

Priority Redevelopment Sites

Communities must think strategically about the redevelopment of properties. Investments should be targeted in areas that have the potential for positive future development. Focusing on the redevelopment and reuse of a single property or a specific node can catalyze further development around it. To ensure lasting change, the following concepts identify a community-generated vision for “priority redevelopment sites” within the City of Linden . By engaging the public and formulating a framework of desired outcomes for priority sites, the city is creating a predictable environment for redevelopment projects.



CITY OF LINDEN
MASTER PLAN UPDATE

Priority Redevelopment Sites Identification

Listed below and shown on **Map 10**, four sites within the city have been identified and will be targeted as priority redevelopment sites:

1. Evan's Building
2. DPW Yard
3. Parkside
4. Old Theater

These sites came to the forefront during the various public engagement opportunities, including the citizen survey, focus group discussions and visioning workshop. They have significant potential for redevelopment and, if developed, would greatly contribute to the improvement of the community in line with the vision and recommendations of this Master Plan. This section of the Master Plan provides a detailed evaluation of challenges and opportunities for each of these sites, along with strategies to turn the redevelopment of these sites into reality.

However, these are not the only sites in the city with the potential for redevelopment. **Map 10** shows additional redevelopment sites which are not deemed "priority" sites but nonetheless were identified as potential sites for redevelopment during the course of the planning process. Conditions may change and new opportunities may arise that will result in the city focusing on different or new redevelopment sites. Over time, the city should continually identify priority redevelopment sites (in addition to those highlighted in this section) and package them for marketing and solicitation of developers.

Overcoming Redevelopment Challenges

Site redevelopment poses a variety of challenges which are generally not faced by a project involving new construction on an undeveloped site. The following is a listing of challenges that are commonly faced by site redevelopment projects, including Linden's four priority redevelopment sites:

- Small site size and/or the lack of control of the land
- High cost of rehabilitating existing buildings on site, which may be in poor condition
- Possible environmental contamination from prior uses, leading to site remediation costs

- Zoning designations/requirements which serve as barriers to "creative" redevelopment concepts
- Need for additional parking, but a lack of space on-site to accommodate parking

However, the city, with the support of private and public partners, has the ability and necessary tools to combat these challenges. The following strategies are recommended as means for the city to overcome the various redevelopment challenges.

1. Market redevelopment sites and solicit developers

- Clearly articulate and communicate the vision for each priority redevelopment site. The concept plans included in this section are a starting point, but additional site investigation may be necessary and the city may wish to prepare high quality concept sketches and illustrations as marketing tools.
- Post business information packets on the city's website, which contain demographics, available incentives and testimonials from successful business owners already in the city
- Work with local partners (DDA, County, MEDC, etc.) to promote the vision
- Promote sites on online databases such as Zoom Prospector, OppSites, and the MEDC Real Estate Database

2. Eliminate zoning barriers

- Proactively rezone priority redevelopment sites to a district that would support the proposed redevelopment
- Create and adopt a new mixed-use zoning district which allows for creative mixed-use redevelopment proposals

3. Incentivize redevelopment

- Establish and promote clear incentives to demonstrate the city is a willing partner in redevelopment for certain types of projects. City incentives may include tax abatements, DDA sign/facade improvement programs, and DDA funded capital improvements.

Streets

Parcels

Rivers and Streams

Water Bodies

Linden City Limits

Priority
Redevelopment Sites:

1. Evan's Building
2. DPW Yard
3. Parkside
4. Old Theater

Additional
Redevelopment Sites:

- A. City Hall Site
- B. 495 W. Broad
- C. 112 S. Bridge
- D. North end business district

October 2022

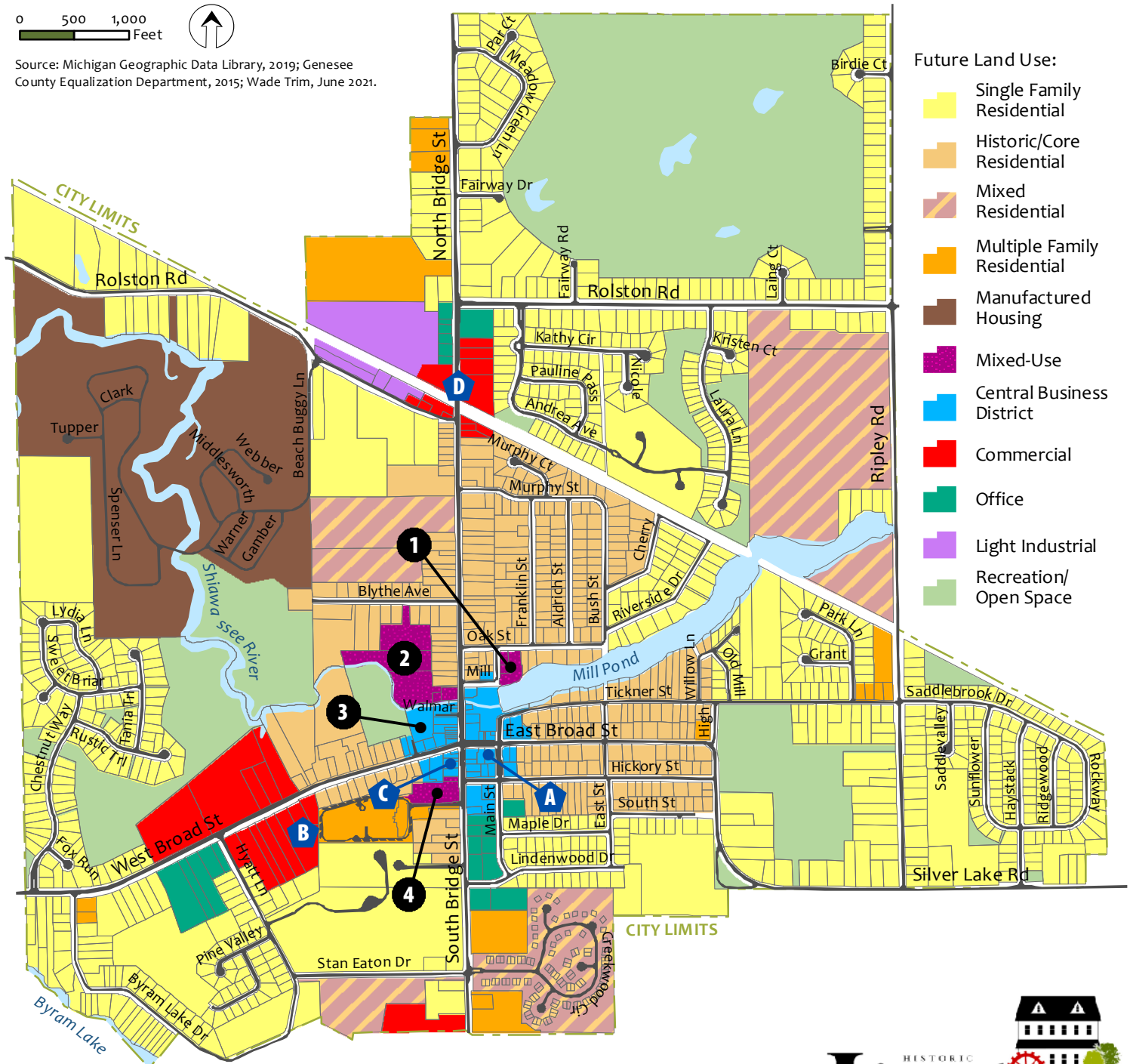
0 500 1,000
Feet



Source: Michigan Geographic Data Library, 2019; Genesee
County Equalization Department, 2015; Wade Trim, June 2021.

Future Land Use:

- Single Family Residential
- Historic/Core Residential
- Mixed Residential
- Multiple Family Residential
- Manufactured Housing
- Mixed-Use
- Central Business District
- Commercial
- Office
- Light Industrial
- Recreation/Open Space



- Consider a new DDA program to provide “gap financing” for impactful investment projects through the use of project specific tax increment financing
- Catalogue available outside funding resources and serve as a conduit between property owners and funding agencies, including the MEDC and MEGLE

Priority Redevelopment Site Recommendations

This section outlines recommendations for the redevelopment of each of the four priority redevelopment sites. Included are concept plans for each site that illustrate the overall character of redevelopment opportunities. The recommendations and concept sketches are not intended to be a prescription for what the city will allow or require at each site. Rather, they are intended to showcase potential redevelopment concepts that would be consistent with the overall goals and recommendations of this Master Plan. The city recognizes that some or portions of these sites are privately owned and does not intend to restrict the creativity of property owners or developers to propose different designs and concepts that would also be complementary with the city’s future vision.

Evan’s Building

This site is located northeast of and adjacent to downtown Linden. It is approximately 1.2 acres in size and has water frontage along the Mill Pond. The site consists of two separate properties, both of which are privately owned. The larger of the two properties features a large warehouse building (locally known as the “Evan’s” building) and the smaller of the two properties contains a single-family dwelling. Existing challenges at this site include the presence of an adjacent electric substation, the cost of needed warehouse building improvements, lack of parking, and the potential for environmental contamination from prior uses.

Two concept drawings have been prepared to illustrate opportunities for the redevelopment of this site. One concept considers how the existing warehouse building could be reused or re-purposed, while the second concept considers site redevelopment if the existing warehouse building was demolished. Both concepts envision mixed-use development capitalizing on the site’s waterfront setting.

DPW Yard

This priority redevelopment site is located on the north side of the Shiawassee River, east of North Bridge Street. It is located across the river from downtown Linden and Eagle’s Wooden Park. The site is approximately 9.1 acres in size and is entirely owned by the City of Linden. Much of the site is undeveloped, but a small dwelling (unoccupied) is located near Bridge Street and the central portion of the site is utilized as the city DPW yard, with one existing DPW building. Several water wells are located at the site which currently supply the city’s municipal water system. Two key challenges exist at this location: 1) the need to relocate the city DPW facility; and, (2) having to work around the existing municipal water wells. However, the City Council’s recent decision to connect to the Genesee County water system means that the water wells at this property would no longer be a significant barrier to site redevelopment. This connection is estimated to occur by the Spring of 2025. Smaller challenges include the need to demolish the existing dwelling structure and the lack of connections to downtown, with the river separating the site from downtown.

A concept drawing has been prepared to illustrate opportunities for the redevelopment of this site. Given the size of the site, an opportunity exists to establish multiple uses at the site, including commercial (near North Bridge Street), residential (central and northern portion of the site) and public (along the riverfront).

Parkside

This 2.1 acre site is located immediately adjacent to downtown Linden to the west. The site consists of two small privately-owned properties along West Broad Street and a larger city-owned property with frontage on the Shiawassee River. One existing and occupied commercial building is located on the property, which is anticipated to remain. One challenge to redevelopment is potential contamination at the property along West Broad Street, which was formerly occupied by a gas station.

A concept drawing has been prepared to illustrate opportunities for the redevelopment of this site. Commercial and/or mixed-use development is envisioned along West Broad Street, while the central portion of the site could be utilized for public parking to serve the larger downtown area. The river-fronting portion of the site is anticipated as recreational space.

Evan's Building Redevelopment Concept: Building Reuse Alternative

Precedent Imagery



Dockside Dining



Adaptive Reuse of Industrial Buildings



Pop Up Shops

Entice New Business Uses:

- Restaurants with waterfront seating
- Microbrewery
- Food truck park
- Banquet/events facility
- Unique shops/pop-up shops
- Office/maker-space

New Public Amenities:

- On-site parking (north end)
- Community meeting space
- Kayak/canoe docks (customer use)
- Bike racks

Demolish northern portion of building for off-street parking. Possible option for podium parking with building above.



Upper Story Development:

- Potential 2-3 story building height
- 3rd story would require step-back from water and streets
- Upper story uses may include residential, office, maker-space or live/work units

Evan's Building Redevelopment Concept: Building Demolition Alternative

Precedent Imagery



Active dock/boardwalk space



Residential with ground floor commercial



Attached residential development

Demolition of Existing Building and New Construction:

- 2 to 3 stories
- Attached residential townhouses
- Ground floor commercial and office
- Upper story office, live/work and maker-space

