



REDEVELOPMENT SERVICES: DESIGN & BUILD SCENARIO

The **Design & Build Scenario** is a predevelopment planning service that explores incremental redevelopment possibilities for small sites in traditional downtown areas. These redevelopment scenarios are based on the community's future vision, local market demand and the unique characteristics of the building or site.

This service is intended to empower property owners with a clear vision for redevelopment; the tools to clearly communicate project details with all stakeholders; an understanding of the financial costs and potential returns; and a plan for moving forward with the project or marketing the site for investment.

A complete "Design & Build Scenario" package contains the following:

1. Concise review of the site's characteristics, community context, development history, existing condition, zoning constraints and community vision;
2. Exploration of design opportunities, challenges and recommended redevelopment scenarios;
3. Schematic renderings of proposed redevelopment scenarios and written explanations; and
4. Approximate costs for implementation of the proposed redevelopment scenarios.

Who is this service for?



The "Design & Build Scenario" is a service provided for priority **Redevelopment Ready Sites** within certified Redevelopment Ready Communities®.

Key considerations include:

- Vacant or underutilized properties;
- Publicly or privately owned properties;
- Property owners willing to undertake a project or market the site for redevelopment and have reasonable financial expectations;
- Best for smaller sites within mixed-use districts, including a wide variety of site types such as:
 - » historic buildings in need of storefront or upper floor rehabilitation;
 - » underutilized facilities in need of adaptive reuse;
 - » surface parking lots; and
 - » vacant parcels in need of infill development—the "missing tooth" within the walkable streetscape.

Ready to get started?

Contact MEDC's Redevelopment Services Team:
Nate Scramlin, Manager
517.862.7742 | scramlinn@michigan.org

