

## Eddington Boulevard Synopsis

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- The un-platted R-4 zoned vacant property in Section 23, had six parcel numbers. At this time the City lists the following four parcel numbers: 15-23-152-022, 15-23-152-023, 15-23-301-002, and 15-23-301-023. The site, except for the Fifth Third Bank (1.6 acres), remains undeveloped. The City's early documentation shows vacant land being 23 acres, and present day documentation as high as 28 acres has been printed. To date this site has no formal approves and has no site plan.
- G&V owns the vacant land between Eddington Farms and Rochester Road. They developed Eddington Farms about 1984 and granted new home owners via a plat agreement ingress/egress for a MDOT compliant main entrance which helped market the homes of Eddington Farms.
- G&V had control of this development and decided the location of the homes and streets. The vacant property was to be developed at a later time. The property is a narrow strip of land fronting Rochester Road with the Honeywell Drain and dedicated wetlands. Eddington Property Owners Association (EPOA) has invested in maintaining a nice marker for the identity of Eddington Farms. The City has supported the creation of entranceways to foster this identity and sense of community. In addition, to creating Eddington Farms identity, the entranceway promotes safety and efficient as an "offset driveway" (or a priority B) form of construction from the Rochester Road Access Management Plan Sept 27, 2011.
- G&V benefitted during the Planning Commission meeting when it was stated that there was no need to redo the Public Hearing notice due to a "misprint" of B2 as the site was under the protection of the PUD going forward. However, the B2 zoning was reflected in the following Master Plan for Land Use and provided arguments for the land owner during the 2013 rezoning of this property.
- The City appears to believe G&V cannot or will not develop their vacant property on their own. The Administration has emboldened G&V to use their land for a service drive and to develop a new four-way intersection at Drexelgate, at taxpayers' expense. It may be these agreements out of public view that has created G&V lack of willingness to develop a site plan. Two City Council members have publicly stated that it would be justified to use more than a half million dollars more in taxpayer's money for G&V's

vacant land of four parcels. MDOT'S Oakland TSC appears comfortable simply saying "at no cost to MDOT."

- Neither the City nor G&V has recognized Eddington Farms or the HOA as a partner.
- There are multiple memos from MDOT on the impact of light placement for G&V site. MDOT is a moving target of current conditions. The review of communication on this topic of key elements will be completed.
- The level of justification, to close Eddington Blvd present location has been to increase safety. The bottom line is the City of Rochester Hills wants to vacate Eddington Blvd and give property to G&V to aid them financially with marketing their private property. The City is attempting to vacate Eddington Blvd and give it to a private land owner against the platted agreement of granting each of the 305 homes its use as an egress and ingress to and from the Eddington Farms subdivision.
- The phone conference of August 28, 2014, with Tony Kratofil, MDOT, showed an agreement to do a complete "engineer study" of the road segment. This would be the first time this kind of data was collected. During the conversation the residents were given a voice in the decision making while shifting the focus from serving G&V's property to one of safety on M-150 and the entire community it serves.
- The TIS was written with the PUD replacing a "site plan" and with the statement of the site being fully built-out in 2014.
- The City Attorney states the use of dirt piles at the end of Eddington could be done to start the new service drive construction to avoid taking legal action against the homeowners. This would leave Eddington with one exit where the City's standard is two. This obviously increases potential safety issues, EMS/Fire/Police response times. Eddington Property Owners Association (EPOA) now has the additional active major gasoline runs through Eddington Farms and has a high expectations for monitoring to ensure safety.
- Agreements between the City and G&V have ranged from covering half the cost of a traffic light to covering the traffic light and all required MDOT intersection and land improvements needed for the new road proposed. This is a definite departure from the City's past practices of funding a safety project.