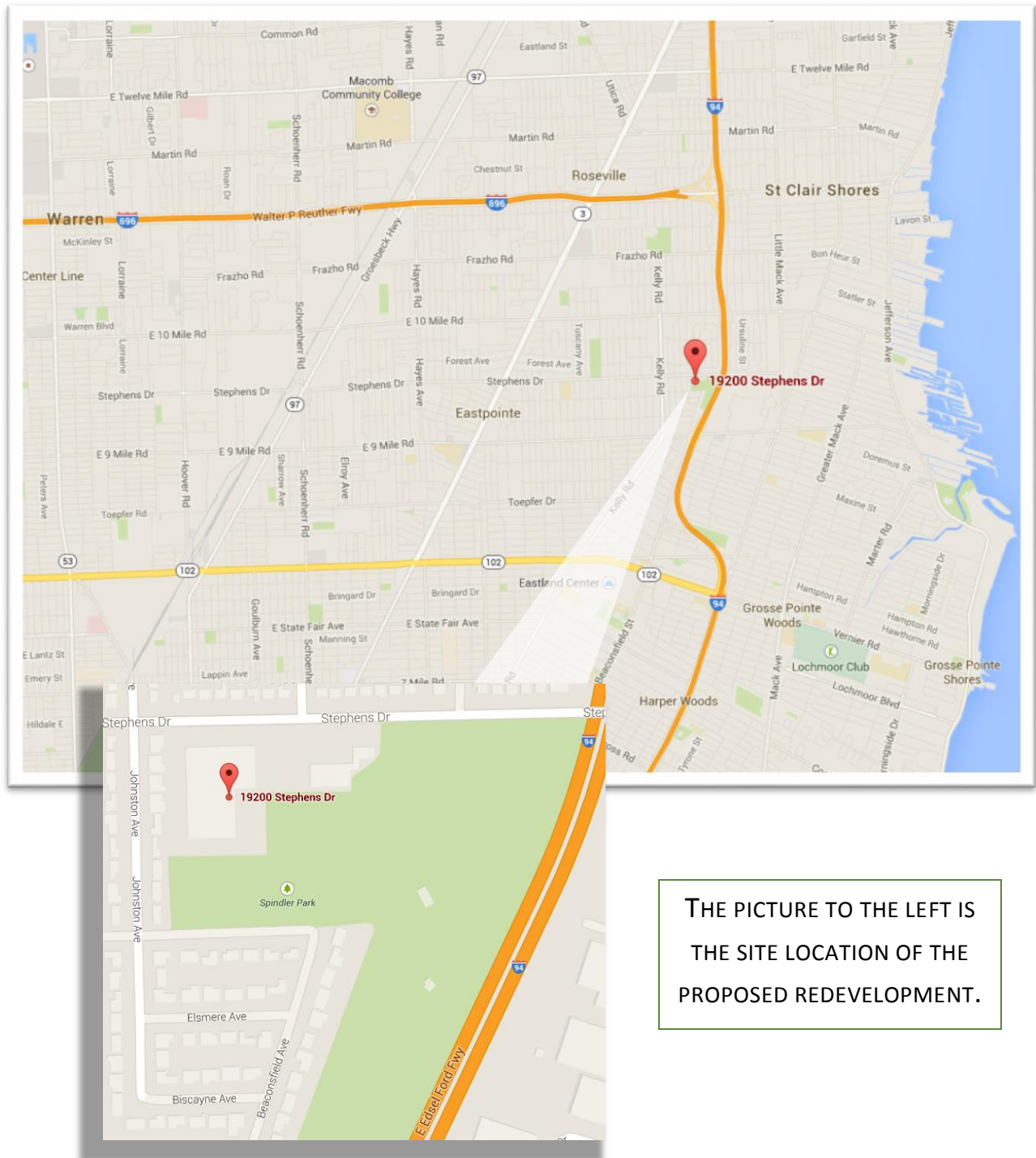

CITY OF EASTPOINTE



PARK-SIDE PROPERTY INFORMATION PACKAGE

SITE LOCATION

As displayed below, the city of Eastpointe is located just south of Roseville, southwest of St. Clair Shores, west of Grosse Pointe Woods, north of Detroit and southeast of Warren. The city is very accessible via interstate highways I-94 and I-696, and corridors such as Gratiot Road and Nine Mile Road, all of which connect it to surrounding communities.



THE PICTURE TO THE LEFT IS THE SITE LOCATION OF THE PROPOSED REDEVELOPMENT.

CITY OF EASTPOINTE

PARK-SIDE PROPERTY INFORMATION PACKAGE

The Park-Side Property is currently a vacant lot, and was previously a school building purchased in 2010 by the city of Eastpointe from the East Detroit School District. The site was purchased under the neighborhood stabilization program (NSP) and must be used for residential purposes. The city has rezoned the property to allow for multi-family housing and prefers that the building be used as a senior living facility. Located adjacent to a church, park and single family homes, and within a half mile of convenience stores, business services and public transportation, this site would be the prime location to host a senior living facility.



PROPERTY INFORMATION

ADDRESS: 19200 Stephens Road, Eastpointe, MI 48021

POTENTIAL FOOTPRINT: 3 acres, 312'x420'

OWNER: City of Eastpointe

PREFERRED USE: Multi-family Senior Housing

PREVIOUS USE: Public School Building

EXISTING CONDITIONS: Vacant lot, mostly grass with little elevation and a few trees located in the southwest corner.

ENVIRONMENTAL CONTAMINATION: Asbestos was found in building – building has been demolished and no other environmental contaminants have been found.

LEGAL DESCRIPTION: Assessors Plat No. 33, Lot 567, Liber 39, Page 42

INFRASTRUCTURE: Formerly supplied with electricity, natural gas, water and cable

DENSITY RESTRICTIONS: For buildings over 3 stories – no more than 37 rooms per acre.

SURROUNDING LAND USES: Single family residential directly north and west of site, Church located directly east and city owned park south and southeast of the site.

SURROUNDING AMENITIES: Located within a half mile of convenience stores, business services and public transportation.

PARKING: no parking located directly on the site.

SIDEWALKS: there are sidewalks located on the site that will need to be inspected when development occurs.

BUSINESS LICENSING: The City Clerk's office has a guide posted on the [website](#) assisting in the first step of the licensing process.

CONTACT INFORMATION

RANDY ALTIMUS – ASSISTANT CITY MANAGER

City of Eastpointe

23200 Gratiot Avenue

Eastpointe, MI 48021

Ph.: 586-445-3661 x 2201