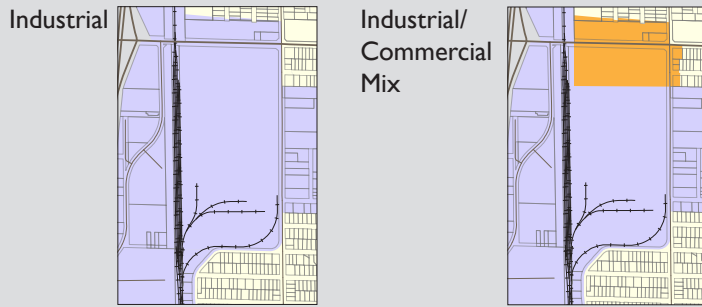


LAND USE CONSIDERATIONS

The Reuse Advisory Committee evaluated the option of integrating mixed-use commercial on the northern end of the site.

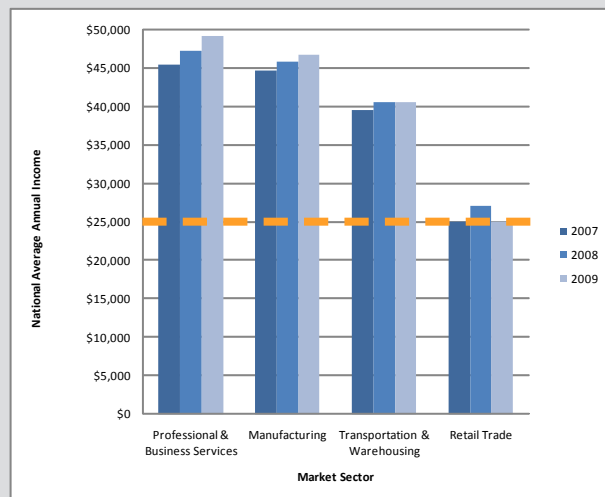


Commitment to future land use for the property should take into account:

- Existing vacant property along commercial corridors in the city.
- The priority for revitalizing the downtown commercial core.
- The family wage benefits of industrial/manufacturing.

The analysis below indicates that annual income for the retail sector is almost half that of manufacturing.

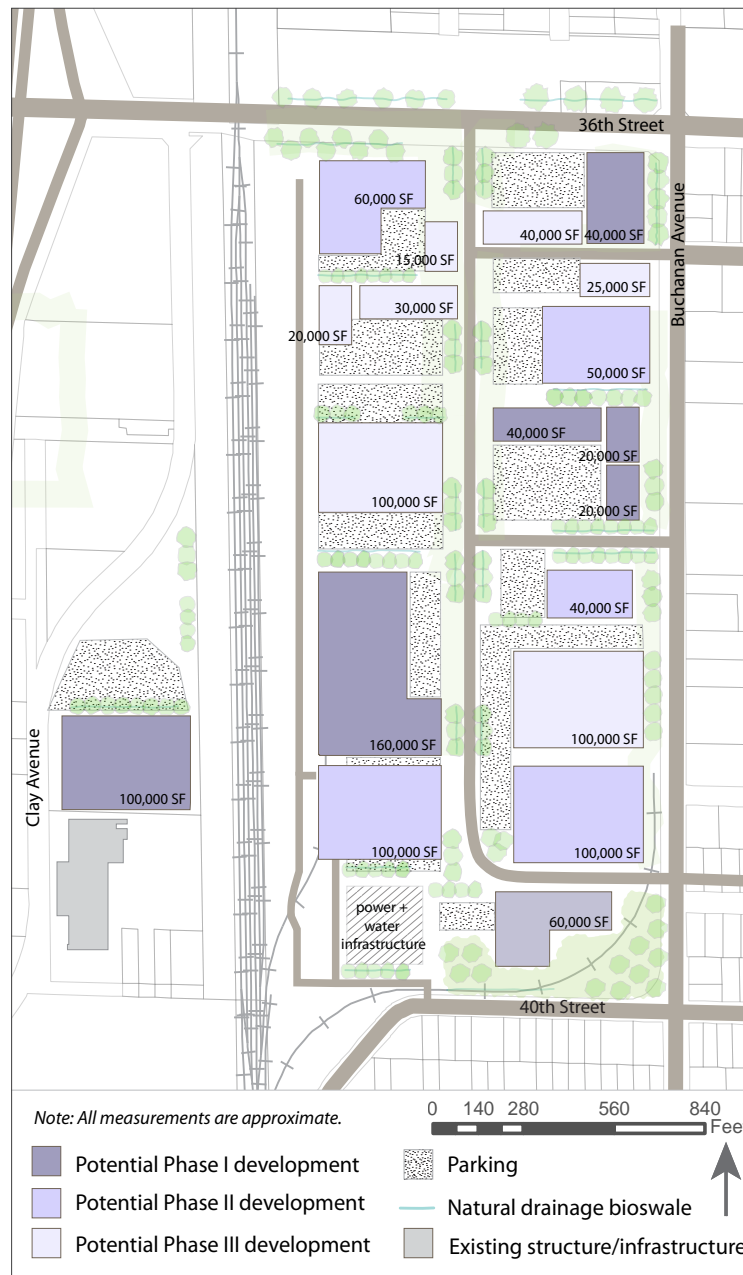
	Annual Income		
	2007	2008	2009
Professional & Business Services	\$45,431	\$47,261	\$49,176
Manufacturing	\$44,720	\$45,862	\$46,705
Transportation & Warehousing	\$39,459	\$40,581	\$40,555
Retail Trade	\$24,940	\$27,002	\$25,065



Recommended Concept Plan

The Reuse Advisory Committee recommends a phased, mixed industrial reuse development approach that can integrate elements of concepts two and three as needed. The recommended concept plan incorporates the following considerations:

- Pursue complete demolition of the existing building and slab.
- Promote industrial use for the site and encourage concentration of commercial use along other established commercial corridors in the City.
- Allow flexibility in parcel and building size as demand dictates.
- Promote dense building coverage with reduced setbacks and parking requirements to maximize property value.
- Stage the site for redevelopment by constructing a central access route and utility corridor connecting 36th Street and Buchanan Avenue.



* Building sizes, location and phasing are conceptual and would be dictated by demand and development review.

REUSE CONCEPT PLAN

GM Stamping Plant, Wyoming, Michigan



Photo: Jon Peterson

PURPOSE

Approve a reuse concept plan for the GM Stamping Plant site to guide clean up, demolition, acquisition, marketing and redevelopment. A final report will include additional considerations related to site clean up and demolition.

- June 2010 - Concept plan for Council review.
- December 2010 - Final report.

GOALS

- Maintain strong industrial base in City of Wyoming.
- Replace lost jobs with other industrial employment opportunities.
- Replace tax base lost by GM plant.
- Maximize value of GM site given the strategic proximity to power, rail, and highways.
- Spark reinvestment and redevelopment of other vacant and underutilized properties.

SITE ASSETS

- Large size and strategic location adjacent to rail and highway.
- Existing heavy industrial infrastructure (water, power, waste water).
- Proximity to skilled workforce with strong work ethic.

OPPORTUNITY

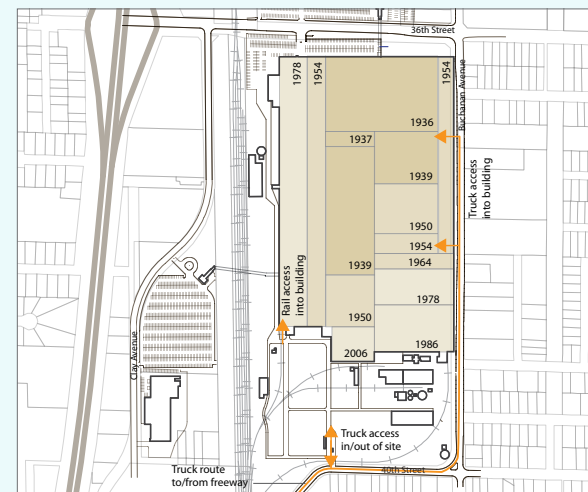
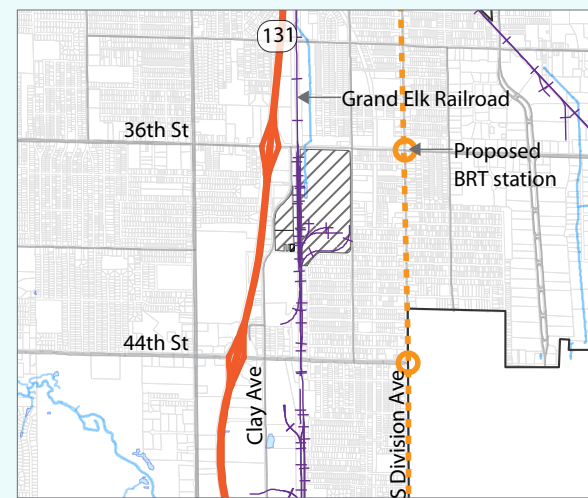
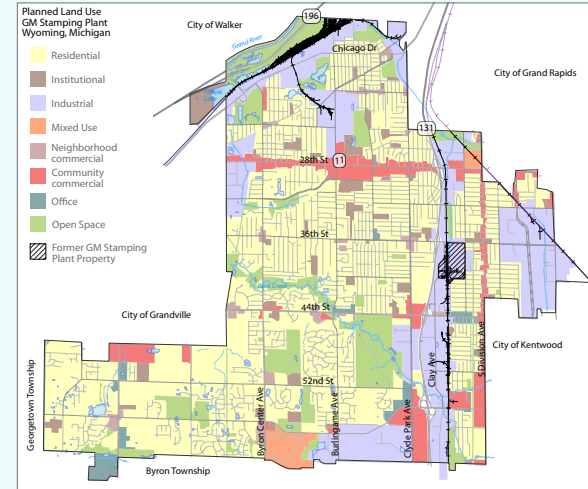
- City and regional economic development leaders are engaged to reach positive end results for site and community.
- Potential to link into growing regional markets and supply chains.
- Long term market potential for manufacturing of renewable energy components.
- Site is well-positioned for brownfield benefits and other economic development programs.

MARKET CONSIDERATIONS

- Large-scale heavy industrial is most likely to employ existing skilled workforce and increase wealth.
- Overabundance of newer, vacated industrial buildings in the area position the building as an obstacle for reuse/purchase of the site.
- Cleared property with flexible parcel and building size is more likely to attract favorable industrial buyer(s).

SITE OVERVIEW

- 92 acres, 2 million SF building
- Operated 1936-2009
- Approx. 3500 employees mid-1960s
- \$1.5 million annual property taxes



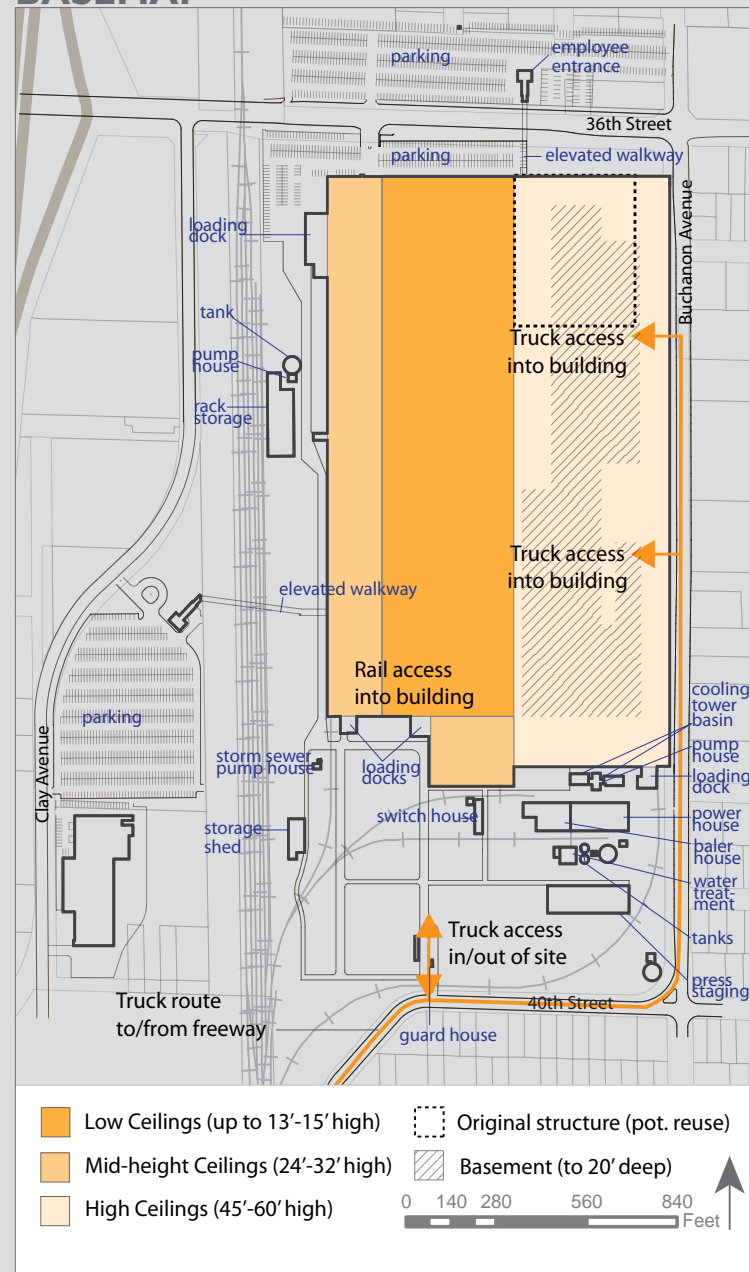
REUSE PLANNING SCENARIOS

The GM Stamping Plant building is well-maintained, but has very limited reuse potential due to the structure's:

- Large size
- Expensive overhead
- Spatial constraints and variation (ceiling heights, basement)

The high bay (with ceilings 45'-60' high) portion of the building to the East is most suitable for contemporary industrial adaptive reuse. However, basement infill would be required, as well as other updates and modifications.

BASEMAP

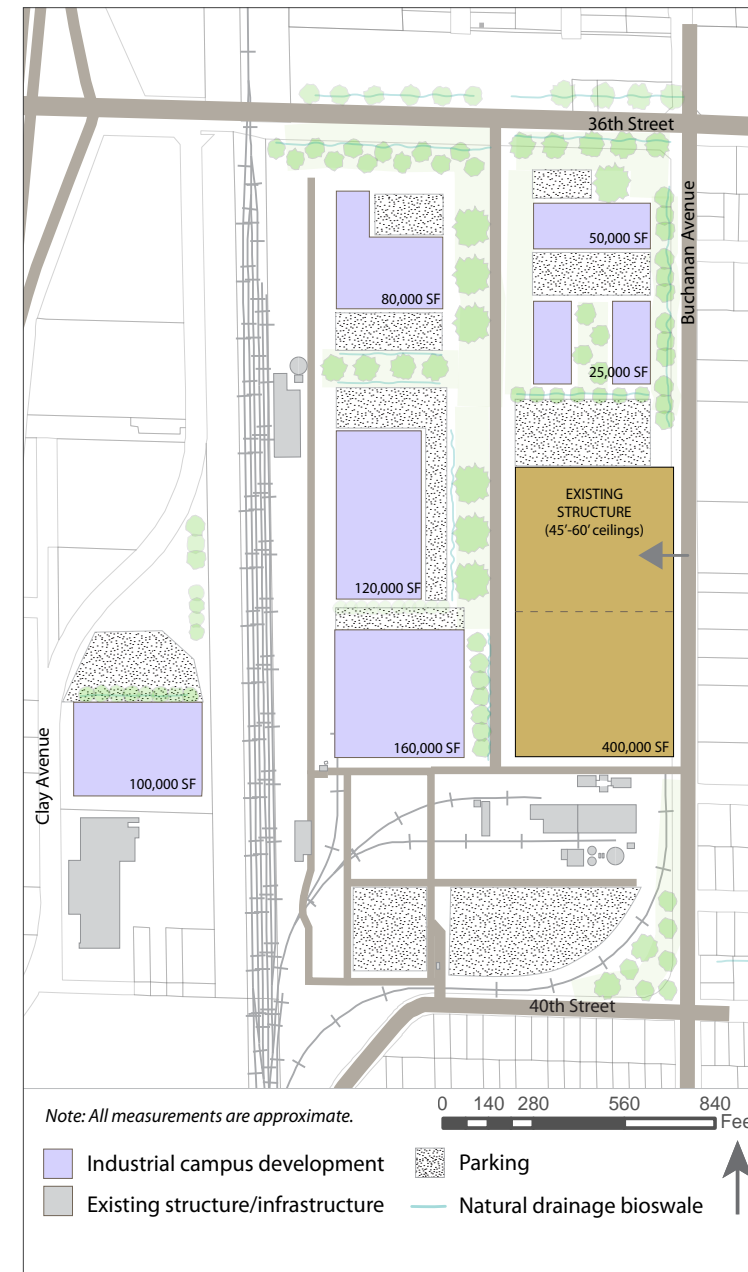


Development Approaches

CONCEPT ONE Adaptive Reuse

This scenario proposes reusing infrastructure (power, water, some roads) and a portion of the existing structure, similar to several regional precedents, for a mix of industrial uses.

- Up to 400,000 SF of the building with higher ceilings could be adapted for heavy industrial use.
- One entry from Buchanan is retained.
- Heavy industrial users would likely remain along the western side of the property adjacent to rail; while smaller, lighter industrial users will likely acquire properties closer to 36th and Buchanan.
- Reuse of the existing structure would require basement infill.

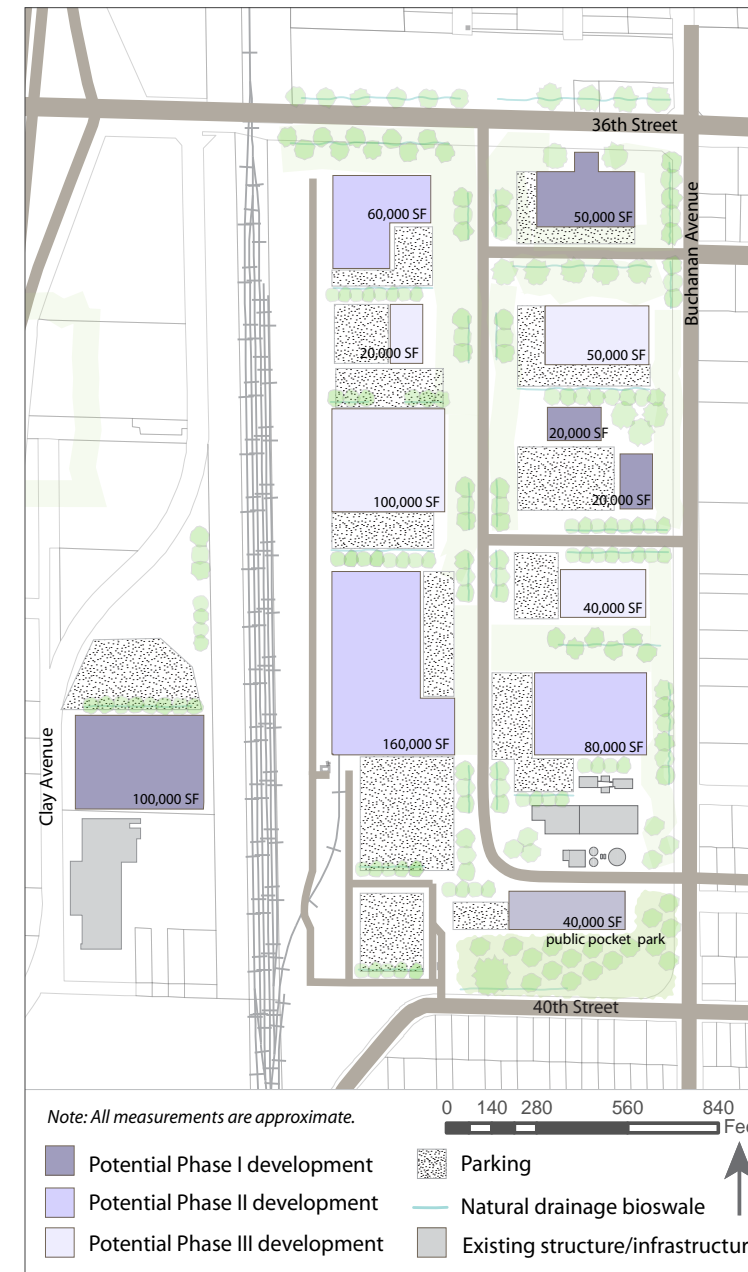


CONCEPT TWO Phased Mixed Industrial

This scenario positions the site for heavy to light industrial use at different scales. Heavier industrial users would occupy the southwest edges of the property for rail and highway access. The scale of buildings and ratio of land/building is similar to that of the Crossroads Commerce Park.

This scenario is positioned to meet market demand for:

- Phased development.
- Possible shared amenities.
- Supply cluster or co-location benefits.
- Potential future uses such as medical manufacturing, alternative energy manufacturing or food processing.
- A variety of sizes for acreage/square footage.



CONCEPT THREE Single Sector Campus

Large scale, heavy industrial use of the future is likely in the alternative energy sector, such as wind turbine manufacturing.

In this scenario, larger buildings (100,000+ SF with 60'+ ceilings) are often required, and flexibility to accommodate custom building and site layout is paramount. For example, a wind turbine manufacturer may need extensive buildings for production, as well as 10-15 acres as staging area for the large turbine structures. This approach is characterized by:

- A large industrial anchor redeveloping all or most of the property.
- A comprehensive approach to planning and development.
- Occupants of the same or closely related sectors.

