

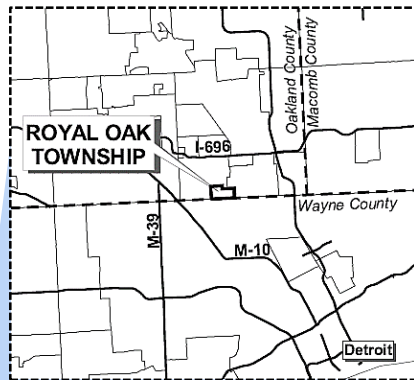
Royal Oak Township Redevelopment Opportunity

Charter Township of Royal Oak, Oakland County, Michigan

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The Civic Center Development

Future Land Use:

High-Density Residential
(High-Density Residential Development: 2 to 3 story brick structures including brownstones, stacked ranches, townhouses, etc.)

Park, Recreation and Open Public Space
(Parks and Recreation facilities, active or passive in nature)

Lot Area:

12.8 Acres

Traffic Count (ADT):

8 Mile Road: 20k to 50k (38k estimate)
Woodward: 20k to 50k (38k estimate)
M-10: 50k to 100k (93k estimate)

Development Objectives and Guiding Principles:

- Productive and valuable redevelopment of site
- High-quality and cost effective
- Public/Private Partnership
- Encourage owner-occupied tenure
- Incorporate beautifully designed public open space and outdoor amenities
- Walkable and connected to surrounding community
- Be a catalyst for future development

Incentives:

- Located within the Township DDA
- Brownfield Incentives
- Information concerning the site, history, and inspection