



St. Clair Schools Redevelopment

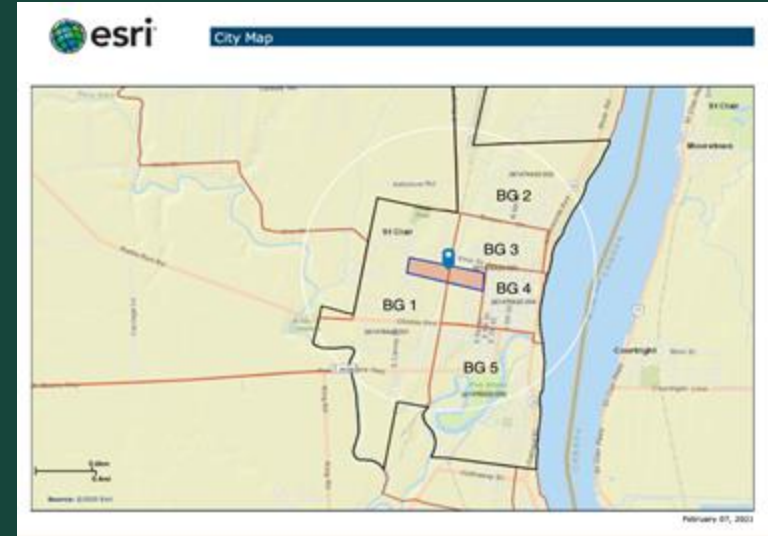
Project Introduction

- In the Fall of 2020 The St. Clair County Metropolitan Planning Commission decided to partner with the MSU Urban and Regional Planning (URP) Practicum Program and the The MSU EDA University Center for Regional Economic Innovation (REI) for the redevelopment study of Gearing and Eddy Elementary Schools in the City of St. Clair



Introduction

- After declining enrollment the East China School District has made the decision to close two elementary schools, both in the City of St. Clair
- The closure of these two facilities has created a redevelopment opportunity for the community



Student Project Goals

- Collect the relevant data on the City of St. Clair to identify areas of improvement in the community
- Create recommendations for the St. Clair Metropolitan Planning Commission to utilize in the redevelopment of two school properties.
- Include recommendations that improve community facilities and preserve the character of the community.



Socio-Economic Analysis



Population / Median Age

- St. Clair's total population: 5,802
- St. Clair's population has slightly decreased by -8.19.
- Major block groups have significantly increased.

Column1	Michigan	St. Clair County	St. Clair (city)	BG1	BG3
2000	9,938,444	164,235	5,802	906	595
2010	9,952,687	16,5719	5,485	1,361	1,529
2019	9,965,265	159,247	5,327	1,410	1,073
% Change	0.2699	-3.04	-8.19	55.63	80.34

- St. Clair's median age: ~44
- Slightly higher than the state of Michigan: ~40

Median Age			
Year	2000	2010	2019
Michigan	35.5	38.9	39.7
St. Clair, County	38.5	41.3	43.8
Block Group 1	42.7	44.2	48.6
Block Group 3	39.8	39.2	38.5

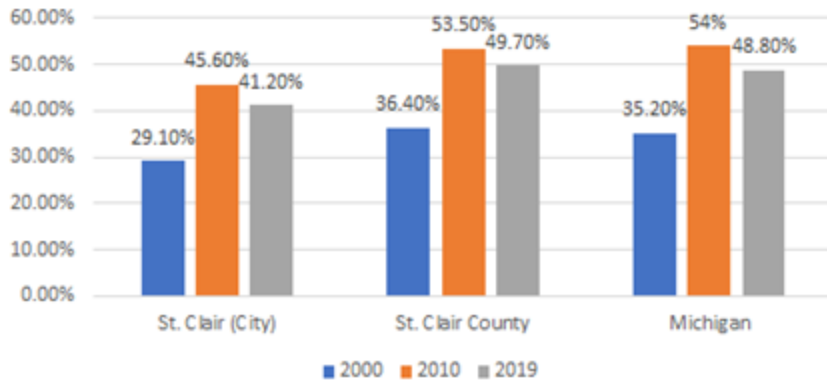
Median Income

- Median income has increased
- 36.30% increase in the last two decades in St. Clair, MI

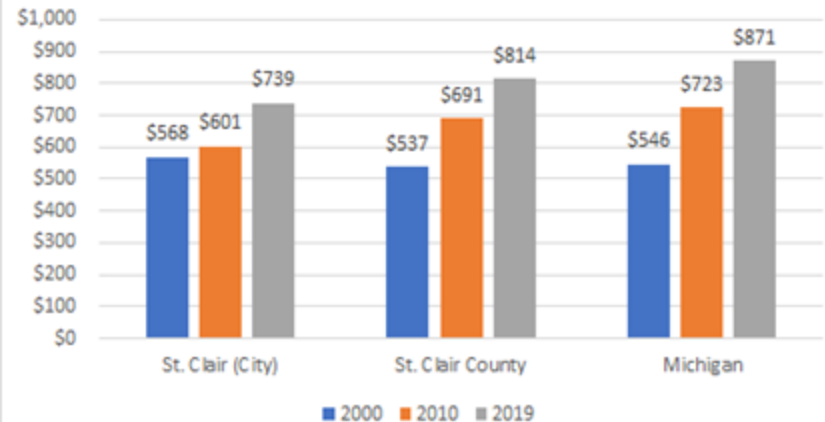
Median Household Income	Michigan	St. Clair, MI	BG1	BG3
2000	\$44,667	\$ 52,597	\$ 79,226	\$ 29,531
2010	\$48,432	\$ 45,223	\$ 36,978	\$ 41,730
2019	\$57,144	\$ 71,845	\$ 80,179	\$ 52,596
% change	27.93	36.30	1.20	78.10

Housing Demand Analysis

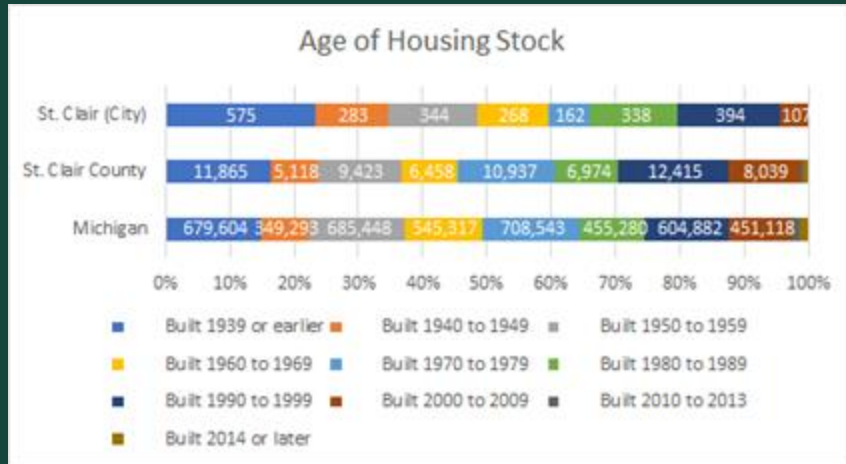
Percent of Renters using over 30% of their
Income for Rent, 2000-2019



Gross Rent, 2000-2019



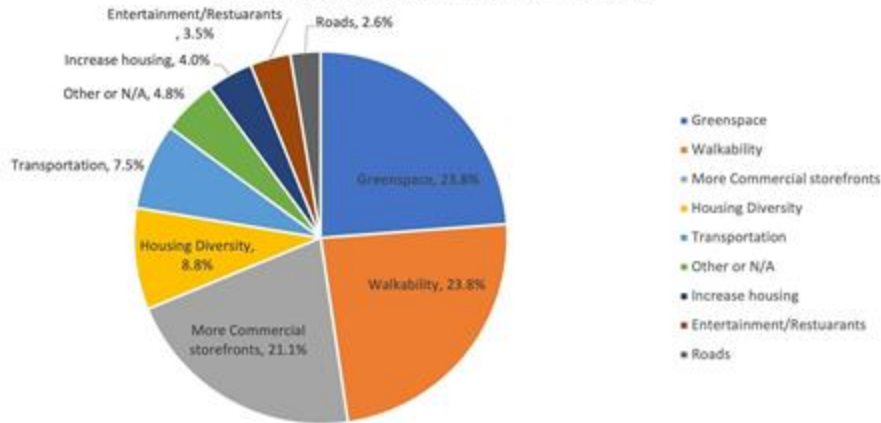
Housing Demand Analysis (cont.)



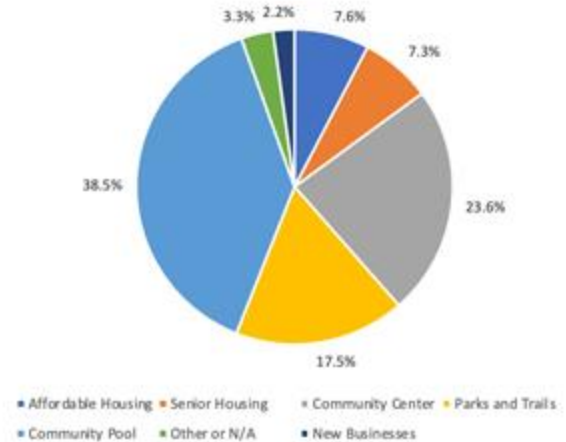
Housing Units	2000	2010	2019
St. Clair (City)	2,432	2,689	2,471
St. Clair County	67,107	72,027	72,179
Michigan	4,234,479	4,529,680	4,596,198

Community Engagement

Which Aspects of St.Clair could be improved?



What would you like to see in St. Clair?



Major Overall Findings

- Population and median age have stayed roughly the same over the past two decades
- Median age is 44 years old
- Housing stock has not changed much since 2000
- Future industrial and manufacturing jobs will help support St. Clair
- Community pool, community center, and parks and trails are all desired assets for the community



Project Challenges



Initial Options



Community Stakeholders

Is there a higher and better use?

- City Leaders
 - County Leaders
 - County Planning
 - Community Foundation
 - East China School District
-



Project Opportunities



Project Opportunities

- Magna International recently began construction on a new \$70.1M manufacturing facility supporting batteries for GM's new electrified hummer.
- A local non-profit is preparing to open a 12,000 square foot, 350-seat theater for the performing arts 3 blocks from the project.



Case Studies



Liberty Hyde Bailey Center



Farmington Hills Activities Center



East Olive Community Center



Michigan 4-H Children's Gardens



Liberty Hyde Bailey Center



- Reuse of a historic elementary school in East Lansing
- A daycare and senior housing were added to this building
- Received federal tax credits for completion

East Olive Community Center

- East Olive Elementary School has been reused to become a community center
- Friends of East Olive pushed for this redevelopment to happen
- Currently being rented from school district



Farmington Hills Activities Center “The Hawk”

- Former Harrison High School building
- 245,000 Square feet
- Declining enrollment is what sparked this development
- Project start in September 2019, with a projected cost of \$22 million for rebuilding the facility



Michigan 4-H Children's Garden

- The 4-H Children Garden on Michigan State University's Campus is a large interactive park geared towards children.
- This park backs to an active railway and highlights some of the features of creating safe recreation opportunities near railroad tracks.



Final Recommendations



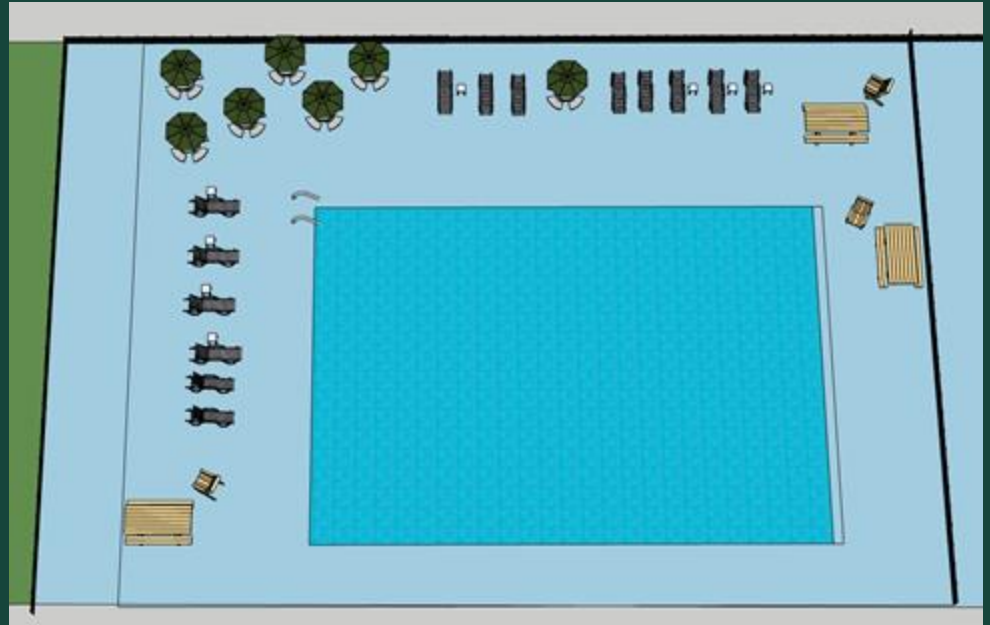
Community Center

- The proposed community center site will be where Gearing Elementary currently sits.
- Comparable to the East Olive Community Center Case study.



Community Pool

- Strong and clear desire for a community pool as the current pool will be closing in the near future.
- Placing a community pool in our project site will make it accessible by foot for a large portion of the community.



Senior Housing

- Meet needs of aging population.
- Physical activities to maximize space.
- Conduct needs assessment for the older population.
- Brownfield Redevelopment Tax Increment Revenue and County's Housing Program Income for funding.



Affordable Single Family Homes

- Build affordable single family homes on vacant land between the schools by leveraging the following resources:
 - SCC Land Bank Authority
 - SCC Brownfield Redevelopment Authority
 - County's Housing Program Income



Park and Trails

- St. Clair is home to many parks.
- Community engagement showed desire for additional trails.
- Build trails around potential flood zone.
- Michigan Natural Resources Trust Fund to provide grants for development.
- Density Bonuses?



Come to visit St. Clair!



Questions?

Geoffrey Donaldson
gdonaldson@stclaircounty.org