

June 25, 2010

Chairman William Boswell
Members of the Planning Commission
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Jack's Place. Request for Zoning Change from Industrial to Special Purpose.

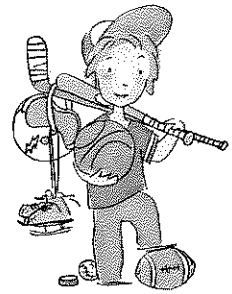
Dear Chairman Boswell and Commissioners:

I respectfully request your consideration and support of our request for a change of zoning to accommodate our community service operation known as Jack's Place for Autism. We have provided extensive information regarding Jack's Place and the valuable service it provides to individual's that are affected by Autism Spectrum Disorder and their families.

In being brief, Jack's Place provides training, education, and counseling for not just those with Autism but also, for health care professionals, educators, first responders and others on how to best interact with people on the Autism Spectrum Disorder. Jack's Place fills a void in the lives of families impacted by autism by providing a central resource for information and practical referrals of doctors, dentist and others who are trained and capable of working with patients with autism. We also provide physical activity and therapy.

We feel the subject property is an ideal location for the facility as it provides many of the amenities we have been searching for in a location for our planned Skills for Life Center. The facility will house our administrative offices along with classrooms for training students in such basic life skills such as finances, housekeeping, food preparation, personal hygiene. Additionally, the classrooms will be utilized for art, music and dance classes. A gymnasium will be located in the high bay portion of the facility to house our physical education portion of our program.

As time and funds permit, we plan to develop a respite care facility on the site to be used to train individuals with Autism to live an independent life. The respite care facility would be a future endeavor; would function like a small apartment of sorts and provide 24/7 assistance for those being acclimated to individual and independent living. Additionally, this facility would be utilized to train respite care workers on the special needs of individuals with Autism Spectrum Disorder.



Jack's Place
For Autism™
Foundation

17360 W. 12 Mile Road
Suite 204
Southfield, MI 48076

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The subject property offers a unique blend of amenities that support our needs. It has the offices that will serve as the training rooms and it has the space for physical activities. There is also room to the west (rear) to construct the future respite facility. However, during an informal planning session with the City's staff, we have been informed that what we propose to do does not "fit" within the intent of an Industrial classification. Staff has advised that the best means would be to request a rezoning to Special Purpose as that is the category intended to provide for unique uses and activities that do not quite fit into other zoning districts. We have been provided a copy of Chapter 2 of the Zoning Ordinance. Under Section 138-4.214 Special Purpose Districts states that the purpose for SP is for "uses that do not fit readily into other districts and must be given special consideration". With this in mind, we are requesting your consideration of our rezoning request.

I would hope that you would agree that the community service we provide is deserving of special consideration. Our operation is ultimately planned to be a 24/7 but peaceful operation. We believe our service is similar to other Special Purpose activities such as nursing homes and even Leader Dogs that provides for residential use on a temporary basis for specialized training.

In closing I would like to add that we would value being a part of the Rochester Hills community and we strongly desire to be in this location. In addition to the benefits of this building that are outlined above, the location is ideal for supporting the close working relationship we have with both Oakland Community College and Oakland University. We are excited about this opportunity and we will work hard to make your community proud to be the home of Jack's Place as well.

I will thank you for your consideration on our request and will be present at the meeting to answer your questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lisa Price", with a large, stylized flourish on the left side.

Lisa Price
President

Jack's Place for Autism Foundation

The incidence of autism is at epidemic proportions. The numbers are staggering, 1 in 150 births will be diagnosed with Autism Spectrum Disorder this year, with boys being diagnosed at 4 times the rate of girls. Autism knows no racial, ethnic or social boundaries. There is no correlation between family income, lifestyle or education and the diagnosis of autism.

What is Autism Spectrum Disorder? ASD is a neurological disorder of the brain that typically appears before the age of three. It is referred to as a spectrum disorder because it comes in many different forms and severities. People with autism have difficulty communicating with others and relating to the outside world.

After diagnosis, most families are left to fend for themselves, lost in a myriad of theories and treatments, where even finding a knowledgeable physician can be challenging. Early intervention can achieve stunning results, yet often it is either unavailable or too expensive to afford. Many of the typical experiences shared by families and individuals, is in many ways not an option for someone on the spectrum, such as going to McDonalds for a burger or stopping at the grocery store. Because these experiences are challenging, many children and adults will never attend a sporting event, or concert, or play any organized activity. A trip to the dentist or eye doctor, which we take for granted can be a monumental task, not only because it is difficult to communicate with the child or adult with ASD, but also because trained professionals are few and far between.

Jack's Place for Autism, a non-profit foundation was formed in 2002 with some of these challenges in mind. Our immediate goal is to bring awareness to the epidemic of autism and the daily struggles families face. We have created a clearing house of information readily accessible to families and individuals. Our partnership with Oakland University, School of Education and Human Services enables us to deliver unheard of experiences, information, and education not only to families dealing with the ASD diagnosis, but also professionals, who may come in contact with someone on the spectrum.

Since our inception in 2002, over 4000 individuals affected by ASD have been served through our programming.

Jack's Place for Autism PROGRAMS

Music & Movement

Parent and child interact through the use of music and movement activities. A music therapist will get parents and their little ones up and moving through musical activities designed to address the physical, emotional, cognitive, and social needs of these tiny tots.

Science Club

Science enthusiasts explore their interests through hands-on learning and experiments. Club members will have fun investigating topics such as the solar system, electricity and biology. Science Club brings together children that share a common interest in order to improve social skills.

Books, books and more books... (Book Club)

Teenagers and young adults discuss a variety of books, encompassing areas of interest specific to the participants. Book Club provides a social environment for the participants to engage in appropriate conversations and build relationships with individuals that have similar interests. The group will cooperatively choose books for discussion.

Parent Support Group

Adoptive Parent Support Group

The Counseling Center at Oakland University offers parents/adoptive parents and caregivers of an individual with Autism Spectrum Disorder a supportive environment to share their feelings and discuss their emotions with others who understand.

Family Fun Day

An annual day of fun for children and adults with Autism Spectrum disorder, and their families, friends and caregivers. This day includes fun and games, sensory center, art center, swimming and much more! Also, information fair where experts from organizations across the state are on hand to answer questions about their services.

Art Smarts

Under the guidance of an art therapist, Art Smarts uses an experiential learning approach, encouraging skill development and understanding through the manipulation of a variety of art mediums. Participants work on fine motor development, following direction, socialization, creative thinking and cooperative interactions with peers and instructors.

Dance 2-3-4 (Classes)

Have fun exploring different types of dance to promote physical fitness and social skills. Introductory ballet, jazz and tap will be taught in a group setting to children and adults.

Soccer

The soccer program is therapeutic as well as recreational. Players work on motor and soccer skills, following direction, social referencing and co-regulation, processing multiple pieces of information simultaneously, flexible thinking, emotional regulation, and cooperative interactions with peers.

Basketball

Learn basketball skills, including dribbling, shooting, and passing. By mastering these skills, players will learn concepts and how they relate to the game of basketball, listening and following direction, and gaining awareness of teammates while learning to interact with them cooperatively.

Outdoor Explorers Club

Members of the Outdoor Explorers Club investigate all that nature has to offer - earth, sky and sea. Whether it's hiking through trails or catching butterflies, exploring together in a social setting will enhance their interest in the outdoors and help them make friends, too!

Cooking Fun (Cooking Capers)

Cooking classes for children and adults on the spectrum will provide a fun environment for learning the basics of cooking. Participants will be taught how to follow recipes, appropriate use of cooking equipment and tools, kitchen safety, and will have the chance to eat what they cook!

Movie Maker

Joey Travolta, owner of the Entertainment Experience in Woodland Hills, California, is bringing his ever popular film-making camp on location for the first time ever!

Joey's next location... **Jack's Place** at Oakland University!

This summer the campus of OU will be transformed into a movie set. Children with autism and their siblings will have the once in a lifetime opportunity to create and star in their own film. Participants spend two weeks learning the ins and outs of casting, lighting, directing and acting.

The end result?? A film made exclusively by our **Jack's Place** kids complete with a sneak preview night for friends and families of our stars!

Martial Arts

This new program will focus on goal setting, while teaching the importance of self-control, discipline and fitness. Our instructor is a 1st degree black belt with over 10 years of experience.

Social Club

This program meets monthly in the community to encourage socialization among teens with Autism Spectrum Disorders. Registrations accepted per month, therefore you can register for all 3 months or pick and choose which month you want to attend.

Social Skills Group

Designed to teach skills in social interaction, this group encourages meaningful play, friendships and interaction in children with conversational language skills.

PROFESSIONAL SERVICES

Financial/Estate Planning

Managing the care of an individual with autism can be challenging. There are so many choices to be made and financial planning for the future can become overwhelming. This package will provide an individualized comprehensive financial plan for the parents/caregivers of an individual with autism.

Career Counseling

Young adults with autism need special attention when setting goals for their future, including finding careers that meet their interests and abilities. Career Counseling provides young adults the opportunity to sit down with a licensed professional who understands their special needs. Development of career goals and an implementation plan, supported by a professional counselor will increase confidence and success.

Respite Provider Training

Many individuals with ASD (autism spectrum disorder) need 24-hour-a-day care. Finding qualified respite providers is a difficult task. Comprehensive training on Autism Spectrum Disorders is desperately needed to increase the number of qualified respite care workers available to individuals on the spectrum. Provide autism-specific training to respite care providers and the referral services necessary for families to find a provider that meets their needs.

Tear-Free Trims

Children with ASD have a heightened sensory system which means getting a haircut equals stress, anxiety and tears. Provide a day of haircuts with stylists who are comfortable working with children with ASD (autism spectrum disorder) in an environment full of sensory toys, videos and other fun filled games.

Child Care

Many parents and caregivers are unable to attend Jack's Place support groups, seminars and workshops because they do not have child care. This package would allow for paid, quality child care during parent and caregiver programs.

Sensory Fun

Sensory tools help individuals with autism feel welcomed and comfortable when entering Jack's Place facilities. A variety of tools provides auditory and physical stimulation while enhancing communication and sensory awareness. Examples of tools:

The Woggler (movement/balance)

Ring Game for the Woggler (movement/balance)

Hand Grips for the Woggler (movement/balance)

Bungee Cords for the Woggler (movement/balance) Sensa Balance Pit (sensory)

Ball Pit Balls (sensory)

Tactile Step N Stones (sensory)

Interactive Acoustic Panel (sensory)

Sensory Soother (sensory)

Theraband soft weight balls (sensory/movement)
Exertools weighted ball (sensory/movement)
Ozze Tubes (visual attention/relaxation)
Fish Aquarium Lamp (visual attention/relaxation)
Interactive bubble tube (visual attention/relaxation)

Information, Please?

The Jack's Place Lending Library contains nearly 200 autism related resources and is utilized by families and professionals daily. Support in this area would enable us to purchase materials on our wish list, including assistive technology, sign language work stations, closed-caption videos, large print books and shipping services for families outside the local area to really make our library shine!

Give Me A Break!

Give a family the chance to get away and have fun just being together. Provide an afternoon or a whole weekend away at one of these fun family facilities:

Great Bear Lodge
Cranbrook Institute of Science
Ann Arbor Hands on Museum
Detroit Science Center

June 4, 2010

Mr. Ted Wilson
Core Partners
26622 Woodward Ave.
Suite 250
Royal Oak, Mi 48067

Re: 1680 S. Livernois, Rochester Hills, MI

To Whom It May Concern:

The owners of 1680 S. Livernois in Rochester Hills, MI, authorize Jack's Place to apply for rezoning of their property for Special Use Variance.

Foundation Technologies, LLC


James Miller
Partner

STATE OF MICHIGAN
COUNTY OF OAKLAND

This instrument was acknowledged before me on this
4th day of June, 2010, by

James E Miller


Notary Public, State of Michigan

Donna M. Sundberg, Notary Public
State of Michigan, County of Oakland
My Commission Expires 2/18/2012
Acting in the County of Oakland

Environmental Impact Statement

1680 Livernois
Rochester Hills, Michigan
June 14, 2010

PART 1 ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

The location of the existing 4.02 acre development is at the southwestern corner of Horizon Court and South Livernois Road. The site is currently developed as a small office with an industrial (shop) area.

This site contains existing trees of 6" D.B.H. and greater. These trees are dispersed across the site.

There are no floodplains or wetlands on the site. The on-site drainage is directed to an on-site detention area.

No unusual species of animals are known to occupy the site.

B. Is there historical or cultural value to the land?

There is not historical or cultural value to the land.

C. Are there any man-made structures on the parcels?

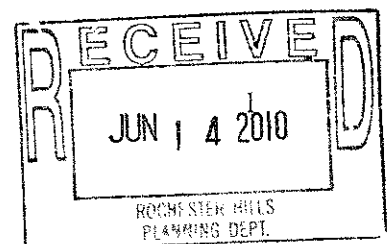
The site contains a 24,000 square foot office and an industrial (shop) area. The development includes a 62 space parking area.

D. Are there important scenic features?

There are no important scenic features.

E. What access to the property is available at this time?

Access to the site is from Horizon Court.



F. What utilities are available?

All necessary utilities are available and are currently providing service to the existing development. Overhead electric, underground telephone and gas lines are available to the site from Horizon Court right-of-way. Existing water main is located in the Horizon Court right-of-way. Sanitary sewer service is available from the Horizon Court right-of-way.

PART II THE PLAN – Commercial

A. DESCRIPTION OF PROJECT

1. Type(s) of establishment proposed, if available.

The site and building will be used by Jack's Place for Autism. Their goal is to provide families that are affected by Autism service for persons at any age with Autistic Spectrum Disorder through a comprehensive menu of supportive, educational and referral services. Since the project is only four acres in size the remainder of this section does not apply.

PART III IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

1. Total number acres of undisturbed land?

Currently, a net of 29% of the property is developed with building and parking, the remainder is landscape area.

2. Number acres of wetland or water existing?

None

3. Number of acres of water to be added?

No water areas will be added to this site.

4. Number of acres of private open space?

Approximately 71% of the site or 2.84 acres is open space.

5. Number of acres of public open space?

There will be no public open space.



6. Extent of off-site drainage?

The drainage is conveyed on-site by an underground storm sewer system and is directed to an existing detention basin.

7. List any community facilities included in plan?

Not Applicable

8. How will utilities be provided?

All utilities have been provided to the building.

B. What is the current planning status?

Representatives of Jack's Place have had preliminary meetings with the Rochester Hills Planning department.

C. Projected timetable for the proposed project?

Renovation of the facility is expected to be complete for a 2011 occupancy

D. Describe or map the plan's special adaptation to the geography?

Not applicable.

E. Relation to surrounding development or areas?

To the north there is an existing office and manufacturing facility in operation, to the west is the City of Rochester Hills Fire Station No.1, to the east is Livernois Road right-of-way and to the south is a building currently being used by Crittenton Hospital.

F. Has the project regional impact? Of what extent and nature?

No regional impact is anticipated.

G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact?

None.

H. List any possible pollutants?

No additional pollutant release will be associated with the development of the site.



I. **What adverse or beneficial changes that must inevitably result from the proposed development?**

1. **PHYSICAL**

a. **Air quality?**

There will be little if any effluent discharge to the air. Heating is likely to be natural gas.

b. **Water effects (pollution, sedimentation, absorption, flow, flooding)?**

The detention system provides a water settling area which will remove a majority of the suspended solids and will act to filter pollutants such as fertilizer and road salt.

c. **Wildlife habitat?**

Since the majority of the site has been disturbed in the past and is regularly mowed and maintained, the existing wildlife habitat for all of the animals was previously impacted.

d. **Vegetative cover?**

No change is contemplated.

e. **Noise?**

There will be the normal increase in noise during business hours. There should be no adverse affects on the surrounding parcels of land.

f. **Night light?**

There should be no adverse affects on the surrounding parcels of land. External lighting is shielded from the surrounding residential areas.

2. **SOCIAL**

a. **Visual?**

Visually, the development is professionally landscaped. The exterior finish is harmonious with the surrounding area.



b. Traffic?

The traffic patterns of the surrounding roadways will not be significantly impacted by the change in use.

c. Modes of transportation (automotive, bicycle, pedestrian, public)?

Modes of transportation will include mainly cars (automotive).

3. ECONOMIC

a. Influence on surrounding land values?

This project will not have any negative influence on surrounding land values.

b. Growth inducement potential?

Growth inducement potential should not be affected.

c. Off-site cost of public improvements?

There will be no off-site costs of public improvements.

d. Proposed tax revenues (assessed valuation)?

Jack's Place is a 501 (c)(3) not subject to taxes.

e. Availability or provision for utilities?

All utilities necessary for development are available to this site.

J. ADDITIONAL FACTORS

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?

The development will not disrupt or impact whatsoever the existing uses or intended future uses of the surrounding area.

2. What beautification steps are built into the development?

Areas outside the building envelope and parking area will be maintained as landscaped areas in accordance with City requirements.



