

1. Agenda

Documents: [JUNE 14, 2016 PLANNING COMMISSION MEETING AGENDA.PDF](#)

1.I. Item B

Documents: [BROWNFIELD PLAN 16-06-01 - 31786 WOODWARD - SHELL.PDF](#)

1.II. Item C

Documents: [DRAFT PLANNING COMMISSION MINUTES FOR MAY 10, 2106.PDF](#)

1.III. Item D1

Documents: [SPECIAL LAND USE AND SITE PLAN 16-06-14- 32604 WOODWARD - WOMENS EXCELLENCE MEDI-SPA.PDF](#)

1.IV. Item D2

Documents: [SPECIAL LAND USE AND SITE PLAN 16-06-15 - 200 WEST FIFTH - DETROIT DOGS.PDF](#)

1.V. Item D3

Documents: [SITE PLAN 16-06-16 - 1918 NORTH MAIN - RWS FINANCIAL GARAGE.PDF](#)

1.VI. Item E1

Documents: [SIGN VARIANCE 16-06-04 - 332 EAST LINCOLN.PDF](#)

1.VII. Item E2

Documents: [NOTICES FROM OAKLAND COUNTY ON MASTER PLANS FOR TROY AND SOUTHFIELD.PDF](#)

Meeting Videos

- [June 14, 2016 Planning Commission Meeting Video Part 1](#)
- [June 14, 2016 Planning Commission Meeting Video Part 2](#)

PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN
www.romi.gov

Tuesday, June 14, 2016
Room 315

7:00 P.M.

Brownfield Redevelopment Authority

A. Call to Order

B. New Business

- 1. Brownfield Plan (BP 16-06-01) & Reimbursement Agreement** to demolish and reconstruct automobile filling station with convenience store (Shell) at **31786 Woodward Ave.** (parcel no. 25-06-428-001)
MLL Properties, LLC, Petitioner & Owner
Advanced Redevelopment Solutions, Engineer

C. Public Comment on Non-Agenda Items

D. Adjournment of Brownfield Redevelopment Authority

7:30 P.M.

Regular Meeting

A. Call to Order

B. Approval of Minutes for May 10, 2016

C. Public Comment on Non-Agenda Items

D. New Business

- 1. Public Hearing – Special Land Use & Site Plan (SP 16-06-14)** to establish medical office and retail store within existing building (Women's Excellence Medi-Spa & Nutrition Store) and construct second story for two dwelling units at **32604-32686 Woodward Ave.** (parcel nos. 25-06-129-001 & 25-06-129-002)
Chajonkim, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect
- 2. Public Hearing – Special Land Use & Site Plan (SP 16-06-15)** to modify outdoor dining area of restaurant (Detroit Dogs) at **200 W. Fifth St.** (parcel no. 25-21-237-007)
DDC Devco, Petitioner
D.S. Jean, LLC, Owner
Krieger-Klatt Architects, Inc., Architect
- 3. SP 16-06-16 – Site Plan** to construct new accessory structure for financial office (RWS Financial) at **1918 N. Main St.** (parcel no. 25-10-351-034)
RWS Financial, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

E. Other Business

1. **SV 16-06-04 – Sign Variance** request to install monument sign for multiple-tenant building at **332 E. Lincoln Ave.** (parcel no. 25-22-302-032) with variance to allow prohibited freestanding sign in Sign Area 4.
6300 Hughes, LLC, Petitioner & Owner
Signs & Engraving II, Inc., Contractor

 2. **Notices from Oakland County on Master Plans for City of Troy and City of Southfield**
-
-

Individuals with disabilities requiring special aids or services should contact the City Clerk at 211 Williams St., PO Box 64, Royal Oak, MI 48068-0064 or call (248) 246-3050. Call (248) 246-3010 for telecommunications device for the deaf (TDD).

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: May 26, 2016

TO: Brownfield Redevelopment Authority

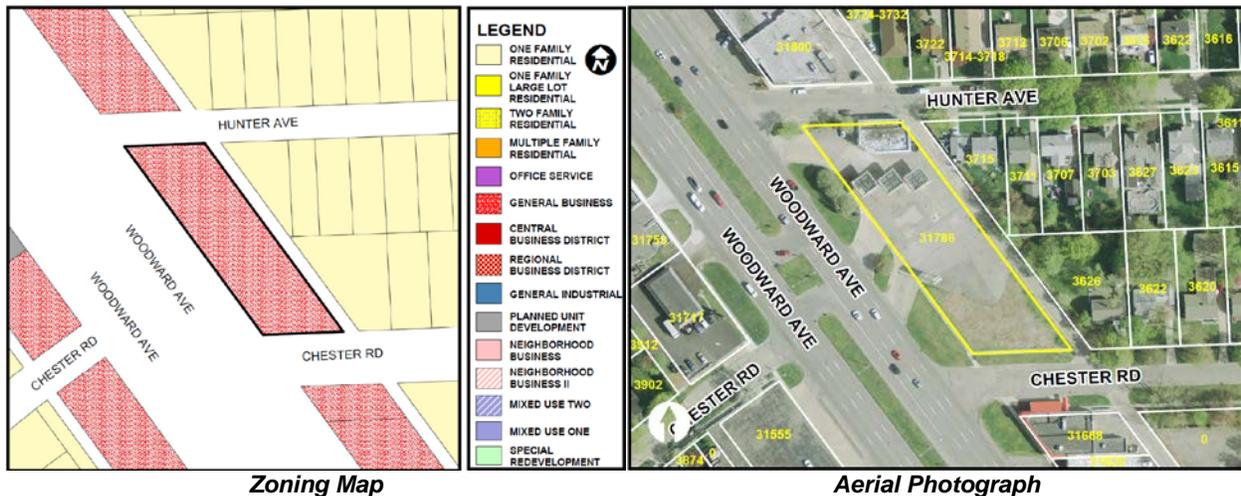
FROM: Planning Division

SUBJECT: Brownfield Plan (BP 16-06-01) & Reimbursement Agreement to demolish and reconstruct automobile filling station with convenience store (Shell) at **31786 Woodward Ave.** (parcel no. 25-06-428-001)

MLL Properties, LLC, Petitioner & Owner
Advanced Redevelopment Solutions, Engineer

1. Site Information

A brownfield plan is proposed for the property located on the northeast side of Woodward Avenue between Chester Road and Hunter Avenue, two blocks south of Normandy Road. The parcel has 349.74 feet of frontage along Woodward Avenue, a depth of 120 feet, and a lot area of approximately 41,968.80 square feet or 0.96 acres. A 20-foot public alley runs along the northeast rear lot line.



2. Proposed Development

The site contains an automobile filling station with 12 fuel pumps underneath canopies and a small convenience store. The petitioner proposes to demolish the entire site and re-construct the filling station with 12 new pumps, a new canopy, a larger convenience store, landscaping, a masonry screening wall along the residential side of the public alley, and additional off-street parking. A special land use permit and site plan were approved by the Planning Commission for the proposed redevelopment on July 14, 2015 (SP 15-07-17).

3. Status as “Eligible Property”

A site must be determined to be an “eligible property” according to the Michigan Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended) in order to receive brownfield redevelopment financing. To be an eligible property, a site within the city must be one of the following definitions contained in Act 381: a facility; an historic resource; functionally obsolete; or blighted.

According to the petitioner, the site is an eligible property because it meets the definition of a “facility” under Act 381, a location where hazardous substances are present in excess of the concentrations allowed under Act 381 and remediation or clean-up is required in order to allow unrestricted usage.

4. Eligible Activities & Costs

If adopted, the proposed brownfield plan would reimburse the petitioner through tax increment revenues for the costs of various activities that are eligible for brownfield redevelopment financing under Act 381. According to the petitioner’s plan these activities would include: environmental assessments; due care and additional response activities; demolition; lead and asbestos abatement; infrastructure improvements; site preparation activities; and preparation of the brownfield plan. The total costs for all activities to be reimbursed as proposed by the petitioner are summarized as follows:

Baseline Environmental Assessments	\$ 13,245
Due Care Activities	\$ 35,811
Additional Response Activities	\$ 401,108
Demolition Activities	\$ 17,850
Lead and Asbestos Abatement	\$ 2,825
Brownfield Plan Preparation	\$ 15,000
TOTAL REIMBURSEMENT	\$ 485,839

The costs proposed by the petitioner related to eligible activities do not include any contingency percentage. Additionally, no interest rate is proposed by the petitioner that would be applied to annual reimbursements. An annual fee of \$ 1,000 is included as part of the brownfield plan to compensate the city for the administrative costs of overseeing the plan.

5. Projected Captures

Summaries of estimated tax increment captures that the brownfield plan could generate are included within the plan (pages 3 to 4, 12 to 14, 16, and Exhibit C). The current taxable value of the property is \$ 467,280 and the petitioner estimates the completed project will result in a value of \$ 1,008,139, generating a captured value of \$ 540,859. Based on current millage rates, that amount of captured value would generate approximately \$ 31,218 in annual tax increment revenues from non-school millage levies that could be used to reimburse the petitioner.

It should be noted that captured revenues for all brownfield plans adopted by the city to date have been significantly less than originally estimated by each petitioner. The taxable values of properties after they are redeveloped as part of a brownfield plan have all been significantly less than what each plan estimated. As a result, reimbursements to petitioners for most brownfield plans have been much less than anticipated, sometimes by less than half original estimates.

6. Duration of Brownfield Plan

The petitioner proposes that the brownfield plan be in effect for 25 years beginning in 2018 for reimbursement of eligible activities. Another five years is proposed for tax increment revenues to be collected and credited to the city's brownfield revolving loan fund. A total duration of 30 years for a brownfield plan is allowed under Act 381.

The 25-year reimbursement period would start in 2018. This practice is now allowed due to amendments made to Act 381 in 2012. Reimbursement periods for all previous plans began the year they were adopted.

The Board may want to consider a shorter reimbursement period for the proposed brownfield plan. Of the 10 adopted brownfield plans currently in effect within the city, seven were approved with a reimbursement period of only 10 years. One has a reimbursement period of 20 years while two others are for 30 years.

7. Reimbursement Agreement

A draft of the reimbursement agreement as recommended by staff is also attached that specifies how and when the petitioner would be reimbursed for the costs of eligible activities. No annual interest is proposed as part of the proposed reimbursement agreement.

8. Recommendations

The Board must make a recommendation to the City Commission on the disposition of the proposed brownfield plan, but it has the authority to adopt the reimbursement agreement pending approval of the plan by the City Commission. Should the Board choose to recommend adoption of the proposed brownfield plan it will be forwarded to the City Commission for their review and potential approval. Under Act 381 the City Commission is required to conduct a public hearing prior to adopting any brownfield plan.

Approval of the brownfield plan by the MDEQ would not be required since the petitioner does not propose to capture tax increment revenues from school millage levies.

In reviewing a proposed brownfield plan and reimbursement agreement, the Board should consider the following issues, among other factors they may deem appropriate, in making their findings, recommendation, and decision:

- a) *The determination that the site is a "facility" as defined by Act 381;*
- b) *The list of "eligible activities" for which the petitioner would be reimbursed;*
- c) *The costs for "eligible activities" to be reimbursed to the petitioner;*
- d) *The amount of the city's annual administrative fee; and*
- e) *The length of the plan's reimbursement period or its expiration date.*

The following resolutions are provided for consideration:

To **recommend approval** by the **City Commission** of **BP 16-06-01**, a **brownfield plan** for MLL Properties, LLC, at **31786 Woodward Avenue** (parcel no. 25-06-428-001), and request that the City Commission set a public hearing for the proposed brownfield plan, provided the brownfield

plan has a maximum duration of no more than ___ years beginning in 2018 with total costs eligible for reimbursement not to exceed \$ 485,839 for the following activities:

Baseline Environmental Assessments	\$ 13,245
Due Care Activities	\$ 35,811
Additional Response Activities	\$ 401,108
Demolition	\$ 17,850
Lead & Asbestos Abatement	\$ 2,825
Brownfield Plan Preparation	\$ 15,000
TOTAL	\$ 485,839

To **approve** a **reimbursement agreement** for **BP 16-06-01**, a **brownfield plan** for MLL Properties, LLC, at **31786 Woodward Avenue** (parcel no. 25-06-428-001), with no applicable interest rate on costs eligible for reimbursement, contingent upon final approval of the brownfield plan by the City Commission and any recommended revisions to the reimbursement agreement by the City Attorney; and also to **authorize** the Board's **Executive Director** to sign the reimbursement agreement.

cc: Eric P. Helzer, EDFP, Advanced Redevelopment Solutions
Alan Baskins, MLL Properties, LLC

It is recommended that the petitioner or a representative attend the June 14, 2016 Brownfield Redevelopment Authority meeting. The meeting starts at 7:00 p.m. in the City Commission Chambers on the 3rd floor of City Hall.

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822

Tel 517.648.2434

ephelzer@msn.com

MAY 24, 2016

Timothy Thwing and Doug Hedges
Royal Oak Brownfield Redevelopment Authority
211 Williams St. / PO Box 64
Royal Oak, MI 48068-0064

Subject: Brownfield Plan, Revised May 23, 2016 – Commercial Redevelopment
31786 Woodward Ave.
Royal Oak, Michigan 48073

Mr. Thwing and Mr. Hedges:

On behalf of MLL Properties, LLC, developer of the property located at 31786 Woodward Ave, we want to thank you for your assistance with this project to date and are pleased to submit to you the Brownfield Plan (Plan) revised May 23, 2016 for consideration by the Brownfield Redevelopment Authority (Authority) on June 14, 2016.

This Plan contemplates using local tax increment revenues created by this redevelopment for the reimbursement of eligible activity costs under the Brownfield Redevelopment Financing Act (PA 381). In short the Plan will:

1. Remediate Underground Storage Tanks (USTs) and their associated systems.
2. Remediate contaminated soil and groundwater.
3. Prepare the site for redevelopment.
4. Capture local tax increment revenues generated by the property's increased taxable value.
5. Allow 25-years for reimbursement of developer eligible costs and adds 5 years for capture by the Authority into its Local Site Remediation Revolving Fund (LSRRF) bringing the Plan to a total of 30 years of capture (estimated Plan duration).
6. Increase the taxable value from \$26,971 (Plan's base taxable value) to an estimated \$58,190.
7. Allows for City Administrative fees, City LSRRF Deposits, Developer Reimbursement without contingency or interest for Developer. The estimated tax capture breakdown is as follows:

Developer Reimbursement (25 Years)	\$485,839
City Administrative Reimbursement (<i>adds ~1.3 Years</i>)	\$30,000
<u>City LSRRF Deposits (5 Years)</u>	<u>\$152,083</u>
TOTAL CAPTURE (30 Years Estimated Plan Duration)	\$667,922

This Plan is not unlike other Plans adopted by the city but the following are a few unique features of PA 381 that went into effect because of legislative amendments in December 2012. This Plan takes advantage of these amendments that may or may not be known about by the Authority or the City Commissioners. This Plan includes two of these PA 381 amendments, as follows:

1. December 2012 PA 381 amendments streamlined the process for state and local levels of government which will assist with moving development projects forward in a timelier manner with less red tape and delays on project and developer approvals. These amendments allow for local units of government to approve local tax capture for reimbursement of any eligible activities incurred prior to approval of a Brownfield Plan, whether environmental or non-environmental expenses. This significantly improves the timeline on completing pre-development activities.

Therefore, we are requesting from the Authority their acknowledgment of our desire to begin work upon their review of the Plan and recommendation to the City Commission for Plan adoption. Construction time is of the essence and we would like to start work immediately after the Authority recommendation but before City Commission adoption of the Plan in order to complete concrete and asphalt paving prior to winter conditions. We desire an acknowledgement from the Authority that this is acceptable.

2. The other item we have included in this Plan from PA 381 amendments is the ability to identify the first year of tax increment revenue capture in the Plan. This helps Plans accomplish reimbursement of eligible activity costs when there is little revenue in the early years of the Plan immediately after Plan adoption by the governing body. Specifically, PA 381 recognizes a 30-year tax capture period so long as the first year of capture is within five years of Plan adoption by the governing body. In other words, the 30-year tax capture clock can start no later than five years after the date the eligible property is added to a Brownfield Plan.

Based upon the limited tax capture available for this Project and the costs of eligible activities, we recognized the first year of capture in this Plan one year after Plan adoption.

Thank you for your consideration to all of the above as you evaluate this Plan. We hope to receive your approval of the Plan that will allow for this project to move forward while "cleaning-up" the environmental contaminants at this site.

Warm regards,


Eric P. Helzer, EDFP
PRINCIPAL

CC: Alan Baskins, MLL Properties, LLC

Enclosure: Brownfield Plan, Revised May 23, 2016

COMMERCIAL REDEVELOPMENT

31786 Woodward Ave
Royal Oak, MI 48073
Tax ID 63-72-25-06-428-001

Brownfield Plan

Revised May 23, 2016



Royal Oak Brownfield Redevelopment Authority

211 Williams St. / PO Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDPF
Phone: (517) 648-2434

Approved by the Royal Oak Brownfield Redevelopment Authority – TBD/TBD/2016

Approved by the Royal Oak City Commission – TBD/TBD/2016

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- A. Legal Description and Eligible Property Boundary Map
- B. Basis of Eligibility Supportive Environmental and Non-Environmental Brownfield Information
- C. Table 4 – Tax Increment Financing Estimates

PROJECT SUMMARY SHEET: BROWNFIELD PLAN – 31786 WOODWARD AVE

Project Name: Commercial Redevelopment – 31786 Woodward Ave

Applicant/Developer: Entity Name: MLL Properties, LLC
Contact: Alan Baskins
Mailing Address: 30500 Northwestern Highway, Suite 325
Farmington Hills, MI 48334
Phone: (248) 855-2100
Email: abaskins@group10.net

Eligible Property Location: The eligible property (“Property”) consists of one (1) parcel located at:
31786 Woodward Ave
Royal Oak, Michigan 48073
Tax ID 63-72-25-06-428-001

Property Size: Approximately 0.80 acres

Type of Eligible Property: Facility (Contaminated)

Project Description: **Commercial Redevelopment**
This Brownfield Plan (the “Plan”) anticipates approximately \$3 million in future investments by MLL Properties, LLC, a Farmington Hills Developer that manages and builds convenience stores with fuel dispensing operations. This Plan contemplates redevelopment upon the Eligible Property. 31786 Woodward Ave (Tax ID 63-72-25-06-428-001) has been recently vacant, is underutilized and is contaminated property.

The project is located on the east side of Woodward Avenue between Chester Avenue and Hunter Avenue. The Property was developed with one 2,124 square foot commercial building, which was used for retail gasoline sales and as a convenience store. The existing underground storage tank (UST) system consists of two 10,000-gallon gasoline USTs and one 6,000-gallon gasoline UST located within a single basin in the eastern portion of the Property. Three fuel dispensers are located south of the building and are covered by three individual canopies. Asphalt and concrete paved areas are located around the building and canopy. The southern portion of the Property was utilized for the seasonal sale of plants and flowers.

The applicant proposes to raze the existing building and remove all of the existing site improvements to properly address removing the USTs and associated system components along with contaminated soil and/or groundwater. Vapor intrusion was also identified as a potential environmental concern (this environmental concern is under further evaluation). Upon completion of the subsurface environmental work the applicant will construct the proposed project.

The proposed project is a commercial redevelopment comprising of a 7,100 square foot convenience store with new modern fuel dispensing operations consisting of six dispensers and one split UST system.

Construction is scheduled to begin in the Summer 2016, with occupancy available in 2017. However, environmental contamination and increased costs threaten the redevelopment planned. The completion of this project represents a unique opportunity to accomplish long term environmental benefits and redevelop this underutilized contaminated Property. The project is seeking tax increment financing through the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan, to allow for a successful redevelopment and environmental cleanup at this site.

Estimated Job Creation: Once complete, up to 3 immediate on-site new full time jobs will be created.

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value	Increased Taxable Value (Increment)
	(2016)	(2018)	(2018)
	\$467,280	\$1,008,139	\$540,859
Annual Taxes Paid	\$26,971	\$58,190	\$31,218

Duration of Plan: 30 years (2047)
Total estimated Plan duration with tax capture for reimbursement of Eligible Activities, Brownfield Plan Preparation, Brownfield Redevelopment Authority Administrative Fees, and Local Site Remediation Revolving Fund. No contingency or Interest is afforded in this Plan.

Total Plan Capture Breakdown:
(Estimated Capture Years in Plan)

Developer Reimbursement (25 Years*)	\$485,839*
City Administrative Reimbursement (<i>adds ~1.3 Years</i>)	\$30,000
<u>City LSRRF Deposits (5 Years)</u>	<u>\$152,083</u>
TOTAL CAPTURE (30 Years Estimated Plan Duration)	\$667,922

*Tax Capture to reimburse the Developer for the cost of Eligible Activities ends after 25 Years, and may result in an "Unreimbursed Balance" if the projected taxable value increase is less than 2.75% per year as projected in this Plan. It should be noted that if there are any increases to existing millage rates available for tax capture, or if additional new millages are levied and available for tax capture, an annual Taxable Value increase of less than the 2.75% used in the projections would be sufficient to generate the tax increment amounts noted in the Plan.

Eligible Activities and Eligible Costs:

Eligible Activities	Eligible Costs
Baseline Environmental Assessment (BEA) Activities	\$ 13,245
Due Care Activities	\$ 35,811
Additional Response Activities	\$ 401,108
Demolition Activities	\$ 17,850
Lead and Asbestos Abatement Activities	\$ 2,825
<i>Subtotal</i>	\$ 470,839
Contingency	\$ -
Interest	\$ -
<i>Subtotal with Contingency & Interest</i>	\$ 470,839
Brownfield Plan & Work Plan Preparation	\$ 15,000
<i>Subtotal (to Developer)</i>	\$ 485,839
BRA Administration	\$ 30,000
Local Site Remediation Revolving Fund (LSRRF)	\$ 152,083
State of Michigan Brownfield Redevelopment Fund	\$ -
Grand Total	\$ 667,922

INTRODUCTION

City of Royal Oak, Michigan (the “City”), established the Royal Oak Brownfield Redevelopment Authority (the “Authority” or “ROBRA”) on May 16, 2000 (Secretary of State filing date), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within City of Royal Oak, Michigan.

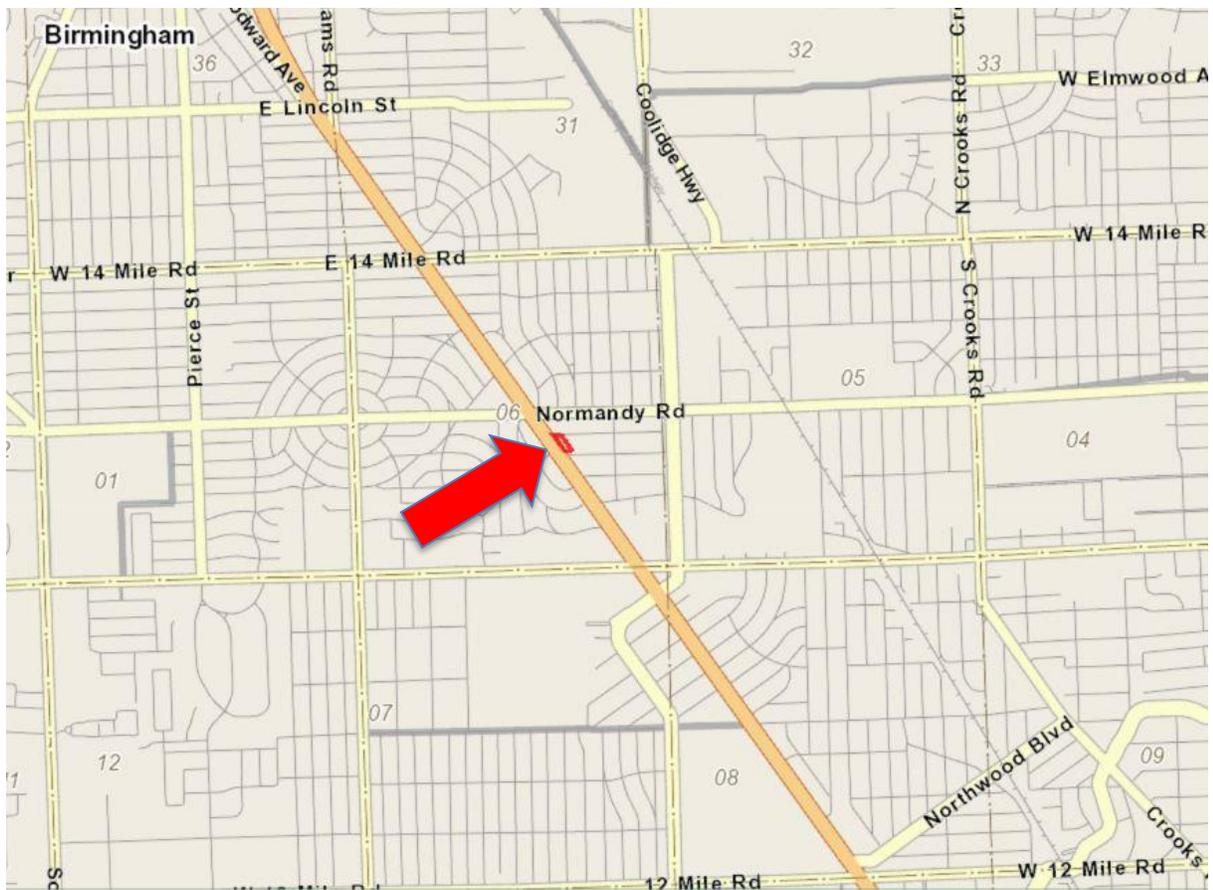
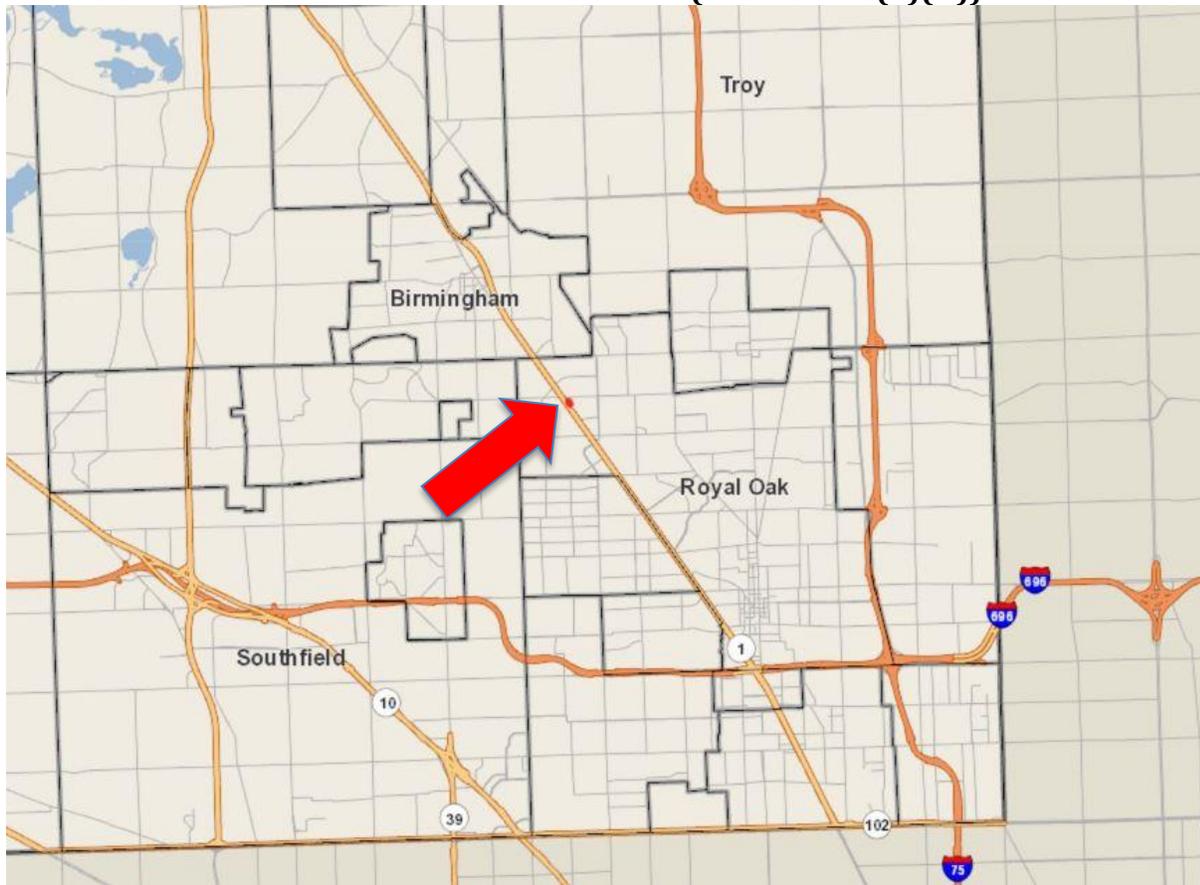
The purpose of this Brownfield Plan (the “Plan”) to be implemented by the Brownfield Redevelopment Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in a Plan. This Plan promotes the redevelopment of and investment in the eligible “Brownfield” Property within the City, to facilitate financing of eligible activities at the Property. Inclusion of Property within any Plan in the City will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of the Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Brownfield Redevelopment Authority.

This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

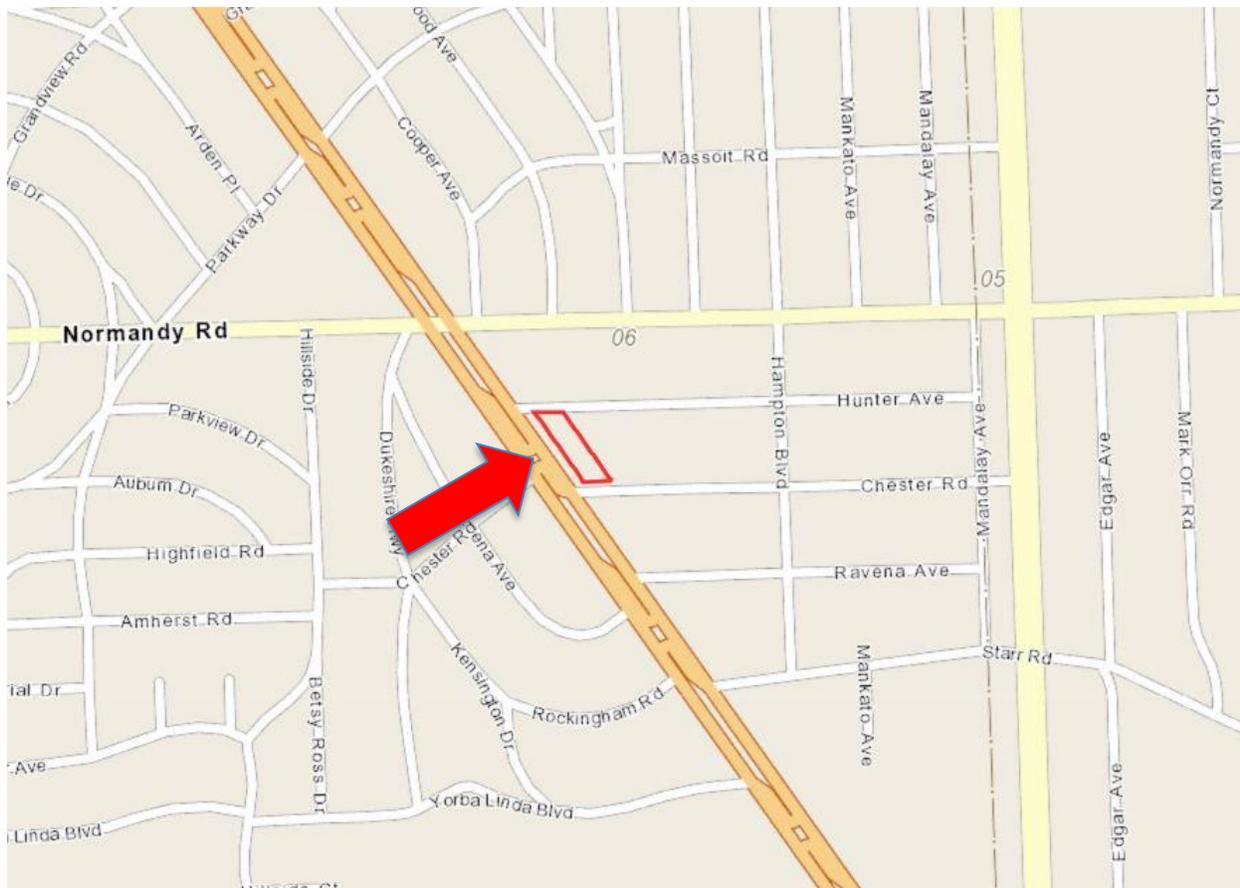
1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))

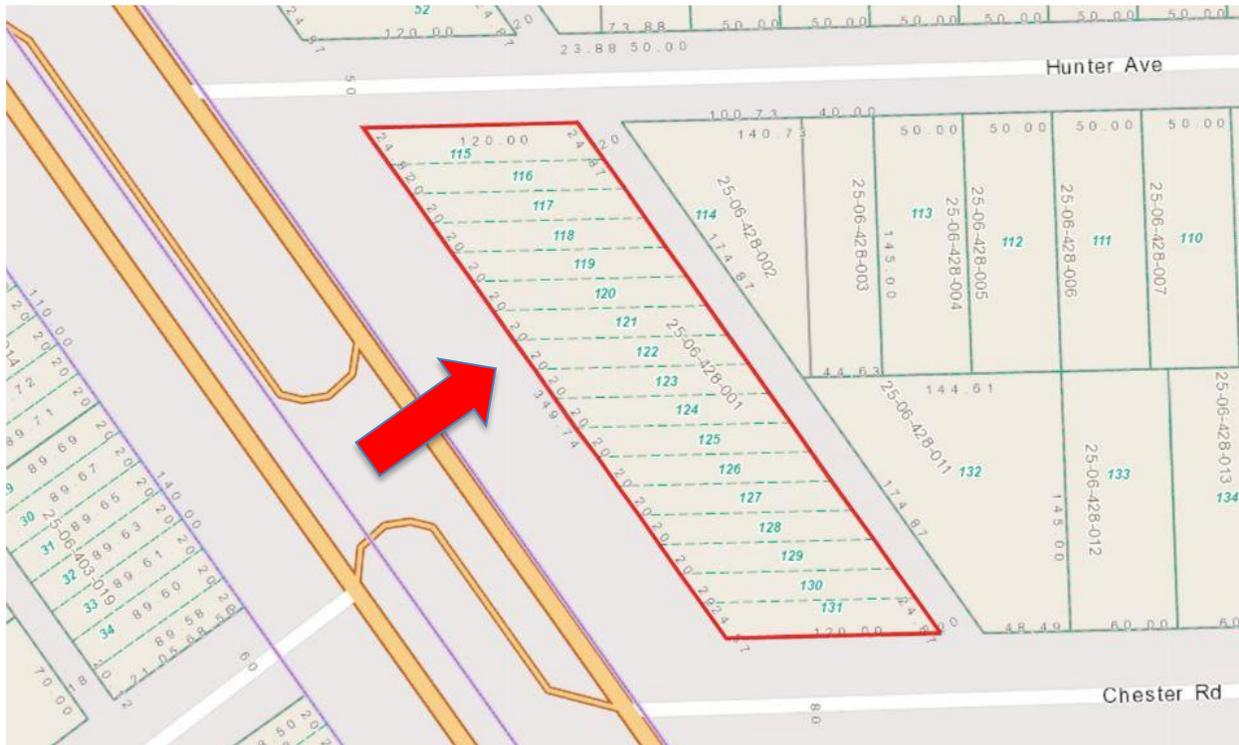


The Eligible Property is located in the southeast quarter of the northwest quarter of Section 6 (T.1N., R.11E), Royal Oak, Oakland County, Michigan. The Eligible Property (“Property”) consists of one parcel and is located at 31786 Woodward Ave (Tax ID 63-72-25-06-428-001), The Property is situated to the east of Woodward Ave, north of Chester Road and south of Hunter Ave. The Property contains approximately 0.80 acres in the City of Royal Oak (“City”).

The Property is surrounded by the General Business District to the west, north and south and One Family District to the east. The Property is serviced by municipal water & sanitary sewer services, storm sewer services, and electrical and gas utilities.

The existing Property was developed with one 2,124 square foot commercial building, which was used for retail gasoline sales and as a convenience store. The existing underground storage tank (UST) system consists of two 10,000-gallon gasoline USTs and one 6,000-gallon gasoline UST located within a single basin in the eastern portion of the Property. Three fuel dispensers are located south of the building and are covered by three individual canopies. Asphalt and concrete paved areas are located around the building and canopy. The southern portion of the Property was utilized for the seasonal sale of plants and flowers.





See Exhibit A, Legal Description and Boundary Survey that together serve to describe the Eligible Property.

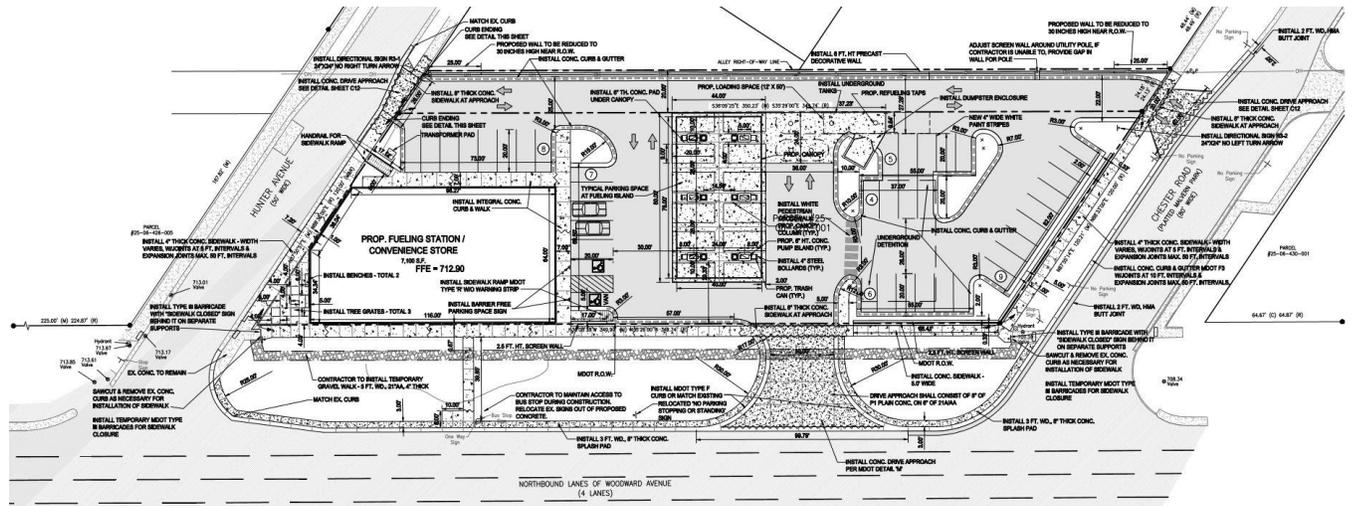
Eligible Property				
Address	Tax ID	Basis of Eligibility	Approximate Acreage	Current Zoning
31786 Woodward Ave, Royal Oak, MI	63-72-25-06-428-001	Facility	0.80	General Business District

The Property consists of one parcels of land. This parcel is a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). The parcel is located within the boundaries of the City.

The Property is zoned General Business District. The General Business District permits the proposed Projects Site Plan.

The Project proposes to redevelop underutilized and recently vacant Property into a commercial development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the City, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Brownfield Redevelopment Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Brownfield Redevelopment Authority.



Proposed Site Plan

2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) the parcel comprised by the Property has been determined to be a “facility”; and, (c) the subject property is in the City of Royal Oak, which is not a qualified local governmental unit under Act 381.

Eligible Property			
Address	Tax ID	Basis of Eligibility	Approximate Acreage
31786 Woodward Ave, Royal Oak, MI	63-72-25-06-428-001	Facility	0.80

Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Brownfield Redevelopment Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) activities {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos abatement, demolition (building and site), and preparation of a Brownfield Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

For Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or the City Commission as the Governing Body, so long as the costs do not exceed the total combined costs of said activities, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or the City Commission as the Governing Body, so long as the costs do not exceed the total Non-Environmental costs, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement.

Furthermore, costs in this Plan are subject to approval by the Brownfield Redevelopment Authority and/or the City Commission as the Governing Body for the use of local-only tax increment revenues from locally levied millages. The Brownfield Redevelopment Authority may adjust specific eligible activities amongst environmental and non-environmental eligible activities. These adjustments are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified in Table 1a, \$667,922, are not exceeded.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Brownfield Redevelopment Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the “Agreement”) with the Brownfield Redevelopment Authority, the amount advanced by the Developer will be repaid by the Brownfield Redevelopment Authority solely from the tax increment revenues realized from the eligible property.

Tax increment revenues will first be used to pay or reimburse Administrative expenses for

the Brownfield Redevelopment Authority and second to reimburse eligible costs incurred by the Developer. Local Site Remediation Revolving Fund (LSRRF) capture will occur at the end of Developer reimbursement for a full five (5) years as described in the tables. Local-only tax capture was assumed to reimburse eligible activity costs in this Plan.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Brownfield Redevelopment Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Allowed in Brownfield Plan	Local Tax Capture	State School Tax Capture
			100.00%	0.00%
Baseline Environmental Assessment (BEA) Activities		\$ 13,245	\$ 13,245	\$ -
Due Care Activities		\$ 35,811	\$ 35,811	\$ -
Additional Response Activities		\$ 401,108	\$ 401,108	\$ -
Total Environmental		\$ 450,164	\$ 450,164	\$ -
Demolition Activities		\$ 17,850	\$ 17,850	\$ -
Lead and Asbestos Abatement Activities		\$ 2,825	\$ 2,825	\$ -
Total Non-Environmental		\$ 20,675	\$ 20,675	\$ -
	Percentage/Rate			
Contingency Environmental	0.00%	\$ -	\$ -	\$ -
Contingency Non-Environmental	0.00%	\$ -	\$ -	\$ -
Interest	0.00%	\$ -	\$ -	\$ -
Sub Total: EAs + Contingencies + Interest		\$ 470,839	\$ 470,839	\$ -
Brownfield Plan & Work Plan Preparation		\$ 15,000	\$ 15,000	\$ -
Total Administrative: Brownfield Plan + Work Plan + Application Fees		\$ 15,000	\$ 15,000	\$ -
Sub Total: EAs + Contingencies + Interest + Administrative		\$ 485,839	\$ 485,839	\$ -
Brownfield Redevelopment Authority (BRA) Administration		\$ 30,000	\$ 30,000	
BRA Local Site Remediation Revolving Fund (LSRRF)		\$ 152,083	\$ 152,083	
Total BRA: BRA Administration + LSRRF		\$ 182,083	\$ 182,083	\$ -
Sub Total: EAs + Contingencies + Interest + Administrative + BRA		\$ 667,922	\$ 667,922	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ -	\$ -	\$ -
GRAND TOTAL: EAs + Contingencies + Interest + Administrative + BRA + MBRF		\$ 667,922	\$ 667,922	\$ -

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Allowed in Brownfield Plan
Total Local Tax Capture Eligible Activities	\$ 485,839
Total Local Taxes to BRA Administration	\$ 30,000
Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF)	\$ 152,083
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 182,083
Total Capture by Developer	\$ 485,839
GRAND TOTAL	\$ 667,922

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by redevelopment on the Property; this is expected to begin in 2018 or when full redevelopment is completed whichever occurs first. Estimates project that the Brownfield Redevelopment Authority is expected to capture the tax increment revenues from 2018 through 2047 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first. Local Site Remediation Revolving Fund (LSRRF) capture will occur at the end of the Plan for a full five (5) years as described in the tables.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (real property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

Table 2 - Captured Incremental Taxable Values & Tax Increment Revenues Captured

Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2016 - Base Year	\$ -	\$ -
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 540,859	\$ 13,746
2019	\$ 558,533	\$ 14,196
2020	\$ 576,693	\$ 14,657
2021	\$ 595,352	\$ 15,131
2022	\$ 614,525	\$ 15,619
2023	\$ 634,225	\$ 16,119
2024	\$ 654,466	\$ 16,634
2025	\$ 675,265	\$ 17,163
2026	\$ 696,635	\$ 17,706
2027	\$ 718,593	\$ 18,264
2028	\$ 741,154	\$ 18,837
2029	\$ 764,337	\$ 19,426
2030	\$ 788,156	\$ 20,032
2031	\$ 812,631	\$ 20,654
2032	\$ 837,779	\$ 21,293
2033	\$ 863,618	\$ 21,950
2034	\$ 890,168	\$ 22,625
2035	\$ 917,448	\$ 23,318
2036	\$ 945,478	\$ 24,030
2037	\$ 974,279	\$ 24,762
2038	\$ 1,003,872	\$ 25,514
2039	\$ 1,034,279	\$ 26,287
2040	\$ 1,065,522	\$ 27,081
2041	\$ 1,097,625	\$ 27,897
2042	\$ 1,130,610	\$ 28,736
2043	\$ 1,164,502	\$ 29,597
2044	\$ 1,199,326	\$ 30,482
2045	\$ 1,235,108	\$ 31,392
2046	\$ 1,271,874	\$ 32,326
2047	\$ 1,309,651	\$ 33,286
Total	-	\$ 668,760
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" be returned to the applicable local Taxing Jurisdictions on a pro-rata basis</i>		\$ 838
Total Tax Increment Revenues Captured		\$ 667,922

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Brownfield Redevelopment Authority for costs in this Plan is \$667,922 (includes Brownfield Plan preparation, Brownfield Redevelopment Authority Administrative fees and LSRRF deposits).

All reimbursements authorized under this Plan shall be governed by the Agreement. The Brownfield Redevelopment Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Brownfield Redevelopment Authority to fund such reimbursements and does not obligate the Brownfield Redevelopment Authority or the City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Brownfield Redevelopment Authority anticipates collecting \$30,000 in Administrative costs and \$152,083 in LSRRF deposits under this Plan. Administrative costs and LSRRF deposits are reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))

The Brownfield Redevelopment Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. The current projection of the Plan’s duration is 30 years (25 years for Developer and 5 Years for LSRRF).

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(E))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment project is completed).

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF ROYAL OAK	-	-	-
Operating	\$ 193,910	\$ 243	\$ 193,667
Refuse	\$ 68,481	\$ 86	\$ 68,395
Library	\$ 25,165	\$ 32	\$ 25,134
Publicity Tax	\$ 558	\$ 1	\$ 557
Public Safety	\$ 104,592	\$ 131	\$ 104,461
Fire Debt	\$ 7,289	\$ 7,289	\$ -
Subtotal	\$ 399,996	\$ 7,781	\$ 392,215
OAKLAND COUNTY	-	-	-
County Operating	\$ 107,618	\$ 135	\$ 107,484
County General: Parks & Huron Clinton Metro Authority	\$ 12,001	\$ 15	\$ 11,986
County Public Transportation Authority - OCPTA	\$ 26,313	\$ 33	\$ 26,280
Subtotal: County	\$ 145,932	\$ 183	\$ 145,749
Zoo Authority	\$ 2,631	\$ 2,631	\$ -
Art Authority	\$ 5,263	\$ 5,263	\$ -
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
RESA	\$ 88,497	\$ 111	\$ 88,386
COMMUNITY COLLEGE	-	-	-
Oakland County Community College - OCC	\$ 41,624	\$ 52	\$ 41,572
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
School Debt - Royal Oak	\$ 203,315	\$ 203,315	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 157,875	\$ 157,875	\$ -
Local School Operating - LSO: 18 mills for Real Property; only 6 mills for Personal Property	\$ 473,626	\$ 473,626	\$ -
Totals	\$ 1,518,758	\$ 850,836	\$ 667,922
Total Tax Increment Revenues Captured			\$ 667,922

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))

There is currently no persons or businesses residing on the Property. Additionally, no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan.

10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))

The Brownfield Redevelopment Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF may be used to reimburse the City, the Brownfield Redevelopment Authority, or private parties for eligible costs at eligible properties as identified in other Brownfield Plans adopted by the City. It may also be used for eligible activities on eligible properties for which there are no other means to capture tax increment revenues, or where there are insufficient tax increment revenues to fund all eligible activities. The LSRRF provides additional flexibility to the City and its Brownfield Redevelopment Authority in facilitating redevelopment of Brownfield properties by providing another source of financing for eligible activities.

For this Plan, the LSRRF will capture approximately on average \$30,416 per year over the last 5 years of the Plan (see Table 4d for LSRRF distribution). The Brownfield Redevelopment Authority anticipates depositing \$152,083 of local captured taxes into its LSRRF if the redevelopment project is completed and all eligible activities are incurred as summarized in Table 1a.

The funds deposited in the LSRRF as part of this and other Brownfield Plans will be used in a manner consistent with the requirements of Act 381 of 1996, as amended.

11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))

The Brownfield Redevelopment Authority and the City Commission as the Governing Body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

Exhibit A

Legal Description And Eligible Property Boundary Map

Legal Description from Assessing Records

The Eligible Property consists of one parcel at 31786 Woodward Ave, Royal Oak, Michigan, Parcel Identification No. 63-72-25-06-428-001, comprising approximately 0.80 acres as follows:

DESCRIPTION OF PROPERTY PER DEED, AS RECORDED IN LIBER 34501, PAGE 145, OAKLAND COUNTY RECORDS:

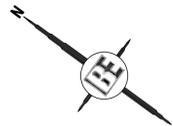
Lots 115, 116, 117 to 128 inclusive, 129–131 inclusive, of North Park on Woodward, part of the southeast quarter of Section 6, Town 1 North, Range 11 East, according to the plat thereof as recorded in Liber 13 of Plats on Page 34, Oakland County Records.

Commonly known as: 31786 Woodward Ave.

Eligible Property Boundary Map

Boundary Survey

Job Number: 15-076 – Date of Survey 3/26/2015 rev per City Review 2/6/2016.
(See next page)



SCALE: 1 INCH = 20 FEET

DESCRIPTION OF PROPERTY PER DEED, AS RECORDED IN LIBER 34501, PAGE 145, OAKLAND COUNTY RECORDS:

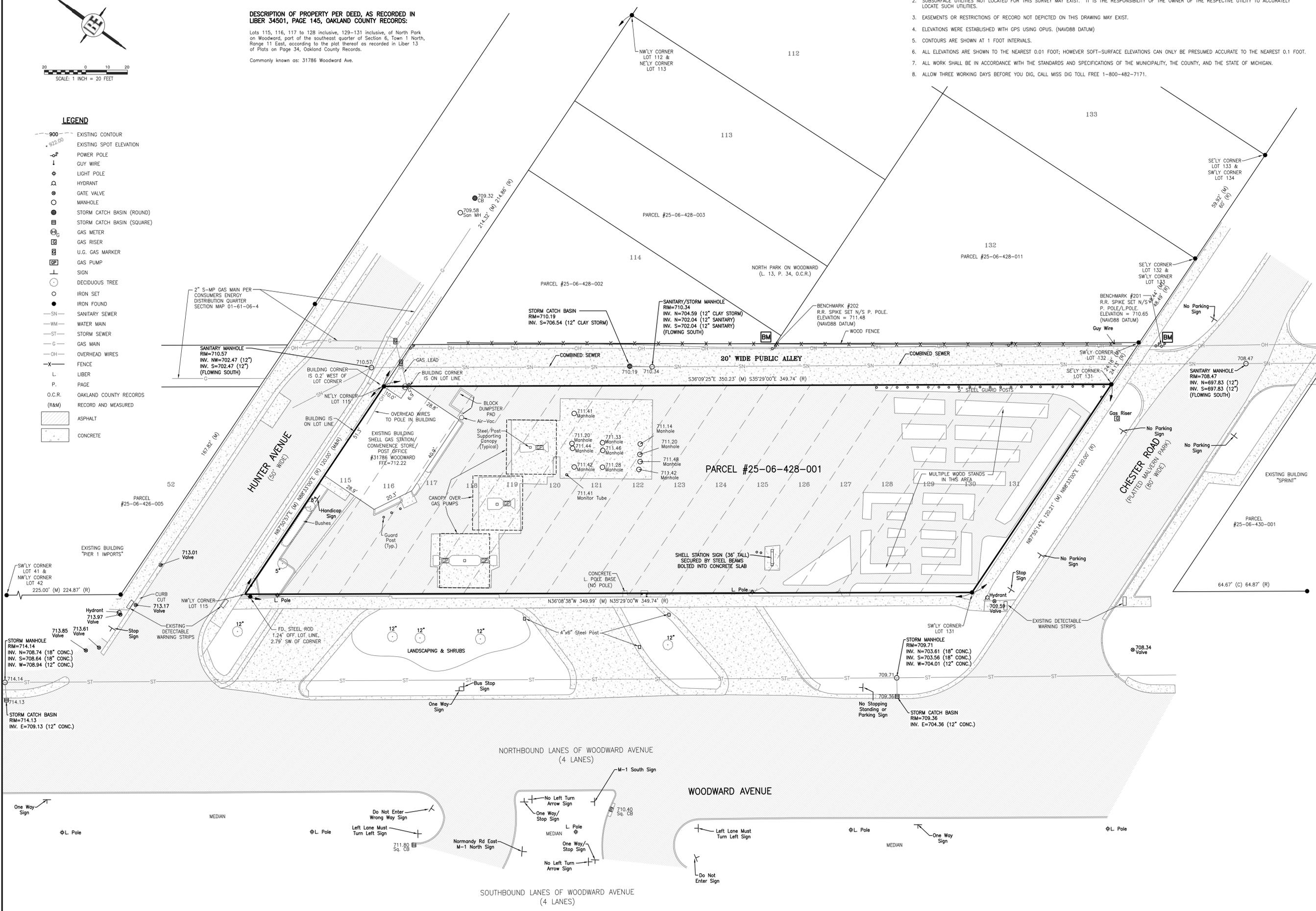
Lots 115, 116, 117 to 128 inclusive, 129-131 inclusive, of North Park on Woodward, part of the southeast quarter of Section 6, Town 1 North, Range 11 East, according to the plat thereof as recorded in Liber 13 of Plats on Page 34, Oakland County Records.
Commonly known as: 31786 Woodward Ave.

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

LEGEND

- 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- GATE VALVE
- MANHOLE
- STORM CATCH BASIN (ROUND)
- STORM CATCH BASIN (SQUARE)
- GAS METER
- GAS RISER
- U.G. GAS MARKER
- GAS PUMP
- SIGN
- DECIDUOUS TREE
- IRON SET
- IRON FOUND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- OVERHEAD WIRES
- FENCE
- LIBER
- P. PAGE
- O.C.R. OAKLAND COUNTY RECORDS
- (R&M) RECORD AND MEASURED
- ASPHALT
- CONCRETE



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BEBOSS ENGINEERING
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT: GAS STATION & CONVENIENCE STORE - ROYAL OAK
PREPARED FOR: JUNIPER DEVELOPMENT
 41700 GARDEN BROOK DRIVE, SUITE 125
 NOVI, MI 48375
 248-770-2882

TITLE: BOUNDARY SURVEY

NO	BY	REVISION PER	DATE
6	ST	PER CITY REVIEW	2-6-16
5	ST	PER CITY REVIEW	1-6-16

DESIGNED BY:
DRAWN BY: AEB
CHECKED BY:

SCALE: 1" = 20'
JOB NO.: 15-076
DATE: 3-26-15
SHEET NO.: C2

property since that time. The potential exists that a release has occurred from the current UST system and/or fuel dispensers.

- The subject property was occupied by automotive service operations from 1951 until approximately 1987. Historical interior waste streams associated with the former service garage operations would have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. Additionally, the former service area most likely contained in-ground hoists. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain PCBs. Previous site assessment activities did not address the former automotive service operations. The potential exists that a spill and/or release to have occurred from the historical automotive service operations and associated in-ground hoists, and/or for orphaned reservoirs to be present on the subject property.
- Fire Department records contained sketches of the UST basin illustrating that seven total USTs were present at one time within the current general UST basin area. Two of the former USTs were identified as a 3,000-gallon regular UST and a 4,000-gallon regular UST, presumably regular gasoline. The remaining USTs were not identified with the size or contents, however, it is likely that three are the current USTs, and at least one was a 1,000-gallon fuel oil UST reportedly removed in 1987. PM was unable to confirm the size or contents of the remaining UST. Based on the location of the UST away from the building, it is not likely that this was the former 550-gallon waste oil UST, which was located immediately south of the building. No known GPR survey has been previously completed at the subject property to assess for orphan USTs. The potential exists for orphan USTs to be present and for a spill and/or release to have occurred.

No adjoining and/or nearby RECs were identified.

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following CREC was identified:

- The subject property is a closed LUST site with releases reported in 1991, 1993, and 2004. The subject property was granted Tier II Closure with deed restrictions in September 2008. Review of previous site assessment activities documents that soil and groundwater contamination remains on-site above current applicable MDEQ Part 213 Tier 1 Residential RBSLs. Institutional controls include a restrictive covenant restricting the subject property use to Commercial III and/or IV land use conditions; prohibiting the installation and use of wells or other devices to extract groundwater; properly characterizing underlying soils in the event of disturbances so that such activities do not pose an environmental health or safety risk; and prohibiting the construction of subsurface basement structures at the subject property. Based on the closed LUST status, restrictions associated with the LUST Closure, and documented site assessment activities which were adequate to assess the former releases, PM has identified the closed LUST status as a CREC.

Eligible Property		
Address	Tax ID	Basis of Eligibility
31786 Woodward Ave, Royal Oak, MI	63-72-25-06-428-001	Facility

Please refer to the legal description for the boundaries of the Eligible Property in Exhibit A.

Next Steps – Supplemental Phase II ESA and Due Care Investigation

PM plans to conduct supplemental assessment, oversight, sampling, and reporting to document and verify site conditions following UST and soil removal activities.

Sample locations for the investigation will be selected based on the following rationale:

- 1) Following MDEQ site assessment guidelines, PM will collect representative samples from beneath each UST, beneath each fuel dispenser and along the product piping runs; and
- 2) Following MDEQ Verification of Soil Remediation (VSR) guidelines, PM will collect the appropriate number of floor and sidewalls samples from the limits of the soil excavation.

Data collected during the supplemental field activities and analyses of soil and groundwater samples will be used to further evaluate subsurface conditions and plan due care activities.

D. OTHER FINDINGS

In addition to the Property being a “facility” (contaminated), asbestos exists in the current building. Additionally, existing building and site improvements from existing operations remain on the Property from a vacant commercial structure, surface concrete pavement, bollards and former gasoline filling areas, and UST Systems & associated piping and dispensers. The existing site conditions are shown on the attached Existing Topographic Plan.

E. BROWNFIELD ELIGIBLE ACTIVITIES

The Property meets the definition of a “facility” due to the presence of contaminated soil on the Property. Vapor intrusion was also identified as a potential environmental concern.

The goal of the project is to use Brownfield tax increment financing to address contaminated soil, groundwater, and/or soil gas and the associated due care obligations. Removal or management of environmental impacts on the Property will improve site conditions that have historically prevented redevelopment of the Property, and allow the developer to proceed with the proposed redevelopment project.

Eligible environmental activities will include Baseline Environmental Activities (BEA) {Phase I ESAs, Phase II ESAs, and BEA Reports}, Due Care Activities {Due Care Plans and Activities}, potential Additional Response Activities, and Brownfield Plan/Work Plan preparation. A

Phase II ESA/Baseline Environmental Assessment (BEA) Findings – February 5, 2016

In January 2015, PM completed a Phase I ESA for the Property. At the time of the report, the subject property was occupied by the current building, layout, and operations. Additionally, a plant and flower sales operation with temporary tents and raised plant stands was located in the southern portion of the subject property at the time of the site reconnaissance. PM's February 2016 Phase I ESA identified the same RECs as the January 2015 Phase I ESA.

On May 8, 2015, PM completed a GPR survey at the subject property to investigate the potential for orphan USTs and orphan in-ground hoist reservoirs. Photographs from the geophysical survey investigation are included in the Geophysical Survey Investigation report, which is included as Appendix C of the BEA.

No anomalies consistent with the presence of orphan USTs or orphan in-ground hoist reservoirs were identified during the geophysical survey investigation.

PM conducted soil sampling, on May 8, 2015, to further evaluate the RECs identified during the 2015 Phase I ESA, and evaluate the potential for environmental impacts resulting from historical property uses. The findings of the Phase II ESA are presented in a baseline environmental assessment (BEA) report prepared by PM, dated February 5, 2016. A summary of the sampling activities and findings is provided below. The sample locations are shown on the attached Figure 3 with a summary of the analytical results presented on Table 1 attached.

PM completed a scope of work consisting of the advancement of nine soil borings (SB-1 through SB-9) and the collection of soil samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), PCBs, cadmium, chromium, and lead, or some combination thereof.

Measured concentrations of gasoline VOCs were detected.

No concentrations of PNAs and PCBs were detected in any of the selected soil samples collected from the subject property above the laboratory method detection limits (MDLs).

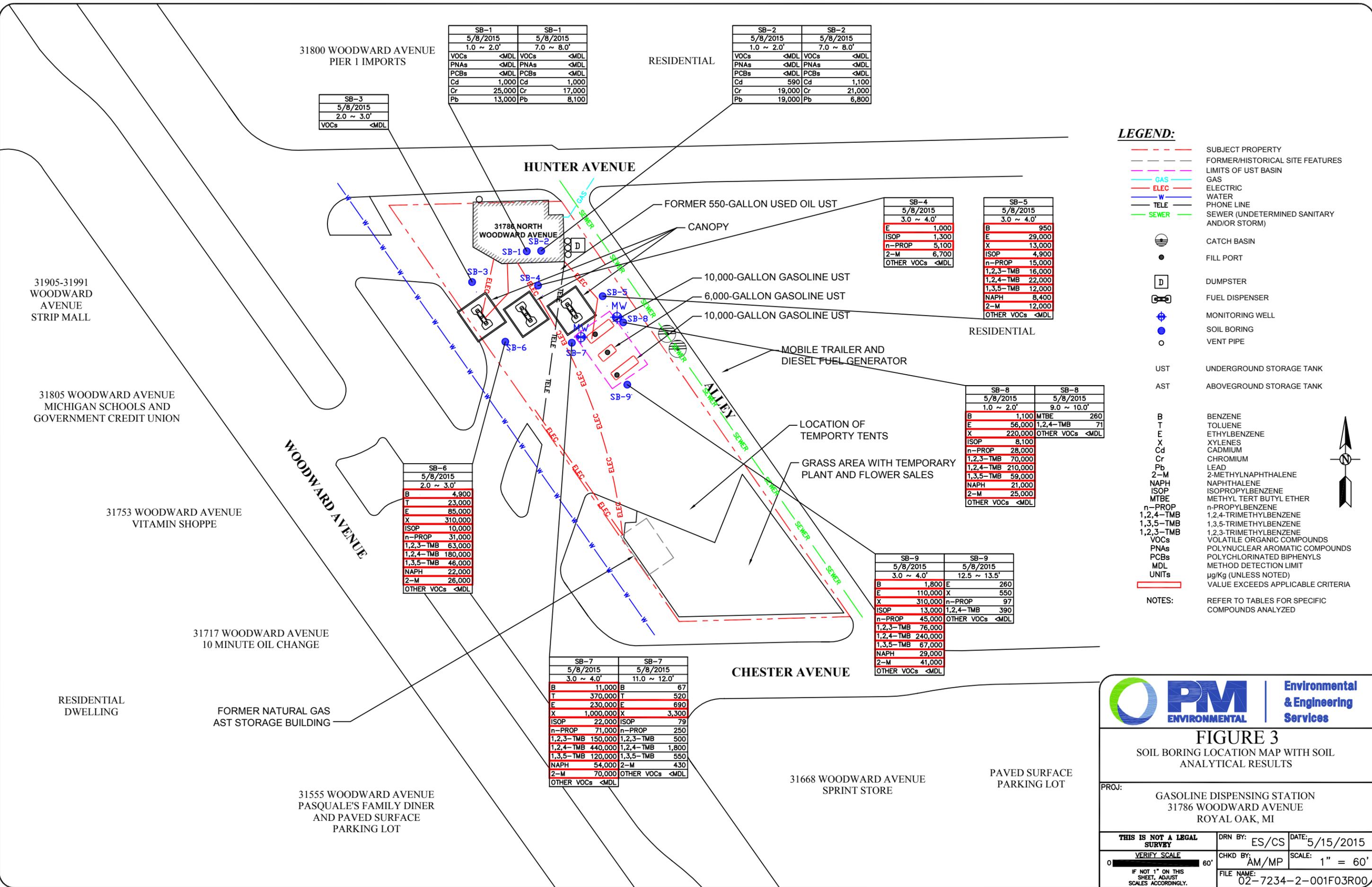
Concentrations of cadmium, chromium, and lead were detected in each of the selected soil samples collected from the subject property above the laboratory MDLs, but below the Michigan Statewide Default Background Levels (SDBLs) and/or most restrictive Part 213 RBSLs.

Environmental impact was identified in subsurface soils, which was observed at depths ranging from 1.0 to 13.5 feet below ground surface.

The parcel meets the definition of a "facility", as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended (Part 201); therefore, based upon the environmental findings to date, the Eligible Property determination is as follows:

preliminary list of anticipated eligible activities is provided below. Additional eligible activities may be identified at a later date.

- asbestos and lead-based paint survey & abatement;
- site demolition (existing site improvements) which is including transport and off-site disposal of materials. Note: activities are needed to address the contaminated soil and ground water;
- building demolition (whole) which is needed to address the contaminated soil and ground water;
- removal of underground piping systems, dispensers and USTs;
- placement of engineered fill;
- material management (soil and groundwater);
- removal of contaminated soil through excavation, trucking and disposal when needed to a Type II landfill;
- Removal of contaminated ground water through dewatering, trucking and proper treatment/disposal;
- additional response activities may be conducted which could consist of the installation of a soil gas vapor mitigation system (this environmental concern is under further evaluation); and
- project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking and supervision, and construction management.



SB-1		SB-1	
5/8/2015		5/8/2015	
1.0 ~ 2.0'		7.0 ~ 8.0'	
VOCs	<MDL	VOCs	<MDL
PNAs	<MDL	PNAs	<MDL
PCBs	<MDL	PCBs	<MDL
Cd	1,000	Cd	1,000
Cr	25,000	Cr	17,000
Pb	13,000	Pb	8,100

SB-2		SB-2	
5/8/2015		5/8/2015	
1.0 ~ 2.0'		7.0 ~ 8.0'	
VOCs	<MDL	VOCs	<MDL
PNAs	<MDL	PNAs	<MDL
PCBs	<MDL	PCBs	<MDL
Cd	590	Cd	1,100
Cr	19,000	Cr	21,000
Pb	19,000	Pb	6,800

SB-3	
5/8/2015	
2.0 ~ 3.0'	
VOCs	<MDL

SB-4	
5/8/2015	
3.0 ~ 4.0'	
E	1,000
ISOP	1,300
n-PROP	5,100
2-M	6,700
OTHER VOCs	<MDL

SB-5	
5/8/2015	
3.0 ~ 4.0'	
B	950
E	29,000
X	13,000
ISOP	4,900
n-PROP	15,000
1,2,3-TMB	16,000
1,2,4-TMB	22,000
1,3,5-TMB	12,000
NAPH	8,400
2-M	12,000
OTHER VOCs	<MDL

SB-8		SB-8	
5/8/2015		5/8/2015	
1.0 ~ 2.0'		9.0 ~ 10.0'	
B	1,100	MTBE	260
E	56,000	1,2,4-TMB	71
X	220,000	OTHER VOCs	<MDL
ISOP	8,100		
n-PROP	28,000		
1,2,3-TMB	70,000		
1,2,4-TMB	210,000		
1,3,5-TMB	59,000		
NAPH	21,000		
2-M	25,000		
OTHER VOCs	<MDL		

SB-6	
5/8/2015	
2.0 ~ 3.0'	
B	4,900
T	23,000
E	85,000
X	310,000
ISOP	10,000
n-PROP	31,000
1,2,3-TMB	63,000
1,2,4-TMB	180,000
1,3,5-TMB	46,000
NAPH	22,000
2-M	26,000
OTHER VOCs	<MDL

SB-9		SB-9	
5/8/2015		5/8/2015	
3.0 ~ 4.0'		12.5 ~ 13.5'	
B	1,800	E	260
E	110,000	X	550
X	310,000	n-PROP	97
ISOP	13,000	1,2,4-TMB	390
n-PROP	45,000	OTHER VOCs	<MDL
1,2,3-TMB	76,000		
1,2,4-TMB	240,000		
1,3,5-TMB	67,000		
NAPH	29,000		
2-M	41,000		
OTHER VOCs	<MDL		

SB-7		SB-7	
5/8/2015		5/8/2015	
3.0 ~ 4.0'		11.0 ~ 12.0'	
B	11,000	B	67
T	370,000	T	520
E	230,000	E	690
X	1,000,000	X	3,300
ISOP	22,000	ISOP	79
n-PROP	71,000	n-PROP	250
1,2,3-TMB	150,000	1,2,3-TMB	500
1,2,4-TMB	440,000	1,2,4-TMB	1,800
1,3,5-TMB	120,000	1,3,5-TMB	550
NAPH	54,000	2-M	430
2-M	70,000	OTHER VOCs	<MDL
OTHER VOCs	<MDL		

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- LIMITS OF UST BASIN
- GAS
- ELEC
- W
- TELE
- SEWER
- CATCH BASIN
- FILL PORT
- D DUMPSTER
- F FUEL DISPENSER
- ⊕ MONITORING WELL
- SOIL BORING
- VENT PIPE
- UST UNDERGROUND STORAGE TANK
- AST ABOVEGROUND STORAGE TANK
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- 2-M 2-METHYLNAPHTHALENE
- NAPH NAPHTHALENE
- ISOP ISOPROPYLBENZENE
- MTBE METHYL TERT BUTYL ETHER
- n-PROP n-PROPYLBENZENE
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- PCBs POLYCHLORINATED BIPHENYLS
- MDL METHOD DETECTION LIMIT
- UNITS μg/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

PM ENVIRONMENTAL | Environmental & Engineering Services

FIGURE 3
SOIL BORING LOCATION MAP WITH SOIL ANALYTICAL RESULTS

PROJ: GASOLINE DISPENSING STATION
31786 WOODWARD AVENUE
ROYAL OAK, MI

THIS IS NOT A LEGAL SURVEY
VERIFY SCALE
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

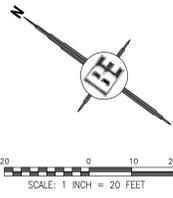
DRN BY: ES/CS DATE: 5/15/2015
CHKD BY: AM/MP SCALE: 1" = 60'
FILE NAME: 02-7234-2-001F03R00

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
VOCs, PNAs, PCBs, CADMIUM, CHROMIUM AND LEAD
31786 NORTH WOODWARD AVENUE, ROYAL OAK, MICHIGAN
PM PROJECT #02-7234-2**

Volatile Organic Compounds (VOCs), Polynuclear Aromatic Compounds (PNAs), Polychlorinated Biphenyls (PCBs), Cadmium, Chromium and Lead (µg/Kg)			Benzene	Toluene	Ethylbenzene	Xylenes	Methyl-tert-butyl ether (MTBE)	Ethylene dibromide (EDB) (1,2-Dibromoethane)	1,2-Dichloroethane	Isopropyl benzene	n-Propylbenzene	1,2,3-Trimethylbenzene*	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene	Other VOCs	PNAs	PCBs	Cadmium	Chromium	Lead		
Chemical Abstract Service Number (CAS#)			71432	108883	100414	1330207	1634044	106934	107062	98828	103651	526738	95636	108678	91203	91576	Various	Various	1336363	7440439	16065831	7439921		
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs														PNAs	PCBs	Metals					
SB-1	05/08/15	1.0-2.0	<50	<50	<50	<150	<50	<20	<50	<50	<50	<50	<50	<50	<250	<250	ND	ND	ND	1,000	25,000	13,000		
SB-1	05/08/15	7.0-8.0	<50	<50	<50	<150	<50	<20	<50	<50	<50	<50	<50	<50	<250	<250	ND	ND	ND	1,000	17,000	8,100		
SB-2	05/08/15	1.0-2.0	<50	<50	<50	<150	<50	<20	<50	<50	<50	<50	<50	<50	<250	<250	ND	ND	ND	590	19,000	19,000		
SB-2	05/08/15	7.0-8.0	<50	<50	<50	<150	<50	<20	<50	<50	<50	<50	<50	<50	<250	<250	ND	ND	ND	1,100	21,000	6,800		
SB-3	05/08/15	2.0-3.0	<50	<50	<50	<150	<50	<20	<50	<50	<50	<50	<50	<50	<250	<250	NA	NA	NA	NA	NA	NA		
SB-4	05/08/15	3.0-4.0	<500	<500	1,000	<1500	<500	<200	<500	1,300	5,100	<500	<500	<500	<2500	6,700	NA	NA	NA	NA	NA	NA		
SB-5	05/08/15	3.0-4.0	950	<500	29,000	13,000	<500	<200	<500	4,900	15,000	16,000	22,000	12,000	8,400	12,000	NA	NA	NA	NA	NA	NA		
SB-6	05/08/15	2.0-3.0	4,900	23,000	85,000	310,000	<500	<200	<500	10,000	31,000	63,000	180,000	46,000	22,000	26,000	NA	NA	NA	NA	NA	NA		
SB-7	05/08/15	3.0-4.0	11,000	370,000	230,000	1,000,000	<1200	<460	<1200	22,000	71,000	150,000	440,000	120,000	54,000	70,000	NA	NA	NA	NA	NA	NA		
SB-7	05/08/15	11.0-12.0	67	520	690	3,300	<50	<20	<50	79	250	500	1,800	550	<250	430	NA	NA	NA	NA	NA	NA		
SB-8	05/08/15	1.0-2.0	1,100	<500	56,000	220,000	<500	<200	<500	8,100	28,000	70,000	210,000	59,000	21,000	25,000	NA	NA	NA	NA	NA	NA		
SB-8	05/08/15	9.0-10.0	<50	<50	<50	<150	260	<20	<50	<50	<50	<50	71	<50	<250	<250	NA	NA	NA	NA	NA	NA		
SB-9	05/08/15	3.0-4.0	1,800	<500	110,000	310,000	<500	<200	<500	13,000	45,000	76,000	240,000	67,000	29,000	41,000	NA	NA	NA	NA	NA	NA		
SB-9	05/08/15	12.5-13.5	<50	<50	260	550	<50	<20	<50	<50	97	<50	390	<50	<250	<250	NA	NA	NA	NA	NA	NA		
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																								
Residential (µg/Kg)																								
Statewide Default Background Levels	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,200	18,000	21,000	
Drinking Water Protection (Res DWP)	100	16,000	1,500	5,600	800	20 (M)	100	1,600	91,000	1,800	2,100	1,800	35,000	57,000	Various	Various	NLL	6,000	30,000	7.00E+05				
Groundwater Surface Water Interface Protection (GSIP)	4,000 (X)	5,400	360	820	1.40E+05 (X)	110 (X)	7,200 (X)	ID	3,200	570	570	1,100	730	4,200	Various	Various	NLL	7.7E+3 (G,X)	6.9E+9 (G,X)	8.3E+6 (G,X)				
Soil Volatilization to Indoor Air Inhalation (Res SVII)	1,600	3.3E+05 (C)	87,000	6.3E+06 (C)	9.9E+06 (C)	670	2,100	ID	4.0E+05 (C)	2.6E+06 (C)	4.3E+06 (C)	2.6E+06 (C)	2.50E+05	2.70E+06	Various	Various	3.0E+06	NLV	NLV	NLV				
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)	13,000	2.80E+06	7.20E+05	4.60E+07	2.50E+07	1,700	6,200	ID	1.70E+06	1.60E+07	2.10E+07	1.60E+07	3.00E+05	1.50E+06	Various	Various	2.40E+05	NLV	NLV	NLV				
Ambient Air Finite VSI for 5 Meter Source Thickness	34,000	5.10E+06	1.00E+06	6.10E+07	3.90E+07	1,700	11,000	ID	1.70E+06	3.80E+08	5.00E+08	3.80E+08	3.00E+05	1.50E+06	Various	Various	7.9E+06	NLV	NLV	NLV				
Ambient Air Finite VSI for 2 Meter Source Thickness	79,000	1.20E+07	2.20E+06	1.30E+08	8.70E+07	3,300	26,000	ID	2.80E+06	3.80E+08	5.00E+08	3.80E+08	3.00E+05	1.50E+06	Various	Various	7.9E+06	NLV	NLV	NLV				
Ambient Air Particulate Soil Inhalation (Res PSI)	3.80E+08	2.70E+10	1.00E+10	2.90E+11	2.00E+11	1.40E+07	1.20E+08	1.30E+09	5.80E+09	8.20E+10	8.20E+10	8.20E+10	2.00E+08	6.70E+08	Various	Various	5.2E+06	1.70E+06	2.60E+05	NA				
Direct Contact (Res DC)	1.80E+05	5.0E+07 (C)	2.2E+07 (C)	4.1E+08 (C)	1.50E+06	92	91,000	2.50E+06	2.5E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	1.60E+07	8.10E+06	Various	Various	(T)	5.50E+05	2.50E+06	4.00E+05			
Nonresidential (µg/Kg)																								
Drinking Water Protection (Nonres DWP)	100	16,000	1,500	5,600	800	20 (M)	100	4,600	2.60E+05	1,800	2,100	1,800	1.00E+05	1.70E+05	Various	Various	NLL	6,000	30,000	7.00E+05				
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)	8,400	6.1E+05 (C)	4.6E+05 (C)	1.2E+07 (C)	1.8E+07 (C)	3,600	11,000	ID	7.3E+05 (C)	4.8E+06 (C)	8.0E+06 (C)	4.8E+06 (C)	4.70E+05	4.90E+06	Various	Various	1.6E+07	NLV	NLV	NLV				
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)	45,000	3.30E+06	2.40E+06	5.40E+07	3.00E+07	5,800	21,000	ID	2.00E+06	1.90E+07	2.50E+07	1.90E+07	3.50E+05	1.80E+06	Various	Various	8.10E+05	NLV	NLV	NLV				
Ambient Air Finite VSI for 5 Meter Source Thickness	99,000	3.60E+07	3.10E+06	6.50E+07	4.10E+07	5,800	33,000	ID	2.00E+06	4.60E+08	6.00E+08	4.60E+08	3.50E+05	1.80E+06	Various	Various	2.8E+07	NLV	NLV	NLV				
Ambient Air Finite VSI for 2 Meter Source Thickness	2.30E+05	3.60E+07	6.50E+06	1.30E+08	8.90E+07	9,800	74,000	ID	3.00E+06	4.60E+08	6.00E+08	4.60E+08	3.50E+05	1.80E+06	Various	Various	2.8E+07	NLV	NLV	NLV				
Ambient Air Particulate Soil Inhalation (Nonres PSI)	4.70E+08	1.20E+10	1.30E+10	1.30E+11	8.80E+10	1.80E+07	1.50E+08	5.90E+08	2.60E+09	3.60E+10	3.60E+10	3.60E+10	8.80E+07	2.90E+08	Various	Various	6.5E+06	2.2E+06	2.40E+05	NA				
Direct Contact (Nonres DC)	8.40E+05 (C)	1.6E+08 (C)	7.1E+07 (C)	1.0E+09 (C)	7.1E+06 (C)	430	4.20E+05	8.00E+06	8.0E+07 (C)	1.0E+08 (C)	1.0E+08 (C)	1.0E+08 (C)	5.20E+07	2.60E+07	Various	Various	(T)	2.1E+06	9.2E+06	9.00E+05 (DD)				
Screening Levels (µg/Kg)																								
Soil Saturation Concentration Screening Levels (Csat)	4.00E+05	2.50E+05	1.40E+05	1.50E+05	5.90E+06	8.90E+05	1.20E+06	3.90E+05	1.00E+07	94,000	1.10E+05	94,000	NA	NA	Various	Various	NA	NA	NA	NA				
Residential Vapor Intrusion Soil Screening Levels (S_{VI-res})	50	10,000	200	290	14,000	20	50	250	140	3,200	2,200	1,700	440	7,500	Various	Various	1,900	NL	NL	NL				
Nonresidential Vapor Intrusion Soil Screening Levels (S_{VI-nr})	84.5	1.69E+05	4,000	4,900	2.38E+05	20	83.7	300	2,400	53,000	37,000	28,000	8,900	1.26E+05	Various	Various	39,000	NL	NL	NL				

 Applicable Criterion/RBSL Exceeded
BOLD Value Exceeds Applicable Criterion/RBSL
 bgs Below Ground Surface (feet)
 ID Insufficient Data
 NA Not Applicable
 ND Non-detected at levels above laboratory method detection limit (MDL)
 NL Not Listed
 NLL Not Likely to Leach
 NLV Not Likely to Volatilize
 * 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

(G) Metal GSIP Criteria for Surface Water Not Protected for Drinking Water Use based on 417 mg/L CaCO3 Hardness: Station ID 630003, River Rouge, Troy, MI.



DESCRIPTION OF PROPERTY PER DEED, AS RECORDED IN LIBER 34501, PAGE 145, OAKLAND COUNTY RECORDS:

Lots 115, 116, 117 to 128 inclusive, 129-131 inclusive, of North Park on Woodward, part of the southeast quarter of Section 6, Town 1 North, Range 11 East, according to the plat thereof as recorded in Liber 13 of Plats on Page 34, Oakland County Records.

Commonly known as: 31786 Woodward Ave.

GENERAL SURVEY NOTES:

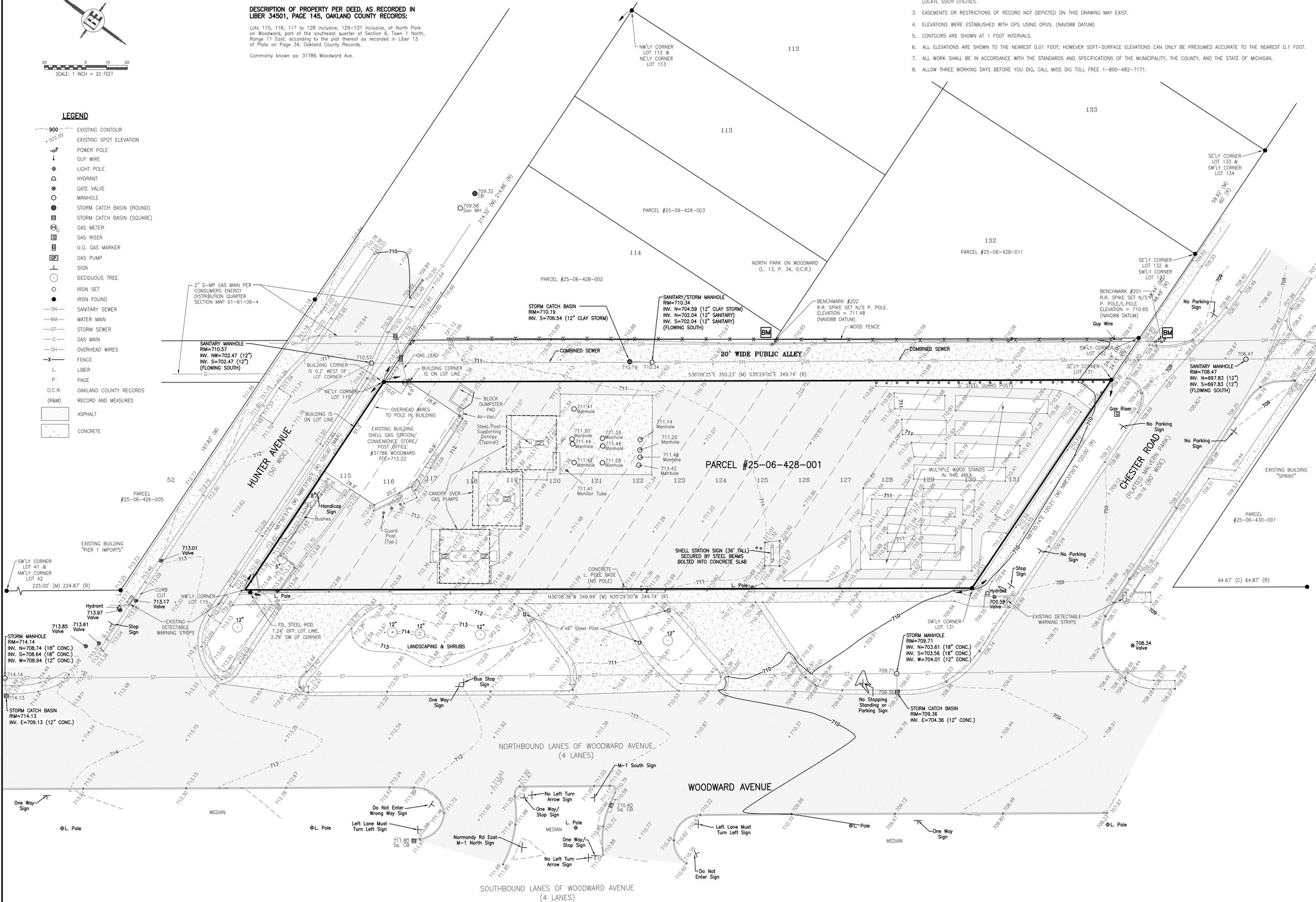
1. BEARINGS WERE ESTABLISHED FROM MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

THE DRAWING AND ALL INFORMATION THEREON ARE THE PROPERTY OF BEBOSS ENGINEERING. NO PART OF THIS DRAWING OR ANY INFORMATION THEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEBOSS ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCY IS FOUND BETWEEN THE LOCATION OF ANY UTILITY SHOWN ON THESE DRAWINGS AND ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE LOCATION OF ANY UTILITY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCY IS FOUND BETWEEN THE LOCATION OF ANY UTILITY SHOWN ON THESE DRAWINGS AND ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE LOCATION OF ANY UTILITY NOT SHOWN ON THESE DRAWINGS.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

LEGEND

- 900 EXISTING CONTOUR
- 922.00 EXISTING SPOT ELEVATION
- P POWER POLE
- I GUY WIRE
- * LIGHT POLE
- H HYDRANT
- G GATE VALVE
- M MANHOLE
- S STORM CATCH BASIN (ROUND)
- S STORM CATCH BASIN (SQUARE)
- G GAS METER
- G GAS RISER
- G U.G. GAS MARKER
- G GAS PUMP
- SIGN DECIDUOUS TREE
- IRON SET
- IRON FOUND
- SN SANITARY SEWER
- WM WATER MAIN
- ST STORM SEWER
- G GAS MAIN
- OH OVERHEAD WIRES
- X FENCE
- L LIBER
- P PAGE
- O.C.R. OAKLAND COUNTY RECORDS
- (R&M) RECORD AND MEASURED
- ASPHALT
- CONCRETE



PROJECT: **GAS STATION & CONVENIENCE STORE - ROYAL OAK**
 PREPARED FOR: **JUNIPER DEVELOPMENT**
 41700 GARDEN BROOK DRIVE, SUITE 125
 NOVI, MI 48375
 248-770-2882

TITLE: **EXISTING TOPOGRAPHIC PLAN**

NO	BY	REVISION	PER	DATE
6	ST	PER CITY REVIEW		2-6-16
5	ST	PER CITY REVIEW		1-6-16
4	NO	BY		

DESIGNED BY:
 DRAWN BY: AEB
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO. 15-076
 DATE 3-26-15
 SHEET NO. **C3**



Exhibit C

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

**REDEVELOPMENT PROJECT AT 31786 WOODWARD AVE. - ROYAL OAK, MICHIGAN
BROWNFIELD PLAN**

Table 4a1 - Base Year Taxable Value/ Initial Taxable Value (ITV)

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2016
	31786 Woodward Ave. Royal Oak	72-25-06-428-001	\$ 365,447	\$ 6,851	\$ 94,983	\$ 467,280	\$ -	\$ 467,280	\$ 26,971	\$ -	Actual Value for 2016 based on actual Taxable Value for 2016 (as of 12/31/2015)
	Totals		\$ 365,447	\$ 6,851	\$ 94,983	\$ 467,280	\$ -	\$ 467,280	\$ 26,971	\$ -	-

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the
Base Year Taxable Value/Initial Taxable Value (ITV)**

**REDEVELOPMENT PROJECT AT 31786 WOODWARD AVE. - ROYAL OAK, MICHIGAN
BROWNFIELD PLAN**

Table 4a2 - Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Rate Paid on Real Property	Millage Rate Paid on Personal Property	Base Year	2016
		Annual	Annual	BP Year Number	0
-	CITY OF ROYAL OAK	-	-	-	-
-	Operating	7.3695	7.3695		\$ 3,444
-	Refuse	2.6026	2.6026		\$ 1,216
-	Library	0.9564	0.9564		\$ 447
-	Publicity Tax	0.0212	0.0212		\$ 10
-	Public Safety	3.9750	3.9750		\$ 1,857
-	Fire Debt	0.2770	0.2770		\$ 129
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>15.2017</i>	<i>15.2017</i>		<i>\$ 7,103</i>
-	OAKLAND COUNTY	-	-	-	-
-	County Operating	4.0900	4.0900		\$ 1,911
-	County General: Parks & Huron Clinton Metro Authority	0.4561	0.4561		\$ 213
-	County Public Transportation Authority - OCPTA	1.0000	1.0000		\$ 467
-	Zoo Authority	0.1000	0.1000		\$ 47
-	Art Authority	0.2000	0.2000		\$ 93
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	RESA	3.3633	3.3633		\$ 1,572
-	COMMUNITY COLLEGE	-	-	-	-
-	Oakland County Community College - OCC	1.5819	1.5819		\$ 739
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	School Debt - Royal Oak	7.7269	7.7269		\$ 3,611
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>18.5182</i>	<i>18.5182</i>		<i>\$ 8,653</i>
-	Total Local: Annual	33.7199	33.7199		\$ 15,757
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 2,804
-	Local School Operating - LSO: 18 mills for Real Property; only 6 mills for Personal Property	18.0000	6.0000		\$ 8,411
-	Total State & Local School: Annual	24.0000	12.0000		\$ 11,215
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	57.7199	45.7199		\$ 26,971

Table 4b - Estimated Future Taxable Value (FTV) Information

**REDEVELOPMENT PROJECT AT 31786 WOODWARD AVE. - ROYAL OAK, MICHIGAN
BROWNFIELD PLAN
Table 4b - Estimated Future Taxable Value (FTV) Information**

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements shown below							
Estimated Percentage (%) Change In Future Taxable Values (TV) of Raw Land shown below							
Notes	Future Taxable Value (FTV) of Building(s) & Land Improvements Upon Completion	Estimated FTV	True Cash Value (TCV)	FTV Assumptions	Assumes \$ Invested In:	% Completed by 12/31/16	% Completed by 12/31/17
	Proposed Fueling Station/ Convenience Store	\$ 625,491	\$ 1,250,982	50% of Estimated TCV	2016 & 2017	25%	100%
	Total	\$ 625,491	\$ 1,250,982	-	-	25%	100%
	<i>Subtotal</i>	\$ 625,491	-				
<i>Future Taxable Value (FTV) of Any Pre-Existing Personal Property included in the Base Year/ITV</i>							
<i>Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Any Pre-Existing Personal Property</i>							
Notes	Future Taxable Value (FTV) of Raw Land	Estimated FTV	True Cash Value (TCV)	Notes			
	Address of Property (if available/existing)	-		-			
	31786 Woodward Ave. - Royal Oak	\$ 365,447	\$ 730,893	Assumes annual increase noted above for Raw Land, if any.			
	<i>Subtotal Future Taxable Value (FTV) of Raw Land</i>	\$ 365,447					
-	Total Future Taxable Value (FTV) of Building(s) and Land Improvements, & Raw Land						
-	Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements & Raw Land minus Base Year/ITV)						

Notes: All Future Taxable/Assessed Values (FTV) are estimates only; the actual Taxable/Assessed Values may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. Taxable/Assessed Values per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the Taxable/Assessed value depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the Future Taxable/Assessed Value based on various assumptions.

2. The Brownfield Plan will not capture any Personal Property taxes.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BP Year Number	0	0	1	2	3	4	5	6	7	8	9
	0.00%	0.00%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ 156,373	\$ 642,692	660,366	678,526	697,186	716,358	736,058	756,300	777,098	798,468
	-	\$ 156,373	\$ 642,692	\$ 660,366	\$ 678,526	\$ 697,186	\$ 716,358	\$ 736,058	\$ 756,300	\$ 777,098	\$ 798,468
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	156,373	642,692	660,366	678,526	697,186	716,358	736,058	756,300	777,098	798,468
	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
	\$ -	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
	\$ -	\$ 521,819	\$ 1,008,139	\$ 1,025,813	\$ 1,043,973	\$ 1,062,632	\$ 1,081,805	\$ 1,101,505	\$ 1,121,746	\$ 1,142,545	\$ 1,163,915
	\$ -	\$ -	\$ 540,859	\$ 558,533	\$ 576,693	\$ 595,352	\$ 614,525	\$ 634,225	\$ 654,466	\$ 675,265	\$ 696,635

2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
10	11	12	13	14	15	16	17	18	19	20
2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
820,426	842,988	866,170	889,990	914,464	939,612	965,452	992,001	1,019,281	1,047,312	1,076,113
\$ 820,426	\$ 842,988	\$ 866,170	\$ 889,990	\$ 914,464	\$ 939,612	\$ 965,452	\$ 992,001	\$ 1,019,281	\$ 1,047,312	\$ 1,076,113
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
820,426	842,988	866,170	889,990	914,464	939,612	965,452	992,001	1,019,281	1,047,312	1,076,113
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
\$ 1,185,873	\$ 1,208,434	\$ 1,231,617	\$ 1,255,436	\$ 1,279,911	\$ 1,305,059	\$ 1,330,898	\$ 1,357,448	\$ 1,384,728	\$ 1,412,758	\$ 1,441,559
\$ 718,593	\$ 741,154	\$ 764,337	\$ 788,156	\$ 812,631	\$ 837,779	\$ 863,618	\$ 890,168	\$ 917,448	\$ 945,478	\$ 974,279

2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
21	22	23	24	25	26	27	28	29	30
2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1,105,706	1,136,113	1,167,356	1,199,458	1,232,443	1,266,335	1,301,160	1,336,942	1,373,707	1,411,484
\$ 1,105,706	\$ 1,136,113	\$ 1,167,356	\$ 1,199,458	\$ 1,232,443	\$ 1,266,335	\$ 1,301,160	\$ 1,336,942	\$ 1,373,707	\$ 1,411,484
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1,105,706	1,136,113	1,167,356	1,199,458	1,232,443	1,266,335	1,301,160	1,336,942	1,373,707	1,411,484
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447	\$ 365,447
\$ 1,471,152	\$ 1,501,559	\$ 1,532,802	\$ 1,564,905	\$ 1,597,890	\$ 1,631,782	\$ 1,666,606	\$ 1,702,388	\$ 1,739,154	\$ 1,776,931
\$ 1,003,872	\$ 1,034,279	\$ 1,065,522	\$ 1,097,625	\$ 1,130,610	\$ 1,164,502	\$ 1,199,326	\$ 1,235,108	\$ 1,271,874	\$ 1,309,651

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**REDEVELOPMENT PROJECT AT 31786 WOODWARD AVE. - ROYAL OAK, MICHIGAN
BROWNFIELD PLAN**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs)	Millage Summary: Millage Rate Paid on Real Property without any Tax Exemptions			% of Local/ Regional Millages Captured (all except State School Millages)	% of All Millages Captured	Percent (%) of Millage Rate Captured
		Annual	Not Allowed for Capture	Allowed for Capture (Net)			
-	CITY OF ROYAL OAK	-	-	-	58.72%	58.72%	-
-	Operating	7.3695	0.0000	7.3695	29.00%	29.00%	100.00%
-	Refuse	2.6026	0.0000	2.6026	10.24%	10.24%	100.00%
-	Library	0.9564	0.0000	0.9564	3.76%	3.76%	100.00%
-	Publicity Tax	0.0212	0.0000	0.0212	0.08%	0.08%	100.00%
-	Public Safety	3.9750	0.0000	3.9750	15.64%	15.64%	100.00%
-	Fire Debt	0.2770	0.2770	0.0000	0.00%	0.00%	0.00%
-	<i>Subtotal of Local Government Unit (LGU) Millages and Tax Capture: Annual</i>	15.2017	0.2770	14.9247	58.72%	58.72%	
-	<i>Local Government Unit (LGU) Tax Capture: Cumulative</i>						
-	OAKLAND COUNTY	-	-	-	-	-	-
-	County Operating	4.0900	0.0000	4.0900	16.09%	16.09%	100.00%
-	County General: Parks & Huron Clinton Metro Authority	0.4561	0.0000	0.4561	1.79%	1.79%	100.00%
-	County Public Transportation Authority - OCPTA	1.0000	0.0000	1.0000	3.93%	3.93%	100.00%
-	Zoo Authority	0.1000	0.1000	0.0000	0.00%	0.00%	0.00%
-	Art Authority	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-
-	RESA	3.3633	0.0000	3.3633	13.23%	13.23%	100.00%
-	COMMUNITY COLLEGE	-	-	-	-	-	-
-	Oakland County Community College - OCC	1.5819	0.0000	1.5819	6.22%	6.22%	100.00%
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-
-	School Debt - Royal Oak	7.7269	7.7269	0.0000	0.00%	0.00%	0.00%
-	<i>Subtotal of Non-LGU Local Millages and Tax Capture: Annual</i>	18.5182	8.0269	10.4913	0.4128	0.4128	
-	<i>Non-LGU Local Tax Capture: Cumulative</i>						
-	Total Local Tax Capture: Annual	33.7199	8.3039	25.4160	100.00%	100.00%	
-	<i>Total Local Tax Capture: Cumulative</i>						
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%
-	Local School Operating - LSO: 18 mills for Real Property; only 6 mills for Personal Property	18.0000	18.0000	0.0000	0.00%	0.00%	0.00%
-	Total State & Local School Tax Capture: Annual	24.0000	24.0000	0.0000	0.00%	0.00%	
-	<i>Total State & Local School Tax Capture: Cumulative</i>						
-	TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	57.7199	32.3039	25.4160	-	-	
-	<i>TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE</i>						
-	Percentage of Local Millages/Taxes Available & Captured	58.42%	-	100.00%	-	-	
-	Percentage of State & Local School Millages/Taxes Available & Captured	41.58%	-	0.00%	-	-	

Notes:

Unless otherwise noted, the most current available millage rates are utilized and are assumed to be in effect for 1 the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
BP Year Number	0	0	1	2	3	4	5	6	7	8	9	10

-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 3,986	\$ 4,116	\$ 4,250	\$ 4,387	\$ 4,529	\$ 4,674	\$ 4,823	\$ 4,976	\$ 5,134	\$ 5,296	
\$ 0	\$ 0	\$ 1,408	\$ 1,454	\$ 1,501	\$ 1,549	\$ 1,599	\$ 1,651	\$ 1,703	\$ 1,757	\$ 1,813	\$ 1,870	
\$ 0	\$ 0	\$ 517	\$ 534	\$ 552	\$ 569	\$ 588	\$ 607	\$ 626	\$ 646	\$ 666	\$ 687	
\$ 0	\$ 0	\$ 11	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 15	\$ 15	
\$ 0	\$ 0	\$ 2,150	\$ 2,220	\$ 2,292	\$ 2,367	\$ 2,443	\$ 2,521	\$ 2,602	\$ 2,684	\$ 2,769	\$ 2,856	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 8,072	\$ 8,336	\$ 8,607	\$ 8,885	\$ 9,172	\$ 9,466	\$ 9,768	\$ 10,078	\$ 10,397	\$ 10,725	
\$ 0	\$ 0	\$ 8,072	\$ 16,408	\$ 25,015	\$ 33,901	\$ 43,072	\$ 52,538	\$ 62,305	\$ 72,384	\$ 82,781	\$ 93,505	
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 2,212	\$ 2,284	\$ 2,359	\$ 2,435	\$ 2,513	\$ 2,594	\$ 2,677	\$ 2,762	\$ 2,849	\$ 2,939	
\$ 0	\$ 0	\$ 247	\$ 255	\$ 263	\$ 272	\$ 280	\$ 289	\$ 299	\$ 308	\$ 318	\$ 328	
\$ 0	\$ 0	\$ 541	\$ 559	\$ 577	\$ 595	\$ 615	\$ 634	\$ 654	\$ 675	\$ 697	\$ 719	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 1,819	\$ 1,879	\$ 1,940	\$ 2,002	\$ 2,067	\$ 2,133	\$ 2,201	\$ 2,271	\$ 2,343	\$ 2,417	
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 856	\$ 884	\$ 912	\$ 942	\$ 972	\$ 1,003	\$ 1,035	\$ 1,068	\$ 1,102	\$ 1,137	
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 5,674	\$ 5,860	\$ 6,050	\$ 6,246	\$ 6,447	\$ 6,654	\$ 6,866	\$ 7,084	\$ 7,309	\$ 7,539	
\$ 0	\$ 0	\$ 5,674	\$ 11,534	\$ 17,584	\$ 23,830	\$ 30,277	\$ 36,931	\$ 43,798	\$ 50,882	\$ 58,191	\$ 65,730	
\$ 0	\$ 0	\$ 13,746	\$ 14,196	\$ 14,657	\$ 15,131	\$ 15,619	\$ 16,119	\$ 16,634	\$ 17,163	\$ 17,706	\$ 18,264	
\$ 0	\$ 0	\$ 13,746	\$ 27,942	\$ 42,599	\$ 57,731	\$ 73,350	\$ 89,469	\$ 106,103	\$ 123,265	\$ 140,971	\$ 159,235	
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
\$ 0	\$ 0	\$ 13,746	\$ 14,196	\$ 14,657	\$ 15,131	\$ 15,619	\$ 16,119	\$ 16,634	\$ 17,163	\$ 17,706	\$ 18,264	
\$ 0	\$ 0	\$ 13,746	\$ 27,942	\$ 42,599	\$ 57,731	\$ 73,350	\$ 89,469	\$ 106,103	\$ 123,265	\$ 140,971	\$ 159,235	
-	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
-	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
11	12	13	14	15	16	17	18	19	20	21

-	-	-	-	-	-	-	-	-	-	-
\$ 5,462	\$ 5,633	\$ 5,808	\$ 5,989	\$ 6,174	\$ 6,364	\$ 6,560	\$ 6,761	\$ 6,968	\$ 7,180	\$ 7,398
\$ 1,929	\$ 1,989	\$ 2,051	\$ 2,115	\$ 2,180	\$ 2,248	\$ 2,317	\$ 2,388	\$ 2,461	\$ 2,536	\$ 2,613
\$ 709	\$ 731	\$ 754	\$ 777	\$ 801	\$ 826	\$ 851	\$ 877	\$ 904	\$ 932	\$ 960
\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 19	\$ 20	\$ 21	\$ 21
\$ 2,946	\$ 3,038	\$ 3,133	\$ 3,230	\$ 3,330	\$ 3,433	\$ 3,538	\$ 3,647	\$ 3,758	\$ 3,873	\$ 3,990
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 11,062	\$ 11,407	\$ 11,763	\$ 12,128	\$ 12,504	\$ 12,889	\$ 13,285	\$ 13,693	\$ 14,111	\$ 14,541	\$ 14,982
\$ 104,567	\$ 115,974	\$ 127,737	\$ 139,866	\$ 152,369	\$ 165,259	\$ 178,544	\$ 192,237	\$ 206,348	\$ 220,888	\$ 235,871
-	-	-	-	-	-	-	-	-	-	-
\$ 3,031	\$ 3,126	\$ 3,224	\$ 3,324	\$ 3,427	\$ 3,532	\$ 3,641	\$ 3,752	\$ 3,867	\$ 3,985	\$ 4,106
\$ 338	\$ 349	\$ 359	\$ 371	\$ 382	\$ 394	\$ 406	\$ 418	\$ 431	\$ 444	\$ 458
\$ 741	\$ 764	\$ 788	\$ 813	\$ 838	\$ 864	\$ 890	\$ 917	\$ 945	\$ 974	\$ 1,004
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-
\$ 2,493	\$ 2,571	\$ 2,651	\$ 2,733	\$ 2,818	\$ 2,905	\$ 2,994	\$ 3,086	\$ 3,180	\$ 3,277	\$ 3,376
-	-	-	-	-	-	-	-	-	-	-
\$ 1,172	\$ 1,209	\$ 1,247	\$ 1,286	\$ 1,325	\$ 1,366	\$ 1,408	\$ 1,451	\$ 1,496	\$ 1,541	\$ 1,588
-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 7,776	\$ 8,019	\$ 8,269	\$ 8,526	\$ 8,789	\$ 9,060	\$ 9,339	\$ 9,625	\$ 9,919	\$ 10,221	\$ 10,532
\$ 73,505	\$ 81,524	\$ 89,793	\$ 98,318	\$ 107,108	\$ 116,168	\$ 125,507	\$ 135,133	\$ 145,052	\$ 155,273	\$ 165,805
\$ 18,837	\$ 19,426	\$ 20,032	\$ 20,654	\$ 21,293	\$ 21,950	\$ 22,625	\$ 23,318	\$ 24,030	\$ 24,762	\$ 25,514
\$ 178,072	\$ 197,498	\$ 217,530	\$ 238,184	\$ 259,477	\$ 281,427	\$ 304,051	\$ 327,369	\$ 351,399	\$ 376,162	\$ 401,676
-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 18,837	\$ 19,426	\$ 20,032	\$ 20,654	\$ 21,293	\$ 21,950	\$ 22,625	\$ 23,318	\$ 24,030	\$ 24,762	\$ 25,514
\$ 178,072	\$ 197,498	\$ 217,530	\$ 238,184	\$ 259,477	\$ 281,427	\$ 304,051	\$ 327,369	\$ 351,399	\$ 376,162	\$ 401,676
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2039	2040	2041	2042	2043	2044	2045	2046	2047	Total Tax Capture During Brownfield Plan Tax Capture Period
22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-
\$ 7,622	\$ 7,852	\$ 8,089	\$ 8,332	\$ 8,582	\$ 8,838	\$ 9,102	\$ 9,373	\$ 9,651	\$ 193,910
\$ 2,692	\$ 2,773	\$ 2,857	\$ 2,943	\$ 3,031	\$ 3,121	\$ 3,214	\$ 3,310	\$ 3,408	\$ 68,481
\$ 989	\$ 1,019	\$ 1,050	\$ 1,081	\$ 1,114	\$ 1,147	\$ 1,181	\$ 1,216	\$ 1,253	\$ 25,165
\$ 22	\$ 23	\$ 23	\$ 24	\$ 25	\$ 25	\$ 26	\$ 27	\$ 28	\$ 558
\$ 4,111	\$ 4,235	\$ 4,363	\$ 4,494	\$ 4,629	\$ 4,767	\$ 4,910	\$ 5,056	\$ 5,206	\$ 104,592
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 15,436	\$ 15,903	\$ 16,382	\$ 16,874	\$ 17,380	\$ 17,900	\$ 18,434	\$ 18,982	\$ 19,546	\$ 392,707
\$ 251,307	\$ 267,210	\$ 283,592	\$ 300,466	\$ 317,845	\$ 335,745	\$ 354,179	\$ 373,161	\$ 392,707	-
-	-	-	-	-	-	-	-	-	-
\$ 4,230	\$ 4,358	\$ 4,489	\$ 4,624	\$ 4,763	\$ 4,905	\$ 5,052	\$ 5,202	\$ 5,356	\$ 107,618
\$ 472	\$ 486	\$ 501	\$ 516	\$ 531	\$ 547	\$ 563	\$ 580	\$ 597	\$ 12,001
\$ 1,034	\$ 1,066	\$ 1,098	\$ 1,131	\$ 1,165	\$ 1,199	\$ 1,235	\$ 1,272	\$ 1,310	\$ 26,313
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	\$ 0
\$ 3,479	\$ 3,584	\$ 3,692	\$ 3,803	\$ 3,917	\$ 4,034	\$ 4,154	\$ 4,278	\$ 4,405	\$ 88,497
-	-	-	-	-	-	-	-	-	\$ 0
\$ 1,636	\$ 1,686	\$ 1,736	\$ 1,789	\$ 1,842	\$ 1,897	\$ 1,954	\$ 2,012	\$ 2,072	\$ 41,624
-	-	-	-	-	-	-	-	-	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 10,851	\$ 11,179	\$ 11,516	\$ 11,862	\$ 12,217	\$ 12,582	\$ 12,958	\$ 13,344	\$ 13,740	\$ 276,053
\$ 176,656	\$ 187,835	\$ 199,350	\$ 211,212	\$ 223,429	\$ 236,012	\$ 248,969	\$ 262,313	\$ 276,053	-
\$ 26,287	\$ 27,081	\$ 27,897	\$ 28,736	\$ 29,597	\$ 30,482	\$ 31,392	\$ 32,326	\$ 33,286	\$ 668,760
\$ 427,963	\$ 455,045	\$ 482,942	\$ 511,677	\$ 541,274	\$ 571,757	\$ 603,148	\$ 635,474	\$ 668,760	-
-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 26,287	\$ 27,081	\$ 27,897	\$ 28,736	\$ 29,597	\$ 30,482	\$ 31,392	\$ 32,326	\$ 33,286	\$ 668,760
\$ 427,963	\$ 455,045	\$ 482,942	\$ 511,677	\$ 541,274	\$ 571,757	\$ 603,148	\$ 635,474	\$ 668,760	-
100%	100%	100%	100%	100%	100%	100%	100%	100%	-
0%	0%	0%	0%	0%	0%	0%	0%	0%	-

Table 4d - Reimbursement of Eligible Activities & Disbursements

**REDEVELOPMENT PROJECT AT 31786 WOODWARD AVE. - ROYAL OAK, MICHIGAN
BROWNFIELD PLAN**

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

Notes	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF	Totals
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured	\$ 0
-	Reimbursement of Local Brownfield Redevelopment Authority Administrative & Operating Expenses	\$ 1,000
-	0.00% of Local Tax Capture thereafter.	\$ 30,000
-	Local Brownfield Redevelopment Authority Site Remediation Revolving Fund (LSRRF)²	\$ 152,083
-	Note: During the Brownfield Plan Tax Capture period, the LSRRF may capture tax increment for not more than 5 years after the time that tax capture is required to reimburse the Eligible Activity amount.	100.00% of Local Tax Capture thereafter. LSRRF is allowed to capture up to approximately: \$ 152,083
-	Annual Remaining Revenue Available for Reimbursement	
-	Cumulative Remaining Revenue Available for Reimbursement	
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	
-	<u>Environmental Activities: Michigan Department of Environmental Quality (MDEQ)</u>	
-	Local Tax Increment Reimbursement	\$ 450,164
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 450,164
-	<u>Non-Environmental Activities: Brownfield Redevelopment Authority (BRA) & Michigan Strategic Fund (MSF)</u>	
-	Local Tax Increment Reimbursement	\$ 35,675
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 0
-	TOTAL BRA & MSF REIMBURSEMENT (Eligible Costs)	\$ 35,675
-	TOTAL ANNUAL REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs)	\$ 485,839
-	TOTAL CUMULATIVE REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs)	
-	<i>Remaining Unreimbursed Balance</i>	
-	<i>Surplus Revenue from Local Tax Increment =</i>	
-	<i>Surplus Revenue from State and Local School Tax Increment =</i>	

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in this Plan are reimbursed.

² Tax Capture to reimburse the Developer for the cost of Eligible Activities ends after 25 Years, and may result in an "Unreimbursed Balance" at the end of Year 25 if there isn't a sufficient amount of tax capture to reimburse the total amount of Eligible Activities to the Developer.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
BP Year Number	0	0	1	2	3	4	5	6	7
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual:	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Cumulative:	\$ 0	\$ 0	\$ 1,000	\$ 2,000	\$ 3,000	\$ 4,000	\$ 5,000	\$ 6,000	\$ 7,000
Annual:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 12,746	\$ 13,196	\$ 13,657	\$ 14,131	\$ 14,619	\$ 15,119	\$ 15,634
	\$ 0	\$ 0	\$ 12,746	\$ 25,942	\$ 39,599	\$ 53,731	\$ 68,350	\$ 83,469	\$ 99,103
	\$ 0	\$ 0	\$ 12,746	\$ 13,196	\$ 13,657	\$ 14,131	\$ 14,619	\$ 15,119	\$ 15,634
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 12,746	\$ 13,196	\$ 13,657	\$ 14,131	\$ 14,619	\$ 15,119	\$ 15,634
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 12,746	\$ 13,196	\$ 13,657	\$ 14,131	\$ 14,619	\$ 15,119	\$ 15,634
	\$ 0	\$ 0	\$ 12,746	\$ 25,942	\$ 39,599	\$ 53,731	\$ 68,350	\$ 83,469	\$ 99,103
	\$ 485,839	\$ 485,839	\$ 473,093	\$ 459,897	\$ 446,240	\$ 432,108	\$ 417,490	\$ 402,370	\$ 386,736
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
8	9	10	11	12	13	14	15	16	17
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
\$ 8,000	\$ 9,000	\$ 10,000	\$ 11,000	\$ 12,000	\$ 13,000	\$ 14,000	\$ 15,000	\$ 16,000	\$ 17,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 16,163	\$ 16,706	\$ 17,264	\$ 17,837	\$ 18,426	\$ 19,032	\$ 19,654	\$ 20,293	\$ 20,950	\$ 21,625
\$ 115,265	\$ 131,971	\$ 149,235	\$ 167,072	\$ 185,498	\$ 204,530	\$ 224,184	\$ 244,477	\$ 265,427	\$ 287,051
\$ 16,163	\$ 16,706	\$ 17,264	\$ 17,837	\$ 18,426	\$ 19,032	\$ 19,654	\$ 20,293	\$ 20,950	\$ 21,625
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 16,163	\$ 16,706	\$ 17,264	\$ 17,837	\$ 18,426	\$ 19,032	\$ 19,654	\$ 20,293	\$ 20,950	\$ 21,625
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 16,163	\$ 16,706	\$ 17,264	\$ 17,837	\$ 18,426	\$ 19,032	\$ 19,654	\$ 20,293	\$ 20,950	\$ 21,625
\$ 115,265	\$ 131,971	\$ 149,235	\$ 167,072	\$ 185,498	\$ 204,530	\$ 224,184	\$ 244,477	\$ 265,427	\$ 287,051
\$ 370,574	\$ 353,868	\$ 336,604	\$ 318,767	\$ 300,341	\$ 281,309	\$ 261,655	\$ 241,362	\$ 220,412	\$ 198,788
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

**25-Year Capture Period Ends
for Developer
Reimbursement**

2035	2036	2037	2038	2039	2040	2041	2042
18	19	20	21	22	23	24	25
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
\$ 18,000	\$ 19,000	\$ 20,000	\$ 21,000	\$ 22,000	\$ 23,000	\$ 24,000	\$ 25,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 838
\$ 22,318	\$ 23,030	\$ 23,762	\$ 24,514	\$ 25,287	\$ 26,081	\$ 26,897	\$ 26,898
\$ 309,369	\$ 332,399	\$ 356,162	\$ 380,676	\$ 405,963	\$ 432,045	\$ 458,942	\$ 485,839
\$ 22,318	\$ 23,030	\$ 23,762	\$ 24,514	\$ 25,287	\$ 26,081	\$ 18,120	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 22,318	\$ 23,030	\$ 23,762	\$ 24,514	\$ 25,287	\$ 26,081	\$ 18,120	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,778	\$ 26,897
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,778	\$ 26,897
\$ 22,318	\$ 23,030	\$ 23,762	\$ 24,514	\$ 25,287	\$ 26,081	\$ 26,897	\$ 26,897
\$ 309,369	\$ 332,399	\$ 356,162	\$ 380,676	\$ 405,963	\$ 432,045	\$ 458,942	\$ 485,839
\$ 176,470	\$ 153,440	\$ 129,678	\$ 105,163	\$ 79,876	\$ 53,795	\$ 26,897	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

**25-Year Capture Period Ends
for Developer
Reimbursement**

5-Year Capture Period for LSRRF

2043	2044	2045	2046	2047	Totals
26	27	28	29	30	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 30,000
\$ 26,000	\$ 27,000	\$ 28,000	\$ 29,000	\$ 30,000	-
\$ 28,597	\$ 29,482	\$ 30,392	\$ 31,326	\$ 31,448	\$ 152,083
\$ 29,435	\$ 58,917	\$ 89,309	\$ 120,635	\$ 152,083	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 838	-
\$ 485,839	\$ 485,839	\$ 485,839	\$ 485,839	\$ 486,677	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 450,164
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 450,164
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,675
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,675
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 485,839
\$ 485,839	\$ 485,839	\$ 485,839	\$ 485,839	\$ 485,839	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 838	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

5-Year Capture Period for LSRRF

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (“Agreement”) is made and entered into as of the eleventh (11th) day of July, 2016, by and between **MLL Properties, LLC**, whose address is 30500 Northwestern Highway Suite 325, Farmington Hills, MI 48334 (hereinafter referred to as the “Owner”), and the **City of Royal Oak Brownfield Redevelopment Authority**, a Michigan Municipal corporation, whose address is 211 Williams Street Royal Oak, Michigan 48067 (hereinafter referred to as the “BRA”).

T1N, R11E, SEC 6 NORTH PARK ON WOODWARD LOTS 115 TO 131 INCL

RECITALS:

The Owner has purchased one (1) parcel (25-06-428-001) of land situated in the City of Royal Oak, Oakland County, Michigan, as more particularly described as Township one north (T1N), Range eleven east (R11E), Section 6, North Park on Woodward, Lots 115 to 131, inclusive, and hereinafter referred to as the “Subject Property.”

The BRA and the Royal Oak City Commission (“Commission”) have been requested to approve a Brownfield Plan for the Subject Property.

The Owner intends to undertake certain Eligible Activities on the Subject Property that will request the use of school taxes and therefore, will prepare or obtain approval from the Michigan Department of Environmental Quality (“MDEQ”) of a work plan to perform certain environmental remediation activities on the Subject Property in accordance with Public Act 381 of 1996, as amended (“Act 381 Work Plan”). Should the MDEQ not support and approve an Act 381 Work Plan, the local millage rates will reimburse the Owner for the eligible activities within the constraints of the Brownfield Plan.

For the purpose of confirming the rights and obligations of the Owner in connection with the improvements and other obligations to be undertaken by the Owner in developing the Subject Property, the parties are entering into this Reimbursement Agreement.

The BRA intends that the Owner will act in accordance with the Brownfield Plan and avail itself of the financial incentives provided for in the Brownfield Plan.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Owner intends and is authorized to implement the activities described in the Brownfield Plan and such amendments and supplements to the Brownfield Plan as hereafter approved by the City Commission.
2. Except as provided for in Section 3 of this Agreement, all activities undertaken by or on behalf of the Owner or any subsequent owner of the Subject Property to identify, address, assess, define, investigate, respond to, contain, clean up, or remediate the existence of any hazardous substances at or about the Subject Property (hereinafter referred to as “Environmental Response Activities”) shall only be eligible for payment or reimbursement under the Brownfield Plan if done with the approved Brownfield Plan and all applicable state and federal laws and regulation. The Owner understands and agrees that any reimbursement by or on behalf of the BRA of any expenses for Environmental Response Activities shall be only for “Eligible Activities” as defined in the Brownfield Plan. It is further understood and agreed that any reimbursement to or on behalf of the Owner may only occur to the extent that the Owner or other persons generate Tax Increments

available for the making of reimbursements in accordance with the Brownfield Plan and all applicable state and federal laws and regulations.

3. The BRA may retain funds to pay administrative and operating costs of the BRA from the annual Tax Increment Revenues attributable to the Subject Property but only from Tax Increment Revenues attributable to the levies of Local Taxes upon the Subject Property. The BRA shall retain the amount permitted by this Section 3 prior to making any reimbursement under Section 4 to the Owner. To the extent Tax Increments Revenues are not available from levies of Local Taxes for any year in an amount sufficient to make the reimbursement under this Section 3 for that year, the shortfall may be reimbursed from any subsequent years' Tax Increment Revenues attributable to the Subject Property before reimbursements required under Section 4 are made for the year in question.
4. From time to time, but not more frequently than quarter-annually without approval of the BRA, the Owner may submit to the BRA a statement of costs of Eligible Activities paid or incurred for reimbursement in accordance with this Reimbursement Agreement or the Brownfield Plan. Such statement shall include a narrative of the Environmental Response Activities performed and an explanation of why such activities qualify for reimbursement under this Reimbursement Agreement or the Brownfield Plan, and a copy of invoices for the work described in such statement. Within twenty-one (21) days of its receipt of such statement and supporting invoices, the BRA shall review the submission to confirm that such activities qualify for reimbursement under this Reimbursement Agreement or the Brownfield Plan and advise the Owner in writing if any activities do not so qualify including the specific reasons why the BRA believes that such activities do not so qualify. To the extent that such submission is approved, the BRA shall cause the Owner to be paid the amounts approved, within sixty (60) days of the date of submission of the statement by the Owner, but only to the extent that Tax Increments are available (as provided in Section 2 above). If sufficient Tax Increments are not available at the time such submission is approved, the approved amount shall be paid from Tax Increments next received by the Authority. To the extent that any portion of such submission is not approved within twenty-one (21) days, any authorized representative of the BRA and the Owner shall, upon the request of either party, meet promptly to discuss the conditions pursuant to which the Owner can obtain approval of such disallowed request. In the event an unresolved dispute with respect to such approval remains for thirty (30) days, the parties agree to submit the dispute to the BRA Board for review. If the BRA Board cannot resolve the dispute within an additional thirty (30) days each party may seek whatever remedies may be available to it.
5. The Owner and the BRA, with assistance of their respective legal counsel, have negotiated together to reach the terms of this Reimbursement Agreement, participated in the drafting of this Agreement and acknowledge that this Reimbursement Agreement is the product of the joint effort of both parties.
6. This Reimbursement Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to interpretation and enforcement only in the courts of the State of Michigan.
7. The Owner shall have the option to terminate this Agreement upon twenty one (21) days written notice to the BRA. The Owner understands and agrees that upon its election to terminate this Agreement and absent further written agreement of the parties, the BRA will not be obligated to provide any funding, grants, loans, reimbursement, or any economic incentives to the Owner or for the benefit of the Owner's successors or assigns or the Subject Property, and the Brownfield Plan shall be terminated and have no further effect upon the Subject Property.

8. It is understood and agreed that the reimbursement obligation of the BRA under this Agreement shall terminate upon the payment of all outstanding reimbursement requests and agreed to in the Plan, or on January 1, 2043, whichever occurs first. The Brownfield Plan is set to a twenty-five (25) year reimbursement period, plus an additional five (5) years for the City to capture tax increment for the local site remediation revolving fund. The BRA has the ability to extend the reimbursement period as allowed under Act 381, as amended, upon request of the Owner.
9. This reimbursement Agreement may be signed in counterparts.
10. To the extent this Agreement does not specifically define capitalized terms, they shall have the same definition and shall be interpreted in the same manner as those terms appear in the Brownfield Redevelopment Financing Act, being P.A 1996, No. 381 (MCL 125.2651, et., seq.).
11. It is understood and agreed that this agreement terminates and becomes void, if the subject property is sold or transferred, with the approval of the Brownfield Redevelopment Authority.
12. It is understood and agreed that this agreement terminates and becomes void, if the project is abandoned or the eligible activities have not been completed within two years of this agreement.

MLL PROPERTIES, LLC

By: _____
 Its: _____

STATE OF MICHIGAN)
) ss.
 COUNTY OF _____)

The forgoing Reimbursement Agreement was acknowledged before me this ____ day of _____, 2016 by _____ as _____ of MLL Properties, LLC, a Michigan Limited Liability Company.

 Notary Public

_____ County, _____
 My Commission Expires: _____

**CITY OF ROYAL OAK BROWNFIELD
REDEVELOPMENT AUTHORITY**
A Michigan municipal corporation

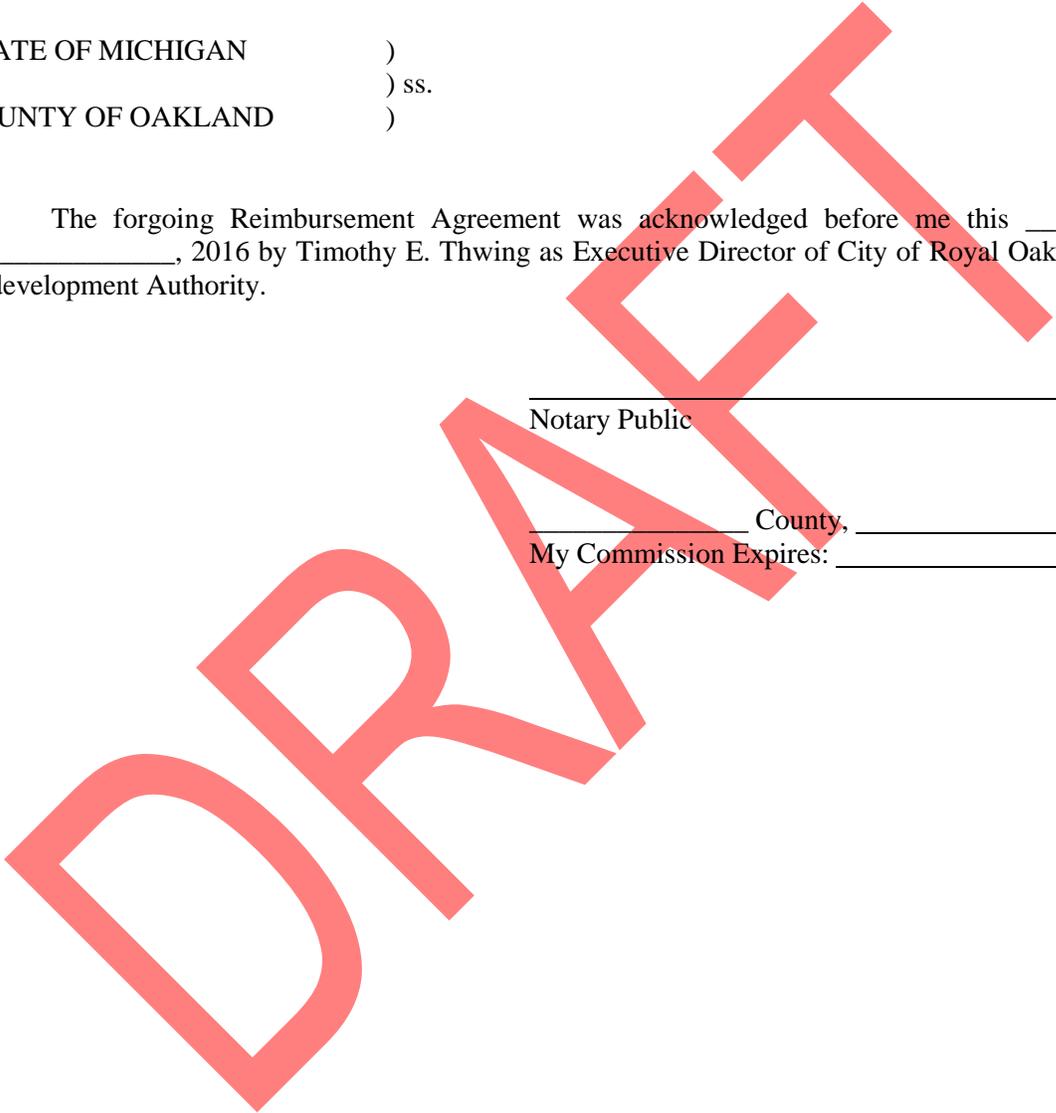
_____ By: _____
Timothy E. Thwing, Executive Director

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The forgoing Reimbursement Agreement was acknowledged before me this ____ day of _____, 2016 by Timothy E. Thwing as Executive Director of City of Royal Oak Brownfield Redevelopment Authority.

Notary Public

_____ County, _____
My Commission Expires: _____



ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, May 10, 2016
7:30p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for April 12, 2016

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Conditional Rezoning** from **Mixed Use 2** to **General Business** and associated **Site Plan (SP 16-05-08)** to establish automobile dealership for classic and antique vehicles within existing building at **707-711 E. Fourth St.** (parcel no. 25-22-132-019)
LBI Limited, Petitioner
CG Emerson Real Estate Group, Owner
Roger J. Berent Architects, Architect
2. **Public Hearing – Special Land Use & Site Plan (SP 16-05-09)** to expand and renovate assisted-living senior housing facility (Assured Senior Living) at **1910 N. Washington Ave.** (parcel no. 25-09-480-017)
Assured Senior Living Group, Petitioner & Owner
Edmund London & Associates, Inc., Architect
3. **Public Hearing – Special Land Use & Site Plan (SP 16-05-10)** to expand showroom for automobile dealership with service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001)
Village Chrysler Jeep, Inc., Petitioner & Owner
Dorchen/Martin Associates, Inc., Architect
4. **Public Hearing – Special Land Use & Site Plan (SP 16-05-11)** to expand existing building and establish fitness center (Planet Fitness) within former grocery store at **2554-2616 Crooks Rd.** (parcel nos. 25-09-154-017 & 25-09-154-19)
Essco of Royal Oak, Petitioner & Owner
K&M Building, Inc., Contractor
Nowak & Frauss, Engineer
Daniel Biber Associates, Architect
5. **SP 16-05-12 – Site Plan** to construct 39 multiple-family dwelling units within four-story building (47-ft. 10-in. height) at **211-235 E. Harrison Ave.** (parcel nos. 25-22-303-024, 25-22-303-025, & 25-22-303-048)
KASCO Equities, Petitioner & Owner
Saroki Architecture, Architect
6. **SP 16-05-13 – Site Plan** to construct new seven-level municipal parking deck (80-ft. height) on **south side of W. Second St. between S. Washington Ave. and S. Center St.** (parcel no. 25-21-232-001)
City of Royal Oak, Petitioner & Owner
Rich & Associates, Inc., Engineer & Architect

E. Other Business

Present

Rebecca Black
Robert Bruner
Jeffrey Chase
Sharlan Douglas, City Commissioner
Jim Ellison, Mayor (@ 8:38 p.m.)
Clyde Esbri, Chairperson
Dan Godek
Gary Quesada
Anne Vaara, Vice-Chairperson

Absent

None

Staff

Tim Thwing, Director of Community Development

Other

A.J. Carter, Student Representative

A. Call to Order

Chairperson Esbri called the May 10, 2016 regular meeting of the Planning Commission to order at 7:30 p.m.

B. Approval of Minutes for April 12, 2016

Moved by Mr. Chase
Supported by Ms. Black

To approve the minutes of the April 12, 2016 regular meeting of the Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Esbri invited members of the audience to comment on any issues that were not part of the meeting's agenda. After all members of the audience came forward Chairperson Esbri closed the public comment portion of the agenda.

D. New Business

1. Public Hearing – Conditional Rezoning from Mixed Use 2 to General Business and associated **Site Plan (SP 16-05-08)** to establish automobile dealership for classic and antique vehicles within existing building at **707-711 E. Fourth St.** (parcel no. 25-22-132-019)

LBI Limited, Petitioner
CG Emerson Real Estate Group, Owner
Roger J. Berent Architects, Architect

Moved by Commissioner Douglas
Supported by Mr. Chase

Be it resolved, that the request to conditionally rezone **707-711 East Fourth Street** (parcel no. 25-22-132-019) from **Mixed Use 2 to General Business** in order to establish an automobile dealership for classic and antique vehicles within an existing building is hereby referred to the City Commission with a **recommendation for approval**, based upon the following:

- a. Although the requested General Business zone is not entirely consistent with the goals, policies, and future land use map of the Master Plan, the proposed automobile dealership for classic and antique vehicles is a unique, low-intensity use that is consistent with recent development trends along the Fourth Street corridor.
- b. The proposed automobile dealership is compatible with surrounding residential uses and One Family Residential and Mixed Use 2 zoning in terms of land suitability, impacts on the environment, traffic volumes, aesthetics, infrastructure, and potential influence on property values. The proposed automobile dealership will be a harmonious transition between more intense uses on Fourth Street and the surrounding residential neighborhood.
- c. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed automobile dealership.
- d. The capacity of public utilities and services is sufficient to accommodate the proposed automobile dealership without compromising the city's health, safety, and welfare.

Be it further resolved, that **SP 16-05-08**, a site plan to establish an automobile dealership for classic and antique vehicles within an existing building at **707-711 East Fourth Street** (parcel no. 25-22-132-019), is hereby referred to the City Commission with a **recommendation of approval** with the following **contingencies**:

- a. Prior to review by the City Commission, a conditional zoning agreement between the petitioner and the city shall be submitted for review and approval by the City Attorney specifying all conditions voluntarily offered by the petitioner, including no outside storage or display of vehicles and no servicing or repair of vehicles, and all requested waivers from required Zoning Ordinance standards.
- b. Prior to review by the City Commission, a revised site plan and landscaping plan shall be submitted by the petitioner that includes the following:
 - 1) Pavement details for all off-street parking lots, driveways, curbs, gutters, etc.; and
 - 2) A detailed landscaping plan containing all elements required under § 770-90 (C)(1) through (7) of the Zoning Ordinance.
- c. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer.
- d. Any exterior waste receptacles must be screened in accordance with § 770-90 (I) of the Zoning Ordinance.
- e. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- f. All signage shall comply with § 607-10, Permitted Signs in Sign Area 1, (A) Wall Signs, of the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.
- g. A performance bond shall be posted in an amount to be determined by the Building Official.
- h. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official, Fire Marshall, and City Engineer, prior to issuance of any building permit. Such requirements include, but are not limited to, the Michigan Building Code, the Fire Prevention Ordinance (Chapter 340), and the Stormwater Detention Ordinance (Chapter 644).

Motion adopted unanimously.

2. **Public Hearing – Special Land Use & Site Plan (SP 16-05-09)** to expand and renovate assisted-living senior housing facility (Assured Senior Living) at **1910 N. Washington Ave.** (parcel no. 25-09-480-017)

Assured Senior Living Group, Petitioner & Owner
Edmund London & Associates, Inc., Architect

Moved by Mr. Quesada

Supported by Ms. Vaara

To approve a special land use permit to expand and renovate an assisted-living senior housing facility (Assured Senior Living) at **1910 North Washington Avenue** (parcel no. 25-09-480-017).

Motion adopted unanimously.

Moved by Mr. Quesada

Supported by Ms. Vaara

To approve SP 16-05-09, as site plan to expand and renovate an assisted-living senior housing facility (Assured Senior Living) at **1910 North Washington Avenue** (parcel no. 25-09-480-017), with the following **contingencies**:

- a. All improvements and work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.
- b. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- c. A performance bond shall be posted in an amount to be determined by the Building Official.
- d. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

Motion adopted unanimously.

3. **Public Hearing – Special Land Use & Site Plan (SP 16-05-10)** to expand showroom for automobile dealership with service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001)

Village Chrysler Jeep, Inc., Petitioner & Owner
Dorchen/Martin Associates, Inc., Architect

Moved by Mayor Ellison

Supported by Mr. Godek

To approve a special land use permit to expand a showroom for an automobile dealership with a service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001).

Motion adopted unanimously.

Moved by Mayor Ellison

Supported by Mr. Godek

To approve SP 16-05-10, a site plan to expand a showroom for an automobile dealership with a service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001), with the following **contingencies**:

- a. A license agreement for use of the Memorial Park municipal parking lot by the petitioner shall be approved by the City Commission.
- b. The petitioner shall maintain compliance with all required standards for automobile dealerships and repair garage in the Zoning Ordinance, including § 770-63 Vehicle Dealers and § 770-66 Automobile Repair Garages.
- c. A parallel parking pattern shall be established within the Woodward Avenue right-of-way in accordance with the specifications and standards of the City Engineer as presented on the site plan.
- d. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- e. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
- f. A performance bond shall be posted in an amount to be determined by the Building Official.
- g. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), and any outstanding code and ordinances issues must be resolved (i.e., unscreened waste receptacles, outdoor tire storage, etc.), **prior** to issuance of **any** building or right-of-way permits.

Motion adopted unanimously.

4. **Public Hearing – Special Land Use & Site Plan (SP 16-05-11)** to expand existing building and establish fitness center (Planet Fitness) within former grocery store at **2554-2616 Crooks Rd.** (parcel nos. 25-09-154-017 & 25-09-154-19)
Essco of Royal Oak, Petitioner & Owner
K&M Building, Inc., Contractor
Nowak & Frauss, Engineer
Daniel Biber Associates, Architect

Moved by Mr. Bruner

Supported by Mr. Quesada

To approve a special land use permit to expand an existing building and establish a fitness center (Planet Fitness) within a former grocery store at **2554-2616 Crooks Road** (parcel nos. 25-09-154-017 & 25-09-154-19).

Motion adopted 7 to 2

Yes: Ms. Black, Mr. Bruner, Mr. Chase, Commissioner Douglas, Mayor Ellison, Mr. Esbri, Mr. Quesada

No: Mr. Godek, Ms. Vaara

Moved by Mr. Bruner

Supported by Commissioner Douglas

To approve SP 16-05-11, a site plan to expand an existing building and establish a fitness center (Planet Fitness) within a former grocery store at **2554-2616 Crooks Road** (parcel nos. 25-09-154-017 & 25-09-154-19), with the following **contingencies**:

- a. The petitioner shall combine both existing lots into a single parcel.
- b. Screening in the form of a new six-foot masonry wall shall be installed along the east rear lot line adjacent to 1217 West Webster Road (parcel 25-09-326-001) and 1216 West Webster Road (parcel 25-09-179-005), and also the portion of the north side lot line adjacent to 2720 Crooks Road (parcel 25-09-154-018), in accordance with § 770-90 (D) of the Zoning Ordinance. The wall shall be installed, and the parking lot on the south side of the building reconstructed, in such a manner that the deciduous tree at the southeast corner of the site labeled "#6" on the site plan will not be removed.
- c. The existing concrete panel wall along the west front lot line adjacent to Crooks Road between both driveways shall be replaced with a new 30-inch masonry wall in accordance with § 770-90 (E)(2) of the Zoning Ordinance.
- d. All roof-top HVAC units shall be screened in accordance with § 770-90 (J) of the Zoning Ordinance.
- e. All work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.
- f. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- g. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
- h. A performance bond shall be posted in an amount to be determined by the Building Official.
- i. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

Moved by Mayor Ellison
Supported by Mr. Chase

To amend the motion and revise contingency (c) to read as follows:

- c. All panels within the existing concrete panel wall along the west front lot line adjacent to Crooks Road between both driveways shall be replaced. Support posts that are still in good condition may remain.

Amendment adopted 6 to 3.

Yes: Ms. Black, Mr. Chase, Mayor Ellison, Mr. Esbri, Mr. Godek, Mr. Quesada.

No: Mr. Bruner, Commissioner Douglas, Ms. Vaara.

Moved by Mayor Ellison
Supported by Commissioner Douglas

To amend the motion and add contingency (j) to read as follows:

- j. The opening for pedestrian access to West Webster Road along the east rear lot line shall be closed.

Amendment adopted 8 to 1.

Yes: Ms. Black, Mr. Chase, Commissioner Douglas, Mayor Ellison, Mr. Esbri, Mr. Godek, Mr. Quesada, Ms. Vaara.
No: Mr. Bruner.

The amended motion now read as follows:

To approve SP 16-05-11, a site plan to expand an existing building and establish a fitness center (Planet Fitness) within a former grocery store at 2554-2616 Crooks Road (parcel nos. 25-09-154-017 & 25-09-154-19), with the following contingencies:

- a. The petitioner shall combine both existing lots into a single parcel.
- b. Screening in the form of a new six-foot masonry wall shall be installed along the east rear lot line adjacent to 1217 West Webster Road (parcel 25-09-326-001) and 1216 West Webster Road (parcel 25-09-179-005), and also the portion of the north side lot line adjacent to 2720 Crooks Road (parcel 25-09-154-018), in accordance with § 770-90 (D) of the Zoning Ordinance. The wall shall be installed, and the parking lot on the south side of the building reconstructed, in such a manner that the deciduous tree at the southeast corner of the site labeled "#6" on the site plan will not be removed.
- c. All panels within the existing concrete panel wall along the west front lot line adjacent to Crooks Road between both driveways shall be replaced. Support posts that are still in good condition may remain.
- d. The opening for pedestrian access to West Webster Road along the east rear lot line shall be closed.
- e. All roof-top HVAC units shall be screened in accordance with § 770-90 (J) of the Zoning Ordinance.
- f. All work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.
- g. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- h. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
- i. A performance bond shall be posted in an amount to be determined by the Building Official.
- j. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Amended motion adopted 6 to 3.

Yes: Ms. Black, Mr. Chase, Commissioner Douglas, Mayor Ellison, Mr. Esbri, Mr. Quesada.

No: Mr. Bruner, Mr. Godek, Ms. Vaara.

5. **SP 16-05-12 – Site Plan** to construct 39 multiple-family dwelling units within four-story building (47-ft. 10-in. height) at **211-235 E. Harrison Ave.** (parcel nos. 25-22-303-024, 25-22-303-025, & 25-22-303-048)

KASCO Equities, Petitioner & Owner
Saroki Architecture, Architect

Moved by Mr. Bruner

Supported by Mr. Chase

To approve SP 16-05-12, a **site plan** to construct 39 multiple-family dwelling units within a four-story building (47-foot 10-inch height) at **211-235 East Harrison Avenue** (parcel nos. 25-22-303-024, 25-22-303-025, & 25-22-303-048), with the following **contingencies**:

- a. A density bonus of 85.71% is granted to construct 39 multiple-family dwelling units as permitted under § 770-46 (B)(3) of the Zoning Ordinance.
- b. A land division and combination application shall be filed with the City Assessor to create two separate parcels out of 226 East Hudson Avenue (parcel 25-22-303-048), 211 East Harrison Avenue (parcel 22-22-303-024), and 217 East Harrison Avenue (parcel 22-22-303-025), described as follows:
 - 1) Lots 6, 7, 8, 9, and 10, inclusive, Assessor's Plat No. 16 (211-235 East Harrison Avenue); and
 - 2) Lots 13, 14, 15, 16, and 17, inclusive, and the easterly 40 feet of Lot 18, Baldwin Addition (226 East Hudson Avenue).
- c. The pedestrian and overhead doors on the south rear façade of the building at 226 East Hudson Avenue shall be closed and replaced with a three-hour rated fire wall in accordance with the Michigan Building Code.
- d. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer.
- e. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- f. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
- g. A performance bond shall be posted in an amount to be determined by the Building Official.
- h. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), and a land division and combination application creating the two separate parcels described above shall be approved and recorded, prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

6. **SP 16-05-13 – Site Plan** to construct new seven-level municipal parking deck (80-ft. height) on **south side of W. Second St. between S. Washington Ave. and S. Center St.** (parcel no. 25-21-232-001)
City of Royal Oak, Petitioner & Owner
Rich & Associates, Inc., Engineer & Architect

Moved by Mr. Chase

Supported by Mr. Godek

To approve SP 16-05-13, as **site plan** to construct a new seven-level off-street municipal parking deck (80-foot approximate height) on the **south side of West Second Street between South Washington Avenue and South Center Street** (parcel no. 25-21-232-001), with the following **contingencies**:

- a. All work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.
- b. The site plan shall meet all code and ordinance requirements, as determined by the Building Official, prior to issuance of any permits, including, but not limited to, the Michigan Building Code.

Motion adopted unanimously.

E. Other Business

Moved by Mayor Ellison
Supported by Ms. Vaara

To request that staff no long send full-size, printed copies of site plans to commission members for meeting agendas.

Motion adopted unanimously.

F. Adjournment

Mr. Carter thanked the commission for a warm welcome to his first meeting and asked Chairperson Esbri to adjourn the meeting. Chairperson Esbri then adjourned the May 10, 2016 regular meeting of the Planning Commission at 11:05 p.m.

Clyde Esbri
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

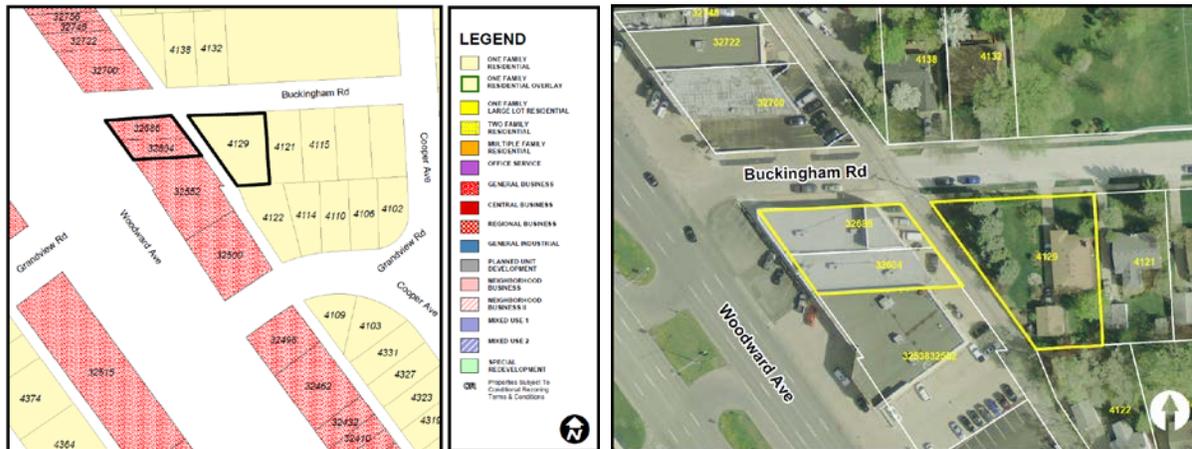
DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: Special Land Use & Site Plan (SP 16-06-14) to establish medical office and retail store within existing building (Women's Excellence Medi-Spa & Nutrition Store) and construct second story for two dwelling units at **32604-32686 Woodward Ave.** (parcel nos. 25-06-129-001 & 25-06-129-002)
Chajonkim, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

1. Zoning Map & Aerial Photograph



2. Zoning Ordinance Provisions

ARTICLE IV Zone Regulations & General Provisions – § 770-41 General Business, (B) Permitted Uses, and (C) Special Land Uses: Medical offices and retail stores are permitted uses in the General Business zoning district under subparagraph (B)(1) of § 770-41. Dwelling units above any permitted use other than off-street parking are a special land use under subparagraph (C)(10) of that same section.

3. Compatibility with Master Plan

The planned future use for the property is designated as “General Commercial” on the Future Land Use map of the city’s Master Plan. Areas planned as General Commercial are intended to provide suitable locations for commercial establishments typically developed along major roads that rely on a market area larger than that of the city. This designation is meant to include uses such as large supermarkets, shopping centers, and automobile dealerships. Most properties along the Woodward Avenue corridor are designated as General Commercial.

4. Previous Actions

SP 15-01-02 – 4129 Buckingham Rd.: On January 13, 2015, the Planning Commission recommended approval of a special land use permit and site plan by the City Commission to construct a residential accessory off-street parking lot at 4129 Buckingham Road (parcel no. 25-06-129-006). The special land use permit and site plan were approved by the City Commission on February 2, 2015.

5. Other Findings

A. Location & Site Characteristics. The site is located at the southeast corner of Woodward Avenue and Buckingham Road and consists of two separate parcels (25-06-129-001 and 25-06-129-002). Together both parcels have a total lot width and frontage along Woodward Avenue of 85 feet, a lot depth and frontage along Buckingham Road of 120 feet, and 10,200 square feet of lot area. A public alley with a width of 20 feet runs along the northeast rear lot line. There is a three-unit, one-story building across both parcels that was previously occupied by various commercial uses.



The site also includes a former residential lot on the south side of Buckingham Road at the northwest corner of the public alley (4129 Buckingham Road). A special land use permit and site plan were approved in 2015 to develop this property into a residential accessory off-street parking lot for the existing commercial building at 32604 and 32686 Woodward Avenue.



- B. Proposed Uses & Construction. The petitioner proposes to construct a second story addition onto the existing commercial building. The upper level would be developed into two residential dwelling units. The ground level would be divided into two separate lease spaces, one for a medical office (Women’s Excellence Medi-Spa), and the other for an undetermined retail store. The previously-approved residential accessory off-street parking lot at 4129 Buckingham Road would be completed and used to meet required off-street parking for the expanded building.

While medical offices and retail stores are permitted uses in the General Business zoning district, dwelling units on an upper floor above other permitted uses require a special land use permit from the Planning Commission.

- C. Vehicular Access. All access to the accessory parking lot would be from the public alley. No direct vehicular access would be provided from Buckingham Road or Woodward Avenue. The curbed island at the southeast corner of Woodward Avenue and Buckingham Road would be reconfigured, rebuilt, and landscaped in a manner similar to the other developments along Woodward Avenue in accordance with the required standards of the Engineering Division and MDOT.

- D. Off-Street Parking. As calculated by staff the proposed uses would need 32 off-street parking spaces to meet the minimum required amount under § 770-107 of the Zoning Ordinance. The site plan for the residential accessory parking lot provides 32 off-street parking spaces. The usable floor area and minimum required amount of off-street parking for the proposed uses as calculated by the Planning Division are as follows:

	Gross Floor	Usable Floor	Dwelling		Required
Use	Area	Area	Units	# Per	Spaces
Retail	2,948	2,491	-	250	11
Medical Office	4,083	3,390	-	200	17
Dwelling Units	-	-	2	2	4
Total Parking Required					32
Existing Parking Spaces					32
Surplus / (Deficiency)					-

The petitioner has not provided a detailed floor plan for the retail area. The usable floor area used in our calculations is based on a previous floor plan from the petitioner where most of that space was to be another medical office. Using that space for a medical office would have required a variance from the Zoning Board of Appeals for the minimum required amount of off-street parking. The petitioner proposed to use the area for retail sales instead to avoid the need for a variance.

The retail area will need to contain the same amount or less of usable floor area. If a detailed floor plan is submitted that contains more usable floor area, as calculated by staff, then a variance from the Zoning Board of Appeals for the minimum required amount of off-street parking may be necessary. Other uses could be proposed for the retail area after construction (i.e., dine-in or carry-out restaurants, convenience stores, professional or medical offices, etc.) that could also require a variance.

- E. Parking in Right-of-Way. Nine on-street parking spaces are shown on the site plan within the Woodward Avenue and Buckingham Road rights-of-way that comply with dimensions for angled and parallel parking required in § 770-109 (F). Six angled spaces are shown within the Woodward Avenue right-of-way at the front of the building while three parallel spaces are shown on Buckingham Road on the north side of the building.

- F. Loading & Refuse Disposal. The retail area would be located in the front of the building with frontage along Woodward Avenue. The medical office would be at the rear of the building with frontage only along the public alley. The retail area would have no direct access to the public alley. The petitioner will need to provide an acceptable means of access from the retail area to the public alley for loading, unloading, and waste disposal. Those activities are not allowed from Woodward Avenue or Buckingham Road.
- G. Landscaping & Screening. No additional landscaping or screening is proposed other than what was approved previously for the residential accessory parking lot at 4129 Buckingham Road. The landscaping plan provided for the accessory parking lot is identical to the one approved in 2015.
- H. Signage. Wall signs are proposed on the front building façade along Woodward Avenue for both the retail area and the medical office. However, the medical office has no frontage on or access to Woodward Avenue. These signs may therefore require variances from Sign Ordinance standards.
- I. Result of Approval. If the petitioner's request for a special land use permit is approved then site plan review may proceed.

6. Recommendations

The Planning Commission, at its discretion, may grant special land use permits. Following the required public hearing, the Commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in §770-11, Basis of Determination, which reads as follows:

The Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

- (a) *Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.*
- (b) *Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*
- (c) *Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.*
- (d) *Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.*
- (e) *Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.*
- (f) *Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.*
- (g) *Will be consistent with the intent and purposes of this Ordinance, and comply with all applicable provisions and standards, which are established for said use by this Ordinance and other applicable codes.*

cc: Jonathan Baidan, MD, FACOG, Chajonkim, LLC
Ryan Kowalski, Krieger-Klatt Architects, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: SP 16-06-14 – Site Plan to establish medical office and retail store within existing building (Women’s Excellence Medi-Spa & Nutrition Store) and construct second story for two dwelling units at **32604-32686 Woodward Ave.** (parcel nos. 25-06-129-001 & 25-06-129-002)
Chajonkim, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

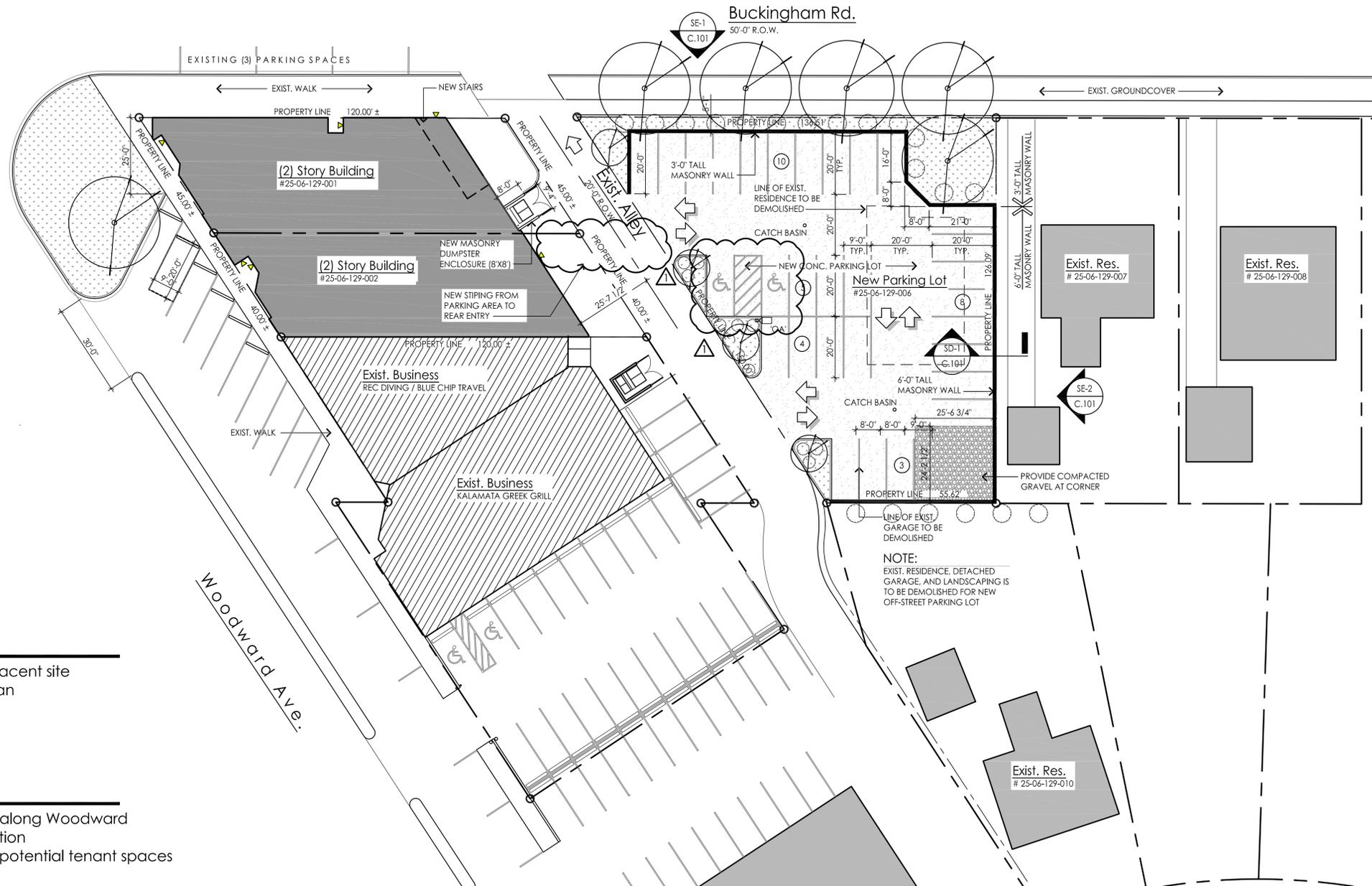
The above-referenced site plan and its associated special land use permit are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. Compliance with the previously-approved special land use permit and site plan for a residential accessory off-street parking lot at 4129 Buckingham Road shall be maintained including all required contingencies (SP 15-01-02).
2. A land division application shall be filed with the City Assessor to create one single parcel out of 32604 Woodward Avenue (parcel 25-06-129-002) and 32686 Woodward Avenue (parcel 25-06-129-001).
3. Direct access between the ground-floor retail sales area and the public alley shall be provided for loading, unloading, and waste disposal.
4. All improvements to the public right-of-way shall be in accordance with the specifications and standards of the City Engineer, including, but not limited to: reconfiguration of driveway approaches, on-street parking spaces, and curbed islands within the Woodward Avenue and Buckingham Road rights-of-way.
5. All exterior lighting shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights (15 feet) and illumination levels.
6. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.
7. A performance bond shall be posted in an amount to be determined by the Building Official.
8. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, and 32604 Woodward Avenue and 32686 Woodward Avenue shall be combined into a single parcel, **prior** to the issuance of **any** building or right-

of-way permits. Such requirements include, but are not limited to, the Michigan Building Code and the Stormwater Detention Ordinance (Chapter 644).

cc: Jonathan Baidan, MD, FACOG, Chajonkim, LLC
Ryan Kowalski, Krieger-Klatt Architects, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.



Scope of Work (Site):

1. Construction of new parking lot on adjacent site
2. Installation of new Landscaping per plan
3. New light fixtures as indicated

Scope of Work (Building):

1. Construction of new storefront glazing along Woodward
2. Construction of new second floor addition
3. Separation of existing first floor into (3) potential tenant spaces
4. New exterior finishes per elevations
5. Construction of (2) Residential Units on upper level

Zoning Information:

Zoning District:	General Business
Lot Area:	8,600 Sq. Ft.
Building Footprint:	Total Sq. Ft.: 7,103 sq. ft.
Lot Coverage:	7,103 Sq. Ft. / 8,600 sq. Ft. = 82.6%
Maximum Building Height Allowed:	50 ft.
Existing Building Height:	34'-2" ±
Side Setback Required:	N.A. (Not abutting Residential Zone)
Side Setback Required:	N.A. (Not abutting Residential Zone)
Rear Setback Required:	25 ft from center of alley

Architectural Site Plan

- General Site / Landscape Plan Notes**
1. INSTALL NEW LAWN IRRIGATION SYSTEM - VERIFY SCOPE WITH OWNER
 2. ALL WASTE IS TO BE STORED WITHIN THE EXISTING BUILDING UNTIL THE DAY OF TRASH PICK UP
 3. ALL PAVING, CURBS AND SITE ELEMENTS ARE TO BE INSTALLED PER THE CITY OF ROYAL OAKS ENGINEERING DEPARTMENT STANDARDS. COORDINATE WITH THE ENGINEERING DEPARTMENT AS REQUIRED.
 4. ALL LANDSCAPING (FROM ROYAL OAK ZONING ORDINANCE) TO BE PLANTED BEFORE OBTAINING A CERTIFICATE OF OCCUPANCY
 5. ALL LANDSCAPING AND LANDSCAPE ELEMENTS SHALL BE PLANTED, AND EARTHMOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNER, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEDURES. SALT TOLERANT SPECIES SHALL BE USED IN AREAS THAT ARE SUBJECT TO SALT SPRAY FROM ADJACENT ROADWAYS & PARKING AREAS
 6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT & ORDERLY APPEARANCE & SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL
 7. ALL MATERIALS USED TO SATISFY THE REQUIREMENTS OF CHAPTER 757, WHICH BECOME UNHEALTHY OR DEAD SHALL BE REPLACED WITHIN SIX MONTHS OF DAMAGE OR DEATH OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST
 8. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS SHALL BE INSTALLED, UTILIZED & MAINTAINED IN ORDER TO INSURE THE PROPER WATERING OF ALL PLANT MATERIALS

krieger klatt
 ARCHITECTS
 architecture interiors consulting
 1412 East Eleven Mile Road, Royal Oak, MI 48067
 Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:
 Jonathan Zaiden
 1234 S. Lapeer Rd.
 Lake Orion, MI
 Project:
 Addition / Renovation
 32686 - 32604 Woodward
 Royal Oak, MI
 Issued:
 7-25-2015 Client Review
 10-16-2015 Site Plan Approval
 5-3-2016 Site Plan Approval
 5-23-2016 Site Plan Approval

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:
 Architectural Site Plan

Scale:
 1" = 20'-0"

Project Number:
 15-101

Sheet Number:
C.100

Client:
 Jonathan Zaiden
 1234 S. Lapeer Rd.
 Lake Orion, MI
 Project:
 Addition / Renovation
 32686 - 32604 Woodward
 Royal Oak, MI
 Issued:

7-25-2015 Client Review
 10-16-2015 Site Plan Approval
 5-3-2016 Site Plan Approval
 5-23-2016 Site Plan Approval

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

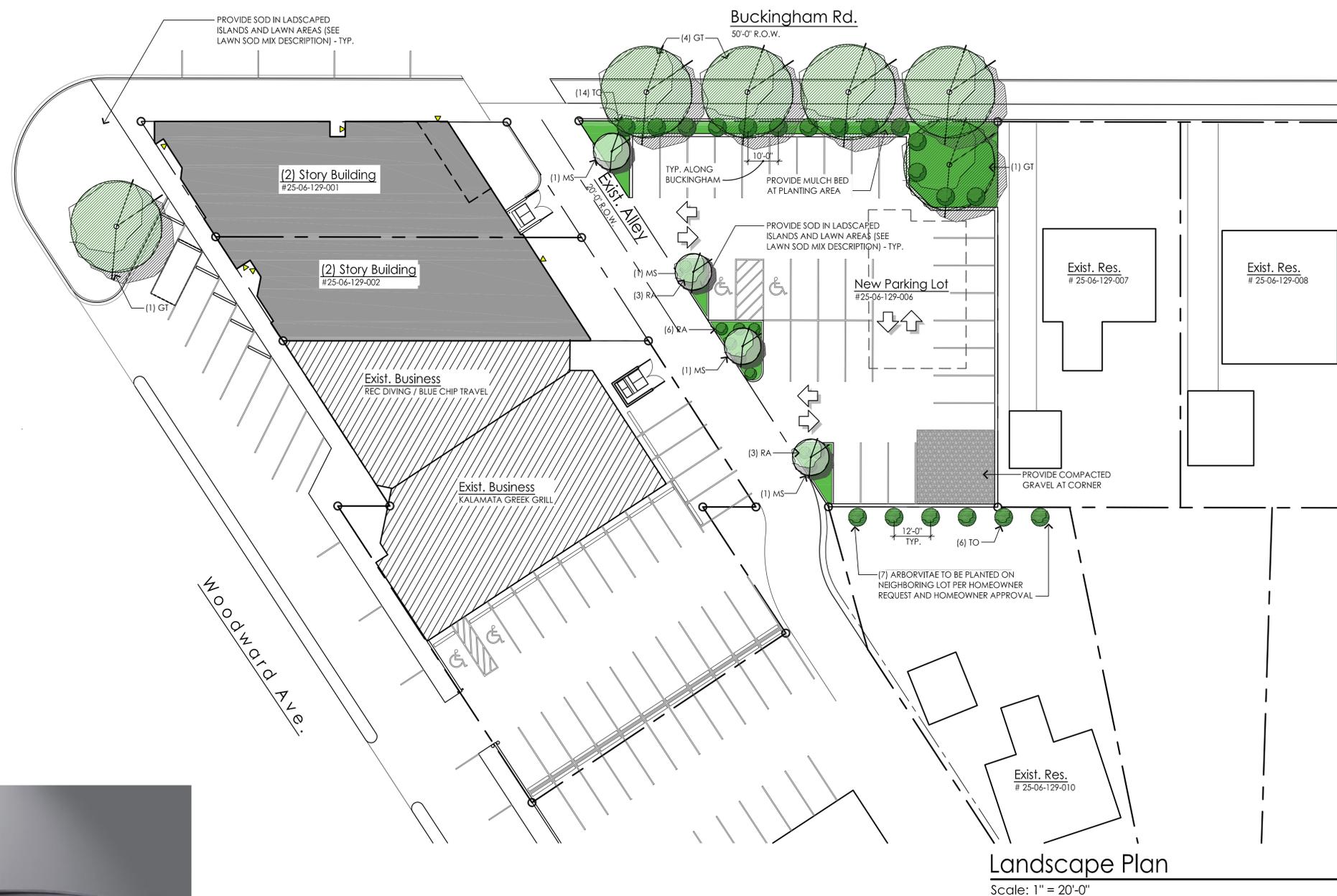


Sheet Title:
 Landscape Plan

Scale:
 1" = 20'-0"

Project Number:
 15-101

Sheet Number:
L.100



Light Fixture 'OA'

Make: McGraw-Edison
 Model: Galleon
 Lamp: LED
 Finish: Bronze
 Height: 15'-0" A.F.G.
 6" Ø Aluminum Pole

Lighting Legend (Parking Lot)			
TYPE	LAMPS	DESCRIPTION	MANUFACTURER
OA	1A LIGHT SQUARES W/ (16) LEDS EA	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70CRL 4000K, 1A LIGHT SQUARES AND V NARROW OPTICS	MCGRAW-EDISON #GLEON-AE-04-LED-E1-SL4HSS

Landscaping Calculations

Total Parking Spaces: 31 Spaces
 Interior Landscaping Required (per §770.90)
 1 Tree / (8) Parking Spaces
 (31) Spaces / 8 = (4) Trees Required
 Lot Area: 12,120 Sq. Ft.
 Required Landscaped Area:
 12,120 Sq. Ft. x .10 = 1,212 Sq. Ft.
 Proposed Landscaped Area: 1,353 Sq. Ft.

Landscape Legend				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TO	20	<i>Thuja occidentalis 'Techny'</i>	Techny Arborvitae	6' - 8' wide
GT	1	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust (seedless)	2 1/2" cal.
RA	12	<i>Rhus aromatica 'Gro-Low'</i>	Grow-Low Sumac	24" hgt.
MS	4	<i>Malus sargentii</i>	Sargent Crabapple	12" wide, 8' hgt.

NOTES:

- ALL TREES ARE TO BE OF GENERALLY ACCEPTABLE VARIETIES AND SPECIES, FREE FROM INSECTS AND DISEASES, HARDY TO OAKLAND COUNTY, ARE TO CONFORM TO THE CURRENT MINIMUM STANDARD OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PROOF OF ANY REQUIRED GOVERNMENTAL REGULATIONS AND/OR INSPECTIONS.
- Lawn Sod Mix:**
 30% PERENNIAL RYEGRASS
 20% PARK KENTUCKY BLUEGRASS
 45% CREEPING RED FESCUE
 5% ANNUAL RYEGRASS

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

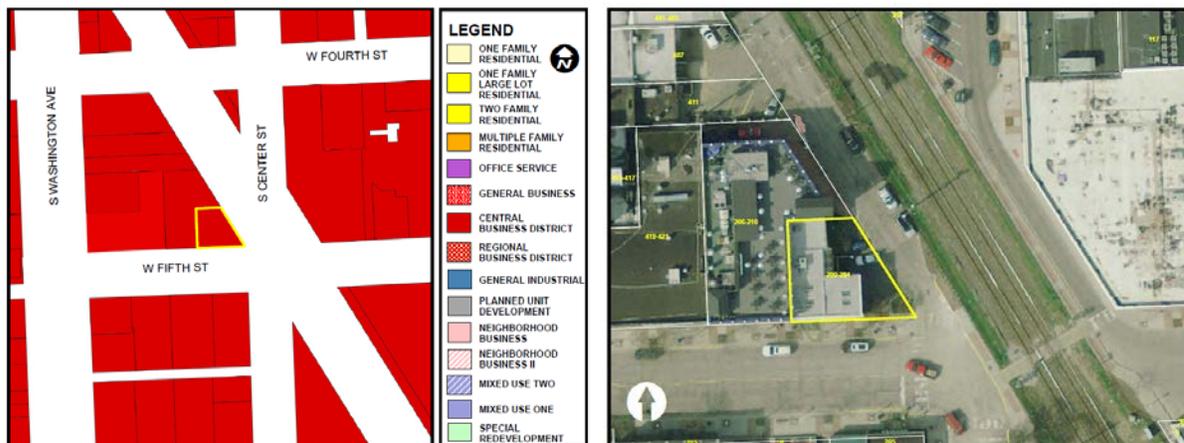
DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: Special Land Use & Site Plan (SP 16-06-15) to modify outdoor dining area of restaurant (Detroit Dogs) at **200 W. Fifth St.** (parcel no. 25-21-237-007)
DDC Devco, Petitioner
D.S. Jean, LLC, Owner
Krieger-Klatt Architects, Inc., Architect

1. Zoning Map & Aerial Photograph



2. Zoning Ordinance Provisions

ARTICLE IV Zone Regulations & General Provisions – § 770-42 Central Business District, (C) Special Land Uses (2): Outdoor café service or dining on private property is a special land use in the Central Business District subject to the requirements in § 770-70, Outdoor Café Service.

ARTICLE V Special Provisions – § 770-70 Outdoor Café Service: This section contains design standards and operational requirements for outdoor café service or dining on private property of a principal use.

3. Compatibility with Master Plan

The future land use for the property is designated as “Central Business District” on the Future Land Use Map of the city’s Master Plan. Areas planned as Central Business District are intended to promote the downtown as a special business area offering a range of convenient retail shops, personal services, housing, restaurants, banks, offices, and other uses. It is designed to provide for and promote a mix of uses that provide convenient pedestrian-accessible shopping along a continuous street frontage.

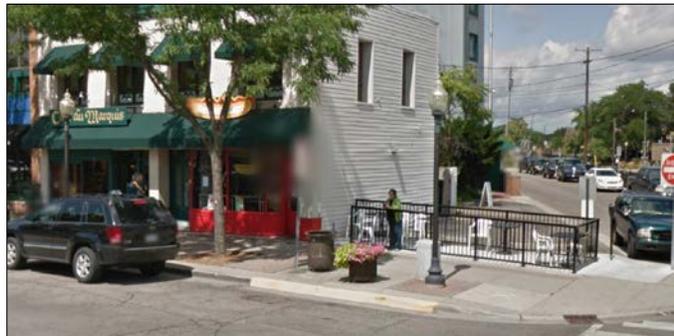
4. Previous Actions

SP 13-08-19 – August 13, 2013: A special land use permit and site plan were approved by the Planning Commission to permit conversion of an existing building into a standard restaurant with outdoor dining (Detroit Dogs).

5. Other Findings

- A. Location & Site Characteristics. The subject property is located at the northwest corner of West Fifth Street and South Center Street immediately west of the Canadian National railroad right-of-way. A portion of the railroad right-of-way along the site's northeast side lot line is used as a public alley. The site contains a two-story building currently occupied on the ground floor by a coffee house (Café de Marquis) and a restaurant (Detroit Dogs) with offices on the second floor.

Between the building and the railroad right-of-way are off-street parking spaces, a loading area, and a screened waste receptacle. The parking spaces are separated from the Fifth Street sidewalk by an outdoor dining area for the restaurant. The outdoor dining area was approved by the Planning Commission in 2013 and replaced two raised beds that were planted with trees.



- B. Proposed Use & Construction. The petitioner proposes to enclose the outdoor dining area on a seasonal basis. Renovations are also proposed to the restaurant's interior floor space and exterior façade. The metal fence currently surrounding the outdoor dining area would be replaced by a three-foot high masonry block wall. A steel tube frame with a corrugated steel roof would be added on top of the masonry wall and connected to the east side façade of the building.

Rolled up clear vinyl panels would be attached to the frame and a temporary door would be installed to allow use of the outdoor dining area during fall and winter months. No heating system for the enclosure is identified on the site plan.

A pedestrian door would be added to the east side façade of the building to allow direct access to the outdoor dining area. An overhead window or door would also be added to the east side façade of the building.

The existing ground level windows on the building's south front façade would be converted into an overhead door. Staff recommends that a three-foot high metal railing be added to the south front façade along the base of the overhead door to prevent chairs, tables, and patrons from spilling over onto the sidewalk and blocking pedestrian traffic. Railings were required for other site plans in the downtown that featured similar doors or windows (Blaze Pizza, Atomic Coffee).

- C. Off-Street Parking & Loading. The area between the building and the railroad right-of-way allows space for loading and waste disposal. The building is located within the Central Business District zone therefore no off-street parking is required although there are parking spaces within this area.

The petitioner initially proposed to place a food truck within this area. Food trucks are defined as a transient merchant under the Zoning Ordinance, a use which is not allowed within the Central Business District. Food trucks are only allowed in zoning districts where transient merchants are either a permitted or special land use, such as the Neighborhood Business and General Business zones.

- D. Stormwater Run-Off. The corrugated steel roof for the outdoor dining area would slope away from the building toward the alley. Stormwater run-off from the corrugated steel roof would not be allowed to drain into the adjacent alley or other properties. The petitioner will therefore need to install gutters as part of the roof and frame of the outdoor dining area to contain stormwater run-off on site.
- E. Result of Approval. If the petitioner's request for a special land use permit is approved then site plan review may proceed.

6. Recommendations

The Planning Commission, at its discretion, may grant special land use permits. Following the required public hearing, the Commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in §770-11, Basis of Determination, which reads as follows:

The Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

- (a) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.*
- (b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*
- (c) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.*
- (d) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.*
- (e) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.*
- (f) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.*
- (g) Will be consistent with the intent and purposes of this Ordinance, and comply with all applicable provisions and standards, which are established for said use by this Ordinance and other applicable codes.*

cc: Mo Asker, DDC Devco
Ryan Kowalski, Krieger-Klatt Architects, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: SP 16-06-15 – Site Plan to modify outdoor dining area of restaurant (Detroit Dogs) at **200 W. Fifth St.** (parcel no. 25-21-237-007)
DDC Devco, Petitioner
D.S. Jean, LLC, Owner
Krieger-Klatt Architects, Inc., Architect

The above-referenced site plan and its associated special land use permit are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. A three-foot high metal railing shall be attached to the south front façade of the building along the base of the overhead door to prevent chairs, tables, and patrons from spilling over onto the sidewalk and blocking pedestrian traffic.
2. Stormwater run-off from the roof of the outdoor dining area shall be contained on site through the use of gutters, downspouts, etc.
3. All food preparation shall take place inside the establishment.
4. No music, intercom, or other noise shall be permitted that impacts adjacent properties.
5. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer.
6. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances. No string lights shall be permitted.
7. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
8. A performance bond shall be posted in an amount to be determined by the Building Official.
9. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

cc: Mo Asker, DDC Devco
Ryan Kowalski, Krieger-Klatt Architects, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

Detroit Dogs

Patio Renovation

200 West 5th St.
Royal Oak, MI 48067

Sheet Index:

G.001	Title Sheet
A.100	First & Lower Floor Plan
A.101	Enlarged Patio Plan & Elevations

Scope of Work:

1. Interior renovation of existing space
2. Installation of new hood
3. New mural on new brick facade
4. New signage
5. New distressed finish on existing facade
6. Relocation of existing equipment per new layout
7. Main entrance relocated to side of building

Building Code Notes:

All work is to comply w/ the 2012 Michigan Building Code, Michigan Mechanical Code, Michigan Plumbing Code & 2014 Michigan Electrical Code

Building Use:	B (Business)
Building Occupancy:	Non-Separated
Neighboring Tenants:	B (Business)
Tenant Area:	410 Sq. Ft.
Neighboring Area (Gross):	1,200 Sq. Ft.
Upstairs Area (Gross):	1,679 Sq. Ft.
Total Building Area (Gross):	3,358 Sq. Ft.
Construction Type:	3B
Sprinkled:	No
Fire Alarm System:	No
Jurisdiction City:	Royal Oak

OCCUPANCY CALCULATIONS		
* OCCUPANCY BASED ON TABLE 1004.1.1, NBC 2009		
ASSEMBLY AREAS	TOTAL (S.F.)	CALC. OCCUPANTS
DINING AREAS 15 SQ. FT. / OCCUPANT	184 SQ. FT.	13
KITCHEN / STAFF AREAS 200 SQ. FT. / OCCUPANT	386 SQ. FT.	3
TOTAL INTERIOR OCCUPANTS * USED FOR EXITING AND EGRESS CALCULATIONS		16

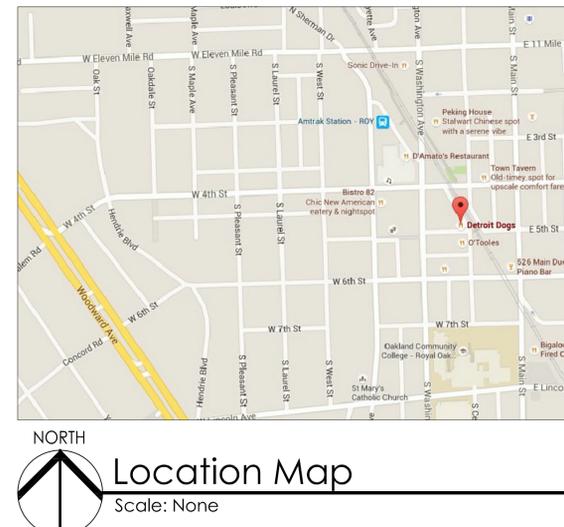


Exterior Rendering

Scale: None

Abbreviations			
A.C.T.	ACOUSTICAL CEILING TILE	FLUOR.	FLUORESCENT
A.F.F.	ABOVE FINISHED FLOOR	FIG.	FOOTING
ALUM.	ALUMINUM	G.C.	GENERAL CONTRACTOR
ANOD.	ANODIZED	GALV.	GALVANIZED
APA	AMERICAN PLYWOOD ASSOCIATION	GYP. BRD.	GYPSUM BOARD
BRD.	BOARD	HGT.	HEIGHT
C. TILE	CERAMIC TILE	INSUL.	INSULATION
CLG.	CEILING	JST.	JOIST
CPT.	CARPET	LAM.	LAMINATE
COORD.	COORDINATE	L.V.L.	LAMINATED VENEER LUMBER
CONC.	CONCRETE	MATL.	MATERIAL
DIA.	DIAMETER	MAX.	MAXIMUM
ELEC.	ELECTRICAL	MECH.	MECHANICAL
EXIST.	EXISTING	MIN.	MINIMUM
EXT.	EXTERIOR	MTD.	MOUNTED
FND.	FOUNDATION	MTG.	MOUNTING
		MTL.	METAL
		NOM.	NOMINAL
		OPNG.	OPENING
		O.C.	ON CENTER
		PLYWD.	PLYWOOD
		PLA.	POINT LOAD FROM ABOVE
		RAD.	RADIUS
		REQ'D.	REQUIRED
		SBM.	SIMILAR
		S.S.	STAINLESS STEEL
		STL.	STEEL
		TYP.	TYPICAL
		UNL.S.	UNLESS NOTED OTHERWISE
		V.C.T.	VINYL COMPOSITION TILE
		W.F.	WIDE FLANGE
		WD.	WOOD

Symbols Legend:			
	CENTER LINE		ADDENDUM
	START OF WORK		BULLETIN
	KEYED NOTE		



NORTH
Location Map
Scale: None

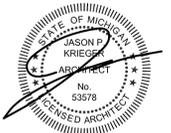
krieger klatt
ARCHITECTS
architecture interiors consulting
1412 East Eleven Mile Road, Royal Oak, MI 48067
Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:
Detroit Dogs
200 West 5th St.
Royal Oak, MI 48067

Project:
Interior Build-Out

Issued:
05.03.2016 SPA
05.20.2016 Permits & Bids
05.23.2016 SPA

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

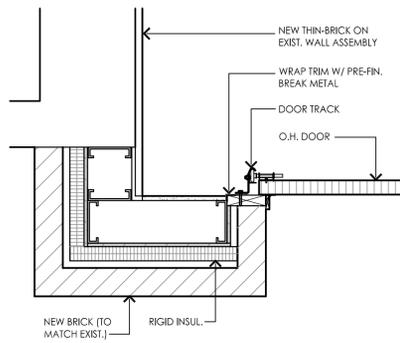
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Title Sheet

Scale:
As Noted

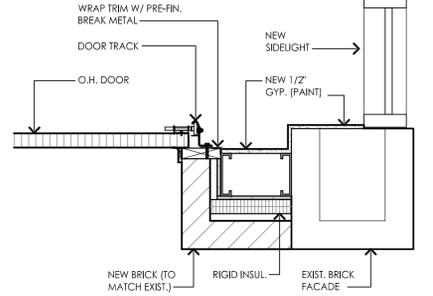
Project Number:
16-056

Sheet Number:

G.001



D-1
A-100
Scale: 1" = 1'-0"



D-2
A-100
Scale: 1" = 1'-0"

Floor Plan General Notes:

- FIELD VERIFY EXISTING ROOF CONDITIONS AND PENETRATIONS PRIOR TO COMMENCEMENT OF WORK.
- PATCH, REPAIR AND CLEAN ALL EXISTING SUB-FLOOR AT ARCHITECTURAL DEMOLITION. UNLESS NOTED OTHERWISE, ALL DAMAGED FLOOR AREAS ARE TO BE FORMED, FILLED AND LEVELED WITH ADJACENT CONCRETE SURFACE.
- NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES OF EXISTING CONDITIONS. THE INTENT IS TO REPAIR THE ROOF AND MAINTAIN EXISTING ADJACENT CONSTRUCTION AND MATERIALS.
- ALL FURNISHINGS ARE TO BE PROVIDED BY TENANT
- PREP. ALL WALLS FOR NEW FINISHES
- ALL NEW WALLS ARE TO RUN TO THE UNDERSIDE OF EXIST. FLOOR FRAMING
- PREP. ALL FLOORING FOR NEW FLOOR FINISH (VER. FINAL SELECTIONS W/ TENANT)
- VER. LOCATION OF SYSTEMS FURNITURE W/ TENANT (PROVIDE POWER AS REQ'D PER SPECS. - NO MORE THAN 1(2) CUBED ON A THREE CIRCUIT CLUSTER)
- VERIFY ALL POWER AND DATA LOCATIONS WITH FURNITURE SUPPLIER PRIOR TO INSTALLATION

DESIGN LOADS:
FIRST FLOOR:
LIVE LOAD: 50 PSF
DEAD LOAD: 15 PSF

SECOND FLOOR:
LIVE LOAD: 40 PSF
DEAD LOAD: 10 PSF

ROOF:
LIVE LOAD: 30 PSF
DEAD LOAD: 15 PSF

FLOOR PLAN HEIGHT NOTES:

- EXIST. CEILING HEIGHT IS TO REMAIN
- ALL DOOR, WINDOW, AND HEADER HEIGHTS ARE TO BE MATCH EXIST. (8'-0" ± U.A.I.D.) NOTE: WINDOWS AND DOORS ARE TO LINE-UP IN THE FINISH. ALL ROUGH FRAMING HEIGHTS ARE TO MATCH

DEFLECTION CRITERIA:

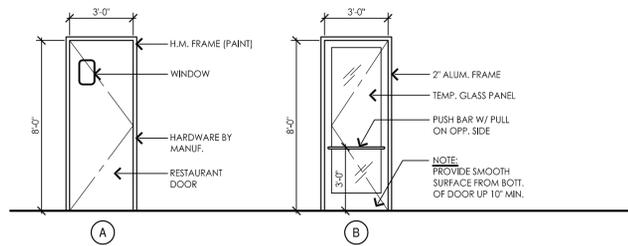
LIVE LOAD MAX. DEFLECTION: L/480
TOTAL MAX. DEFLECTION: L/360
LIVE LOAD MAX. DEFLECTION AT AREAS WITH TILE OR MARBLE FLOORING: L/720

NOTE:

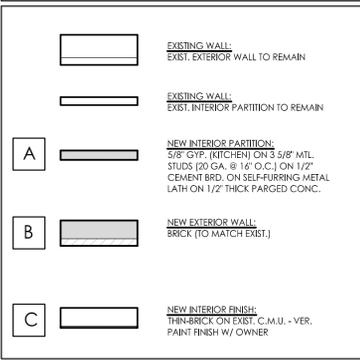
ALL ENGINEERED HEADERS, JOISTS, AND TRUSSES TO BE DESIGNED AND PROVIDED BY MANUFACTURER. CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

Door Schedule

DOOR NO.	DOOR SIZE / LOCATION	DOOR			FRAME		HDWR SET	NOTES
		TYPE	MATL	FINISH	MATL	FINISH		
1	3'-0" X 8'-0" / KITCHEN	A	ALUM.	PRE-FIN.	ALUM.	PRE-FIN.	BY MANUF.	
2	EXIST. / RESTROOM	EXISTING TO REMAIN						
3	3'-0" X 8'-0" / MAIN ENTRY	B	ALUM.	DK. BRONZE	ALUM.	DK. BRONZE	BY MANUF.	
4	TEMP PATIO ENCLOSURE DOOR							



Wall Legend

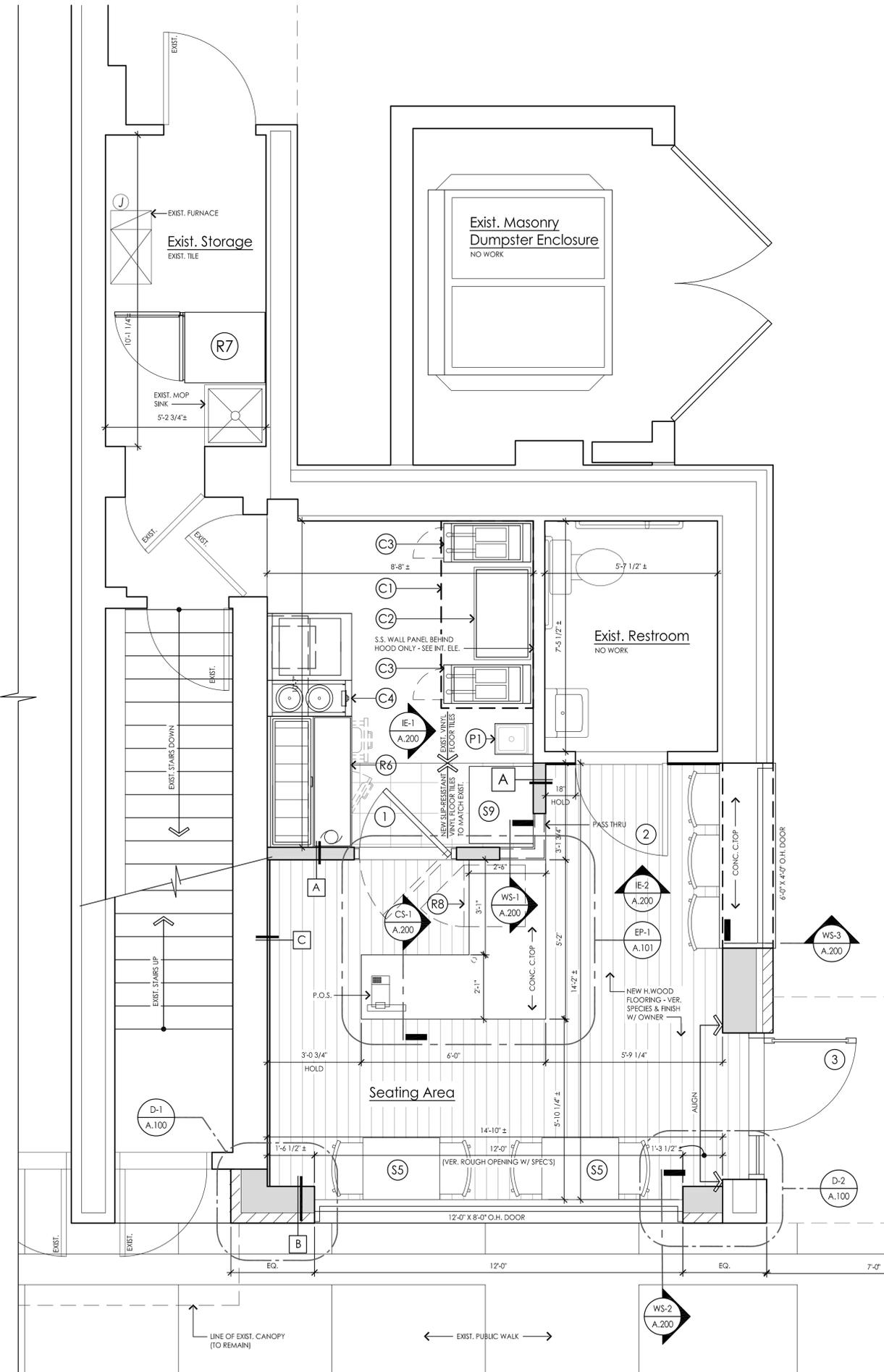


Equipment Schedule

TAG	EQUIPMENT
C1	NEW 6'-0" X 3'-0" HOOD
C2	36" GAS FLAT TOP GRILL
C3	15" GAS FRYER
C4	EXIST. CHILI WARMING COMPARTMENT
S5	DOUBLE STEAM TABLE (SELECTED BY OWNER)
R6	EXIST. SANDWICH PREP. TABLE W/ COOLER
R7	EXIST. SINGLE DOOR COOLER
R8	UNDER-COUNTER REFRIGERATOR (SELECTED BY OWNER)
S9	30" X 24" S.S. TABLE
P1	12" X 15" S.S. HAND SINK W/ SIDE SPLASH GUARDS
BASEMENT	
S10	36" X 24" WIRE FRAME ADJUSTABLE SHELVING UNIT
P11	3 COMPARTMENT SINK
P12	GREECE TRAP
R13	TWO-DOOR REFRIGERATOR
R14	TWO-DOOR FREEZER

NOTE: ALL NEW EQUIPMENT IS BEING SUPPLIED BY THE TENANT. GENERAL CONTRACTOR IS TO VERIFY MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS AND HOOK UPS.

(1) WIRE THRU CONTACTORS FOR POWER SHUT DOWN FOR ALL EQUIPMENT UNDER THE KITCHEN HOODS

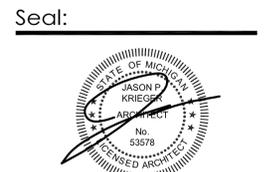


First Floor Plan
Scale: 1/2" = 1'-0"

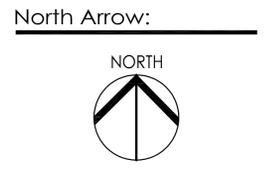
Client:
Detroit Dogs
200 West 5th St.
Royal Oak, MI 48067

Project:
Interior Build-Out

Issued:
05.03.2016 SPA
05.20.2016 Permits & Bids
05.23.2016 SPA



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.



Sheet Title:
First Floor Plan & Schedules

Scale:
As Noted

Project Number:
16-056

Sheet Number:
A.100

Client:
 Detroit Dogs
 200 West 5th St.
 Royal Oak, MI 48067

Project:
 Interior Build-Out

Issued:
 05.03.2016 SPA
 05.20.2016 Permits & Bids
 05.23.2016 SPA

Seal:



Note:
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North Arrow:



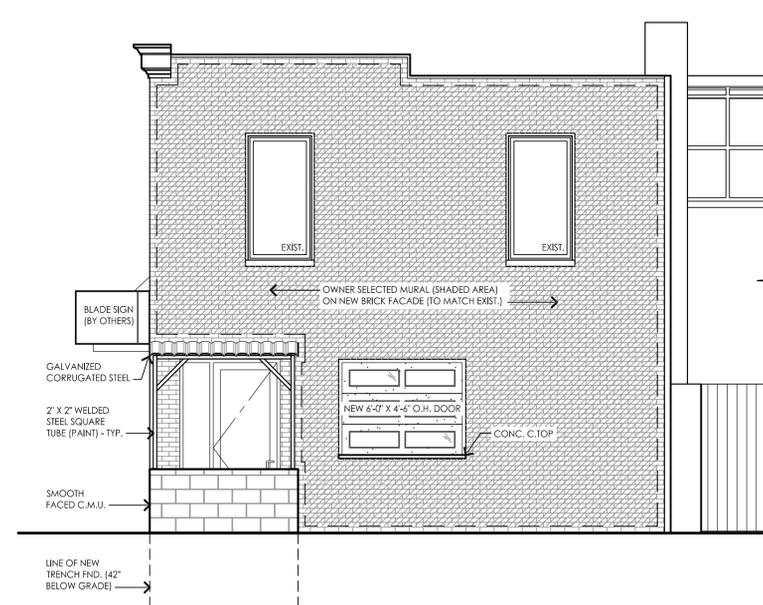
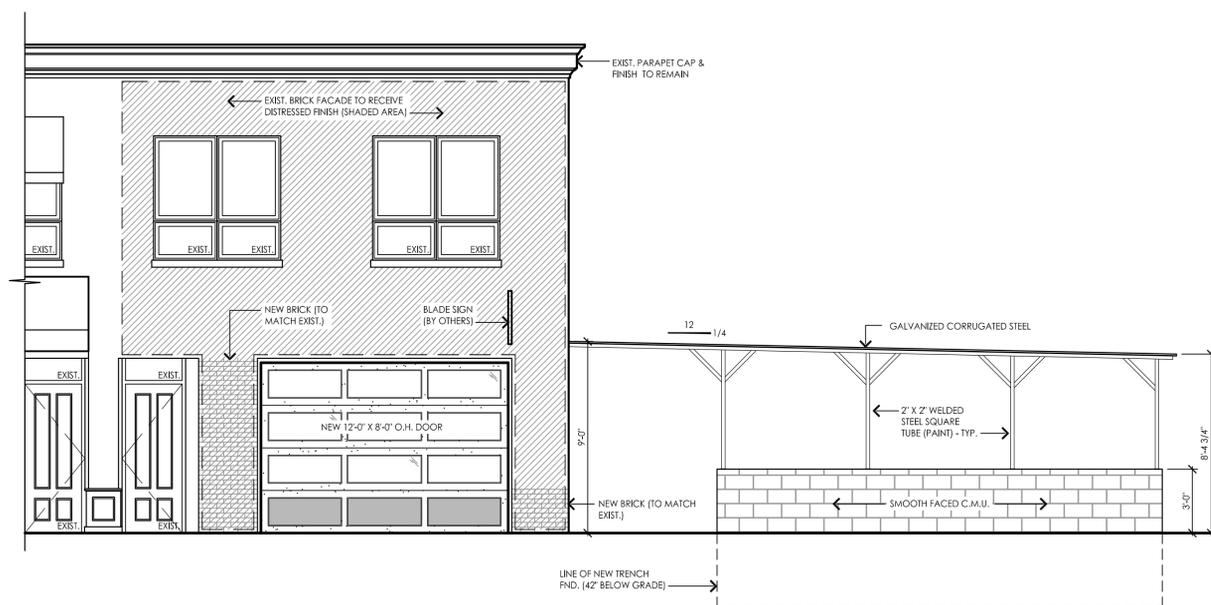
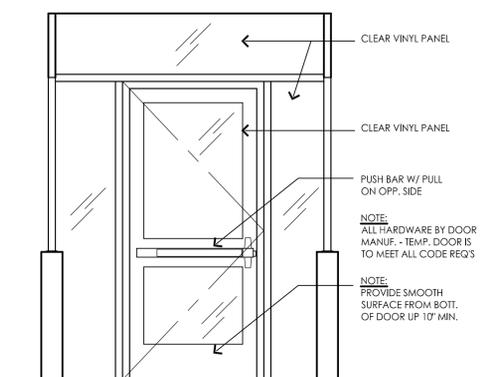
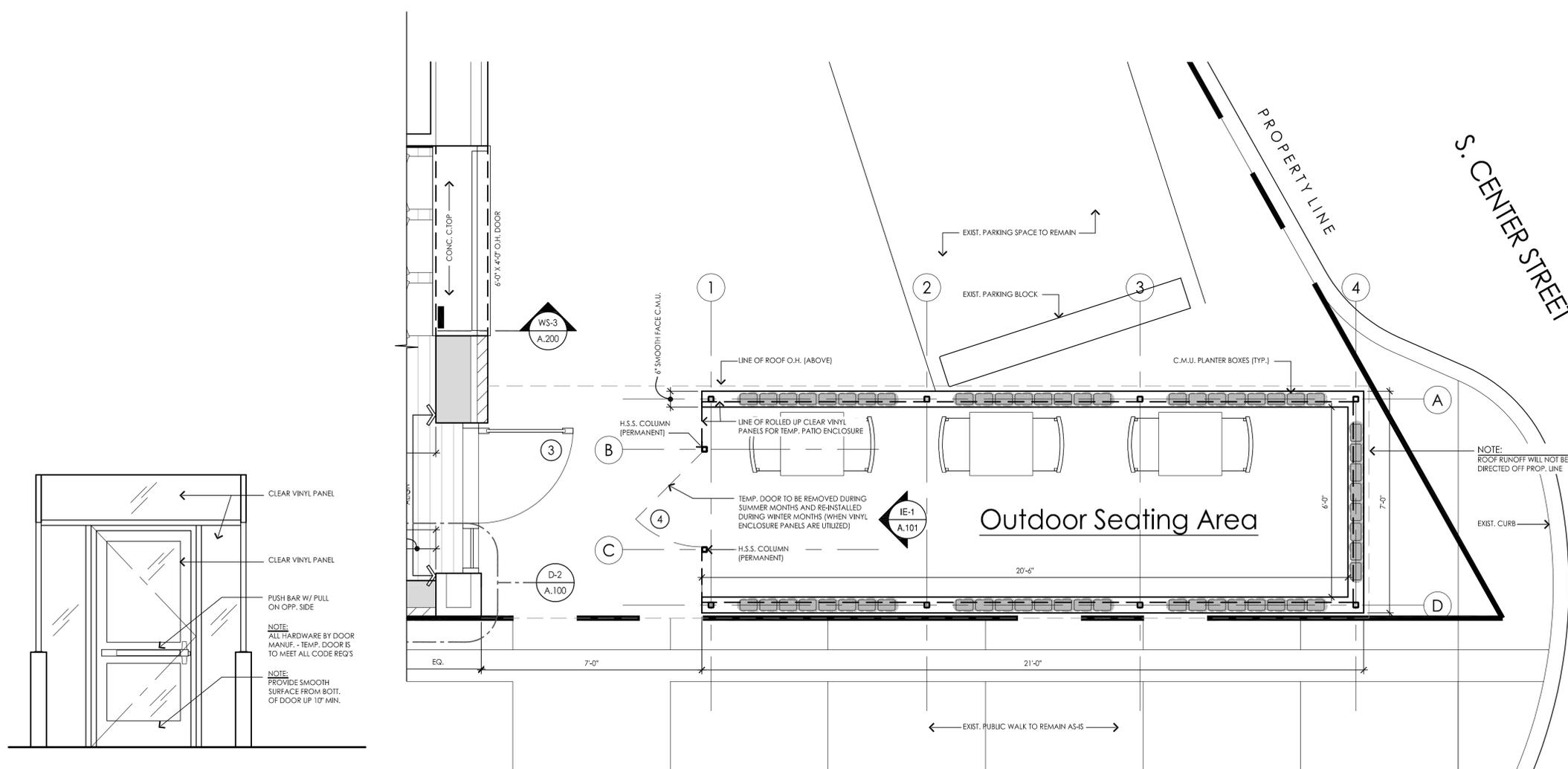
Sheet Title:
 Enlarged Patio Plan & Elevations

Scale:
 As Noted

Project Number:
 16-056

Sheet Number:

A.101



MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: SP 16-06-16 – Site Plan to construct new accessory structure for financial office (RWS Financial) at **1918 N. Main St.** (parcel no. 25-10-351-034)
RWS Financial, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

The above-referenced site plan is scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. The accessory structure shall have minimum north and south side yard setbacks of 10 feet and a minimum east rear yard setback 15 according to § 770-38 (D)(2)(b) and (c) of the Zoning Ordinance, unless alternative setbacks are determined necessary and advisable by the Planning Commission according to subparagraph (D)(2)(d) of that same Zoning Ordinance section.
2. Stormwater run-off from the roof of the accessory structure shall be contained on site through the use of gutters, downspouts, etc.
3. Compliance with the previous site plan approval shall be maintained including all required contingencies (SP 14-10-23).
4. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer.
5. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances.
6. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
7. A performance bond shall be posted in an amount to be determined by the Building Official.
8. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

cc: Rocco Scarsella, RWS Financial
Ryan Kowalski, Krieger-Klatt Architects, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

Client:
RWS Financial
 1918 N Main St., Royal Oak, MI 48073

Project:
New Garage

Issued:
 05/03/2016 Site Plan Approval
 05/23/2016 Site Plan Approval

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



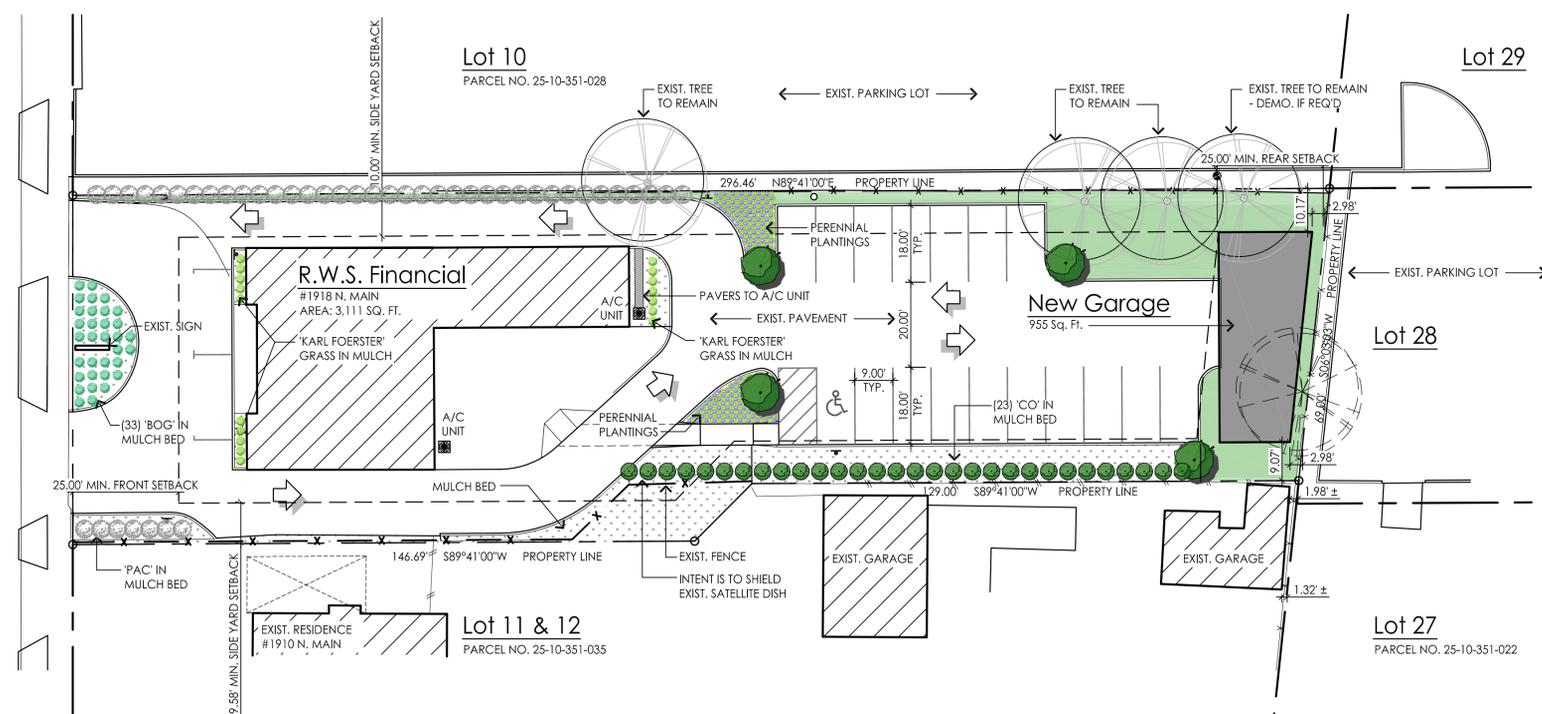
Sheet Title:
Architectural Site Plan

Scale:
 1" = 20'-0"

Project Number:
 14-048

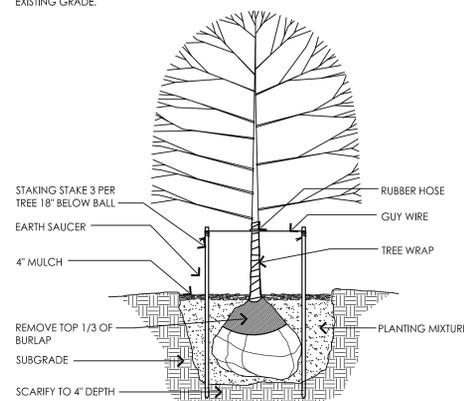
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C.100

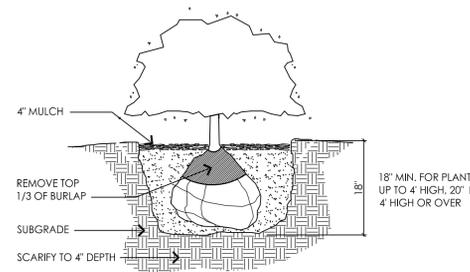


Architectural Site Plan
 Scale: 1" = 20'-0"

- CUT BACK BRANCH SYSTEM AT 25% NEVER CUT LEADER.
- TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.



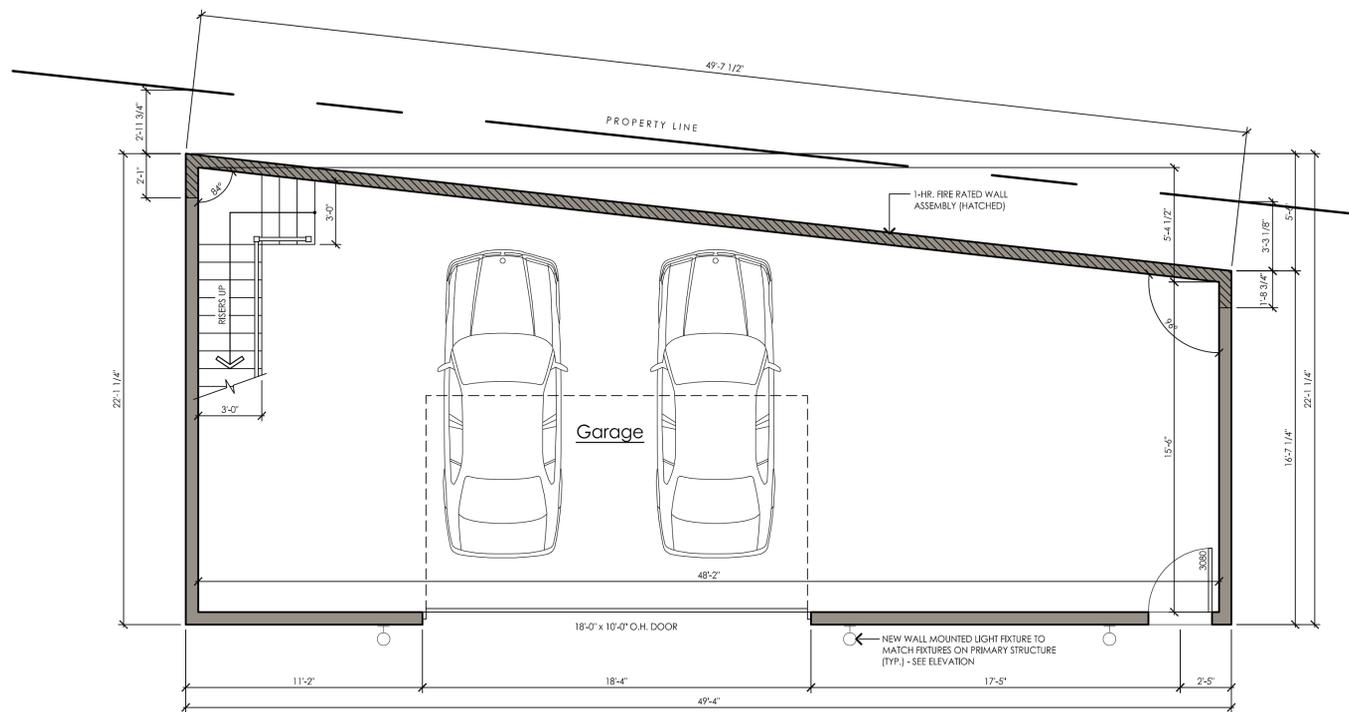
Canopy Tree Planting Detail



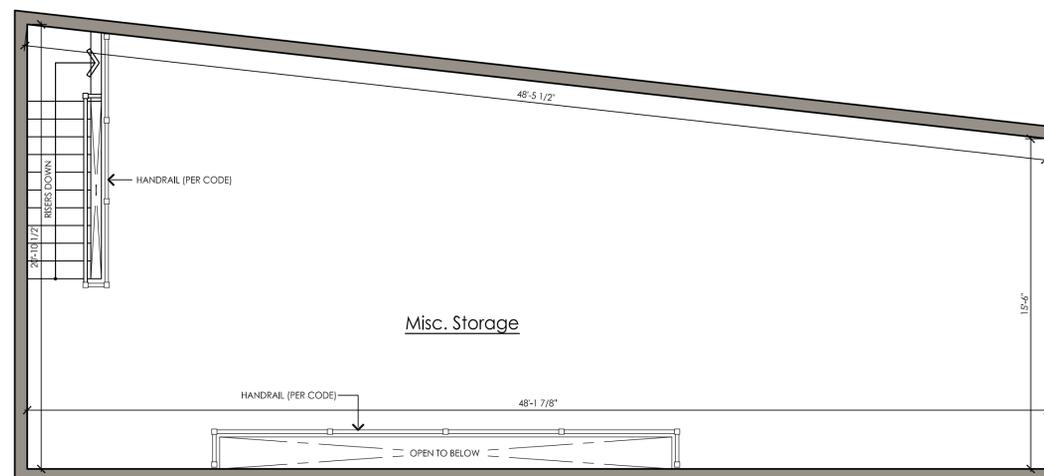
Shrub Planting Detail

Planting Legend			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE		SOD LAWN LANDSCAPE
	PROPOSED FLOWERING PEAR TREE (FPT)		EXISTING BUILDING
	PROPOSED CONCRETE		BUILDING ACCESS
	PROPOSED PLANTINGS (SEE PLAN)		PROPOSED GROUND COVER
	PROPOSED MULCH		PROPOSED PLANTINGS (SEE PLAN)

Landscape Legend				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
JSB	12	Berberis thurgentii	Crimson Pygmy Barberry	24" spr., 3 gal. pot
FPT	4	Pyrus Calleryana	Flowering Pear Tree	1 gal. pot, 30" o.c.
BOG	33	Helictotrichon sempervirens	Blue Oat Grass	2'-3' spread
CO	23	Juniperus scopulorum 'ColoGreen'	ColoGreen Juniper	15'-20' tall
FFR	15	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 1/2' - 2' spread
PAC	N/A	Pachysandra Terminalis	Pachysandra	N/A



First Floor Plan
Scale: 1/4" = 1'-0"



Second Floor Plan
Scale: 1/4" = 1'-0"

Client:
RWS Financial
1918 N Main St., Royal Oak, MI 48073

Project:
New Garage

Issued:
05/03/2016 Site Plan Approval
05/23/2016 Site Plan Approval

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:
Floor Plans

Scale:
1/4" = 1'-0"

Project Number:
14-048

Sheet Number:

A.100

Client:
RWS Financial
 1918 N Main St., Royal Oak, MI 48073

Project:
New Garage

Issued:
 05/03/2016 Site Plan Approval
 05/23/2016 Site Plan Approval

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

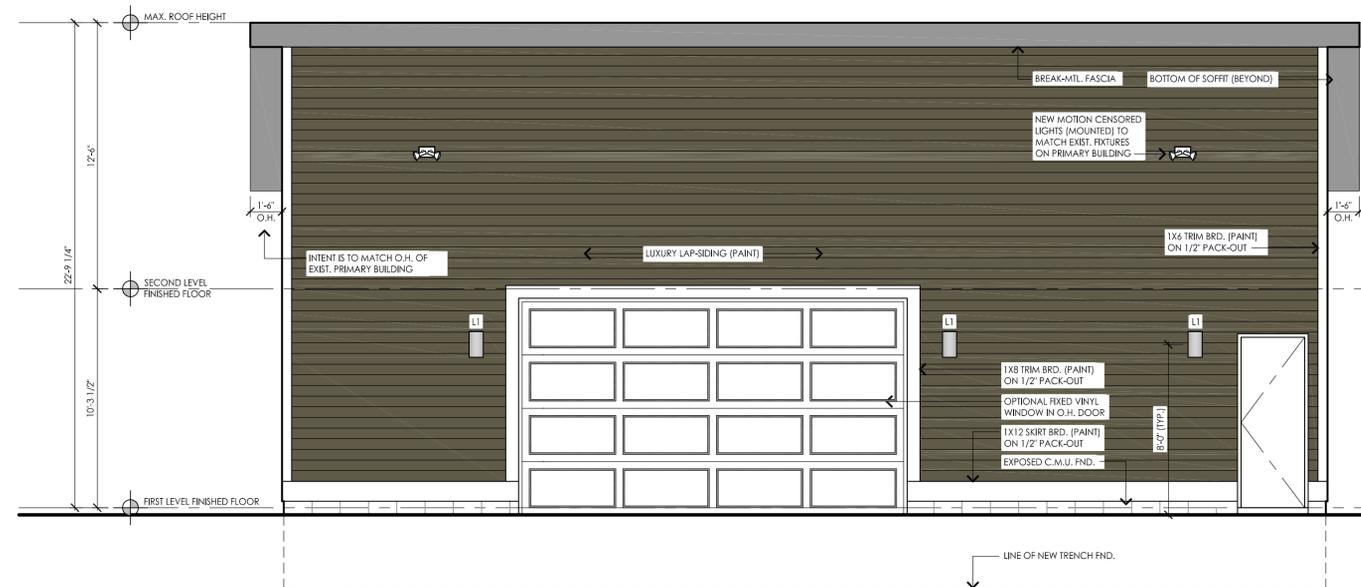
Sheet Title:
Elevations

Scale:
 1/4" = 1'-0"

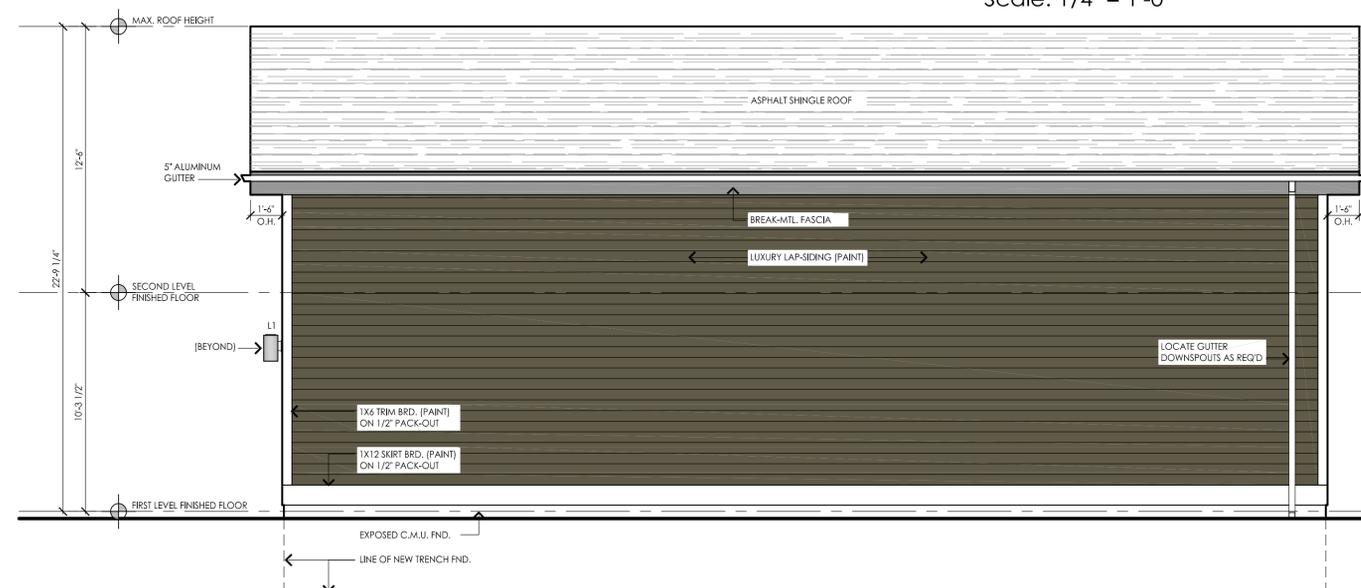
Project Number:
 14-048

Sheet Number:

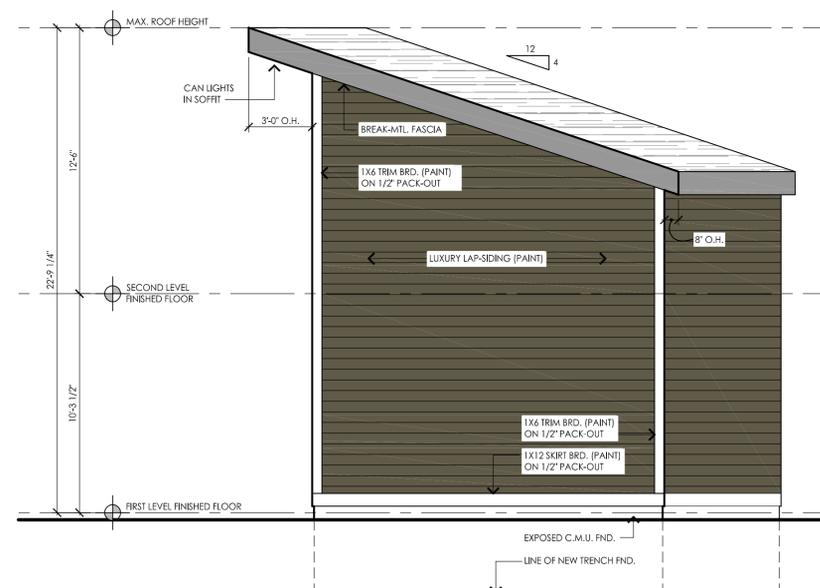
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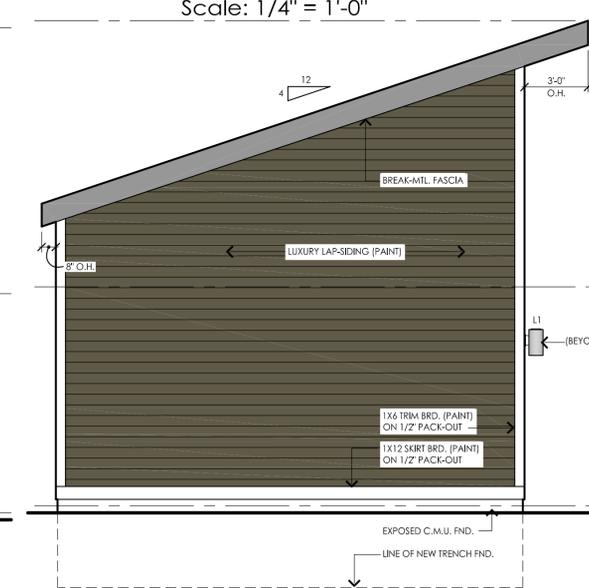
West Elevation
 Scale: 1/4" = 1'-0"



East Elevation
 Scale: 1/4" = 1'-0"



South Elevation
 Scale: 1/4" = 1'-0"



North Elevation
 Scale: 1/4" = 1'-0"



Wall Mounted Light Fixture - "L1"

Make: Atlantic
 Series: Architectural 8"x15" LED
 Model: SLED815
 Lamp: LED
 Height: 8'-0" A.F.G. to midpoint
 Location: As shown on plan & elevations

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: June 14, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: May 26, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: SV 16-06-04 – Sign Variance request to install monument sign for multiple-tenant building at **332 E. Lincoln Ave.** (parcel no. 25-22-302-032) with variance to allow prohibited freestanding sign in Sign Area 4.
6300 Hughes, LLC, Petitioner & Owner
Signs & Engraving II, Inc., Contractor

The above-referenced sign variance application is scheduled for consideration by the Planning Commission at the next regular meeting. The request is from the owner of a mixed-use building located at 332 East Lincoln Avenue. The property is located within Sign Area 4 and must meet the required standards of § 607-13 and all other applicable sections of the Sign Ordinance.

The petitioner applied for a sign permit to install a monument sign displaying the names of the building's various tenants. The permit application was denied by the Building Division because free-standing signs, including monument signs, are specifically prohibited in Sign Area 4 under § 607-12 (A)(2) of the Sign Ordinance.

The sign would have a height of six feet and approximately 32 square feet of sign area. The sign would have an approximate north front yard setback from Lincoln Avenue of only 30 inches but it would not be located within a 10-foot triangular setback required for corner vision clearance under § 770-29 of the Zoning Ordinance.

For comparison, monument signs with a maximum height of five feet, a maximum sign area of 30 square feet, and a minimum setback of 10 feet are permitted within Sign Area 1.

According to § 607-22 (D)(1), the Planning Commission is authorized to grant variances from the strict provisions of the Sign Ordinance "...whereby extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this article."

In order to grant the requested variance, the Planning Commission must determine that the variance, either as proposed by the applicant or as otherwise determined by the Planning Commission based upon the record, is the minimum relief necessary in order to achieve substantial justice. Further, in granting a variance, the Planning Commission must state the grounds upon which it justifies the granting of a variance as outlined below:

The applicant must present evidence to show that, if this article is applied strictly, unnecessary hardship and/or practical difficulties to the applicant will result, and that all eight of the following findings of fact are met:

- (a) *That the property could not reasonably accommodate a sign permitted at that specific location;*
- (b) *That the appeal results from exceptional and unique circumstances peculiar to the property and not from general neighborhood or City-wide conditions, including unique architectural character of the building or innovative techniques that are determined not to be detrimental to the building or the character of the area;*
- (c) *That the sign requested by the variance would not alter the essential character of the area;*
- (d) *That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance include substantially more than mere inconvenience or monetary concern;*
- (e) *That the alleged hardship has not been created by the petitioner or any other person presently having an interest in the property;*
- (f) *That the article's restrictions unreasonably prevent the owner from using the property for a permitted land use;*
- (g) *That the variance would do substantial justice to the applicant as well as to other property owners in the immediate vicinity that would be affected by granting the variance, considering the public benefits intended to be secured by this article, and the individual hardship that will be suffered by a failure of the Planning Commission to grant a variance; and*
- (h) *That a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.*

The Planning Commission must therefore consider one of the following actions: 1) approve the requested variance; 2) approve the requested variance with conditions; or 3) deny the requested variance.

cc: Greg Cooksey, 6300 Hughes, LLC
Elton Topalli, Sign & Engraving II, Inc.

It is recommended that the petitioner or a representative attend the June 14, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.



Royal Oak
**COMMUNITY
DEVELOPMENT**

4/11/16

Signs & Engraving II, Inc.
Elton Topalli
100 West 13 Mile
Madison Heights, MI 48071

Re: 332 East Lincoln Royal Oak, MI 48067 Multiple Tenant Sign

Mr. Topalli,

Based upon the Code of the City of Royal Oak, Chapter 607, Signs, Sign Area #4, the application to install a freestanding sign at the above referenced address has been **denied** due to the following:

Chapter 607-12, Permitted Signs In Sign Area 4, Section A (2), does not permit freestanding signs.

If you have any questions, please do not hesitate to contact me at (248) 246-3230. If you have questions regarding a sign variance, please contact Doug Hedges at (248) 246-3281.

Sincerely,
City of Royal Oak

Kevin Duhonich
Deputy Building Official

HED-400 Flush Face Sign System

Double Post, Double Face, Non-Illuminated, Standard Painted Finish

Sign and Laser Engraving

Quantity: 01

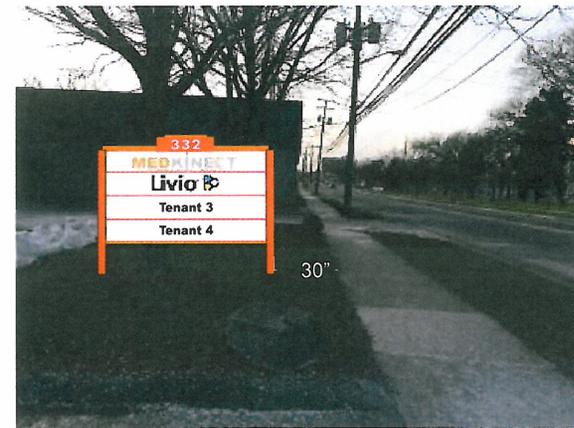
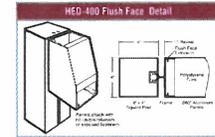
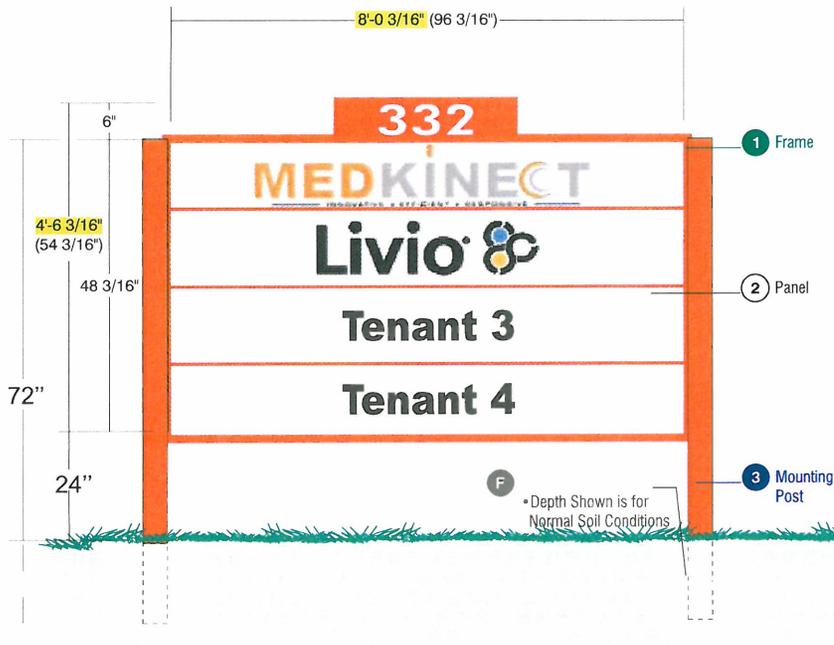
Page 1 of 1

Top View



Side A & B

Side View



Drawing Number	27162-SL
Drawn By	ABS
Date	03.14.16
System	HED-400FF
Quote #	297720
Scale	1/2"=1'
Sales Rep.	Steve Main
Revisions	

Approved



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100 West 13 Mile Madison Hts. MI 48071
Ph.248-577-6191
 Fax.248-577-6453
 info@signsmh.com
 www.signsmh.com

Customer: _____

Job Location: _____

APPROVED AS-IS ACCEPTED BY: _____

NEEDS REVISION

REJECTED

DATE: _____

Please check the spelling, layout, colors and sizing.
 After customer signs off it will begin production AS-IS
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 will not be responsible. City Permits are Not Included

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Designed by: _____

Date: _____

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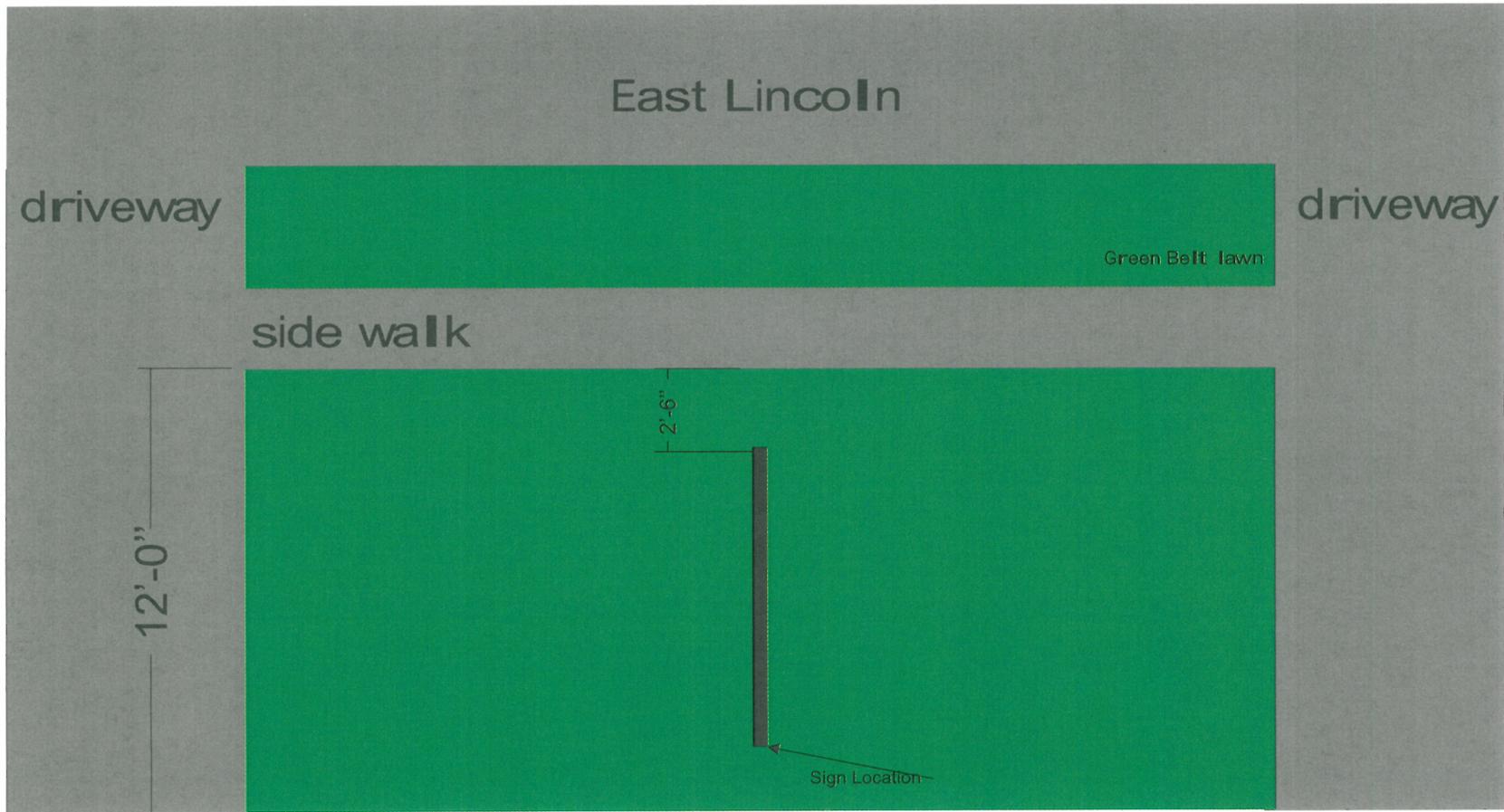

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Ph.248-577-6191
 Fax.248-577-6453
 info@signsmh.com
 www.signsmh.com

Customer:	_____
Job Location:	_____
<input type="checkbox"/> APPROVED AS-IS ACCEPTED BY: _____ <input type="checkbox"/> NEEDS REVISION <input type="checkbox"/> REJECTED	DATE: _____ <small>Please check the spelling, layout, colors and sizing. After customer signs off it will begin production AS-IS show above. if fail to do so Signs & Engraving II Inc. will not be responsible. City Permits are Not Included</small>

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Customer:	File Name:
Job Location:	Designed by:
<input type="checkbox"/> APPROVED AS-IS <input type="checkbox"/> NEEDS REVISION <input type="checkbox"/> REJECTED	Date:
ACCEPTED BY: _____	
DATE: _____	
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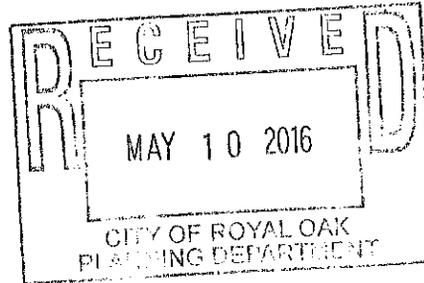
BOARD OF COMMISSIONERS

1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

April 26, 2016

Ms. Nancy Banks, Clerk
City of Southfield
26000 Evergreen Road
Southfield, MI 48076

Dear Ms. Banks:



On Tuesday, April 26, 2016 the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

Sustainable Southfield: A Comprehensive Plan for Now and the Future (Draft March 2016)
(County Code Master Plan No. 16-03)

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed.

On behalf of the Committee, I would like to thank Sarah Mulally, City of Southfield Senior Planner, for attending this meeting. If further documentation is necessary, the unofficial minutes of the April 26, 2016 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-7935 or email me at kapelanskik@oakgov.com.

Sincerely,

Kristen Kapelanski, AICP
Senior Planner

enc.

cc: Linne Taylor, Southfield Png Com Chair
Terry Croad, Southfield Png Dir
Nancy Quarles, Oakland County Bd of Comm
Janet Jackson, Oakland County Bd of Comm
Garth Christie, Redford Twnshp Clerk
Michael Dennis, Redford Twnshp Com Dev Dir
David Allen, Redford Twnshp Png Com Chair
Annette Boucher, Berkley Clerk
Amy Vansen, Berkley Png Dir
David Barnett, Berkley Png Com Chair
David Woodward, Oakland County Bd of Comm
Lesley Carr, Detroit Png Com Chair
Maurice Cox, Detroit Png Dir
Janice Winfrey, Detroit Clerk
Pam Smith, Farmington Hills Clerk



Economic Development & Community Affairs

April 18, 2016

Commissioner Robert Gosselin, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 16-03, Planning & Economic Development Services' review of Sustainable Southfield: A Comprehensive Plan for Now and the Future (Draft March 2016)

Dear Chairperson Gosselin and Committee Members:

The Southfield Planning Commission has prepared a new master plan to replace its Comprehensive Master Plan City of Southfield (adopted in 2009). The following is a review and analysis of the draft plan. The Plan includes text, charts, and maps that describe the existing and desired future development of the community.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Southfield is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 63 days to submit comments on the draft plan. The April 26, 2016 Oakland County Coordinating Zoning Committee (CZC) meeting falls within the 63-day comment period. Neighboring communities also have 63 days to submit comments directly to the City of Southfield and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the City's Director of Planning, the Townships of Redford and Southfield, the Cities of Berkley, Detroit, Farmington Hills, Lathrup Village, Oak Park and Royal Oak, the Villages of Beverly Hills, Bingham Farms and Franklin, Comcast, Consumers Energy, DDOT, DTE Energy, Eight Mile Boulevard Association, Road Commission for Oakland County, SBC/AT&T, SEMCOG and SMART were sent a copy of the draft plan. All of these communities/agencies have received notice of the CZC meeting. Comments have been received from the City of Oak Park and Village of Franklin and are attached.

Public Participation Process

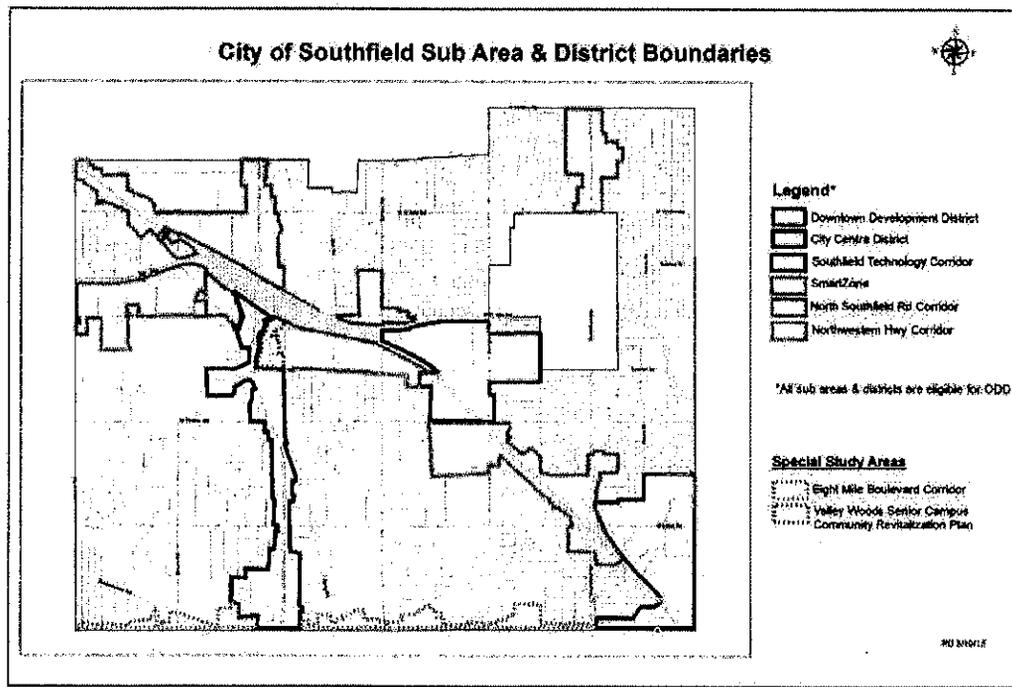
A concerted effort was made to solicit input with emphasis placed on enabling residents to participate at the time that most accommodated their schedule. This was accomplished using the social media platform *MindMixer*, "...a website which allowed participants to get engaged and interact in a variety of ways. Community members, including residents, employees, students and visitors were invited to engage in a two-way dialogue with City leaders, vote in polls and earn rewards. Contrary to the traditional public meeting, participants could choose the day and time they wanted to participate." (Page 99) Comments were solicited on twenty separate topics during a five month engagement period. Numerous public workshops and information meetings were also held to gather input from the general public as well as specific stakeholder groups (homeowner's associations, administrators, elected and appointed officials, etc.).

L. Brooks Patterson, Oakland County Executive
2100 Pontiac Lake Rd., Bldg. 41W | Waterford, MI 48328-0414
(248) 858-0721 | www.oakgov.com

growth: Technology-Based Businesses, Health Care and Wellness Industries and Automotive-Research & Development. Five goals are listed focusing on workforce development, economic diversification, the development of economic partnerships and increased competitiveness in targeted business areas. Several programs intended to spur economic development are included as options businesses in Southfield can pursue, including the Property Assessed Clean Energy (PACE) initiative, the Southfield Brownfield Authority and tax abatements.

The majority of the City is developed, with only 4% of the total land area remaining undeveloped in 2015. Most of that developed land (39%) is currently used for single-family residential. With the exclusion of road rights-of-way, the next largest land use is Commercial/Office at 12.5%. Multiple-Family Residential and Public/Institutional uses comprise about 8% of the total land use. The remainder of land is used for Industrial (2.5%), Recreation/Conservation (4.8%), Transportation/Utility (1.4%), Vacant (4.4%) and Water (0.6%). When compared to the County as a whole, Southfield has higher concentrations of Commercial/Office and Multiple-Family uses and a lower concentration of Recreation/Conservation uses.

The plan identifies six subarea districts and two special study areas which are outlined on the map below along with one other study area, which is not shown on the map.



The Downtown Development District is bounded by Mount Vernon to the north, Greenfield Road to the east, Eight Mile Road to the south and Southfield Road to the west. The Southfield Downtown Development Authority was established in 1988 to stabilize the area through "...redevelopment and renovation, landscaping and infrastructure improvements, and strategic planning and design..." (Page 210). The Plan provides a demographic breakdown and lists several goals focused on infrastructure, aesthetics, economic vitality and marketing of the area. The planned demolition and redevelopment of the former Northland Mall property is highlighted as well.

A detailed study of the City Centre District provides demographic breakdowns, land use statistics, conceptual designs and implementation strategies for the area roughly bounded by Evergreen Road, Northwestern Highway Service Drive and Eleven Mile Road/I-696 Service Drive as well as the Southfield

The Plan concludes with chapters on Public Infrastructure, Public Facilities and Services and Implementation. Southfield has put substantial effort into improving their Stormwater Management Practices and Systems in recent years, with a focus on Low Impact Development (LID) as a way to encourage improved natural environments. Roads in the City are mostly under the jurisdiction of either the Road Commission for Oakland County (RCOC) or the City, with a minority established as private roads. The Plan emphasizes the need for expanded non-motorized connections throughout the City, as indicated by the included Non-Motorized Transit map. Public facilities, public safety departments and educational facilities are described in detail and recommendations to build on their current successes are outlined.

The last part of the Plan text focuses on the implementation of the themes detailed throughout the document. Action items are listed under the following themes: Livable Built Environment, Harmony with Nature, Resilient Economy, Interwoven Equity, Healthy Community, Responsible Regionalism, Active Living, Low Impact Design, Social Capital, Smart Growth, Urban Agriculture, Food Systems, Aging in Community Policy, Hazard Mitigation, Public Art, Economic Development, Housing, Land Use, Redevelopment Ready and Zoning Plan. While detailed strategies are provided, no timeline or responsible department for achieving each action item is noted.

Future Land Use Map

The Future Land Use map is included on Page 121. The largest planned land use is residential. Four residential designations are shown on the map: Low-Density Single Family, Moderate-Density Single Family, Low-Density Multiple Family and Moderate-Density Multiple Family.

Low-Density Single Family, described as single-family homes on lots that are a half acre or larger, is generally located west of Telegraph and south of Eleven Mile Road. There are additional pockets of this designation in other select areas of the City. Moderate-Density Single Family is located in virtually all areas of the City and the majority of single-family homes in the City fall into this classification, with lots ranging from 7,500 sq. ft. up to 20,000 sq. ft. Low-Density Multiple Family encompassing townhouses and multiple-family units under two stories is distributed throughout the City, mostly along major roads and abutting non-residential areas. Also located on major roads (i.e. Telegraph and Greenfield) or near activity nodes (i.e. Northland Mall and Providence Hospital), Moderate-Density Multiple Family includes all multiple family developments greater than two stories with an expected density of 30-60 units per acre.

The Local Mixed-Use classification is primarily located at or near the intersections of Mile Roads and north/south arterials and along portions of Twelve Mile Road, Greenfield Road, Southfield Road and Ten Mile Road. A mixture of neighborhood commercial, office and service uses are intended with a limited amount of accessory multiple-family. Regional Mixed-Use is centered around activity nodes, including Northland Mall and along portions of Eight Mile Road, Northwestern Highway and Telegraph Road, north of I-696.

The service drives of I-696 and M-10 and the American Commerce Center on Eleven Mile Road are shown as Office/Research. This category includes corporate headquarters, research facilities, bio-tech uses and limited industrial research operations.

Several parcels of Medical/Educational are shown, mostly on the west side of Lahser Road, south of Ten Mile Road. This designation includes the existing Straith Hospital facility but does not include Lawrence Tech, Oakland Community College or Providence Hospital, which are part of the City's sub-area plans.

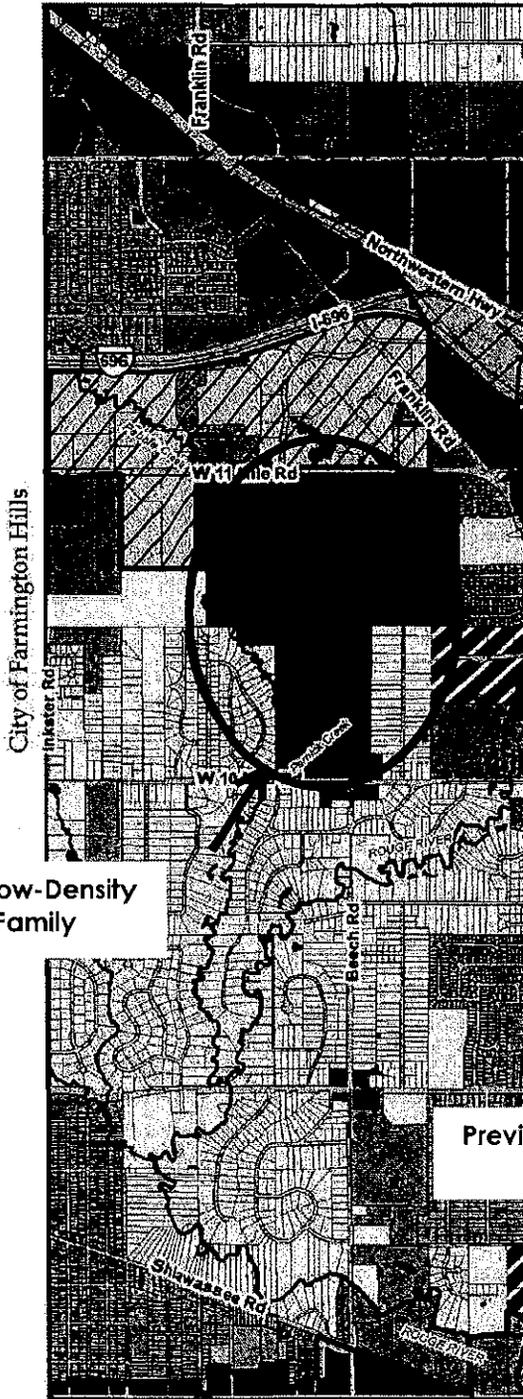
Light Industrial uses are generally located in the southern half of the City off of Eight Mile Road, Lahser Road, East Street, Keefer/Hazelhurst and Mapleridge Avenue. Industrial uses are limited to three areas on the north side Eight Mile Road, east of Lahser Road, east of Evergreen Road and west of Beech Road.

Southfield

the center of it all™

Sustainable Southfield p 7-2: Future Land Use

Village of Franklin



Water

- Low-Density Single Family**
Single family homes on lots 20,000 sq. ft. or larger, permits complementary small scale institutional uses.
- Moderate-Density Single Family**
Single-family homes on lots less than 20,000 sq. ft., permits complementary small scale institutional uses.
- Low-Density Multiple Family**
Townhouses & multiple-family units, generally under 2 stories.
- Moderate-Density Multiple Family**
Multiple-family units over two stories.
- Local Mixed-Use**
Primarily business in nature, mixtures of neighborhood commercial, service and office with accessory multiple-family uses.
- Regional Mixed-Use**
Primarily business in nature, mixtures of large scale commercial, service and office with accessory multiple-family uses.
- Office/Research**
Corporate and medical offices, research facilities, television studios.
- Medical/Educational Institutions**
Hospital and college campuses.
- Light Industrial**
Wholesale, warehouse and industrial operations with minimal external impacts.
- Industrial**
Wholesale, warehouse and industrial operations.
- Public Park**
City owned or operated recreation facilities and open space.
- Private Parks and Recreation/Cemeteries**
Privately owned or operated recreation facilities and open space.
- AS (Mixed-Use)**
 - Southfield Technology Corridor**
Concentrated corridor consisting of high-tech office and research, with some support commercial interspersed.
 - City Centre District**
Mixed-use area including universities and colleges, that serves as the community meeting place or heart of Southfield.
 - North Southfield Road Corridor**
Diverse area that contains a mix of small cultural retail and services.
 - Downtown Development Authority District**
Regional node for shopping, office, and healthcare services.
 - Proposed City Centre District**
 - Northwestern Highway Corridor**
 - Smart Zone District**
- STUDY AREAS**
 - Eight Mile Blvd Corridor**
 - Valley Woods Senior Campus Community Revitalization Plan**

Previously Low-Density Single Family

Previously called Cornerstone Development Authority Subarea

New designations

Coordination with Surrounding Community Boundaries

Under state law, the County's review is required to include a statement indicating whether the proposed plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide the City of Southfield with comments if they have any concerns.

North Boundary – Villages of Franklin, Bingham Farms and Beverly Hills and Southfield Township:

The Village of Franklin Michigan 2015 Master Plan Update was adopted in October 2015. The City of Southfield shares its southern border from Inkster Road to Telegraph with the Village of Franklin. In this location there is no road that forms the boundary between the two communities so the back yards of the homes in Franklin abut the parcels in the City of Southfield. Franklin has planned this entire border for single family residential of varying densities (22,500 square feet to 65,000 square feet). Southfield has planned this border for a variety of uses. Starting at Inkster and Northwestern Highway, Southfield has indicated the Northwestern Highway Corridor subarea, then one parcel of Moderate-Density Single Family followed by Low-Density Multiple Family both east and west of Franklin Road. Adjacent to this is Low-Density Single Family and then the Northwestern Highway Corridor subarea along Telegraph Road. Franklin definitely has less intensive land uses planned along its border with Southfield, where large scale commercial, office and service uses are allowed within the Northwestern Highway Corridor classification. While this is not a completely compatible border, Southfield's planned land uses represent existing conditions. From the aerials, it also appears that there is sufficient buffering between residential and non-residential uses due to vacant lots and existing vegetation. The Franklin Master Plan proudly states that "There is a significant contrast between the physical appearance of Franklin and those communities that border it." (Page 50) This border area with the City of Southfield is an example of this contrast. Franklin very clearly wishes to retain residential land use along its borders to provide a distinct entry into the community so this inherent land use difference is by design.

The Village of Franklin sent a letter stating "The Village of Franklin Master Plan, and each Master Plan before it, has designated the future land use of the western Telegraph Road frontage, as Low-Density Residential and Medium Low-Density...Please keep this important element of the Franklin Future Land Use Plan in mind in your future efforts to encourage regional mixed use redevelopment along the Telegraph Road corridor north of I-696." The letter is attached.

The Village of Bingham Farms 2014-2015 Master Plan Update was adopted in March 2015. The City of Southfield shares a border with the Village of Bingham Farms east from Telegraph Road to Bingham Farms' eastern municipal boundary (west of Lahser Road). Along Telegraph Road, Southfield has planned for Northwestern Highway Corridor subarea. This is adjacent to Commercial in Bingham Farms. Both of these classifications allow for large scale commercial, office, and service uses making the eastside of Telegraph consistent in the uses allowed. Adjacent to their commercial frontage, the City of Southfield has planned for Low-Density Multiple Family. This is adjacent to High Density Residential to the north in Bingham Farms. The remainder of the border is planned for Low-Density Single Family (20,000 square foot lots or larger) in Southfield and Low Density Residential (0.7 dwelling units/acre) in Bingham Farms. While lot sizes are larger in Bingham Farms, this is a very consistent border.

The Coordinating Zoning Committee reviewed the draft Village of Beverly Hills Master Plan in December of 2015. It has not been adopted but should be in the near future. This boundary analysis is based on the draft plan. The City of Southfield shares its northern border from just west of Lahser Road to Greenfield Road with the Village of Beverly Hills. The Southfield Future Land Use map shows most of this border as Moderate-Density Single Family Residential with a small area of Low-Density Single-Family Residential west of Lahser Road and between Southfield Road and Greenfield Road. Likewise, Beverly Hills has planned most of this border for residential, High Density east of Southfield Road, Low Density between Southfield and Evergreen, and Estate Density west of Evergreen.

Shopping is on either side of Nine Mile. Office & Service uses and General Business are indicated for the remainder of the east side of Greenfield Road. The existing and planned uses in both communities are similar and consistent with the character and development of the area. For these reasons, this boundary is compatible.

The City of Oak Park sent a letter noting the Planning Commission did not find the draft plan to be inconsistent with the plan of Oak Park. The letter is attached.

West Boundary: City of Farmington Hills:

The City of Farmington Hills Master Plan for Land Use was adopted in 2009. Southfield shares its entire western border with the City of Farmington Hills. Farmington Hills has this boundary mainly planned for either Single-Family Residential or Single-Family Cluster. Exceptions to this are at Northwestern Highway where Small Office is planned; at I-696 where Small Office is planned for the area north of the expressway; on the south side of Ten Mile Road where Quasi-Public is planned; and at Eight Mile Road where Non-Center Type Business is planned. The Southfield Future Land Use Plan map shows much of this border is also planned for Single Family Residential. Exceptions to this are Northwestern Highway Corridor subarea, Low-Density Multiple Family and Local Mixed-Use between Northwestern Highway and Twelve Mile Road; SmartZone District subarea on the south side of I-696; SmartZone District subarea and Low-Density Multiple Family on the south side of Eleven Mile Road; a small area of Low-Density Multiple Family Residential on the south side of Nine Mile Road; and Eight Mile Boulevard Corridor special study area along Eight Mile Road. While the border is not entirely consistent, the Future Land Use maps represent existing conditions, and there is general compatibility at the border.

South Boundary: City of Detroit and Redford Township:

The City of Detroit is in the process of reimagining their land use visions. The most current Future Land Use map was amended in November 2014. Southfield shares most of its southern border along Eight Mile Road with the City of Detroit, extending from Greenfield Road west to about Garfield. Southfield has planned for the Eight Mile Boulevard Corridor along most of this shared border, with the exception of the area between Southfield Road and Greenfield Road, which is planned for Downtown Development District. The City of Detroit has planned almost exclusively for Thoroughfare Commercial along this stretch of Eight Mile with a few parcels of Recreation and Medium Density Residential centered around Telegraph Road.

Southfield shares a small portion of its southern border with Redford Township, from Five Points to Inkster Road. In this area, Southfield has planned for the Eight Mile Boulevard Corridor and Redford has planned a mix of commercial and industrial uses. This is a very compatible border.

Internal to the City: City of Lathrup Village:

The City of Lathrup Village Master Plan Update 2014 was adopted in November 2014. Lathrup Village is completely surrounded by the City of Southfield. For most of the border, Southfield is planning for Moderate Density Single Family Residential (lots less than 20,000 square feet). This coordinates well with Lathrup Village's eastern, southern, and western border where either Single Family Residential or Multiple Family Residential is planned. Southfield is planning for Low Density Multiple-Family Residential adjacent to the Institutional/Public planned at Lathrup Village's northwest corner.

Along Twelve Mile Road, Lathrup Village has planned for Institutional/Public at the western edge then mainly Office for the rest of the frontage. This is compatible with the Local Mixed-Use and North Southfield Road subarea that Southfield has planned on the north side of Twelve Mile nearest Southfield Road. Further west of Southfield Road, the City of Southfield has planned for Moderate Density Single Family Residential, which should be compatible with the office use. At the Southfield Road intersection Lathrup Village is planning for commercial uses.

Oakland County Planning Resources

The Oakland County Department of Economic Development & Community Affairs (EDCA) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the Planning Division (a division of the EDCA). Current participation in Planning Division programs and opportunities for future involvement are noted on the right of the chart. Additional information on all EDCA programs can be found at www.oakgov.com/advantageoakland.

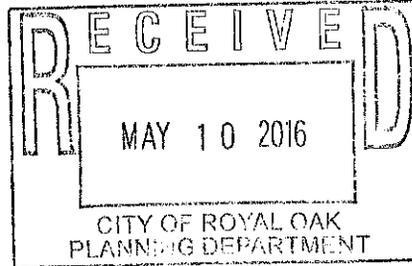
Program	Mission	City of Southfield Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.	The City of Southfield Master Plan notes the preservation of green infrastructure and development of sustainable landscapes as key themes. County staff members are able to act in a supporting capacity with grant application identification and natural resource protection.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	The City of Southfield Master Plan includes several references to historic preservation, in particular noting the importance of redevelopment that is cognizant of the mid-century modern architecture in the Northwestern Highway Corridor. County staff members are able to act in a supporting capacity with grant application identification, façade update design, etc.
Land Use & Zoning Services	Prepare and provide land use, zoning and master plan reviews for communities to enhance coordination of land use decision-making.	The City of Southfield submits Master Plan updates and amendments for County review and boundary coordination as they are prepared. County-wide land use maps and statistics are also available.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	The City of Southfield is not presently an MSOC member. As the City's plan aims to enhance and further develop the Downtown and City Centre areas, it may be appropriate for the City to consider participating as an MSOC member.
One Stop Ready (OSR)	Encourage communities to capitalize on their strengths and refine their economic development processes to implement their community vision.	The City of Southfield currently participates in the OSR Program and many of the program's recommendations are in line with the Implementation and Toolkit strategies included in the Master Plan.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The Master Plan emphasizes the importance of non-motorized connections and facilities and includes strategies that could be used to successfully implement those recommendations. Participation in TWLA connects cities with like-minded communities and non-motorized planners. The County fully supports the expansion of non-motorized facilities and can aid the City in non-motorized planning efforts through education and the identification of potential funding sources.



BOARD OF COMMISSIONERS

April 26, 2016

Ms. Aileen Dickson, Clerk
City of Troy
500 W Big Beaver
Troy, MI 48084



1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

Dear Ms. Dickson:

On Tuesday, April 26, 2016 the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

**City of Troy Master Plan
(County Code Master Plan No. 16-02)**

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed.

If further documentation is necessary, the unofficial minutes of the April 26, 2016 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-7935 or email me at kapelanskik@oakgov.com.

Sincerely,

Kristen Kapelanski, AICP
Senior Planner

enc.

cc: Donald Edmunds, Troy Png Com Chair
Ben Carlisle, Carlisle Wortman & Assoc
Wade Fleming, Oakland County Bd of Comm
Brent Savidant, Troy Png Dir
Gary McGillivray, Oakland County Bd of Comm
Robert Gosselin, Oakland County Bd of Comm
Bob Blanchet, Clawson Png Com Chair
Jim Albus, Clawson Bldg & Zng Dir
Vidya Krishnan, McKenna Assoc Inc
G. Machele Kukuk, Clawson Clerk
Cheryl Printz, Madison Heights Clerk
Andy Wakeland, Madison Heights Png Com Chair
James Schafer, Madison Heights Com Dev Dir
Clyde Esbri, Royal Oak Png Com Chair
Melanie Halas, Royal Oak Clerk
Timothy Thwing, Royal Oak Png Dir



April 18, 2016

Commissioner Robert Gosselin, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 16-02, Planning & Economic Development Services' review of the City of Troy Master Plan (Draft February 2016)

Dear Chairperson Gosselin and Committee Members:

The Troy Planning Commission has prepared a new master plan to replace its City of Troy Master Plan (adopted in 2008). The following is a review and analysis of the draft plan. The Plan includes text, charts, and maps that describe the existing and desired future development of the community.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Troy is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 63 days to submit comments on the draft plan. The April 26, 2016 Oakland County Coordinating Zoning Committee (CZC) meeting falls within the 63-day comment period. Neighboring communities also have 63 days to submit comments directly to the City of Troy and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to Troy's Planning Director, the Cities of Clawson, Madison Heights, Royal Oak, Auburn Hills, Rochester Hills, Warren, Birmingham and Sterling Heights, the Townships of Shelby and Bloomfield, the Southeast Michigan Council of Governments (SEMCOG) and the Macomb County Department of Planning and Economic Development were sent a copy of the draft plan. All of these communities/agencies have received notice of the CZC meeting. Comments have been received from the Shelby Township and are attached.

Public Participation Process

Public involvement is discussed in the Introduction chapter of the Master Plan. A concerted effort was made to solicit input from a variety of groups, building on the efforts of the Master Plan workshop conducted as part of the previous 2008 Master Plan. Four forums were held to solicit opinions from the Real Estate community, High School students, Neighborhood Association representatives and Baby-Boomers and Seniors ('Boomers and Shakers'). The Move Across Troy Symposium focused on transportation and pedestrian options along and across Big Beaver Road where the City seeks to create "...a corridor that not only carries a high volume of vehicles, but is walkable, hosts continuous pedestrian activity, and provides a variety of transportation options." (Page 8)

In addition the text notes that, "The Plan was further inspired by the efforts of the Troy Futures Group; an organization of motivated "civic entrepreneurs" who collectively developed a document entitled "Vision 2020." Troy Futures consisted of over 150 volunteers who served on seven separate task forces eager to work on important issues such as infrastructure, community image, lifestyles, learning, mobility, the role of Troy in the region, and economics." (Page 2)

L. Brooks Patterson, Oakland County Executive

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- Upgrading office and industrial buildings to provide spaces with the needed technology for emerging sector businesses

Housing for new and current residents is addressed in the plan. The Housing chapter looks at housing demand for the two ends of the demographic spectrum—young workers and those 65+. To accommodate both of these groups, the plan places an emphasis on “Missing Middle Housing,” defined as small single-family homes, duplexes, fourplexes, lofts, etc. that encourages walkability, integration with the surrounding neighborhoods, community space and quality design. This section stresses the need for more affordability with the City, which could be addressed through the creation of missing middle housing types. The plan states, *“The City should continue to protect homeowners and the character of residential neighborhoods, while providing new opportunities and greater flexibility. Supporting townhomes and other multi-family housing options as infill development will allow residents to transition through the various housing types while staying rooted in the Troy community.”* (Page 59)

The plan also introduces the concept of ‘visitability,’ used to describe *“...basic, affordable design options which broaden the equity in housing accessibility without necessarily stressing full accessibility for persons with disabilities or older adults.”* (Page 63) Developing new homes with features like wide hallways and no-step entrances broadens the market for these homes to include disabled and elderly residents, and allows even younger, non-disabled residents to “age in place.”

The bulk of the plan is made up of a series of Special Area Plans geared towards areas of the City where significant development or redevelopment is expected to occur. Where this is likely, *“...special area plans provide an illustrative framework to guide development in a way that fosters a sense of place and establishes community identity in key locations.”* (Page 105) These plans also include potential development concepts, an action plan and implementation strategies.

The Rochester Road Special Area Plan focuses on the area of Rochester Road between Wattles Road and Hartland Drive, just north of Big Beaver. The plan enumerates several priorities and strategies to create a unified corridor/streetscape while also ensuring development and redevelopment remains compatible with the adjacent residences.

The Maple Road Special Area Plan seeks to reinvigorate the corridor *“...with less focus on land use, and more focus on quality development, business incubation, creation of anchors, and reinvestment through entrepreneurship...”* (Page 141) High quality commercial/mixed-use development should be encouraged at proposed development nodes including Maple Road’s intersections with Coolidge, Crooks, Livernois, Rochester/Stephenson, John R and Dequindre. Districts of compatible industrial uses between these nodes could be enhanced by improvements in public infrastructure (i.e. sidewalks, stormwater management, etc.). Flexibility in zoning is important for more challenging sites. Lastly, pedestrian amenities should be upgraded as a way to further strengthen the corridor. Specific locations for improved pedestrian crossings are noted as are existing sidewalk gaps. Missing sidewalk segments on the south side of the road present an opportunity to work with the City of Clawson to create a continuous pedestrian corridor.

The area of North Troy is the business and employment center for the north side of the City and as such the overriding land use is a mix of mid-rise office buildings and large office towers developed in a campus like setting with little to no ‘after-hours’ uses or pedestrian connectivity. The Special Area Plan looks to introduce convenience uses (i.e. restaurants, retail, etc.), improved pedestrian facilities and promote residential infill where appropriate. Creative programming efforts and placemaking initiatives, such as wayfinding signage, health and wellness programming for area employers and mobile food vendors will add further vibrancy to North Troy.

interaction. "Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space. Nodes should be generally confined to a 1,000 foot radius from a major intersection. The nodes provide uses and spaces that attract and welcome neighborhood residents." (Page 78) In the plan, each node is individually noted with a description of specific uses, considerations and character appropriate for that node.

Big Beaver Road is envisioned as a "World Class Boulevard." The key findings of the Big Beaver Corridor Study are included in this master plan. The City should capitalize on Big Beaver's existing high quality collection of signature office and retail uses to make it a more distinctive gateway into the City, consisting of unique mixed use developments with strong components of residential use. The boulevard should have significant landscaping, walkability, and public art. As redevelopment occurs, buildings should be located closer to the road, and height is encouraged in certain locations. The plan references the Big Beaver Development Code, which is used to regulate the specifics of building design and location.

The *Rochester Road* classification extends along the frontage of Rochester Road for a little over four miles from South Boulevard to just south of Big Beaver Road. An emphasis on mixed use will replace the current orientation of highway commercial uses. Main features of the road will be coordinated stormwater management, access management, and native landscaping. "The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard...New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature." (Page 87)

The *Maple Road* classification extends along the frontage of Maple Road from Crooks to just east of Rochester Road. This area is primarily industrial but could transition to a more eclectic mix including loft style residential units and mass transit stops. Three to four story buildings with open floor plans could be appropriate, although heights should be limited to two stories adjacent to the single family residential north of Maple Road.

South John R. Road is the southern gateway into the City of Troy and extends from Fourteen Mile Road to Maple Road along John R. Oakland Mall is a major destination in this area. If redevelopment should occur in this area, the plan identifies site and building guidelines to encourage a walkable, mixed use development where natural resource restoration may be possible. Redevelopment could entail retail, office, and higher density residential of three to six stories in height with a mass transit stop.

Northfield is between Long Lake and Square Lake Roads at I-75 in the northwest part of the City. This district along with the *Smart Zone* below is designed to provide locations for the employment of the desired knowledge workers. Medical and professional offices, related service uses and research uses are the prime land uses planned for this area.

The *Smart Zone* is a prime location for high-technology uses, including light industrial, office, and research and development. This district has high visibility along I-75 and extends from Big Beaver to Fourteen Mile Road. Because there are some vacant and underutilized parcels in this area, opportunities exist for new buildings set within a campus like setting. Amenities like pedestrian walkways, landscaped drainage areas, and mass transit stops are part of the concepts for this district.

Automall is a small area on Maple Road between Coolidge and Crooks Roads where a great variety of auto dealerships are located. The City intends to maintain this unique niche land use in this location.

The *Transit Center* is located in the far southwestern corner of Troy adjacent to the City of Birmingham. The Troy Transit Center described earlier is the central focus of this area around which a mixed use district can develop. The Oakland/Troy Airport is also within this district and contributes to the multi-modal orientation desired by the City. "The combination of air, rail, bus and non-motorized transportation in one

Coordination with Surrounding Community Boundaries

Under state law, the County's review is required to include a statement indicating whether the proposed plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide the City of Troy with comments if they have any concerns.

North Boundary – City of Rochester Hills: The City of Rochester Hills Master Land Use Plan 2007 was adopted in February 2007. Troy shares its entire northern border with the City of Rochester Hills. Single Family Residential is the dominant land use planned by the City of Troy along this border, with Neighborhood Nodes (mixtures of commercial, office, and/or multi-family uses) shown at major intersections. From the western edge to Crooks Road, Rochester Hills has planned for a large area of Business/Flexible Use 1 at Adams Road, and then alternating areas of Park/Public Open Space, Residential 4 (4 dwelling units/acre), and Private Recreation/Open Space, terminating at a small node of Business/Flexible Use 1 and 2 at Crooks Road. In this area, Troy has planned for Single Family Residential except for two areas of Recreation and Open Space directly opposite land planned for either public or private open space in Rochester Hills and a Neighborhood Node at Crooks Road. The Business/Flexible Use 1 at Adams Road in Rochester Hills is intended to be a mixed use area of low intensity. Flexible 1 uses of residential, public, institutional and office should be compatible with the Single Family Residential in Troy.

East of Crooks, the Rochester Hills plan shows Residential 4 extending to a node of Business/ Flexible Use 1 at Livernois Road and then Residential 3 (3 dwelling units/acre) east to an area of Office at Rochester Road. In this area, Troy has planned for Single Family Residential except for Neighborhood Nodes at Livernois and Rochester Roads. East of Rochester Road, Rochester Hills has planned for a limited area of Residential 3 and then a narrow band of Office extending south along the M-59 Expressway to Dequindre Road. Troy again has planned for Single Family Residential in this area except for a Neighborhood Node at John R Road. Between John R and Dequindre, Troy has a large area of Recreation and Open Space (City Park) and Public and Quasi-Public (Detroit Water Station). This portion of the border is compatible.

East Boundary – City of Sterling Heights: The Master Land Use Plan 2005 City of Sterling Heights was adopted in July 2005. Troy shares its entire eastern border along Dequindre Road from South Boulevard to Fourteen Mile Road with the City of Sterling Heights. Dequindre is also the dividing line between Oakland County and Macomb County. Troy has planned for mostly Single Family Residential along this border except for Neighborhood Nodes (mixed commercial, office, or multi-family uses) at the Mile Roads and more intense uses both at the northern and southern corners. At Dequindre and South Boulevard, the City of Troy has Public and Quasi-Public planned (the Detroit Water utility site and the Beaumont Health Care Campus). At the southern border near Fourteen Mile Road, the City of Troy has 21st Century Industrial planned; industrial uses currently exist in this area.

Similarly, the City of Sterling Heights has Neighborhood Residential planned for most of this border except for more intense uses at the Mile Roads. Most of these Mile Road intersections contain a mixture of Office, Local Commercial, and/or NR-Moderate Density Residential. These classifications appear to be compatible with most of the Neighborhood Nodes planned in the City of Troy. Two Mile Road intersection locations in the City of Sterling Heights have larger, more intensive uses planned. At Dequindre and South Boulevard, Sterling Heights has planned for Transition and Office uses. The plan indicates future uses in the Transition classification will depend on the characteristics of that site. In this particular location, County staff feels the Office and Transition uses can be compatible with the hospital campus and water utility site in Troy. At Dequindre and Big Beaver (Metropolitan Parkway in Sterling Heights) Sterling Heights has planned for a large area of Regional Commercial and NR-Moderate Density Residential. This represents an existing shopping center and multi-family development. Overall, the boundary appears to be compatible.

of Troy. The City of Birmingham envisioned this area transitioning to a mixed use district. This is compatible with the vision the City of Troy has for The Transit Center. Land uses around the Troy Transit Center are intended to be higher-intensity mixed uses in a walkable environment. This border is very compatible.

West Boundary – Bloomfield Township: The Charter Township of Bloomfield Master Plan Update was adopted in March 2007. Troy shares its western border along Adams Road with Bloomfield Township. This border, which extends from South Boulevard to just south of Big Beaver, is almost entirely planned for Single Family Residential in Troy. The only exceptions to this are a small area of Public and Quasi-Public between I-75 and Square Lake Road and a small area of Recreation and Open Space about one-half mile south of South Boulevard. Single Family Residential is also the dominant land use planned by Bloomfield Township with a few exceptions. One exception is an area planned for Office between I-75 and Square Lake Road, adjacent to the Public and Quasi-Public in Troy. Another exception is an area of Multiple Family Residential on Big Beaver just west of Adams. Bloomfield Township also has planned for an area of Attached Single Family Residential (no density given) north of the expressway and four areas of Institutional/Civic at various locations along the border. This is a very compatible border with a shared residential focus.

County Property – Oakland/Troy Airport: The Oakland/Troy Airport is located in the southwest corner of the City in the area of the Troy Transit Center. The plan identifies the airport as a "critical part of the Transit Center" because it provides for another mode of transportation in this district. While new two to four story buildings are envisioned in this district in the future, it is acknowledged that building height has to meet Federal Aviation Administration requirements. Uses and concepts put forth in The Transit Center classification description are compatible with the continued operation of the Oakland/Troy Airport.

Analysis

The plan contains a lot of background material on a variety of topics and photographs and graphics help convey the type of new uses and character desired. This is important because educating residents will be a critical part of implementing this plan. Some major changes are proposed that will have a significant impact on the look and feel of the City. There is relatively little vacant land left in the City so much of what is envisioned in the plan, particularly in the areas of the four Special Area Plans, will be realized through redevelopment.

The main goal of this new master plan is to re-invent strategic parts of the City and most of these areas do about single family residential on their periphery. In addition, the new uses and new types of residential units proposed are intended to attract more residents and workers into Troy, possibly adding to traffic congestion and other impacts. Based on the public input cited in the plan, there is support for these changes. The changes are designed to make Troy a more vibrant city with definite urban characteristics. Continued engagement of residents in discussions on the future of Troy will help make this plan successful.

Lastly, a zoning plan as required by the Michigan Zoning Enabling Act (PA 33 of 2008) is absent from the City of Troy Master Plan. A zoning plan should be included showing how proposed future land use categories correspond with existing zoning districts identified by the City's zoning ordinance.

Conclusion

Based on the review of the surrounding communities' master plans, the City of Troy Master Plan is not inconsistent with the plan of any city, village, or township that received notice of the draft plan. Shelby Township sent comments and they are attached.

Oakland County has not prepared a countywide development plan, so there is no countywide plan to which to compare the City of Troy Draft Master Plan.

Oakland County Planning Resources

The Oakland County Department of Economic Development & Community Affairs (EDCA) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the Planning Division (a division of the EDCA). Current participation in Planning Division programs and opportunities for future involvement are noted on the right of the chart. Additional information on all EDCA programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	City of Troy Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.	The City of Troy Master Plan supports redevelopment that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification and natural resource protection.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	The City of Troy Master Plan does not specifically identify any historic sites. However, the Plan does note that the area of Livernois Road and Square Lake Road does contain historic structures and that adaptive reuse or relocation of these structures should be considered before demolition. County staff is able to assist with potential design concepts for adaptive reuse of historic structures.
Land Use & Zoning Services	Prepare and provide land use, zoning and master plan reviews for communities to enhance coordination of land use decision-making.	The City of Troy submits Master Plan updates and amendments for County review and boundary coordination as they are prepared. County-wide land use maps and statistics are also available.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	The City of Troy is not presently an MSOC member and does not presently have a traditional downtown area that would lend itself to inclusion in MSOC.
One Stop Ready (OSR)	Encourage communities to capitalize on their strengths and refine their economic development processes to implement their community vision.	The City of Troy is an active participant and leader in the OSR Program.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The Master Plan emphasizes the importance of non-motorized connections and includes strategies that could be used to successfully implement those recommendations. Participation in TWLA connects cities with like-minded communities and non-motorized planners. The County fully supports the expansion of non-motorized facilities and can aid the City in non-motorized planning efforts through education and the identification of potential funding sources.