



michigan suburbs alliance

FOR IMMEDIATE RELEASE

March 15, 2007

CONTACTS:

Melanie Piana
Michigan Suburbs Alliance
(248) 546-2380

Steve Duchane
City of Lincoln Park
(313) 386-1800 x 232

LINCOLN PARK EARNS ‘REDEVELOPMENT READY’ STATUS

City earns certification after streamlining processes

LINCOLN PARK – Today the Michigan Suburbs Alliance awarded the City of Lincoln Park certification as “redevelopment ready,” recognizing its efforts to establish a business-friendly redevelopment climate through participation in the Redevelopment Ready Communities program.

“Today Lincoln Park joined the handful of cities leading the region in redevelopment,” said Melanie Piana, Associate Director of the Suburbs Alliance. “Its proactive efforts to prioritize early public engagement, comprehensive planning, and streamlined review processes make it shine as a prime location to undertake redevelopment projects.”

The RRC program encompasses a multi-step certification process, through which cities can receive technical assistance from professional planning consultants at no charge. An RRC consultant evaluates the cities’ redevelopment processes to produce a score and evaluation report against which cities are measured to achieve certification.

Overall, the program aims to help cities clarify their goals for development, engage the community in the visioning process, and implement efficient, open redevelopment processes – ultimately, making them more attractive to developers and potential investors.

“As a developer, knowing a city has a vision, a plan and community support for redevelopment is half the battle,” said Jason Horton, Executive Vice President of REDICO, Inc. “Lincoln Park’s commitment to establishing transparent, consistent and timely processes and cultivating a culture of redevelopment within the city is what truly makes it a Redevelopment Ready Community.”



Lincoln Park joined the RRC program in May 2006. To achieve certification, the city implemented various reforms to its redevelopment strategy and processes:

- Developed the *Strategic Plan for Economic Development* with extensive community and staff engagement, which outlines a vision for the community's future and a plan for achieving it;
- Launched a revision of its Master Plan to include a focus on redevelopment. Completion expected later this spring;
- Implemented a "one team" approach to redevelopment within the city, ensuring all relevant boards, commissions and leadership voices are communicating a consistent message about the importance of redevelopment and understand the strategy;
- Conducted a vacant lot survey and identified and prioritized key sites for redevelopment;
- Amended its zoning ordinance to streamline the approval process for site plan and special use approvals, reducing waiting time by 2 weeks to 2 months;
- Amended the city code to expand the duties of the Superintendent of Building to become the Manager of Building and Engineering, increasing the efficiency and coordination of the staff and further streamlining review processes.

Technical assistance received by the city from RRC planning consultants included guidance on rewriting its tax abatement policy. Consultants provided sample policies and recommendations for making the tool a more effective financial incentive. Revisions are in progress.

Developed to address the alarming trend of disinvestment threatening built-out cities across the state, the RRC program is built upon a set of best practices developed by a committee of local developers, realtors, planners, state and local government officials, and university professors with the help national experts on redevelopment. The best practices were tested during a 2005 pilot program that produced five "redevelopment ready" communities: Eastpointe, Hazel Park, River Rouge, Southfield and Ypsilanti. The best practices were updated based on their experiences.

Lincoln Park's award was presented to Mayor Steve Brown at the State of the City Address before the City Council, Rotary Club, local business people and community members.

"This is more than just a program change," said Brown. "With implementation of the RRC Best Practices and our strategic economic development plan, it becomes a change in the culture of the organization, a new way to think and act regarding economic advancement."

Visit www.suburbsalliance.org for more information on Lincoln Park's path to redevelopment readiness and the Redevelopment Ready Communities program and Best Practices. Visit www.citylp.com for information on redevelopment opportunities in the city of Lincoln Park.



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RRC Project Manager

Melanie Piana Michigan Suburbs Alliance 248-546-2380 melanie@suburbsalliance.org

City Lead

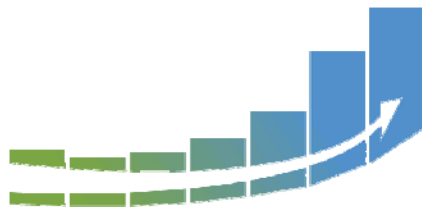
Steve Duchane City of Lincoln Park 313-386-1800x232 sduchane@citylp.com

RRC Committee Members

Andrea Brown	Michigan Society of Planning	734-913-2000	abrown@planningmi.org
Maxine Berman	Office of Gov. Granholm	313-456-0025	bermanm@michigan.gov
Robin Boyle	Wayne State University	313-577-8711	r.boyle@wayne.edu
Susan Friedlaender	Honigman Miller	248-556-8448	sfriedlaender@honigman.com
Jason Friedmann	Macomb County	586-469-6285	jason.friedmann@macombcountymi.gov
Denise Graves	Crosswinds Communities	248-615-1313	DeniseG@Crosswinds.com
Don Gross	Consultant	248-683-1789	twelve12s@comcast.net
Steve Horstman	City of Eastpointe	586-445-5016	stevehorstman@hotmail.com
Jason Horton	REDICO Management, Inc.	248-827-1700	jason@redico.com
Rochelle Katz-Freeman	City of Southfield	248-796-4161	rfreeman@cityofsouthfield.com
Thom Phillips	Hobbs + Black Architects	734-663-4189	tphillips@hobbs-black.com
Conrad Schewe	Burton-Katzman Development	248-433-0566	cschewe@burton-katzman.com
David Scurto	Hamilton Anderson Associates	313-887-6287	dscurto@hamilton-anderson.com
Doug Smith	Oakland County	248-524-3498	smithdj@ci.troy.mi.us
Aaron Tansle	Terra Land Group		
Erik Tungate	City of Hamtramck	313-304-0197	etungate@hamtramckcity.com
Fred Zorn	City of Taylor	734-374-2733	fzorn@ci.taylor.mi.us

Advisory Committee Members

John Czarnecki	MEDC	517-373-9148	czarneckij@michigan.org
Julie Hales-Smith	MSHDA	517-373-6026	halesj@michigan.gov
Michael Polsinelli	Talon Development Group, Inc.	248-745-3510	mpolsinelli@talondev.com
Gary Sands	Wayne State University	313-577-0543	gary.sands@wayne.edu
Jim Townsend	TEDC	313-202-1970	jtownsend@visitdetroit.com



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