

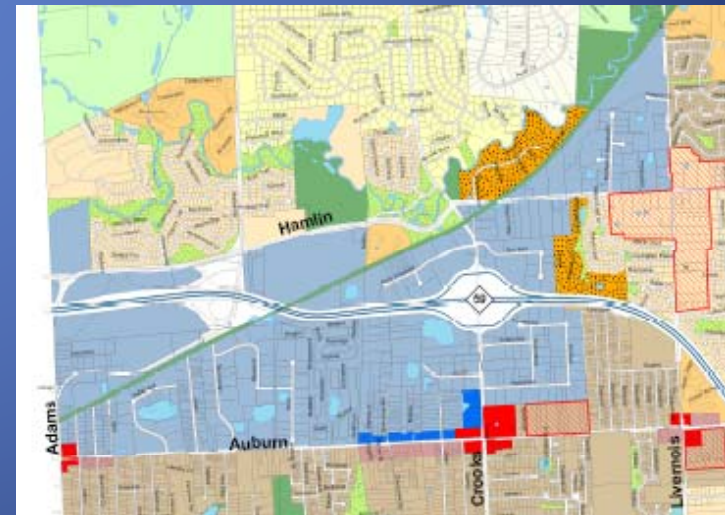
# M59 Corridor Plan

City Council Presentation

June 10, 2013

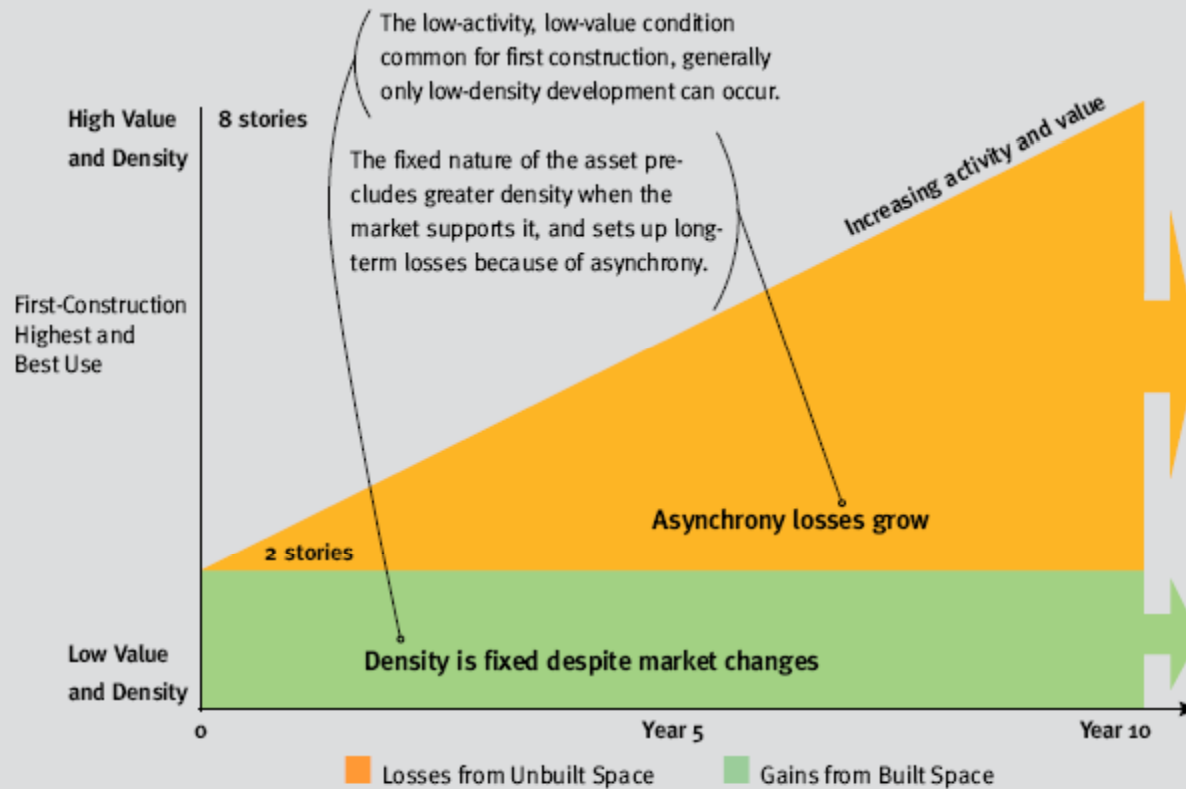
# Background

- 2007 Master Land Use Plan
- REC recommendations:
  - Flexibility in use
  - Intensification of development (investing in place)
  - Continued evolution



# Why?

FIGURE 1: ASYNCHRONY LOSSES IN PRIME LOCATIONS WHEN FIRST CONSTRUCTION CONFORMS TO LOW-ACTIVITY, LOW-VALUE MARKET



This...





...doesn't go straight to this



# Why?

- Continued evolution
- Industrial Parks → Technology Parks → Innovation and Employment Center
- Become a place
  - Complete
  - Connected
  - Complex

# Process Overview

- M59 Corridor Plan
  - refines REC district recommendations
- LDFA infrastructure plan
- REC district zoning amendment

# Process Overview

- Environmental Scan
- Stakeholder interviews
- Design workshop
- PICAs
- Master Development Plan
- Infrastructure and implementation plan

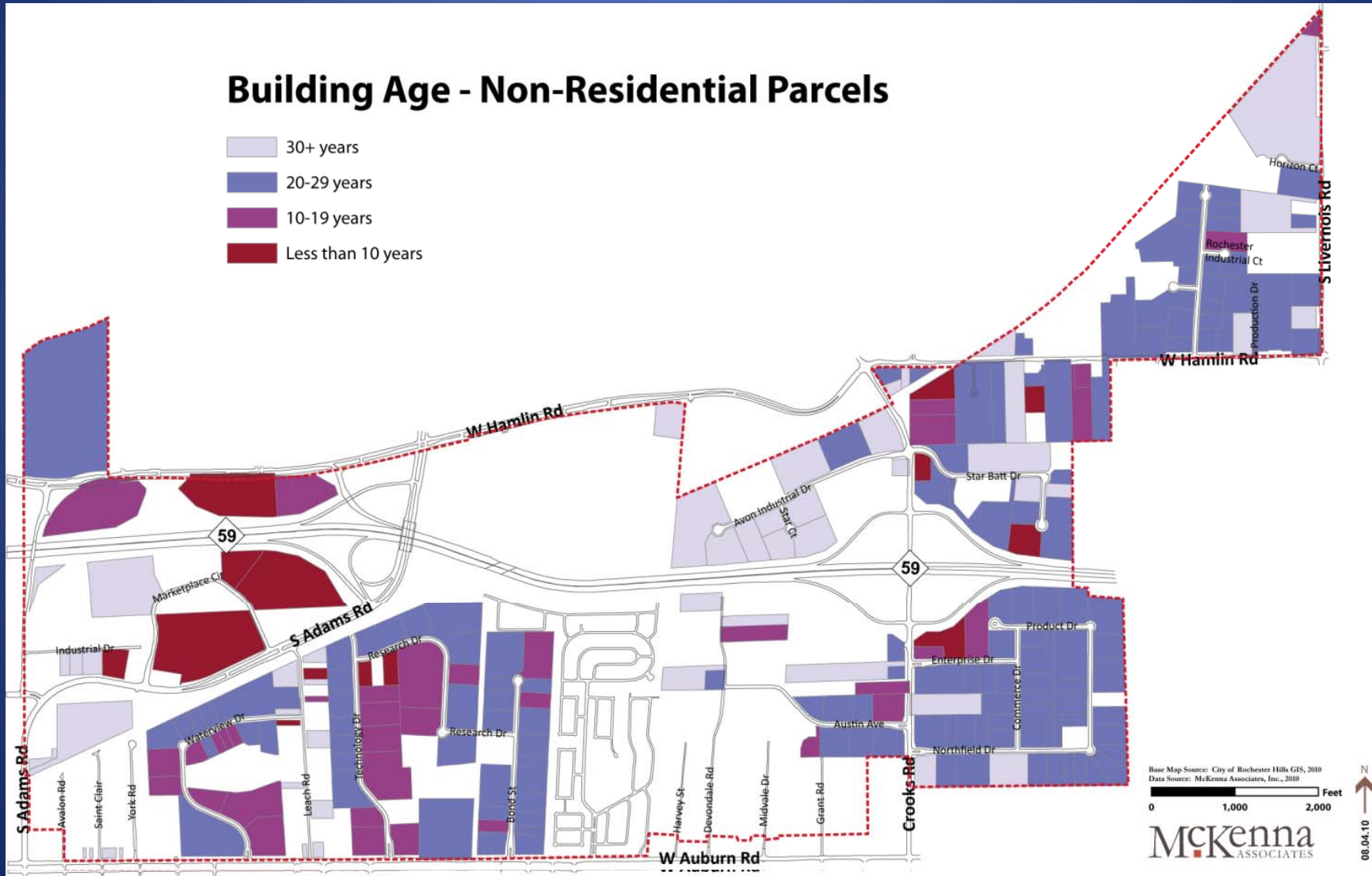
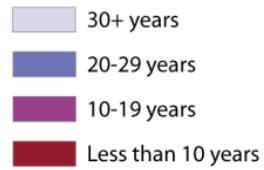


# Environmental Scan

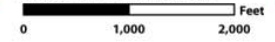
- Area profile
- Business clusters and emerging sectors
- Land Use and Development Age
- Physical Conditions
- Value
- Market Conditions and Trends

# Environmental Scan

## Building Age - Non-Residential Parcels



Base Map Source: City of Rochester Hills GIS, 2010  
Data Source: McKenna Associates, Inc., 2010



**McKenna**  
ASSOCIATES

08.04.10

# Potential Change Areas



# Stakeholder Interviews

- Over 100 conducted
- Local and regional
  - Institutions
  - Businesses
  - Real estate professionals
  - Economic development professionals

# Design Workshop

- Prioritization exercise top five:
  - Tap into emerging sectors
  - Building appearance
  - Maintain dedicated funding sources
  - Expedite permitting and approval process
  - Infrastructure improvements necessary to attract new development



# Public Realm Top Images





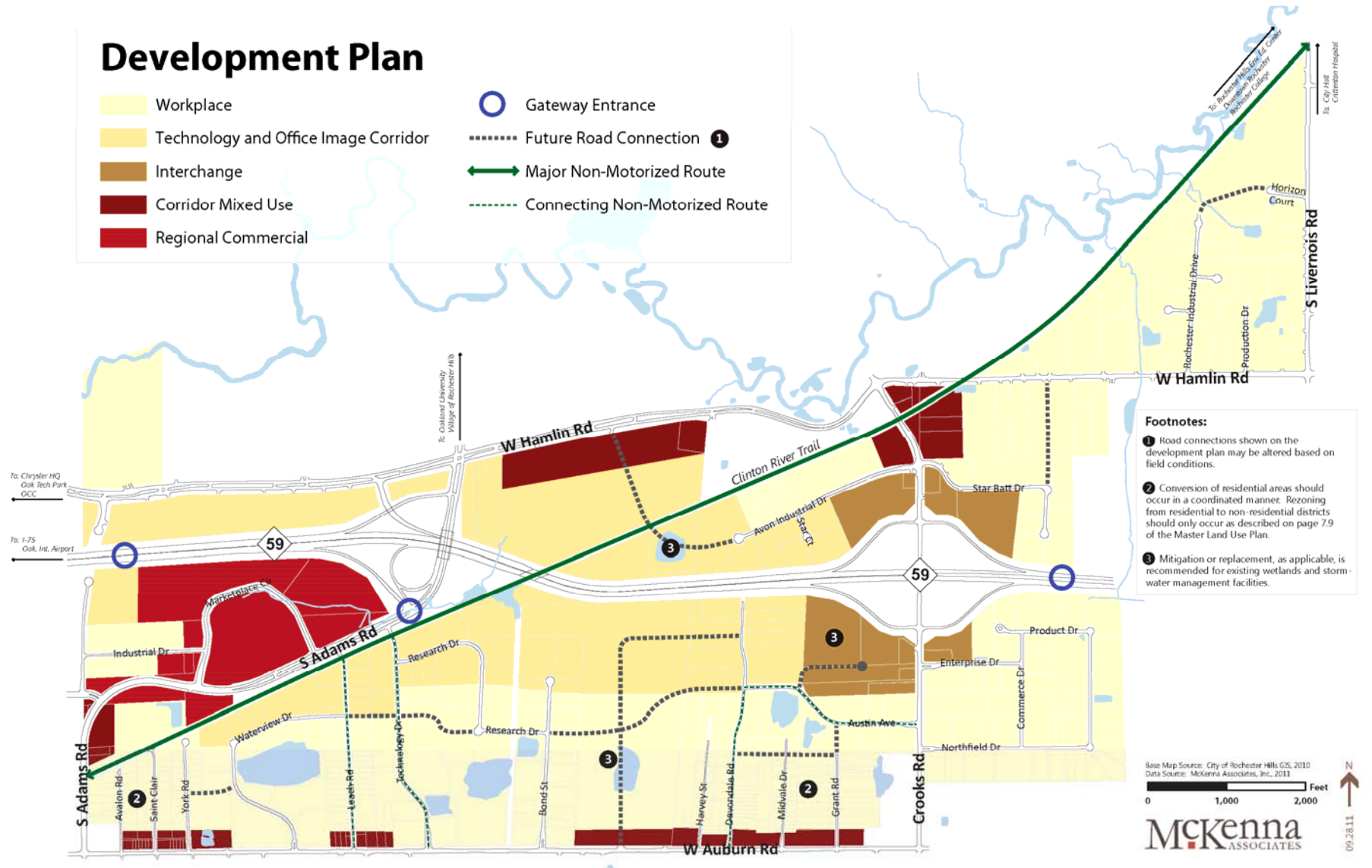
# Street Character Top Images



# Master Development Plan

## Development Plan

- Workplace
- Technology and Office Image Corridor
- Interchange
- Corridor Mixed Use
- Regional Commercial
- Gateway Entrance
- Future Road Connection ①
- Major Non-Motorized Route
- Connecting Non-Motorized Route



- Footnotes:**
- ① Road connections shown on the development plan may be altered based on field conditions.
  - ② Conversion of residential areas should occur in a coordinated manner. Rezoning from residential to non-residential districts should only occur as described on page 7.9 of the Master Land Use Plan.
  - ③ Mitigation or replacement, as applicable, is recommended for existing wetlands and storm-water management facilities.

Base Map Source: City of Rochester Hills GIS, 2010  
 Data Source: McKenna Associates, Inc., 2011

0 1,000 2,000 Feet

**McKENNA** ASSOCIATES

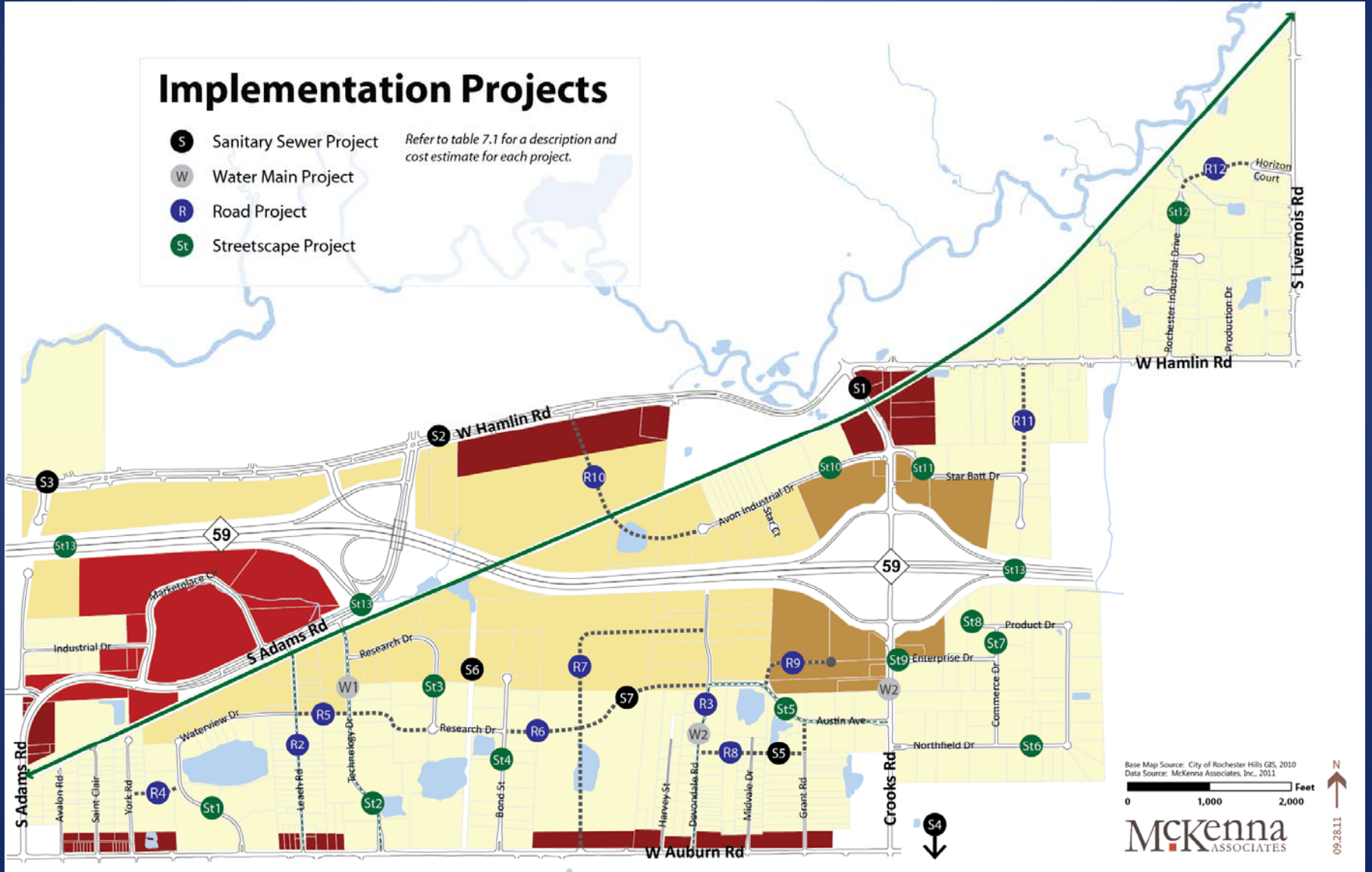
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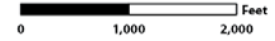
# LDFA Infrastructure Master Plan

## Implementation Projects

- S** Sanitary Sewer Project *Refer to table 7.1 for a description and cost estimate for each project.*
- W** Water Main Project
- R** Road Project
- St** Streetscape Project



Base Map Source: City of Rochester Hills GIS, 2010  
Data Source: McKenna Associates, Inc., 2011



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	Map Key	Project Description	Estimated Cost
Sanitary Sewer	S1	Upgrade existing 10" sanitary sewer to 21" sewer along Crooks between Avon Industrial to North of Hamlin Road	\$310,000
	S2	Construct 15" and 24" sanitary sewer along Hamlin Road from Adams Road easterly 4,100 feet	\$830,000
	S3	Upgrade existing 10" sanitary sewer to 18" sewer along Hamlin Road east and west from Old Adams Road 2,200 feet	\$425,000
	S4	Divert flow from Clinton-Oakland tributary to the Gibson-Avon tributary via the Grant pump station. Upgrade pump station to 4,500 gpm & construct 16" force main	\$5,100,000
	S5	Upgrade existing 15" and 18" sanitary sewer to 30" sewer south of Austin Avenue between Devondale and Crooks	\$677,000
	S6	Upgrade existing 10", 12", and 15" sanitary sewer to 15" and 18" sanitary sewer near Research Drive and Bond Street	\$368,000
	S7	Upgrade existing 15" sanitary sewer to 24" sewer from Austin Avenue westerly 2,200 feet	\$451,000
Water Main	W1	Upgrade existing 16" water main to 24" main along Technology and Research Drives between Auburn and Hamlin Roads	\$1,800,000
	W2	Upgrade existing 12" water main to 16" main from Auburn Road along Devondale and Crooks Roads	\$2,100,000



# Implementation

- REC Zoning District
- LDFA infrastructure projects

*Thank you!*

*Questions?*