

Darwin McClary

From: Michael Lamb
Sent: Monday, February 24, 2025 10:24 PM
To: Darwin McClary
Cc: Sonja Stout; Lynsey Blough; Mark Amundson (amundsonm@lakeorionpolice.org); Wesley Sanchez; Stan Ford; George Dandalides
Subject: VLO DDA TIF PLAN FOR DUMMIES
Attachments: Condensed Version of DDA TIF Plan 2-24-25.pdf

Dear Darwin,

I understand that many have not read the TIF Plan so I spent a day of my life creating a condensed version of the DDA TIF Plan Amendment 4 which includes

CHAPTER 3: DEVELOPMENT PLAN

CHAPTER 4: SUMMARY OF THE TAX INCREMENT FINANCING (TIF) PLAN

CHAPTER 5: SUMMARY OF THE CAPITAL IMPROVEMENT PLAN (CIP)

I have edited out all of the pictures and changed the format away from that of 3rd grade picture book to an easy fast read for adults short on time. I have consolidated the 4 separate CIP tables into one cohesive table.

If you are short on time the main information is in Chapters 4 and 5.

I hope this will help us to more fully understand this document and its impact on our community.

Mike Lamb

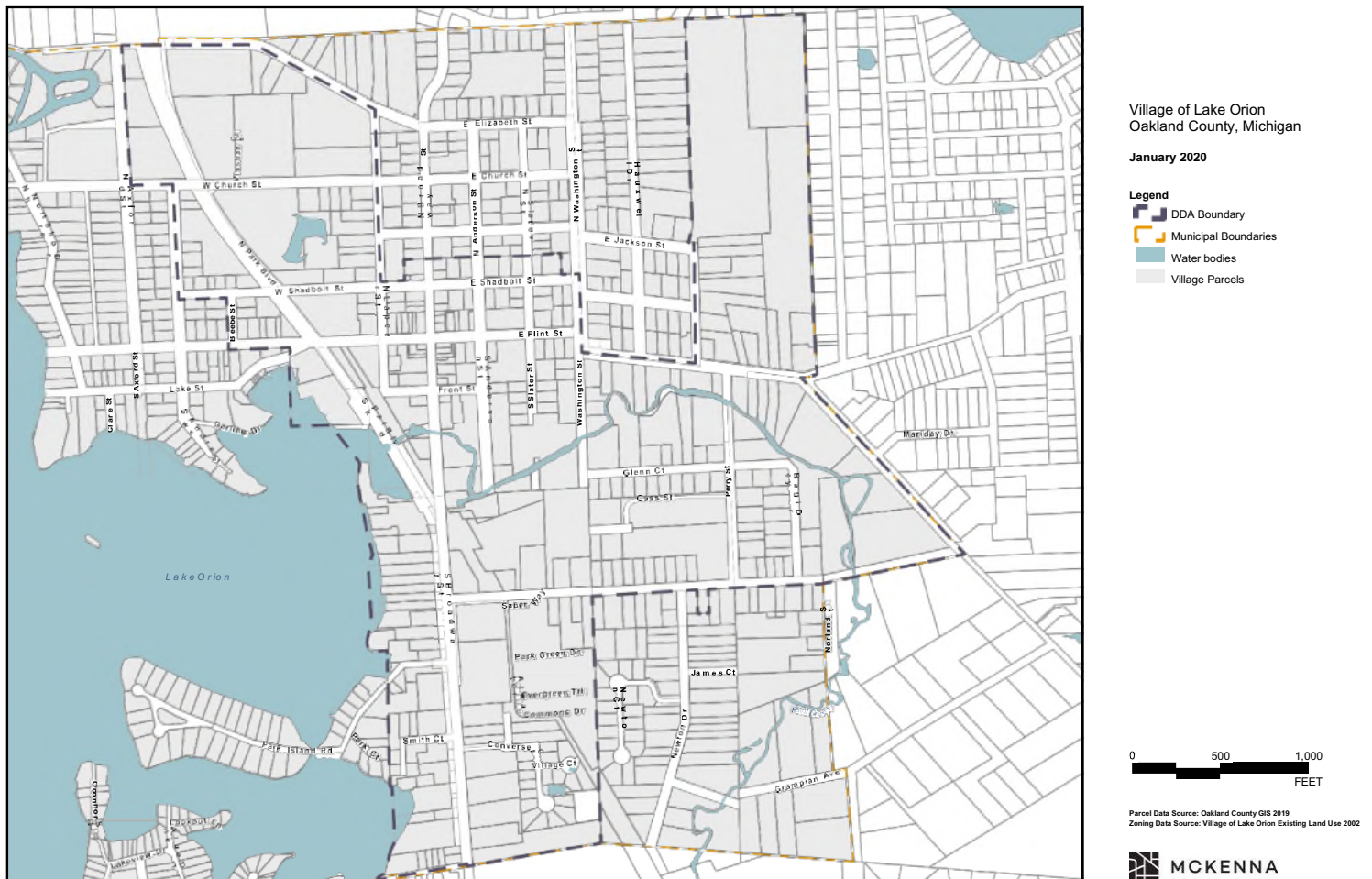
Condensed version of Village of Lake Orion DDA TIF Plan Amendment No. 4 prepared by M. J. Lamb for discussion and informational purposes. Please refer to full Published plan for full information. This document is not meant to be a substitute or guaranteed to be a representation of the original document. Graphics, Photos and commentary have been deleted to create a more compact document. Dated 2-24-25

Included are:

CHAPTER 3: DEVELOPMENT PLAN

CHAPTER 4: SUMMARY OF THE TAX INCREMENT FINANCING (TIF) PLAN

CHAPTER 5: SUMMARY OF THE CAPITAL IMPROVEMENT PLAN (CIP)



CHAPTER 3: DEVELOPMENT PLAN

Over the years the Lake Orion DDA has completed updates to guide its orderly development and to ensure continuity and quality of life for the Village's downtown. The DDA has used its TIF funds for a variety of projects in its Downtown Development district, including property acquisition, streetscape improvements, development of a Façade Improvement Plan, and assisting and aiding downtown business owners throughout the district. A listing of recent DDA accomplishments is detailed on page 43 of this Plan.

The Lake Orion DDA will continue to undertake a number of projects over the next 20 years that will help make the downtown community into a more special and distinctive place. The DDA Board should revisit its strategy annually to ensure its actions are effective and to identify opportunities to improve the investment environment for private entities.

DDA Snapshot

The socio-economic demographic makeup and history of the community is a critical component in preparing any document impacting the future of a downtown development district. Lake Orion's current demographics and trends provide the foundational understanding of the existing social and economic capacities and strongly informs future planning possibilities.

Introduction and Data Sources

The following section describes the population and socioeconomic statistics and housing characteristics and trends of the downtown Lake Orion district and the surrounding area. The data presented comes from the US Census Bureau's Decennial Census and the American Community Survey (ACS) 5-Year estimates and is supplemented by data from Southeast Michigan Council of Governments (SEMCOG). The ACS uses statistical sampling over a 5-year period to describe the average characteristic over the period of collection. Evaluations were made with the Village and Township, along with Oakland County and in some instances, the State of Michigan.

A Growing Community

Alongside Oakland County, the Lake Orion community has been steadily growing, even while other communities across Michigan have experience population loss. Additionally, 66% of residents have lived in the Lake Orion area for 10 years or greater. Lake Orion tends to attract residents and keep them.

It's important to note that the DDA district experiences a higher daytime population (1,820 individuals¹) than the overall population of 1,123. Daytime populations, also known as commuter-adjusted populations, indicate the number of works present in an area during normal business hours and are useful in thinking about traffic and transportation impacts. The Lake Orion DDA district experiences approximately 62% swelling of the population during the day to accommodate the wealth of services and businesses, of which there are 144. Correspondingly, the number one industry in the DDA district is the service industry², supplying 45.5% of total employees with jobs, and occupying 39.6% of all DDA businesses, followed by the retail industry³, supplying 38.7% of total employees with jobs.

Table 1: Population Change, 2000-2017

	2000	2010	2017
DDA District	927	1,107	1,123
Village of Lake Orion	2,715	2,973	3,116
Orion Township	30,748	35,394	37,945
Oakland County	1,194,156	1,202,362	1,241,860
State of Michigan	9,938,444	9,883,640	9,925,568

Source: US Census

¹ ESRI Business Analysis, 2019

² Per the Standard Industrial Classification (SIC) system, the service industry includes automotive services, legal services, educational services, etc.

³ Per the Standard Industrial Classification (SIC) system, the retail industry includes general merchandise stores, eating and drinking places, etc.

Age Trends

Table 2 shows that the population in the DDA district (39.7 years) is younger than the Village of Lake Orion as a whole, but even within the past 7 years, has increased and is almost the same as Orion Township (40.0 years).

Overall, the Village has significantly older population than Oakland County, the median age has increased over the past two decades to 45.7 years. Changes in family structure and life expectancy may account for the increasing median age.

Table 2: Median Age, 2000-2017

	2000	2010	2017
DDA District	—	37.1 years	39.7 years
Village of Lake Orion	38.1 years	41.2 years	45.7 years
Orion Township	—	38.6 years	40.0 years
Oakland County	36.7 years	40.2 years	41.0 years

Source: US Census

Inclusive Housing

Approximately 30% (2017 ACS) of the downtown housing stock consists of pre-1939 wood frame houses that reflect Lake Orion's origin as a turn of the century summer recreation community. Older houses, built before WWII, give the district historic character and charm not present in newer subdivisions.

The number of older structures in a community is an important consideration for future planning. As housing ages, the cost of maintenance and the need for improvements increases. Entire neighborhoods can lose value and deteriorate if houses are not kept in good repair and necessary reinvestment is postponed.

The historic neighborhood setting, close proximity to the downtown center, and natural amenities such as Lake Orion suggest that the downtown residential neighborhoods will continue to increase in desirability. The finite supply of waterfront property and walkable districts keeps the market strong for such properties and real estate values.

However, housing affordability is also important in determining the district's long-term sustainability. Municipalities should provide housing at prices people can afford to maintain

stable neighborhoods and allow existing residents to age in place. As well as serve as a community where individuals of all income levels can move and grow.

45% of all housing in the DDA district is single-family detached. Missing- middle housing is an important component to affordability and providing housing options for young professionals and seniors, those wishing to age in place within the community.

Land Use Characteristics

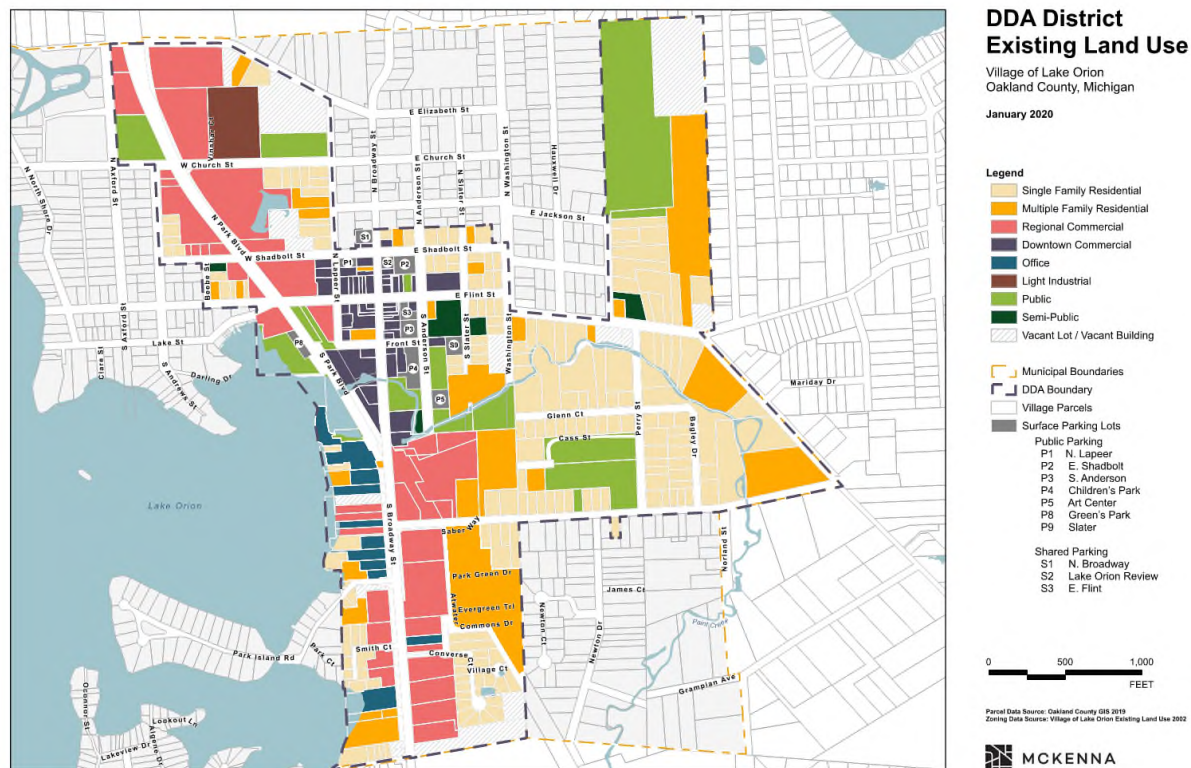
The following sections detail the location, character and extent of existing streets and other public and private facilities and uses. Existing land uses in the development area are shown on the follow page Map 2, Existing Land Use. The land uses within the development area were surveyed in July of 2019.

Public Uses

Public uses in the development area include portions of the following public streets:

- | | | |
|----------------------|-----------------|-------------------------|
| » M-24 | » Church St. | » Washington St. |
| » S. and N. Broadway | » Elizabeth St. | » Florence St. |
| » N. Park Blvd. | » Axford St. | » Park Island Drive |
| » Flint St. | » Andrews St. | » Smith Ct. |
| » Front St. | » Beebe St. | » Converse St. |
| » Shadbolt St. | » Bagley Drive | » Anderson St. (part) |
| » Anderson St. | » Glenn St. | » Slater St. (part) |
| » Slater St. | » Perry St. | » Washington St. (part) |
| » Atwater St. | » Cass St. | |

Other public facilities within the development area include the Orion Township Fire Hall on Anderson Street and several municipal owned or leased parking lots.



LAND USES

Residential Uses

Both single family and multiple family land uses exist within the district. Single family homes predominate in the eastern and northern sections of the development area. A number of former single-family homes have been converted to include apartments along Lapeer, Church, Flint and Slater Streets. Apartments are common in the second story over commercial uses in the downtown core area of Flint and Broadway. Major apartment complexes in the development area are Village Creek Manor on Slater Street, Paint Creek Villas and Village East Apartments on Orion Road and a senior development known as Heritage Place. There are also a number of residences along the Lake, behind the commercial uses fronting the west side of M-24.

Commercial Uses

Commercial development is a major land use in the development area and are clustered into two distinct portions of the DDA: the M-24 commercial strip (Regional Commercial) and the traditional downtown core (Downtown Commercial).

M-24 is characterized by auto-oriented commercial uses such as quick-service restaurants, gas stations, commercial strip centers, lumber yard, professional offices and personal services. The downtown district includes restaurants, specialty retail, business offices, personal services and entertainment facilities.

Light Industrial

There is only one light industrial use within the development area, the self storage facility on Church Street.

Public Recreational and Educational Uses

The Village-owned Atwater Park, Meek's Park, Children's Park, and Green's Park are public recreational facilities in the district. Evergreen Cemetery is also located along M-24. Commercial boat docking facilities for recreational boats exist along the waterfront.

Blanche Sims Elementary School is the primary educational land use in the development area.

The operational Administrative Building for the Lake Orion Community Schools is also located at the corner of Church and Lapeer.

Semi-Public Uses

Semi-public land uses in the development include several religious institutions. The development area is served by DTE distribution and Consumers Energy lines.

Vacant Land / Structures

Within the development area are several significant vacant parcels of land and buildings, including property located along the east side of M-24.

The Ehman Center, a former school, is also associated within the district and is currently vacant. In addition, there are many smaller vacant parcels in private ownership in the district. Development of vacant land should be consistent with the Village's Master Plan and Zoning Ordinance.

Walkability

When a place is highly walkable, people are more likely to conduct daily errands within walking distance of where they live, are more likely to visit multiple businesses, and are more likely to contribute positively to the economic well-being of their community. Thriving walkable areas in Southeast Michigan are seen as highly desirable places to live and visit.

Biking and walking are major modes of transportation that are receiving more attention than

ever, especially with the concept of Complete Streets and planning for all modes of transportation.

Communities are working to ensure that sidewalks and multi-use paths are included in new developments and that they connect to the overall transportation network. Regions have also been seeking to build new long-distance non-motorized facilities to create opportunities for transportation and recreation.

Non-motorized infrastructure is an indicator of sustainability as it demonstrates the community investment in bicycling and walking facilities. Communities with non-motorized facilities create the opportunity to reduce motor vehicle trips, which contributes in many ways to the Village's overall environmental sustainability, including relieving traffic congestion, and reducing space necessary for downtown parking.

Fostering a Safe and Welcoming Environment for All Residents and Visitors

While the majority of residential and downtown streets feature slower traffic, the bisection of the downtown district by M-24 presents challenges for safe pedestrian and cyclist movement. Access is limited between the downtown and Lake Orion, but also between the downtown and the greater community west of M-24. As shown in Figure C, the top 20 traffic incidents consistently occurred along M-24 over the past three years.

As sites along M-24 are redeveloped, opportunities for increased pedestrian and vehicular safety should be at the forefront of any planning review. This includes proper signalization, a reduction in curb cuts, traffic calming measures and pedestrian amenities (ex: sidewalks, right-of-way trees, benches, crosswalks, narrow curb cuts, and buildings set closer to the right-of-way) along the corridor.

Location and Extend of Proposed Public and Private Land Uses

Proposed land uses for the district are generally identical to existing land uses with certain exceptions. These exceptions are discussed further in Chapter 5, the Capital Improvement Plan. It should be understood that all potential land use changes are contingent upon agreement between the property owner, DDA, Village of Lake Orion and the Village of Lake Orion Planning Commission. Land use changes must also be considered within the context of the Village Master Plan.

Existing Improvement to be Demolished, Repaired or Altered

The structures occupying the Lake Orion Lumber Yard, the rustic cabins site on M-24, and other underutilized parcels may be repaired, altered or demolished. The projects are proposed to remain flexible to permit the DDA to respond to developer interest when said interest is expressed. All such activity is anticipated to occur prior to the expiration of this amendment.

Location, Extent, Character and Estimated Cost of Improvements, and stages of Construction Planned

Chapter 5, the Capital Improvement Plan, details the contemplated improvements in the development area, along with estimated cost and time of completion. Cost estimates for projects are estimates because construction drawings have not been done, and therefore costs are based on preliminary design concepts. A percentage has been factored into the cost estimates to cover contingencies and engineering costs.

Improvements to private property will be encouraged through implementation of the facade improvements program proposed under this Plan. To stimulate private investment within the

Village's downtown core, facade improvement programs will continue to be administered by the DDA. Such programs provide assistance for property owners to rehabilitate building facades and make improvements for the betterment of the entire downtown community. The joint public/private approach will stimulate implementation of other building improvements and thus aid commercial revitalization.

The time schedule for construction of the public improvement program for the development area is outlined within Chapter 5.

Façade Grant Programs and Enhancing a Historic Center

Downtown Lake Orion is home to a wide variety of traditional architecture. In some cases, building facades were covered during the 70s and 80s as a result of the modernist movement. The architecture of downtown Lake Orion is one of the defining unique features of the district and is related to the desire for individuals to live in the area and/or open their business. Such a vibrant downtown protects property values and infrastructure improvements for the betterment of the entire district.

An investment in the on-going maintenance and façade restoration and improvements further the success of all businesses and residents in the downtown. As shown in Figure D: Façade Investments, the downtown improvement considerably adds to the character of the district.

Open Space and Contemplated Future Use

Atwater Park, Meek's Park, Children's Park and Green's Park, which are public parks located in the development area, will remain as open space and will continue to be used for recreational activity and events as they function as important community gathering spaces. Paint Creek Trail and associated pedestrian and cyclist routes are also intended to remain.

Various Park and open space projects will be undertaken pursuant to the Capital Improvement Plan. These improvements are designed to enhance the walkability and livability of Lake Orion, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Property to Sell, Donate, Exchange or Lease To or From

The DDA currently leases several parcels from private owners which are utilized for public parking and the DDA office headquarters. One of these parcels is located at the south-east corner of Broadway and Shadbolt (adjacent to the Lake Orion Review) and another parcel used for shared parking is located at 44 East Flint Street. This Plan includes continuation of these leases if they remain needed and advantageous for the DDA. Additionally, the property at 52/54 and 104 S. Slater was recently purchased for future surface parking.

Desired Zoning, Streets, Intersections and Utility Changes

It is anticipated that the Village will review its Master Plan in light of this DDA Plan amendment. This may result in the consideration of zoning changes. Anticipated changes in streets, street levels and intersections may also be explored, as further identified in the Capital Improvement Plan.

An Estimate of the Cost of the Development, Method of Financing and Ability to Arrange the Financing

During the twenty-year term of the Development Plan, the estimated cost of the public improvement projects and services is approximately \$19 million. This includes costs for the administration, promotion, planning, design guidelines

along with costs associated with the Downtown Manager's office. It is anticipated that these projects will be paid for with a combination of tax increment revenues, private contributions, grants, land sales and/or lease proceeds, expense sharing with other entities, and such other funds as may be made available to the DDA for the improvements. Tax increment revenues may be used to pay bond obligations.

Under P.A. 197 of 1975, as amended, the DDA has the authority to carry out a public improvement program utilizing tax increment financing, may receive donations for the performance of its functions, and may also finance its activities from money provided from other sources approved by the Village Council.

The Capital Improvement Plan in Chapter 5 lists the projects, estimated cost and general schedule for completion.

Designation of Person or Persons, Natural or Corporate, to Whom all or a Portion is to be Leased, Sold or Conveyed and for Whose Benefit the Project is being Undertaken

All public improvement projects undertaken as part of this Tax Increment Financing and Development Plan Amendment are anticipated to remain in public ownership or under public control for the public benefit.

Procedures for Bidding for the Leasing, Purchasing or Conveying in any Manner of all or a Portion of the Development upon its Completion

The property at 52/54 and 104 S. Slater was most recently purchased for future parking and DDA use. In the event the DDA purchases, receives a donation of or otherwise comes to own property in the development area, it will conform with any bidding or land disposition process adopted by the Village or, in the absence of such procedures, the DDA will adopt suitable procedures to guide it in the disposition of property.

Any land acquisition will be undertaken in accordance with the procedures of Act 344 of the Michigan Public Acts of 1945, as amended; Act 87 of the Michigan Public Acts of 1980, as amended; the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended; and the regulations promulgated thereunder by the U.S. Department of Housing and Urban Development.

Estimates of the Persons Residing in the Development Area and the Number of Individuals to be displaced

It is estimated that approximately 1,300 persons reside in the development area, based upon 1990 Census statistics. No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by the DDA. This Amendment reflects and incorporates the Development Area Citizens Council (DACC) 2016's Development Plan Project List

Plan for Establishing Priority for the Relocation of Persons Displaced; Provision for the costs of Relocation of Displaced Persons; Plan for Compliance with Act No. 227 of P.A. of 1972 of the Michigan compiled Laws

No displacement is anticipated. Should displacement occur, the Village and DDA will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and guidelines implementing the Uniform Act by the U.S. Department of Housing and Urban Development.

CHAPTER 4: SUMMARY OF THE TAX INCREMENT FINANCING (TIF) PLAN

Lake Orion's Downtown Development Authority was established to mitigate the negative social and economic impacts of downtown property value deterioration and to uphold the vibrancy of the downtown district. To accomplish a number of goals, such as to increase property tax valuation and facilitate the overall economic growth of its business district, Lake Orion Village Council deemed it beneficial and necessary to create and provide for the operation of a DDA under the provisions of Public Act 197 of 1975, as amended. At that time, the DDA also determined that a Tax Increment Financing Plan ("TIF Plan") was necessary to achieve the purposes of the Act, and prepared and submitted said plan to the Village Council, which is updated as part of this amendment.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Village Council, where the Council must adopt the plans by ordinance. These plans may be amended in the future to reflect changes desired by the DDA. Amendment No. 4 was prepared in accordance with Public Act 57 of 2018 and followed that transparent, public process for review, consideration, and adoption.

Bond Indebtedness to be Incurred

Based upon the estimated costs of the public improvements and the projected revenues from the estimated capture assessed values within the development area, the maximum amount of bonded indebtedness to be incurred will not exceed \$5 million dollars, plus a sum sufficient to pay the interest on the tax increment revenue bonds.

If all the projected developments do not materialize as projected in this Plan, the maximum amount of bonded indebtedness to be occurred shall be adjusted so as to be supported by the adjusted estimates of annual captured assessed value. Alternatively, the Authority and the Village may decide not to bond, but to invest all or a portion of the tax increment revenues received and phase the improvements as a "pay-as-you-go" program or finance the improvements by some other borrowing in accordance with the DDA Act and Village Ordinances.

Plan Duration

The duration of this amended tax increment financing plan is twenty years, commencing upon adoption of the amendments by the Village Council and ending December, 2039, unless this Plan is amended to extend or shorten its duration.

Estimated Impact of Tax Increment Financing on Taxing Jurisdictions

The assessed valuation of property within the Development Area was \$30,309,420.00 in 2019. The initial 1985 base year capture of the DDA was \$10,233,400. Table 3 summarizes the tax jurisdictions and the millages subject to capture (rates per \$1,000 of taxable value). Captured assessed value is defined in the Act, as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality. Such funds transmitted to a DDA are termed "tax increment revenues". Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax and local or intermediate school districts upon the captured assessed value of real and personal property in the development area.

Table 3: Taxing Jurisdictions, Lake Orion DDA, Michigan

Taxing Unit	Millage Subject to Capture
Village of Lake Orion Total ¹	13.1021 mills
Orion Township Total ²	4.8848 mills
Oakland County	4.0400 mills
Orion Township Library Operating	1.3666 mills
Community College	1.5303 mills
Huron / Clinton Metro Parks	0.2129 mills
County Parks	0.2349 mills
Total Applicable DDA Millage	25.3716 mills

Source: Village of Lake Orion, September, 2019

¹ Village of Lake Orion millage includes the following: General Operating (10.1136) and Police (2.9885).

² Orion Township millage includes the following: Fire (2.5173); Township General (0.8977); Safety Paths (0.2293); NOTA, North Oakland Transportation Authority (0.2405); and Parks and Recreation (1.0000).

PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE

Estimate of Tax Increment Revenues

Table 3 summarizes the impact of tax increment financing on all taxing jurisdictions whose increment is subject to capture. The projected annual growth in taxable value is estimated in Table 4 at a 2% annual rate.

Cost estimates for the projects are preliminary; specific plans and refined cost estimates for the Downtown Development Area improvements will be completed upon initiation of each project. Projects that arise and are consistent with the objectives and priorities of the DDA may be funded consistent with the financing methods described in this Plan. Outside grant funding should also be pursued using TIF and other Village revenues to provide the required matching contributions.

Expenditure of Tax Increment Revenues

Chapter 5 details the Capital Improvement Plan activities which will be funded with tax increment revenues. Costs estimated included are current to the date of adoption and are based on concepts. Additional tax increment revenues beyond those projects may be used in any of the following ways:

Accelerate the repayment of debt as permitted by bond provisions; Expand the list of projects or expedite the completion of projects; and Be returned to the taxing units as provided by law. Should the tax increment revenues be less than those projected, the DDA may elect to collect and hold captured revenues until a sufficient amount is available to implement specific public improvements or consider implementing public improvements based on the ability to match existing funds with expenditures while seeking out additional funding sources.

The Downtown Development Authority shall annually review proposed increment expenditures and revenues to prioritize the use of additional funds. The Lake Orion DDA prepares, reviews, and submits an annual budget to the Village council for approval (fiscal year is July 1 – June 30). Other public improvements which would further the completion of the Development Plan may be funded by the DDA.

Table 4: Tax Increment Capture Projects by Taxing Jurisdiction, 2019 – 2039

Year	Total Captured Value	Village of Lake Orion 13.1021 Mills	Orion Twp. 4.8848 Mills	Oakland Co. 4.0400 Mills	Orion Twp. Library 1.3666 Mills	Community College 1.5303 Mills	Metro Parks 0.2129 Mills	Co. Parks 0.2349 Mills	Total 25.3716 Mills
2019	\$30,309,420	\$397,117	\$148,055	\$122,450	\$41,421	\$46,383	\$6,453	\$7,120	\$768,998
2020	\$30,915,608	\$405,059	\$151,017	\$124,899	\$42,249	\$47,310	\$6,582	\$7,262	\$784,378
2021	\$31,533,921	\$413,161	\$154,037	\$127,397	\$43,094	\$48,256	\$6,714	\$7,407	\$800,066
2022	\$32,164,599	\$421,424	\$157,118	\$129,945	\$43,956	\$49,221	\$6,848	\$7,555	\$816,067
2023	\$32,807,891	\$429,852	\$160,260	\$132,544	\$44,835	\$50,206	\$6,985	\$7,707	\$832,389
2024	\$33,464,049	\$438,449	\$163,465	\$135,195	\$45,732	\$51,210	\$7,124	\$7,861	\$849,036
2025	\$34,133,330	\$447,218	\$166,734	\$137,899	\$46,647	\$52,234	\$7,267	\$8,018	\$866,017
2026	\$34,815,996	\$456,163	\$170,069	\$140,657	\$47,580	\$53,279	\$7,412	\$8,178	\$883,338
2027	\$35,512,316	\$465,286	\$173,471	\$143,470	\$48,531	\$54,344	\$7,561	\$8,342	\$901,004
2028	\$36,222,563	\$474,592	\$176,940	\$146,339	\$49,502	\$55,431	\$7,712	\$8,509	\$919,024
2029	\$36,947,014	\$484,083	\$180,479	\$149,266	\$50,492	\$56,540	\$7,866	\$8,679	\$937,405
2030	\$37,685,954	\$493,765	\$184,088	\$152,251	\$51,502	\$57,671	\$8,023	\$8,852	\$956,153
2031	\$38,439,673	\$503,640	\$187,770	\$155,296	\$52,532	\$58,824	\$8,184	\$9,029	\$975,276
2032	\$39,208,467	\$513,713	\$191,526	\$158,402	\$53,582	\$60,001	\$8,347	\$9,210	\$994,782
2033	\$39,992,636	\$523,988	\$195,356	\$161,570	\$54,654	\$61,201	\$8,514	\$9,394	\$1,014,677
2034	\$40,792,489	\$534,467	\$199,263	\$164,802	\$55,747	\$62,425	\$8,685	\$9,582	\$1,034,971
2035	\$41,608,339	\$545,157	\$203,248	\$168,098	\$56,862	\$63,673	\$8,858	\$9,774	\$1,055,670
2036	\$42,440,505	\$556,060	\$207,313	\$171,460	\$57,999	\$64,947	\$9,036	\$9,969	\$1,076,784
2037	\$43,289,315	\$567,181	\$211,460	\$174,889	\$59,159	\$66,246	\$9,216	\$10,169	\$1,098,319
2038	\$44,155,102	\$578,525	\$215,689	\$178,387	\$60,342	\$67,571	\$9,401	\$10,372	\$1,120,286
2039	\$45,038,204	\$590,095	\$220,003	\$181,954	\$61,549	\$68,922	\$9,589	\$10,579	\$1,142,691
Totals	\$781,477,390	\$10,238,994	\$3,817,360	\$3,157,168	\$1,067,967	\$1,195,894	\$166,376	\$183,569	\$19,827,331

CHAPTER 5: SUMMARY OF THE CAPITAL IMPROVEMENT PLAN (CIP)

The Capital Improvement Plan (CIP) represents a comprehensive approach to the revitalization and development of the Lake Orion downtown district, emphasizing on strengthening the tax base, improving the image and appearance of the area, and providing adequate public improvements to support and attract private development.

The priorities and projects are proposed to remain flexible to permit the DDA to respond to developer interest when said interest is expressed. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DDA to take advantage of funding and other opportunities which may arise.

This Plan's potential implementation responsibilities, funding sources and implementation mechanisms are outlined in the following tables. Concept plans have been prepared to illustrate ways to redevelop catalyst properties that are in accordance with well-established design principles. Private sector initiatives, such as the development of new buildings and private site amenities, are a crucial component to the continued success of the district.

The Capital Improvement Plan is organized by the four themes of the Michigan Main Street Communities:

- Design
- Organization
- Promotion
- Economic Viability

(The following table combines all 4 separate tables from Tax Increment Finance Plan and the detailed descriptions for each section follow the table)

Tables 5,6,7,8

CAPITAL IMPROVEMENT PLAN

Table	Project Brief	Priority	Cost Estimate	Governmental Partners	Private Partners	Potential Funding Sources
5	Street Improvements / Traffic Calming	High	N/A	VC PC MDOT		MDOT / Transportation Enhancement Funds
5	Design Gateway Features	High	\$20,000	VC VA MDOT	BO CM	TIF Funds / Private Invest.
5	Evergreen Cemetery Designation and Streetscape Improvements	Low	\$15,000	VA MDOT PR	CM	TIF Funds / General Fund / Donations
5	Streetscape Accessibility	Low	\$4,000			TIF Funds / Private Invest.
5	Facade Improvement Programs	On-going	\$20,000	MMS	BO	TIF Funds / Private Invest
5	Walkability Enhancements	On-going	\$7,000 annually	VA		TIF Funds / Private Invest.
5	Shared Dumpster Program	High	\$2,000 for study \$10,000 a quadrant	VA PC	BO CM	TIF Funds / Private Invest.
5	Fire Station Improvements	Low	Variable	VC OT MDOT		General Fund
6	Business Recruitment and Marketing	On-going	\$40,000	VA PR	BO CM	TIF Funds / Grants
6	Public Art Initiatives	On-going	\$3,000	VA PR	BO CM	TIF Funds / Grants
6	Winter Attractions	High	\$5,000 annually	VA OT	BO CM	TIF Funds / Private Invest.
6	Branding and Communication	On-going	\$10,000		BO CM	TIF Funds
6	Residential Tree Planting Program	On-going	\$5,000 annually	VA PR	MP CM	TIF Funds / General Fund / Grants
	Trail Town / Water Town Designations	High	\$5,000	PR	PCTA	TIF Funds
6	Paint Creek Trail Signage	High	N/A	PCTA		PCTA Grant
6	Leave the Light on Program	High	\$15,000	VA MMS	BO	TIF Funds / Private Invest.
7	Administrative Support and Expenses	On-going	\$275,000	VC		TIF Fund
7	Master Plan Amendment	High	\$10,000	VC PC VA		General Fund
7	Zoning Ordinance Amendments	High	\$7,000	VC PC VA		General Fund
7	Snow Removal Organization	High	\$6,000	VA	BO CM	General Fund Private Invest.
7	Business Community Partnerships	On-going	Variable		BO CM	TIF Fund Donations
7	Orion Township Library Partnership	On-going	\$25,000 annually	LB PR	CM	TIF Fund Grants
7	Diversity and Inclusion Policy	On-going	Variable		BO CM	TIF Grants
7	Annual Municipal Meeting	On-going	\$1,500 annually	VC OT		TIF Funds
8	Farmers Market / Community Center	Low	\$2,000,000	VA OT	BO CM	TIF Funds / Donations
8	Parking Improvements and Shared Agreements	On-going	\$200,000	VA PC MDOT		TIF Funds / DDA Parking Fund
8	Parking Structure / Deck	Low	\$5,000,000	VA	BO	TIF Funds / DDA Parking Fund / General Fund
8	Parks and Recreation Enhancements	High	\$20,000 annually	PR MP OC	CM	TIF Funds / Grants / General Fund / Donations
8	NOTA Shuttle System	On-going	Variable	VA NOTA	BO	TIF Funds
8	Real Estate Acquisition and Redevelopment	On-going	\$900,000	VC		TIF Funds / Grants
8	Mobility and Parking Study	On-going	\$10,000 annually	VA PC MDOT	CO CM	TIF Funds / DDA Parking Fund
8	New Development	On-going	\$5,000	OC	BO	TIF Funds
8	Environmental Resource Management	On-going	\$40,000 annually	PR VA MP	CM	TIF Funds / Grants
8	Satellite Library	High	\$250,000	LB	BO CM	TIF Funds / Grants
8	General Maintenance / Beautification	On-going	\$80,000	VA	BO CM	TIF Funds / Private Invest.

Key for Tables 5,6,7,8

VA	Village Administration (including DPW)	MP	Huron / Clinton Metro Parks
PCTA	Paint Creek Trail Association	PC	Village Council Planning Commission
MMS	Michigan Main Street Program	VC	Village Council
PR	Parks and Recreation Committee	BO	Business Owners
OT	Orion Township	CM	Community Members
LB	Orion Twp. Public Library Board	MDOT	Michigan Department of Transportation
OC	Oakland County	WT	Watertown Initiative

FUTURE DESIGN PROJECTS

Street Improvements / Traffic Calming.

Implement the M-24 crossing to the public boat dock from S. Broadway Street. Partner with MDOT to develop detailed construction plans for improvements to develop a boulevard design on sections of M- 24, and for a continual maintenance plan for this area by MDOT. Calm traffic at the M-24 / Flint Street intersection. Lengthen the pedestrian crossing time at M-24 and Flint Street. Review high traffic incident areas with MDOT.

Design Gateway Features.

Partner with MDOT and/or private developers to design entrance gateway features to raise greater awareness of the downtown. Ensure that visual and usable connections are made from the downtown to Lake Orion whenever possible.

Evergreen Cemetery Designation and Streetscape Elements.

Research and consider a civil war designation for the cemetery. Improve the streetscape along all cemetery edges to include decorative fencing, a sidewalk and street trees. Install cemetery signage at highly visible areas to direct traffic to desired entrance points.

Streetscape Accessibility.

Survey the downtown streetscape and furniture zones for areas that might not meet ADA accessibility standards or could be obtrusive to pedestrians and implement access and mobility recommendations.

Facade Improvement Programs.

Continue the established incentive program to aid in preserving and enhancing the facades of the downtown buildings. Administered by the DDA, the program provides a portion of the funds necessary for property owners to rehabilitate building facades in accordance with adopted design guidelines.

This private/public collaboration is essential to promote downtown redevelopment. Program funds should include a variety of building improvements, including work to bring buildings into compliance with the Americans with Disabilities Act or Michigan Barrier Free Design regulations; building code corrections; sign / canopy enhancements; lighting, entryways or other exterior renovations.

Recipients of such grants should be required to display "Façade grant sponsored by the Lake Orion DDA signage for a given period of time to further promote the DDA's involvement.

Leave the Lights on Program.

Purchase and provide LED lighting to illuminate all the doorways in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors.

Walkability Enhancements.

Continue to review, maintain and enhance pedestrian crosswalks and sidewalks within the DDA district, including directional signage and zebra crosswalk striping. All improvements should follow the approved street and sidewalk design, with bump outs, brick lined sidewalks and lighting.

Shared Dumpster Program.

Coordinate with the Village Planning Commission and Administration to develop and execute a plan for shared dumpsters within the DDA district, including location, design, security and frequency of pickup. This also includes working with the business owners and residents for each downtown quadrant.

Fire Station Improvements.

Fire Station No. 1 is located in the middle of the downtown at 93 S. Anderson Street. The grid pattern provides sufficient access to the neighborhoods and M-24, although this can be difficult at times due to seasonal events, festivals and downtown crowds. Should the Fire Station decided to relocate in the future, a potential location with better access would be the M-24 corridor.

FUTURE PROMOTIONAL PROJECTS**Business Recruitment and Marketing**

Create a business recruitment program and continue to develop marketing materials and brochures. Actively market and educate property owners on permitted uses of the district - this is helpful for both property owners looking for quick tenant turnaround (reduced Village approval process for permitted uses) and for the DDA to attract desired uses, including but not limited to upscale, gourmet stores and unique, destination shops. Offer stronger regional promotion of businesses and events to increase the trade area for patrons, bringing in a larger day-time population.

Public Art Initiatives

Continue partnering and sponsoring public art opportunities, including but not limited to murals, rotating exhibits, and design competitions (ex: crosswalks).

Winter Attractions

Install decorative white, LED lighting in the trees for the entire winter season to create a welcoming look and environment. Provide a mix of cold weather activities and events to attract patrons to the downtown year-round including winter recreation events on the lake, holiday shopping events, and window decorating contests.

Branding and Communication

Continue the branding efforts of the Lake Orion DDA and strive to unify the message, relaying the benefits of the DDA to the business community and public. Provide more articles and information on events and businesses in the local paper, The Lake Orion Review, and in the Oakland Press, on social media and on the DDA website.

Residential Tree Planting Program

In partnership with the Village, develop a Residential Tree Planting Program that focuses on select block(s) each year to increase the neighborhood tree canopy and improve the environmental quality and stormwater management. Funding sources include community grants from entities such as DTE.

Trail Town / Water Town Designations

Research and apply for both the Trail Town and Water Town designations, a Pure Michigan program, to encourage Eco-tourism and attract a wider audience to the Lake Orion downtown area. Once a designated Trail Town, the DNR offers marketing (press releases, the trail

incorporated into all Pure Michigan maps and marketing material, and signage with branding located along the trail). Applications are due each Fall.

Paint Creek Trail Signage.

Install signage at East Clarkston for downtown Lake Orion trailhead (spur of Iron Belle Trail), to be completed by April 2020.

Leave the Lights on Program.

Purchase and provide LED lighting to illuminate all the doorways in the downtown to add consistency, creating a more inviting appearance, and raising awareness for business offerings and hours to visitors.

FUTURE ORGANIZATIONAL PROJECTS

Administrative Support and Expenses.

Successful implementation of this Plan depends upon adequate administrative and personnel support from the Village and from the Executive Director, to undertake a comprehensive program of downtown projects, promotions and management. On-going administrative expenses also include office space and planning services. The need to hire additional DDA staff to accommodate the number of construction, event and improvement projects may be needed.

Master Plan Amendment.

Review and update the Village's Master Plan to consider the land use recommendations of this Plan.

Zoning Ordinance Amendments.

The Village's Zoning Ordinance should be amended consistent with the updated Master Plan to encourage and regulate new development and redevelopment in the downtown.

Any zoning changes on parcels in the DDA district should be coordinated between the DDA, the Planning Commission, and the Village Council according to State enabling acts and the adopted procedures of the Village. Any change will occur in a manner that ensures appropriate future land uses within the district for the attainment as stated herein. Potential amendments include:

Residential Design Standards

Standards for shared loading zones for downtown uses to alleviate high-demand spaces; Provisions regarding affordable housing; Access management standards for M-24; Parking requirements (including payment in-lieu);

Traditional building design criteria to better preserve and build on the existing historic character and create visual harmony, including masonry standards, neutral colors, etc.; Resiliency planning tools; Require traffic impact studies during the planning process (will aid the DDA in determining traffic flows and needs based on new developments).

Snow Removal Organization.

Establish a policy for downtown snow removal, including property owner responsibilities, locations for dumping and prioritize curbside and intersection snow removal. One example would be for property owners to shovel snow to the street and then DPW to move out of the way for on-street parking and pedestrian access. Once a policy is established, communicate the timing and policy with all property owners.

Business Community Partnerships.

Build trust and relationships with the business community and property owners in the community, focusing on personal outreach and on-going educational programming and offerings. Areas to address: more consistent business hours (including posted hours);

Orion Township Library Partnership.

Maintain a close relationship with the Library Board and seek projects which further support the goals of the Orion Township Library, including expanding and enhancing community support and improving ease of access for residents. It is recommended that an annual meeting is held between the Library Board and the Lake Orion DDA to identify potential projects. The DDA should work closely with the Village community to identify the needs and quantify decisions for investment. Pursue grant writing opportunities to further leverage funding for literacy and library programming.

Diversity and Inclusion Policy.

Create a diversity and inclusion policy for the DDA to further create and foster a welcoming community for all peoples. Annually review and update the policy, identifying strategies to help accomplish its goals.

Annual Municipal Meeting.

Schedule and hold at least one annual municipal meeting with the Lake Orion Village Council and Orion Township Board of Trustees regarding planned projects and a diagnostic review of what worked / what can be fixed moving forward.

FUTURE ECONOMIC VITALITY PROJECTS

Farmers Market / Community Center.

Create, design and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community.

Parking Improvements and Shared Agreements.

The DDA should keep parking solutions flexible to address changing activities as the district, and parking preferences, evolve. One option may be for the DDA to acquire parcels suitable for the development of off- street parking. For all shared parking agreements, a standard template which stipulates maintenance, parties, duration, time and signage permitted should be considered.

Parking Structure / Deck.

The development of any future parking deck or structure should be carefully integrated into the community fabric and include liner buildings if located within the downtown core to increase transparency and street activity.

Parks and Recreation Enhancements.

Various Park and open space projects may be undertaken as a partnership with the Parks and Recreation Committee. These improvements are designed to enhance the walkability and quality of life in Lake Orion, thereby supporting property values within the district. They also support the business environment by strengthening the downtown market.

Future projects include, but are not limited to:

- Children's Park - shade trees and shade sails for gathering and activities; screening of operational functions of surrounding commercial uses (ex: dumpsters, parking lot, etc.); adding decorative "swag" on the gazebo for entertainers; accessibility improvements; trailhead enhancements with water station, etc.
- Green's Park - streetscape and welcoming appearance on site perimeter and greening of the parking lot; accessibility improvements to the beach; additional bike parking; increase police presence, etc.
- Meek's Park - replacement of the existing chain link fencing with a more inviting material (ex: living wall); installation of cameras and lighting; stabilization of Paint Creek; increase police presence, etc.
- Atwater Park - new signage to match downtown wayfinding.

Real Estate Acquisition and Redevelopment.

This Plan recognizes that several key parcels may become available for purchase by the DDA over the next several years and that the DDA may find it desirable to assume a role in the redevelopment of these parcels. This involvement may take the form of acquisition, improvement, reconfiguration and resale with retention by the Village of any portions of these parcels required for public use.

Mobility and Parking Study.

Continue to implement the September 2018 Mobility and Parking Study, as amended (by Rich and Associates), especially as related to pedestrian enhancements and safety and protecting the residential neighborhoods. This includes implementing tactical urbanism approaches to parking such as temporary curbside and drop off zones and exploring valet parking options with restaurants and businesses, either seasonally, for events, or year-round. The use of paid parking meters and kiosks is also included under this category.

NOTA Shuttle System.

Coordinate and develop a shuttle system with select stops within downtown Lake Orion with North Oakland Transportation Authority.

New Development.

Encourage and solicit developments for catalyst sites within the DDA district that further the goals of this Plan, including, but not limited to, the following sites:

- Lake Orion Lumber Yard
- M-24 and Broadway Street (Flatiron Gateway) Rustic Cabins and southern gateway
- Ehman Center Property

Environmental Resource Management.

Create, ingrate, and maintain blue and green infrastructure centered around the Village's water systems that aims to improve the water quality, including stormwater management, creek shoreline stabilization and habitat maintenance. This also includes Paint Creek Bank Stabilization donations and efforts. Ensure viewsheds to Lake Orion and other natural resource assets are protected and enhanced for the public's enjoyment.

Satellite Library.

A satellite location for the Orion Township Library within the DDA district would support Village residents in the Downtown area. This could include an automated browsing library, computer access stations for research and public use; a station for holding pickups and a drop box for returns, and weekly library programing, especially for youth and senior populations.

General Maintenance / Beautification.

Continued maintenance of the DDA district is critical to its long-term success. Weekly, monthly, seasonally and yearly general maintenance improvements and beautification projects include, but are not limited to:

- Weed removal
- Paint pedestrian crosswalks / bike lanes
- Remove graffiti /vandalism
- Trim trees / remove brush overgrowth
- Clean up litter and dirt
- Remove staples, pins and signs from utility poles
- Straighten fencing (ex: in parks, parking lots, etc.)
- Wash street light fixtures
- Replace mulch in landscape beds
- Replant street trees