

# CENTRAL U.P.

## REGIONAL PROSPERITY INITIATIVE

Advisory Committee Meeting

June 9, 2016

# Project Updates

## ▶ 2016 Projects

- ▶ Regional Talent Strategy
- ▶ Regional GIS
- ▶ Economic Development Resources and Support
- ▶ Sawyer Airport Customs Study
- ▶ MAR Statewide Prosperity Plan

## ▶ 2015 Projects

- ▶ Target Market Analysis
- ▶ Regional Recreation Plan
- ▶ Regional Sustainability Plan



# Housing Market Analysis

## ▶ Study Complete

- ▶ Reports available on RPI website ([centralupdashboard.org](http://centralupdashboard.org))
- ▶ County report, regional report
- ▶ Report breaks down market potential, rents, lifestyle clusters
- ▶ Developer Information

- [1b UP TMA ALGER 05 09 16](#)
- [1b UP TMA DELTA 05 09 16](#)
- [1b UP TMA DICKINSON 05 09 16](#)
- [1b UP TMA MARQUETTE 05 09 16](#)
- [1b UP TMA MENOMINEE 05 09 16](#)
- [1b UP TMA SCHOOLCRAFT 05 09 16](#)
- [00 REGIONAL WORKBOOK ASSEMBLED 04 30 16](#)

# Findings

## Summary Table A

Annual Market Potential – Attached and Detached Units  
 Renters and Owners – Aggressive (Maximum) Scenario  
 Marquette County – Michigan UP Prosperity Region 1b – 2016

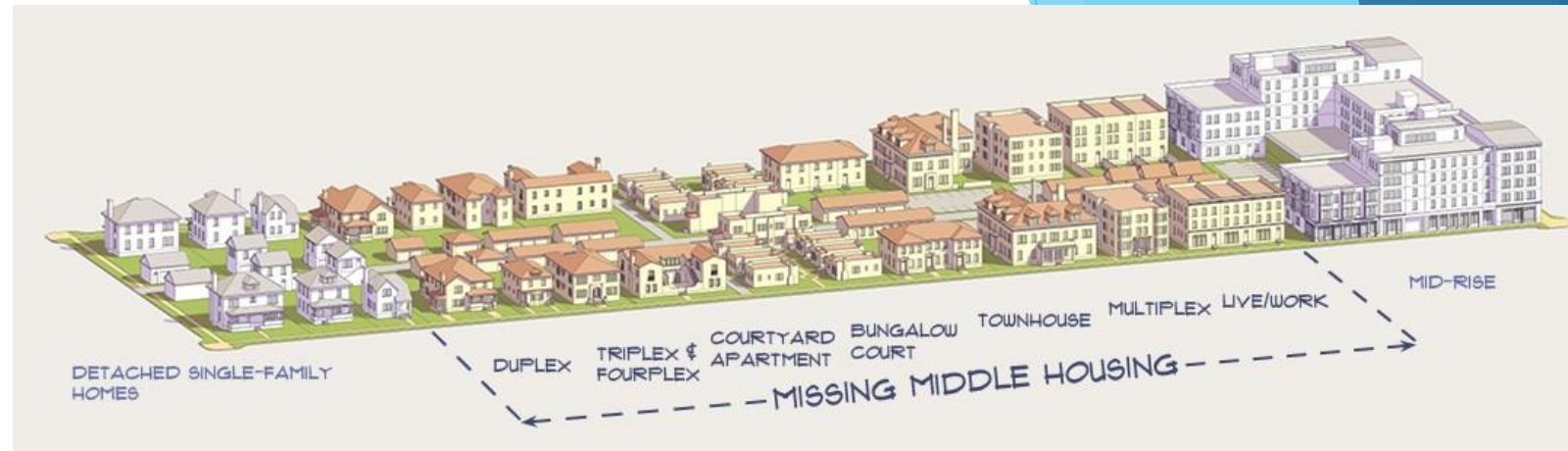
Annual Market Potential Aggressive Scenario	Detached Houses	<u>Attached</u>		Total Potential
		Duplex Triplex	Other Formats	
The City of Marquette	669	278	1,879	2,826
1.0 Mile Ring   Marquette	367	146	1,011	1,524
0.5 Mile Ring   Marquette	149	60	399	608
Trowbridge Park CDP	91	9	109	209
Harvey CDP	12	1	8	21
The City of Ishpeming	169	32	126	327
The City of Negaunee	149	22	87	258
K. I. Sawyer CDP	218	77	272	567
Gwinn CDP	37	1	19	57
All Other Places	543	116	494	1,153
<b>Marquette County Total</b>	<b>1,888</b>	<b>536</b>	<b>2,994</b>	<b>5,418</b>
<b>Format as a Share of Total</b>	<b>35%</b>	<b>10%</b>	<b>55%</b>	<b>100%</b>

**Summary Table B**  
**Annual Market Potential – Attached Units Only**  
**Renters and Owners – Aggressive Scenario**  
**Michigan UP Prosperity Region 1 – 2016**

Renters and Owners Aggressive Scenario Attached Units Only	Upscale Target Markets	Moderate Target Markets	Most Prevalent Clusters	All 71 Lifestyle Clusters
1a   Houghton County	374	1,366	58	1,798
Share of County Total	21%	76%	3%	100%
1b   Marquette County	1,094	2,354	82	3,530
Share of County Total	31%	67%	2%	100%
1c   Chippewa County	581	916	41	1,538
Share of County Total	37%	60%	3%	100%
<b>Others   West Region 1a</b>				
Gogebic County	35	131	20	186
Baraga County	2	64	12	78
Iron County	14	29	16	59
Ontonagon County	1	8	2	11
Keweenaw County	.	.	1	1
<b>Others   Central Region 1b</b>				
Delta County	74	681	57	812
Dickinson County	60	364	42	466
Menominee County	86	249	24	359
Schoolcraft County	5	71	19	95
Alger County	5	41	11	57



# The Missing Middle



Implementation Strategies – Depending on the unique attributes and size of each place, a variety of strategies can be used to introduce new housing formats.

## Missing Middle Housing Formats – Recommended Strategies

1. Conversion of high-quality, vacant buildings (such as schools, city halls, hospitals, hotels, theaters, and/or warehouses) into new flats and lofts.
2. New-builds among townhouses and row houses, particularly in infill locations near rivers and lakes (including inland lakes) to leverage waterfront amenities.
3. Rehab of upper level space above street-front retail within downtown districts.
4. New-builds with flats and lofts in mixed-use projects, above new merchant space with frontage along main street corridors.
5. New-builds among detached houses arranged around cottage courtyards, and within established residential neighborhoods.
6. The addition of accessory dwelling units like flats above garages, expansions to existing houses with attached or detached cottages, or other carriage-style formats.





Source: Carriage style typologies (accessory dwelling units) | Photo credits: Opticos Design.



Examples of live-work formats with a diverse building formats and architectural designs.



Examples of courtyards and public spaces from the Michigan Missing Middle Housing Design Competition. 1<sup>st</sup> Place - Tiula Architects (left image) and 3<sup>rd</sup> Place - Settle Architects (right).



Results of the Missing Middle Housing Design Competition. 1<sup>st</sup> Place Winner: Tiula Architects (left); 2<sup>nd</sup> Place by Hamilton Anderson Assoc. (right).

# Questions?

Emilie Schada

Regional Planner

[eschada@cuppad.org](mailto:eschada@cuppad.org)

Office: (906) 786-9234 ext. 508

Sharon M. Woods, CRE

Principal, TMA Team Leader

LandUse|USA, LLC

[www.LandUseUSA.com](http://www.LandUseUSA.com)

[sharonwoods@landuseusa.com](mailto:sharonwoods@landuseusa.com)

(517) 290-5531 direct



# RPI Planning for 2017



Update due in November

# Vision for the Future

- ▶ In 2025 the Central Upper Peninsula region will continue to be known for its abundant natural resources and numerous tourism and recreational opportunities, and will provide the infrastructure and policies necessary for a business-friendly environment. A strong employment market, outstanding early childhood, K-20, and continuing education programs, access to health care, and a variety of arts, culture, and entertainment opportunities will provide a high quality of life for existing residents and attract new residents, tourists, and businesses to the region.

# Goals



Grow and diversify the region's economy.



Develop, attract, and retain a talented workforce.



Improve infrastructure conditions, connectivity, and affordability.



Enhance and expand educational opportunities across the region.



Improve quality of life for all residents.



*RPI Program Goals:* **To create shared administrative services and decision-making and better alignment between organizations to foster collaboration between organizations in the region.**

*Economic Resilience:* **The capacity of an economy to withstand and adapt to economic challenges.**