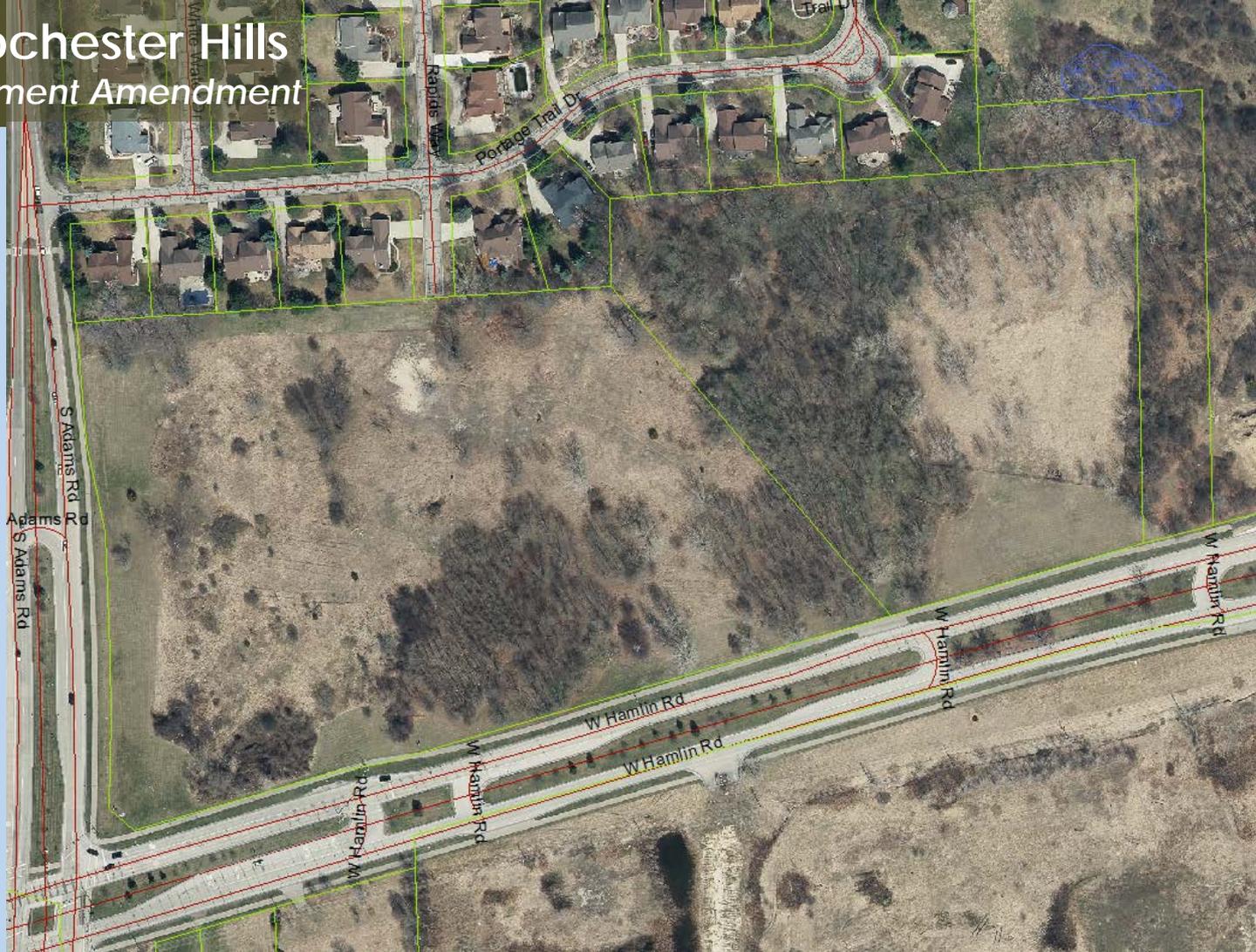




Legacy Rochester Hills Consent Judgment Amendment

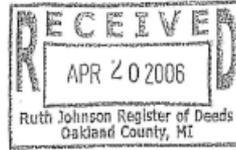
- 28.5 acres on northeast corner of Hamlin & Adams
- Former illegal landfill resulting in a number of areas with contaminated soils
- Zoned One-Family Residential
- Existing Consent Judgment governs





Legacy Rochester Hills Consent Judgment Amendment

- Court ordered development of the property
- Result of controversial B-2 General Business rezoning request that City denied
- Consent judgment approved in April 2006
- Amendment of the consent judgment needs to go back to court to change
- City has a choice to allow development as called for in current consent judgment or to amend for proposed project



COPY



STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

ADAMS/HAMLIN DEVELOPMENT CO., LLC,
HAMLIN REDEVELOPMENT CO, LLC, and
HAMLIN/ADAMS PROPERTIES, LLC,

Case No. 04-060730-CZ
Hon. Mark A. Goldsmith

Plaintiffs,

v.

THE CITY OF ROCHESTER HILLS, a
Michigan municipal corporation,

Defendant.

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\$142.00 REC'D RECORDING
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Legacy Rochester Hills

Existing Consent Judgment



Site Data - Concept A'

Commercial	Required	Proposed
Office (15,000 SF)		95,500 sq. ft. office
Commercial 'B' (+6,000 SF)	60 Spaces	+84 Spaces
Commercial 'A' (+41,000 SF)		72,600 sq. ft. retail
Commercial 'D' (+27,000 SF)		
Commercial 'E' (+3,600 SF)	276 Spaces	+268 Spaces

386 residential luxury apartments

- KEY**
- (A) PERVIOUS PAVER DRIVE
 - (B) POOL AREA
 - (C) RETENTION POND
 - (D) PLAYGROUND
 - (E) OUTDOOR EXERCISE EQUIPMENT
 - (F) PROTECTED AREA
 - (G) PATHWAY CONNECTION TO PARK
 - (H) LANDSCAPE BUFFER
 - (I) DOG PARK
 - (J) UNDERGROUND DETENTION AREA
 - (K) PRESERVE AREA
 - (L) BIKE RACK
 - (M) DOG SPA
 - (N) COMPACTOR
 - (O) GARGE 10



S ADAMS ROAD

W HAMLIN ROAD

HAMLIN ROAD (WIDTH VARIES)

HAMLIN ROAD (WIDTH VARIES)

EAST PROPERTY

WEST PROPERTY

NOTE: 100' BUFFER TO MAINTAIN EXISTING BUFFERS IN UNDISTURBED AREAS. ADDING LANDSCAPING TO THE NORTHEAST SECTION OF SITE.



Legacy Rochester Hills

Comparison Existing & Proposed Amended Consent Judgments

	Existing CJ	Proposed Amended CJ
Uses	95,500 sq. ft. office & 72,600 sq. ft. retail	368 luxury apartments
Max. Height	2.5 story office (north) w/ 1 story retail along Hamlin	2 story residential (north) w/ 3 & 4 story residential along Hamlin
Environmental Clean Up	Non-residential encapsulated	Residential clean up on majority of property (no further action), easternmost non-residential encapsulated
Environmental Clean Up Cost	\$3.5 Million	\$12.67 Million
Duration of Tax Relief	15 years	20 years
Traffic	Estimated ADT 10,100 trips	Estimated ADT 2,000-2,700 trips



Legacy Rochester Hills

Consent Judgment Amendment

- Request this evening is to approve amended consent judgment
- If approved, the next steps are:
 - City attorney, mayor & staff finalize & execute amended consent judgment with applicant & court
 - Site plan review by Planning Commission & recommendation to City Council
 - Brownfield plan review by Brownfield Redevelopment Authority & recommendation to City Council
- Alternative to approving the amendment is to develop site under current consent judgment

Proposed Amended CJ



Existing CJ

