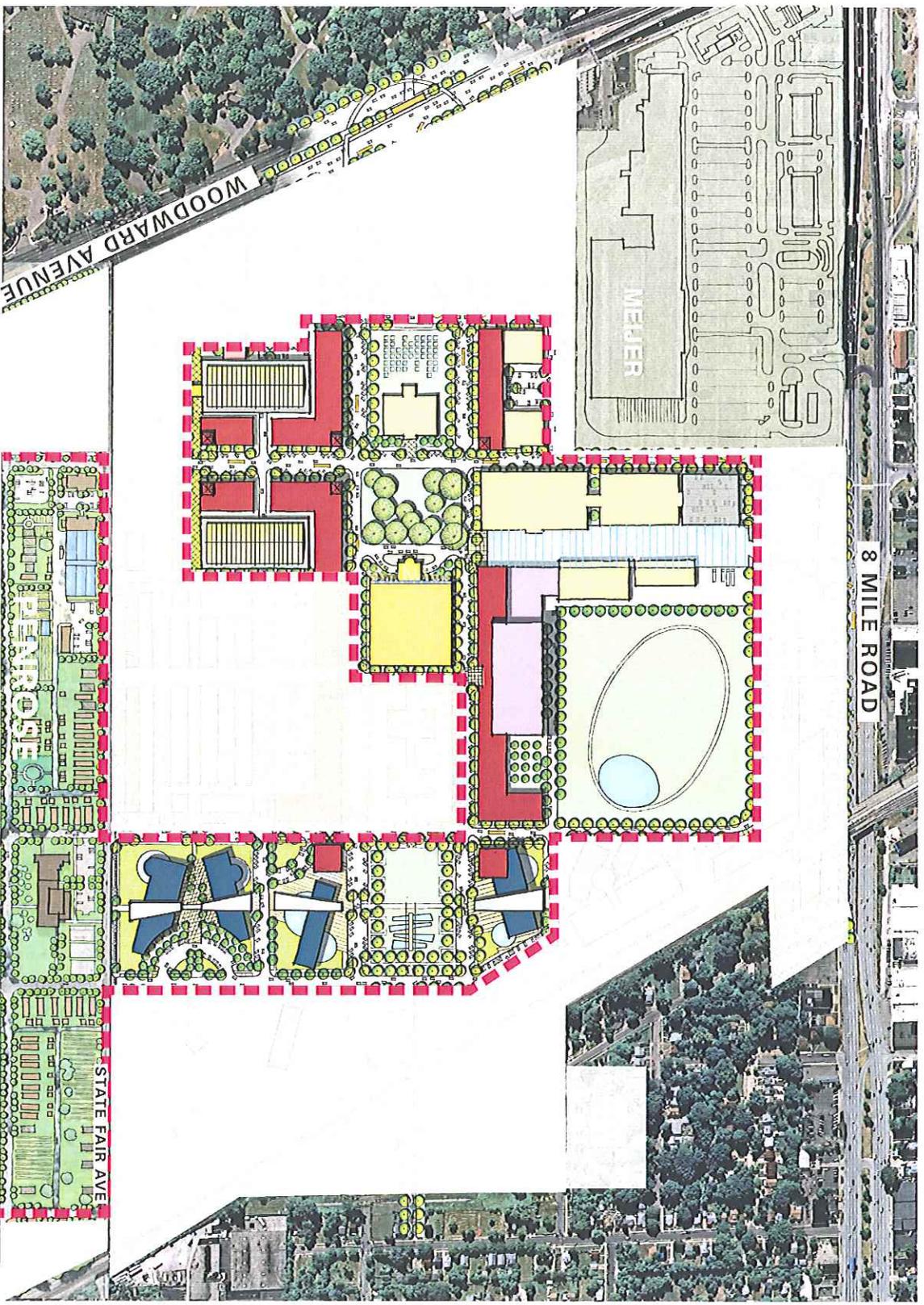
smart infrastructure

WHAT CAN MICHIGAN SHOW THE WORLD?



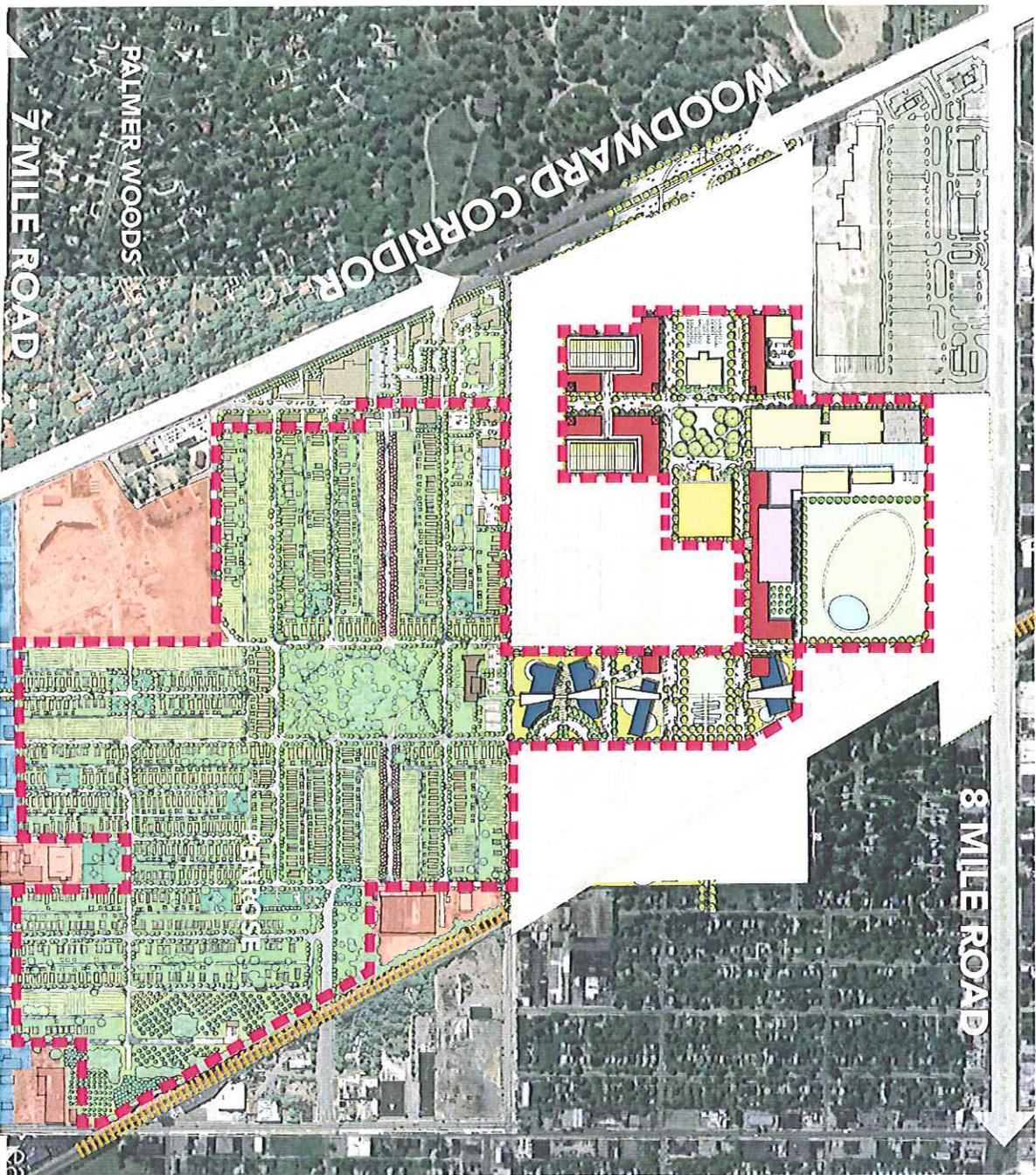
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WHAT CAN MICHIGAN SHOW THE WORLD?

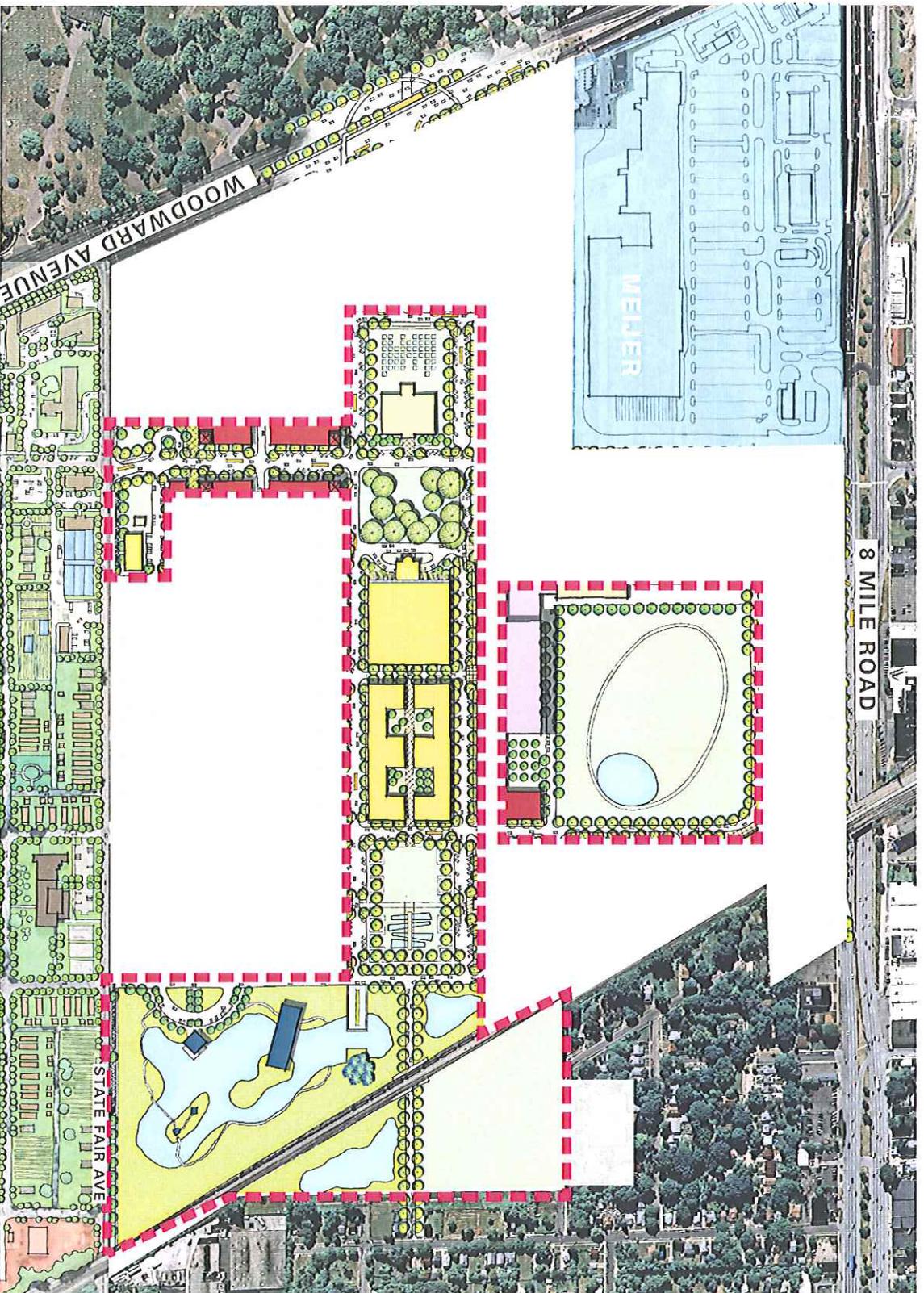
culture



Michigan agriculture

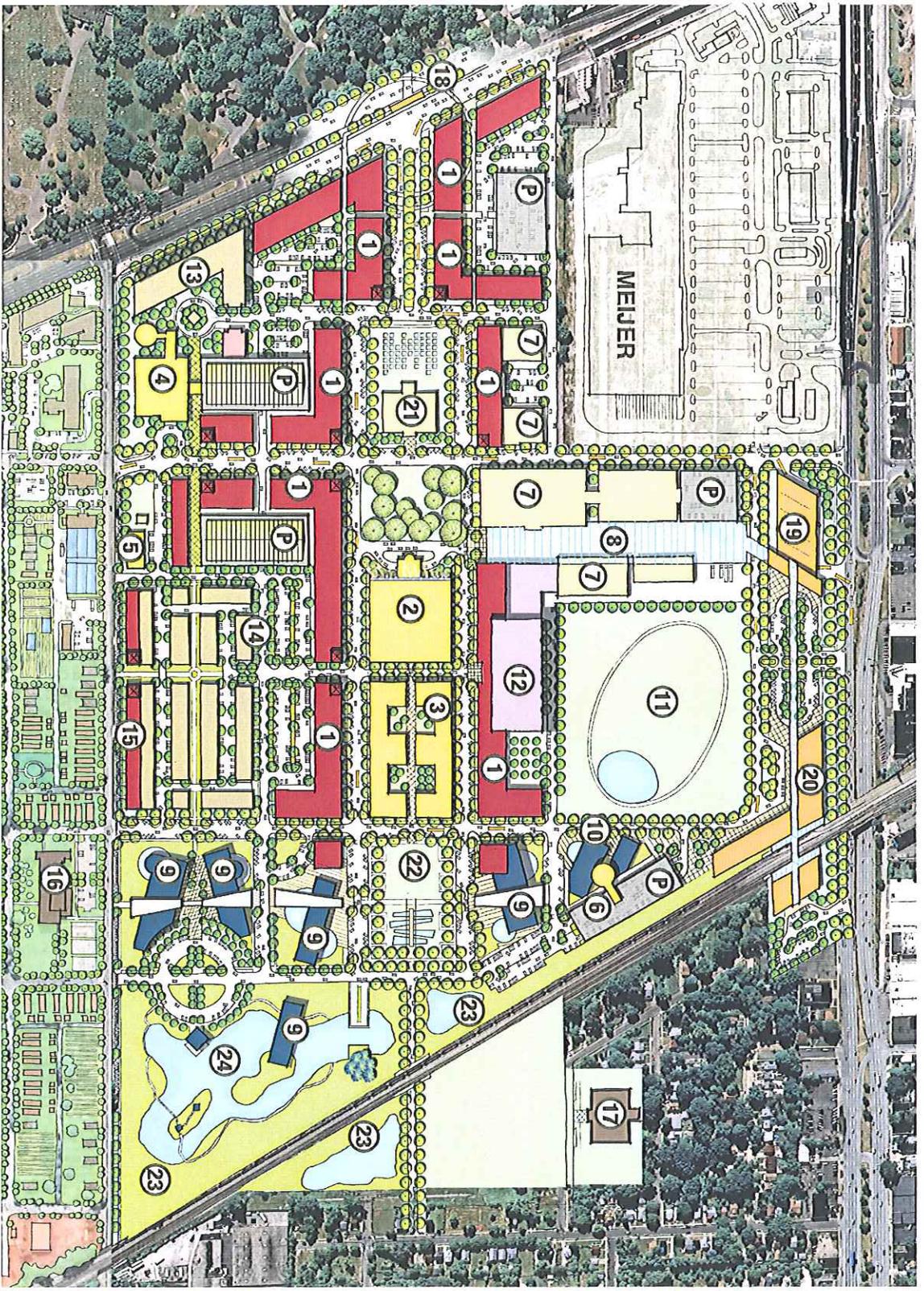
WHAT CAN MICHIGAN SHOW THE WORLD?

META
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Plazas + play

WHAT CAN MICHIGAN SHOW THE WORLD?



META EXPO

DESTINATION BUILDINGS

- 1 MIXED-USE RETAIL/ COMMERCIAL/ RESIDENTIAL
- 2 MULTI-PLEX/ EXPO AUDITORIUM
- 3 GARDEN COURT/ COMM. COLLEGE
- 4 COMMUNITY TECH LAB
- 5 GRANT HOUSE AND MUSEUM
- 6 POWER STATION NIGHT CLUB
- 7 THE COLLESIUM AND EXPO HALLS
- 8 THE EXPO ARCADE
- 9 META,TECH CAMPUS PUBLIC INSTITUTION/ PRIVATE SECTOR
- 10 META EXPO ENERGY PLANT
- 11 THE GEO-FIELD
- 12 HOTEL
- 13 RESIDENTIAL TOWER/ SENIORS
- 14 TOWNHOMES
- 15 TOWNHOMES/ RETAIL
- 16 GREEN TECH/ AG HIGH SCHOOL
- 17 MIDDLE SCHOOL
- 18 BRT/ LIGHT RAIL STATION
- 19 REGIONAL BUS STATION
- 20 REGIONAL TRAIN STATION
- 21 SMART HOUSE AND SMART PARK
- 22 MARKET PARK
- 23 GREEN INFRASTRUCTURE LANDSCAPE
- 24 LOW IMPACT DEVELOPMENT (LID) WATER MANAGEMENT
- P PARKING DECK W/ GREENHOUSE OR GREEN ROOF

WHAT CAN MICHIGAN SHOW THE WORLD?

REGIONS



smart park at historical coliseum and magic plus theater

WHAT CAN MICHIGAN SHOW THE WORLD?

Why create **Employable Graduates** at the Michigan State Fairgrounds? **Simple: Jobs - Jobs - Jobs!**

Michigan's second largest economic engine is nearly recession proof, meets a 24/7 **absolute need** and is: Agriculture and its Associated Industries.

Comparing products with the same Annual Gross Incomes of \$10M (\$10,000,000), the Agriculture Science Institute's **employed graduates**, versus a business' sale of **widgets** show, in the charts below, each entity's product as to its: (A) Total Annual Gross Incomes, (B) Cumulative Gross Incomes and (C) Economic Impact Factors, EIFs, that the Cumulative Gross Incomes of the Institute product, its employed graduates, increased from 1 to 3.50 or 350% in six years; whereas, the Business' product, its widgets, decreased from 1 to 0.29 or 29%. The Institute is a Golden Cash Cow opportunity.

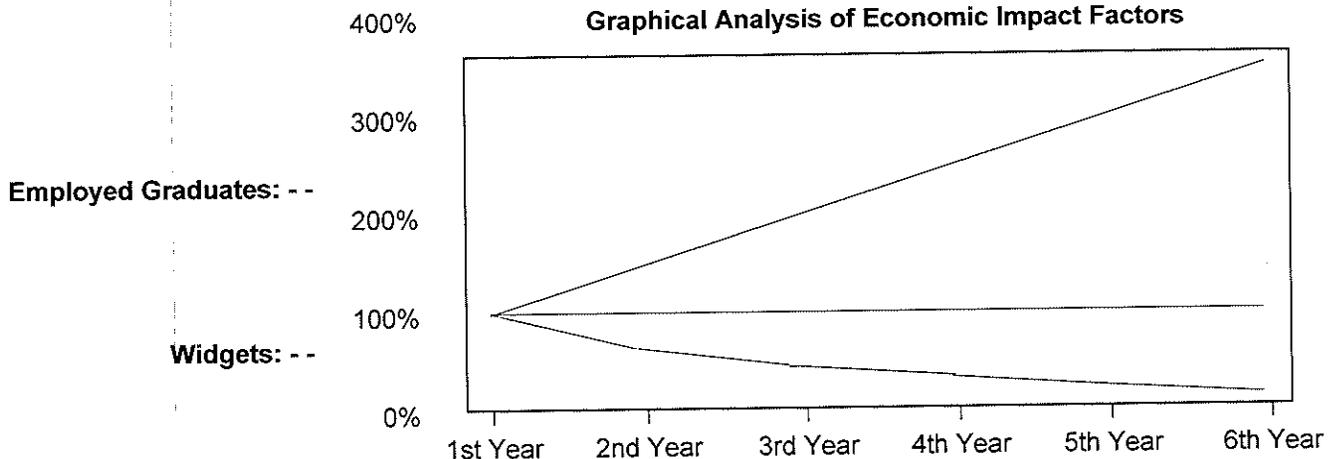
Agriculture Science Institute - Employed Graduates (EG) are its Product

YEAR	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year
First Year EG Gross Incomes	\$10M	\$10M	\$10M	\$10M	\$10M	\$10M
Second Year EG Gross Incomes		\$10M	\$10M	\$10M	\$10M	\$10M
Third Year EG Gross Incomes			\$10M	\$10M	\$10M	\$10M
Fourth Year EG Gross Incomes				\$10M	\$10M	\$10M
Fifth Year EG Gross Incomes					\$10M	\$10M
Sixth Year EG Gross Incomes						\$10M
(A) Total Annual Gross Incomes of Employed Graduates =	\$10M	\$20M	\$30M	\$40M	\$50M	\$60M
	↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓
		+ =	+ =	+ =	+ =	+ =
(B) Cumulative Gross Incomes of Employed Graduates "EG" equals =	\$10M	\$30M	\$60M	\$100M	\$150M	\$210M
	↗	↗	↗	↗	↗	
(C) The Institute Economic Impact Factor (EIF) is EG/W and equals =	1.00	1.50	2.00	2.50	3.00	3.50
or as a Percent equals =	100%	150%	200%	250%	300%	350%

Business - Widgets (W) are its Product

YEAR	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year
First Year Widget Gross Income	\$10M					
Second Year Widget Gross Income		\$10M				
Third Year Widget Gross Income			\$10M			
Fourth Year Widget Gross Income				\$10M		
Fifth Year Widget Gross Income					\$10M	
Sixth Year Widget Gross Income						\$10M
(A) Total Annual Gross Incomes of Widgets equals =	\$10M	\$10M	\$10M	\$10M	\$10M	\$10M
	↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓
		+ =	+ =	+ =	+ =	+ =
(B) Cumulative Gross Incomes of Widgets "W" equals =	\$10M	\$20M	\$30M	\$40M	\$50M	\$60M
	↗	↗	↗	↗	↗	
(C) The Business Economic Impact Factor (EIF) is W/EG and equals =	1.00	0.67	0.50	0.40	0.33	0.29
or as a Percent equals =	100%	67%	50%	40%	33%	29%

Graphical Analysis of Economic Impact Factors



Potential Total Annual & Cumulative Gross Incomes of the Institute's Yearly Graduates as a Consequence of the Michigan State Fairgrounds' Usage

This Agriculture Science Institute Proposal's Chart 2 is for illustration purposes only. It will Conservatively Project: (A) Annual Gross Incomes and (B) Cumulative Gross Incomes for twelve years of the Institute's **Employed Graduates** from the Region's 83 public school districts in Macomb, Oakland and Wayne Counties or the Tri-county Area. Each district will be limited to one high school herein with four of its juniors and four seniors enrolled half of each school day at the Institute. Multiplying a district's 8 students by 83, the Region's number of school districts, equals the Institute's student body of 664 students herein. Utilizing \$30,000, \$35,000, \$40,000 and \$45,000, each for three years, the Institute's Graduating Classes' Gross Incomes will be: (A) \$19,920,000 for each of the first through third year's graduates; (B) \$23,240,000 for each of the fourth through sixth year's graduates; (C) \$26,560,000 for each of the seventh through ninth year's graduates; and (D) \$29,880,000 for each of the tenth through twelfth year's graduates. This Chart has addressed student dropout by excluding additional high schools in a district and public Charter high schools herein but their students will be at the Institute.

GROSS ANNUAL INCOMES	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Ninth Year	Tenth Year	Eleventh Year	Twelfth Year
First Year Graduates	19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000	26,560,000	26,560,000	29,880,000	29,880,000	29,880,000
Second Year Graduates		19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000	26,560,000	26,560,000	29,880,000	29,880,000
Third Year Graduates			19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000	26,560,000	26,560,000	29,880,000
Fourth Year Graduates				19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000	26,560,000	26,560,000
Fifth Year Graduates					19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000	26,560,000
Sixth Year Graduates						19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000	26,560,000
Seventh Year Graduates							19,920,000	19,920,000	19,920,000	23,240,000	23,240,000	23,240,000
Eighth Year Graduates								19,920,000	19,920,000	19,920,000	23,240,000	23,240,000
Ninth Year Graduates									19,920,000	19,920,000	19,920,000	23,240,000
Tenth Year Graduates										19,920,000	19,920,000	19,920,000
Eleventh Year Graduates											19,920,000	19,920,000
Twelfth Year Graduates												19,920,000
Total Annual Gross Incomes (TAGIs) of the Institute Graduates =	19,920,000	39,840,000	59,760,000	83,000,000	106,240,000	129,480,000	156,040,000	182,600,000	209,160,000	239,040,000	241,920,000	271,800,000
	↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓	↗ ↓
		+	=	+	=	+	=	+	=	+	=	+
Cumulative Gross Incomes (CGIs) of Institute Graduates =	19,920,000	59,760,000	119,520,000	202,520,000	308,760,000	438,240,000	594,280,000	776,880,000	986,040,000	1,225,080,000	1,467,000,000	1,738,920,000
	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗
TAGIs divided by the First Year's Total Gross Income equals =	1.0	2.0	3.0	4.2	5.3	6.5	7.8	9.2	10.5	12.0	12.1	13.6
or as a Percents equal =	100%	200%	300%	420%	530%	650%	780.0%	920%	1050%	1200%	1210%	1360%
Total Gross Income equals =	1.0	3.0	6.0	10.2	11.5	22.0	29.8	39.0	49.5	61.5	73.6	87.3
or as Percents equal =	100%	300%	600%	1020%	1150%	2200%	2980%	3900%	4950%	6150%	7360%	8730%

Co-Chair: Byna Camden (313) 368-3333 Treasurer: Ed Bullock (248) 544-1823