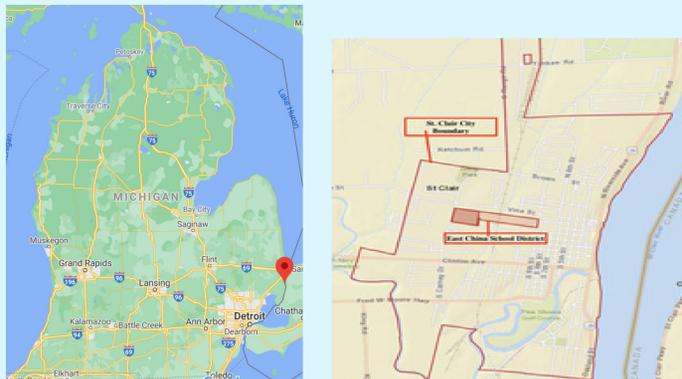


Project Introduction

St. Clair is a city of 5,485 people located on the eastern edge of Michigan, adjacent to the Canadian border. It is situated on the St. Clair River.



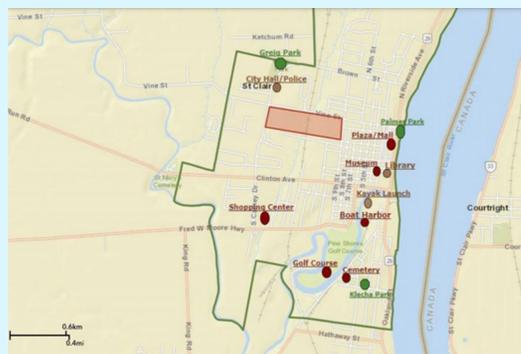
Location of St. Clair in Michigan (Google Maps) Map of Schools within St. Clair (Esri BAO)



Sections of Parcel owned by East China School District (St. Clair County)

Two elementary schools in St. Clair, Eddy Elementary (Section D) and Gearing Elementary (Section A), are closing. The MSU Practicum team has been instructed to develop a recommendation for the reuse of these schools in the future. The recommendation is formed by analyzing demographic data and socio-economic data and conducting a housing study and an asset study. Community engagement and case studies are also used to support the redevelopment plan.

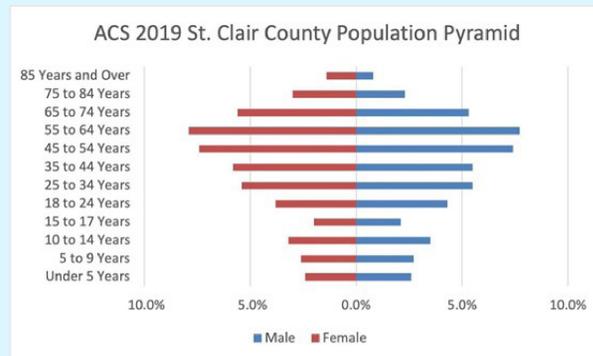
Key Assets



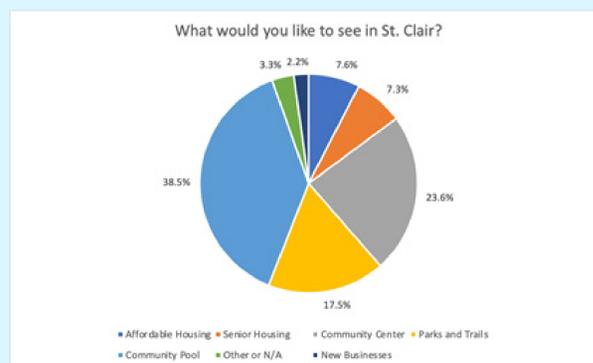
Map of Assets within St. Clair (City of St. Clair)

Data

St. Clair has a population that is primarily older residents. The median age is 44 years old and is continuing to rise. This indicates a need for resources for senior citizens.



Community engagement shows that residents are most interested in a new swimming pool, a community center, and parks and trails. This feedback has been used to determine our recommendations for the sites of the schools.



A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted based upon feedback from residents to determine the current conditions in St. Clair and what may presently be missing from the community.

Strengths	Weaknesses
Close-knit community: community interaction creates a positive atmosphere in the community. Safety: safety is crucial for a healthy community.	Community Recreation: lack of recreation for children and elders. Walkability: unsafe environment for pedestrians. Housing: community is lacking new housing types to meet resident needs.
Opportunities	Threats
New facilities: vacant buildings or land can be used to build facilities that meet community needs.	Lost schools: closing of the schools may make the city less attractive to young families.

Recommendations

Recommendations for our sites included 4 different suggestions for redevelopment in our parcels. The first option is a community center at the site of Gearing Elementary (Section A) based on community input feedback and analysis of the sites and gaps found in our asset study and case studies.



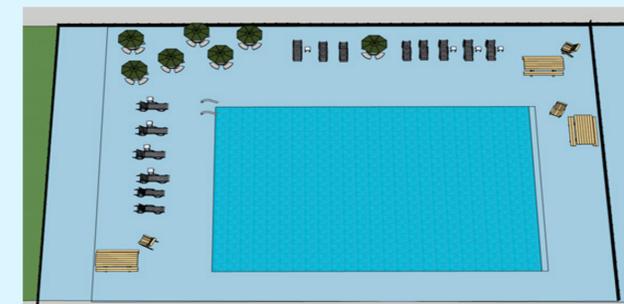
Rendering of St. Clair Community Center

The second development option is senior housing at the Eddy Elementary (Section D) site. This recommendation is based on desires of the community and as well as data that shows within the next 20 years the median age in St. Clair will be over 60 so senior housing will be in demand in St. Clair in the future.



Rendering of St. Clair Senior Living

The third redevelopment option is a community pool on section C of our parcel, and this recommendation is based on community feedback in our survey and the issue of the current pool closing in the near future. Adding a community pool in this parcel would put it in walking distance for a large portion of the community.



Rendering of St. Clair Community Pool

Our final recommendation for this site is the addition of trails to Section B of this parcel. Walkability in this area of the community was identified as a want and the addition of trails in a wooded area on one of our parcels would increase the walkability of the neighborhood.