



**Department of Planning and Economic Development**  
 1000 Rochester Hills Dr.  
 Rochester Hills, MI 48309  
 (248) 656-4660  
[planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
[www.rochesterhills.org](http://www.rochesterhills.org)

## Brownfield Program Application

### Project Information

Name <b>Legacy Rochester Hills</b>		City <b>Rochester Hills, Michigan</b>		
Number of Parcels <b>2</b>		School District(s) <b>Rochester Community Schools</b>		
<input type="checkbox"/> Attach Preliminary Site Plan				
Parcel	Street Address	Parcel ID <i>(Property Tax Look-Up)</i>	Improvements	Taxable Value
1	NE corner of Hamlin and Adams Roads	15-29-101-022	Vacant	\$ 30,080
2	NE corner of Hamlin and Adams Road	15-29-101-023	Vacant	\$ 7,360
3				\$
4				\$
5				\$
Current Use(s) <b>Vacant</b>		Proposed Future Use(s) <b>Apartment complex</b>		
Current Zoning <b>Residential (R2)</b>		Proposed Future Zoning <b>Residential (R2)</b>		
Detailed Project Description <i>(Include description of projects &amp; benefits)</i>				
<p>This project will include remediation of contaminated soils and construction of a new residential apartment complex with up to 400 units, amenities, and with onsite surface parking. This Project will ultimately put an underutilized property into productive use and return it to the City's tax rolls.</p>				
Describe anticipated schedule, including critical dates				
<p>It is currently anticipated that redevelopment will begin in early 2018 and be completed in 2021.</p>				
Why does the project need incentives? Are there excess costs or market conditions that make investment difficult?				
<p>The project is the redevelopment of the former Christensen Dump and is heavily burdened by significant environmental conditions. Because of both heavy contamination and geotechnical issues from dumping, the property has been unable to attract development or use since the 1960s. The area is attractive for new construction, but the cleanup + redevelopment costs associated with site conditions are so high that all previous redevelopment efforts have been stymied.</p>				
Describe the status of permits & applications				
<p>The developer is in the process of finalizing site plans for the project with the city.</p>				
Describe basis for Brownfield designation under Part 201				
<p>The subject property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a commercial property; and (b) each of the parcels comprised by the subject property has been determined to be a "facility".</p>				



Department of Planning and Economic Development  
 (248) 656-4660  
 planning@rochesterhills.org  
 www.rochesterhills.org

## Brownfield Program Application

### Project Details *(Provide information about the type of project)*

	Describe End Use	Square Feet/# of Units	Lease/Sale Price
Manufacturing			\$
Commercial/Retail			\$
Office			\$
Housing	<input checked="" type="checkbox"/> Rental <input type="checkbox"/> For Sale	Variable/368 units	\$ 1,518 average
Other			\$

### Job Creation *(Full time jobs only, not including construction jobs)*

	# Jobs Retained 1st Year	# Jobs Created			
		2nd Year	3rd Year	4th Year	5th Year
Manufacturing					
Commercial/Retail					
Office					
Housing	10				
Other					

### Construction Description

	Cost per Square Foot	# Construction Jobs
Manufacturing	\$	
Commercial/Retail	\$	
Office	\$	
Housing	\$ ~\$125	400
Other	\$	

### Misc. Project Information

Will the project promote any of the following *(check all that apply)*

- Mixed Use Development                       Sustainable Development  
 Walkable Communities                       Increased Density

If yes, describe

The project will create 368 high-quality rental residential units thereby increasing density. The project will also address environmental contamination on the property, improving community and environmental health and safety.

Will the project be LEED Certified, Sustainable or "Green"? *(check one)*       Yes       No

If yes, describe

Are any other incentives or Overlay Districts being utilized? *(check all that apply)*

- Local Development Financing Act (LDFA)     Neighborhood Enterprise Zone (NEZ)     New Personal Property Exemption  
 Smart Zone     Business Improvement District (BID)     Other (specify):  
 Tool & Die Recovery Zone                       Industrial Facilities Exemption