

Food Innovation Districts

A Land Use Tool for Communities Seeking to Create and Expand a Regional Food Industry

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Presentation Sections

Project Overview

Infrastructure of Local Food Systems

Food Innovation Districts

FID: A Component Matrix

Building 58 Case Study

Business and Economic Strategies for FIDs

Regulatory & Non-Regulatory Strategies for FIDs

Findings and Recommendations



Project Overview



Project Goals

Assist clients in creating a portion of planning and economic development toolkit

- Define FID
- Determine best way to create and implement FIDs
- Research planning and economic development strategies
- Create matrix for practical assessment by communities
- · Apply matrix to case studies, including Building 58



Clients

Patty Cantrell Organizer, Regional Food Solutions, LLC

Kathryn Colasanti Academic Specialist, MSU Center for Regional Food Systems

Laura Goddeeris Academic Specialist, MSU Center for Regional Food Systems

Sarah Lucas Regional Planner, NWMCOG

Matt McCauley
Director, Regional Planning & Community
Development for the NWMCOG

County NWMCOG Region



Source: Lively, J. (2011).



Infrastructure of Local Food Systems



Planning for Food Systems

- In the past local food use planning overlooked by planners
- Within the last 10 years implications of food systems acknowledged:
 - Effects on land use through policy
 - · Effects on built environment
 - Effects community

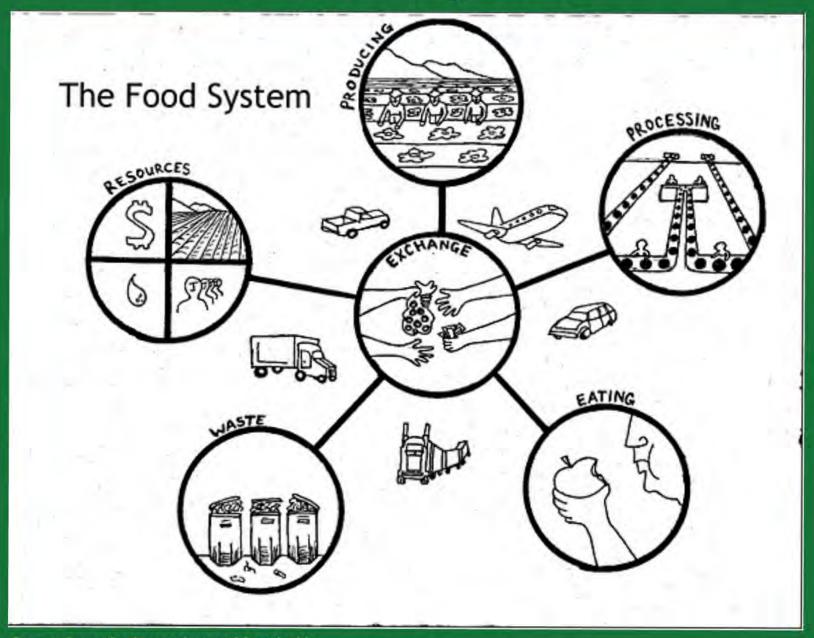


Importance of Local Food Systems

- Food is critical element of everyday life-has implications for everyone
- Local and regional food systems effect these aspects for an area:
 - Health
 - Wealth
 - Increased quality of life



The Food System





Source: Center for Agroecology and Sustainable Food Systems Social Issues Team and Graphic Artist Elliott Kuhn, 2004.

Definition of Food Hub

- Evolving Definition of Food Hubs
- USDA, Wholesome Wave, Horst et al. contribute to current definition
- Defined by Center for Regional Food Systems:
 - 1) Focused primarily on serving an intermediary role between regional producers and customers
 - 2) Operated as either a single business entity or under a single governance structure



Food Hub Inventory

Neccesary Components and Amenities

- Local/Regional/ State Food
- Network (Distribution)
- Physical Location

- Storage of Wholesale goods
- Production Facility
- Educational Outreach
- Community Kitchen
- Sale of wholesale goods
- Processing
- Retail



Food Innovation Districts

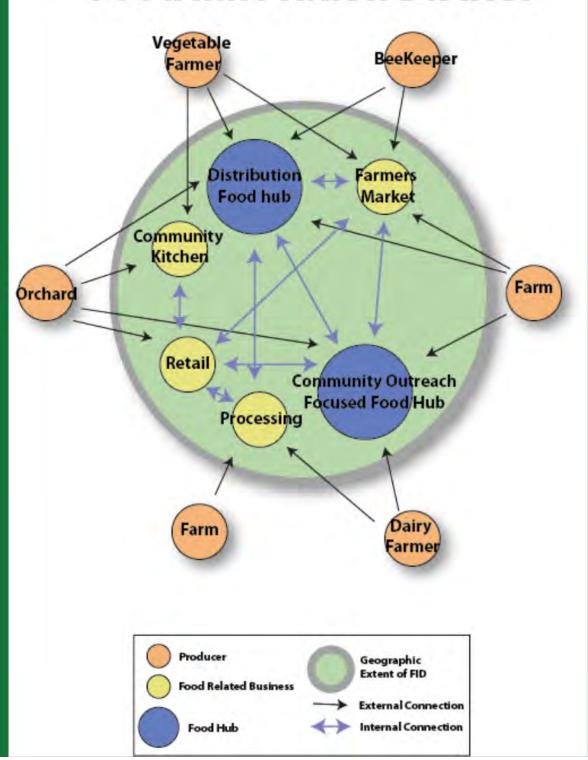


Food Innovation Districts Definition

- Distinct geographical location
- Close Proximity
- Goal is to agglomerate
- Create Network of food related businesses
- Benefit through exchange of services, facilities, ideas



Food Innovation District





Food Hub and FID Similarities and Differences

Food Hub

- Single facility
- Serves as intermediary between customers and producers/farmers
- Single business entity or single governance structure

- External connections (pulls resources from outside of the hub and aggregates)
- Retail, wholesale, producing/processing , warehousing
- Functions as an aggregate for producers
- Coordinated distribution

FID

- Multiple facilities
- External AND internal connections (networking between entities within FID)
- Utilizes broader planning and economic development

Source: MSU Practicum Team 2012



Food Innovation District: A Component Matrix



Matrix Application

Step 1

• Define a geographic region

Step 2

 Identify a food hub within the region or an exterior food hub with connection potential

Step 3

Apply the Matrix with Y/N model

Step 4

Analyze the Strength of the FID and compare to existing FIDs

Source: MSU Practicum Team, 2012



Component Matrix

			Regional Descriptions	
Defined Area	Is a Food Hub in the defined area, or is there access to a nearby Hub?	Population	Zoning	Demographics
Detroit, MI	Yes, Eastern Market	713,777	Mixed Residential Housing, Central Business District, Commercial Community Shopping, Light Industrial, and Open Space	82.7% Black parsons, 48.5% While pursons, and 6.8% Lating persons
Oakland, CA	Yes, Mandela Foods Cooperative & Thumbs Up Distributing	390,724	General Services District and General Industrial District	34.5% White persons, 28.0% Black persons, 46.8% Asian persons, and 25.4% Latino persons
Wooster, OH	Yes, Local Roots Market & Café	26,119	Light Industry, Single Family Residential, Retail Commercial, and Public/Semi Public	91.2% White persons, 3.6% Black persons, 2.2% Lating persons, and 1.9% Asian persons

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Source: MSU Practicum Team 2012



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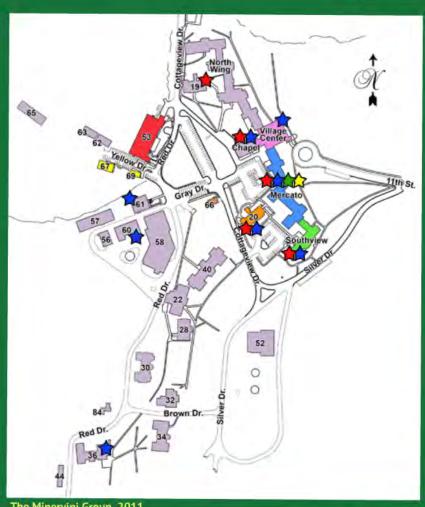
Building 58 Case Study



Location

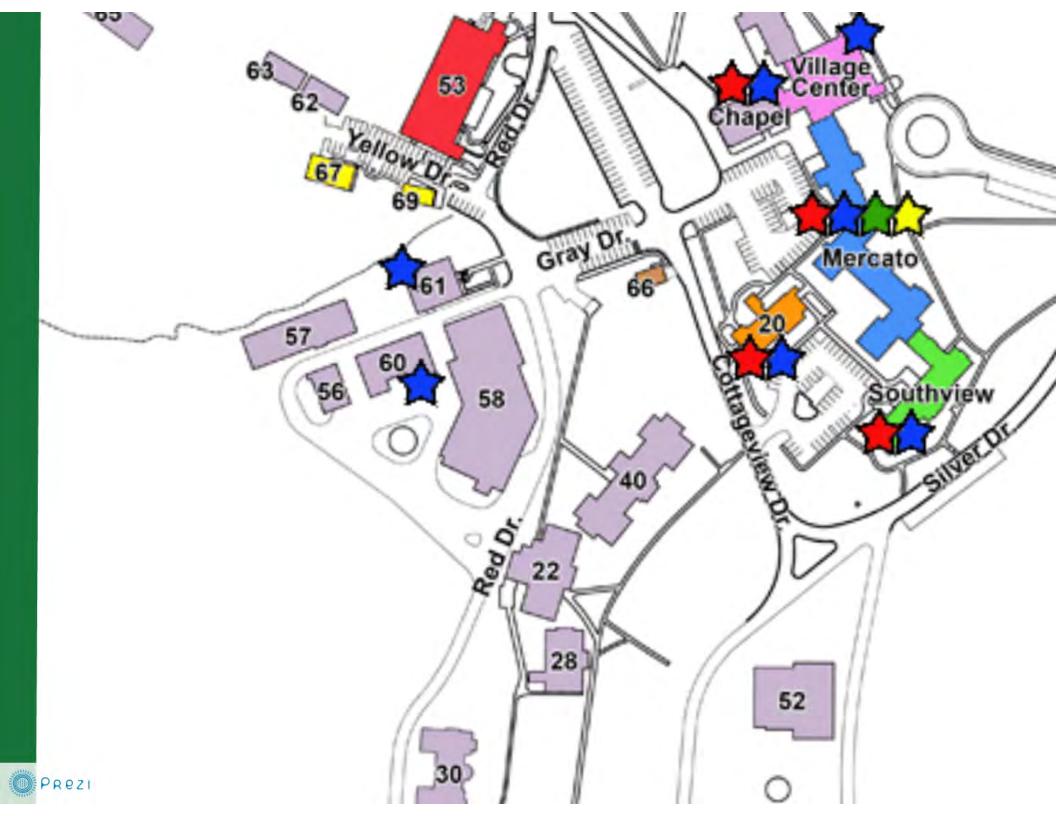


Arkyan, 2007



The Minervini Group, 2011









Building 58 Matrix

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Source: MSU Practicum Team, 2012



Matrix

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Community-Oriented Elements Community Supported Connection to Low-Community Kitchen **Health Component Education Program** Agriculture Income Individuals Υ Y Y Y N N N N Y N X X X X X X X X X X

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Building 58 Case Study

- Serves as an example for municipalities wanting to create or expand their assets into an FID
- Shows how to keep the integrity of historic structures while adapting them to suit the current needs of the population



Business and Economic Strategies for FIDs



Tools and Incentives

- Credits, TIF, BRA, and Abatements
 - Attract food-related businesses to invest into tax base
 - Retain with incentives for:
 - Locating to the district
 - Business and labor growth



Placemaking

- Michigan Main Street
 - · Creates "sense of place"



Michigan Business Districts

- Models for implementing FIDs:
 - SmartZone
 - Renaissance Zone
 - Enterprise Zone



Source: MEDC (n.d.)



Regulatory & Non-Regulatory Strategies for FIDs



Barriers to Zoning for FIDs

- FIDs contain wide range of use intensities
- How to concentrate uses
- Regulatory limits to urban agriculture
- Right to Farm



Source: Niagara Frontier Publications, 2007



Source: Organic Garden Project, 2011



Zoning Types

- Permitted Use
 - Low maintenance
 - Jurisdiction must be specific in use
- Special Zoning Ordinance
 - May incorporate special community goals
 - Thorough approval process/financial constraints
- Overlay
 - Can add flexibility or restrict
 - Can be applied over multiple zones
 - May not create binding development pattern



Concepts to Consider

- Master plan/subplan
- Design guidelines
- Incentives
- Eco-industrial parks



Source: Kalundborg Eco-industrial Park, 2008



Findings and Recommendations



FID Matrix

- Useful to understand strengths and weaknesses
- Compare and contrast with existing food hubs
- Use as a tool to determine future action



Business and Economic Strategies for FIDs

- Economic short-term actions:
 - Incorporate local authorities for partnership with businesses
 - Connect clusters with outside markets
 - Implement tax strategies, where applicable
- Economic long-term actions:
 - Amendment to legislation for FID consideration into tax incentives



Regulatory and Non-Regulatory Strategies for FIDs

- Tailor zoning strategy to community needs
- Choose a zoning method that will concentrate uses
- Allow for flexibility and mix of uses
- Utilize a master plan/special plan



The Advancement of FIDs

How to advance FIDs locally:

- Findings from Building 58
- Utilize FID matrix to assess community strengths/weaknesses
- Use planning/business strategies

How to advance FIDs on a broader scale:

- Further research of FIDs
- Perform more case study analysis with matrix



Thank You!

Questions?



