
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: March 24, 2008

TO: Rochester Hills Local
Development Finance Authority
Members

FROM: Dan Casey, Manager of
Economic Development

RE: M-59 Corridor Study

Recently, a Capital Improvement Plan project was drafted and is being considered by Administration to conduct an M-59 Corridor Study. This project, as proposed, would be funded 100% by the Rochester Hills Local Development Finance Authority, with an estimated cost of \$50,000, and be conducted in 2009.

This project grew out of the 2006 Master Land Use Plan. In the Plan, a large area that mirrors the LDFA District was established and is identified as the Regional Employment Center (REC). The REC is deemed to be a key area within the City for the growth of future tax base. It bears unique characteristics, including the location of most of the industrial and high technology parks within the City. Numerous areas within the REC appear to be prime future redevelopment targets, including properties along Leach Road north of Auburn Road and Devondale, also north of Auburn Road.

The M-59 Corridor Study will assess the makeup of the REC, evaluating land uses, zoning, major and local arterial roads and interconnectivity. The Auburn Road corridor also will be evaluated from Crooks Road west to Adams Road. Land use, zoning and traffic patterns will be evaluated to determine if and how this corridor can be improved.

The M-59 Corridor Study also is a precursor to the development of a new Master Infrastructure Plan for the LDFA District.

The CIP project must be approved by the Planning Commission before the LDFA can initiate the Study. If it does, it may be necessary for the LDFA to again amend its Development and Financing Plan to add the Study as a project. This is due to the estimated costs to conduct the Study.

No action of the LDFA Board is needed at this time; however, it would be helpful to hear the thoughts of the Board prior to the approval of the CIP project.