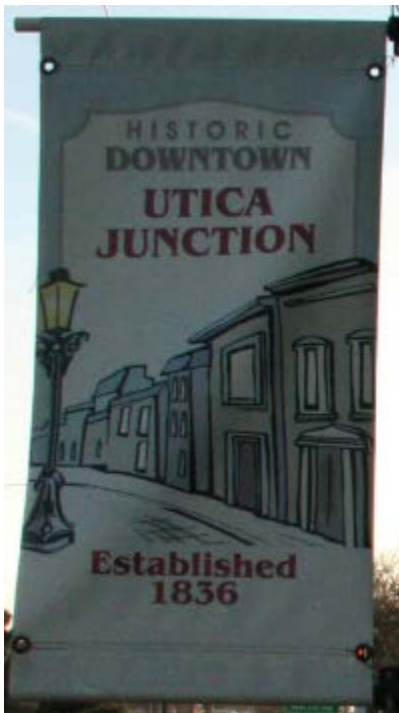
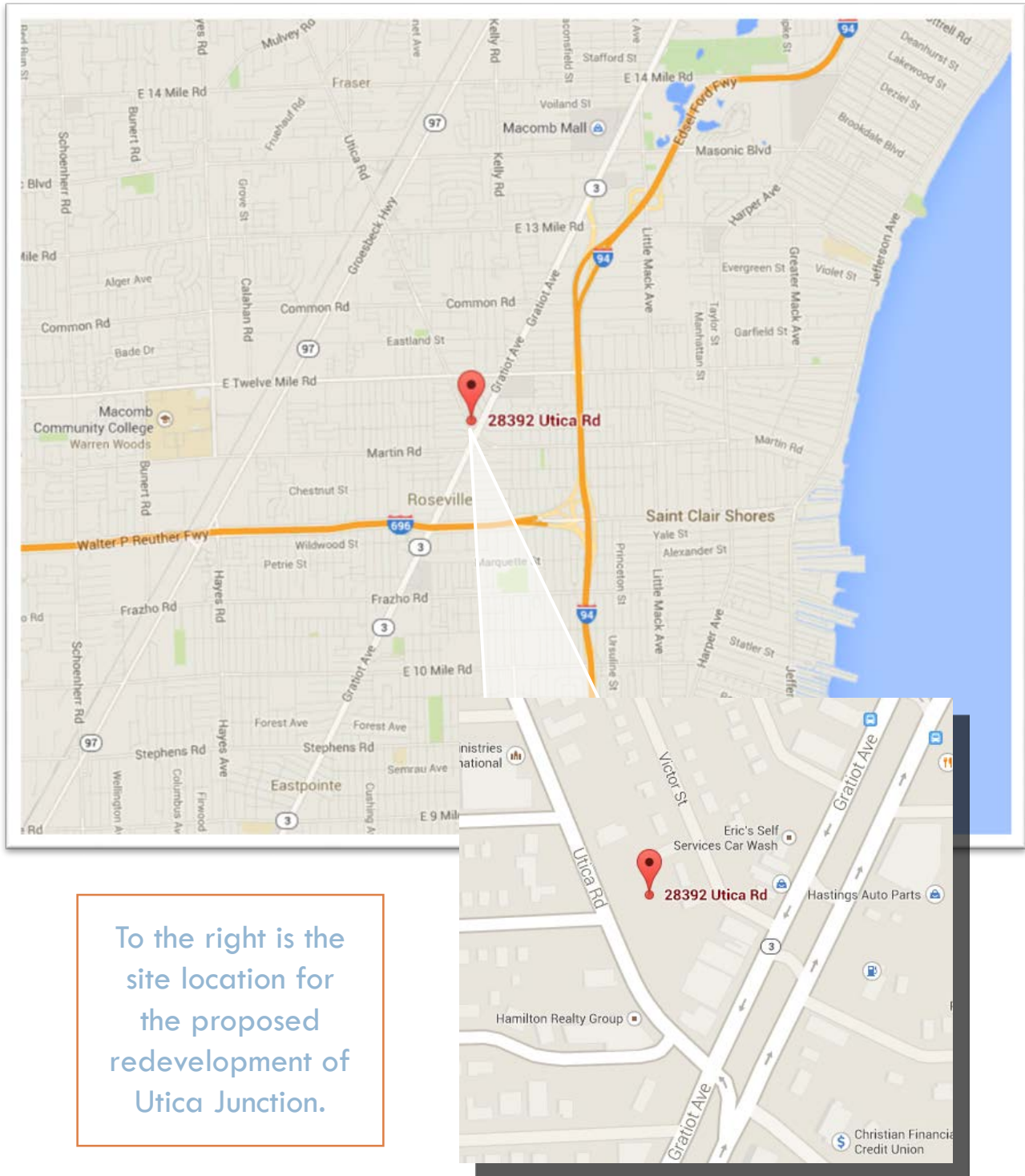


CITY OF ROSEVILLE



Utica Junction Property Information Package

Site Location



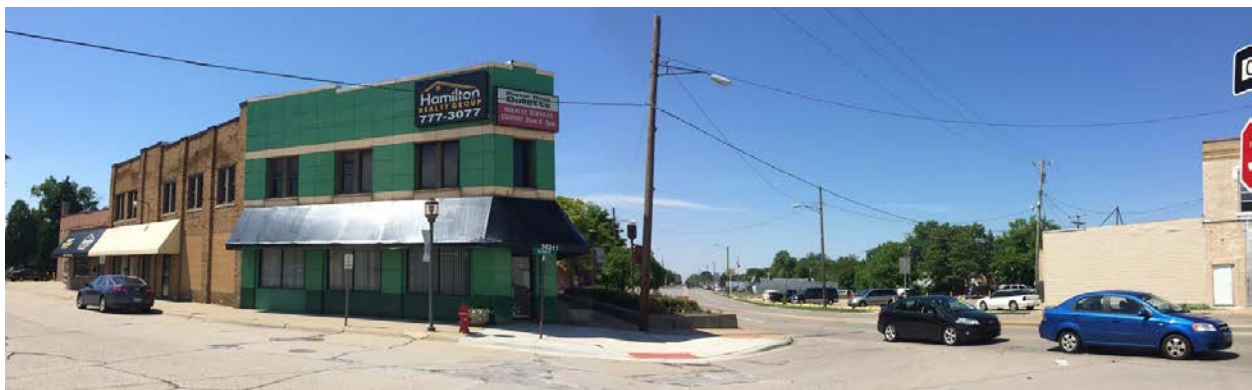
To the right is the site location for the proposed redevelopment of Utica Junction.

City of Roseville

UTICA JUNCTION PROPERTY INFORMATION PACKAGE

Why Utica Junction?

As an inner ring suburb of the City of Detroit, Roseville has experienced a loss of population to outlying areas. Due to this trend, residents of Roseville and its neighbors, have to drive at least 20 minutes on an interstate to reach a traditional downtown area. The City of Roseville is centrally located within prosperous communities looking for a close downtown area. With Groesbeck highway to the west, Gratiot Ave running through the actual site, and I-696 and I-94 bordering the Northern and Eastern areas of the city, Roseville is a prime location to establish a town center. High traffic counts on the roads leading to and from this area and the ease of access, gives Roseville the competitive edge it needs to establish a “downtown” destination for all in the region to enjoy.



The City of Roseville is planning to revitalize Utica Junction into a walkable town center. The city desires for the development to be located at the intersection of Utica Road and Gratiot Ave, with the storefront facing Utica Road. It is in a prime location not only within the City of Roseville, but the Macomb County area. Redevelopment of Utica Junction will help designate Roseville as a perfect destination to stop, eat and shop.

Utica Junction

PROPERTY INFORMATION

Address:	28392 Utica Rd Roseville, MI 48066
Potential Footprint:	.44 Acres
Potential Use:	Four unit retail center
Owner:	City of Roseville

Vision

As the anchor to downtown Roseville, the development of a 19,000 square foot lot to a retail establishment is top priority. It is important that this new construction development demonstrates urban characteristics such as zero set back buildings, sidewalk grade store frontages, large, open windows on storefronts to increase street activity and outdoor seating to provide depth to the downtown visual experience.

Phasing:

²Peter Allen and a group of University of Michigan graduate students conducted a study and created a site proposal for the Utica Junction area. In the proposal, there were four phases of development, beginning with phase one, a two-story mixed use development (shown below) which is the property currently owned by the city. In phases 2-4 they proposed 3 additional similar structures around the site. The end goal being the creation of a vibrant walkable downtown.

Pictured to right:

The future proposed development in the first phase.



Site Status

Owned by the City of Roseville, this vacant site has previously been used for parking. In addition, the property contains a paved road, storm sewer, sidewalk, water, sewer, electric, gas, curb, street lights and high speed internet.



Pictured above:

The existing conditions of the proposed site (outlined in green) for development, with surrounding property owners identified.

¹Roseville Demographics:

Population: 47,299
 Households: 19,533
 Med. Household Inc.: \$39,288
 Median Age: 39.1

Utica Junction

PROPERTY INFORMATION

Zoning:

Currently [zoned as B-3](#) with a town center overlay district. The purpose of the overlay district is to allow for the development of a fully integrated, mixed use, pedestrian-oriented town center area, as designated on the zoning map and in the master plan. The intent of this district is to minimize traffic congestion, infrastructure costs, and environmental smart growth principles.

Traffic:

The surrounding roads and highways have high traffic volume. As Utica Rd. passes by the site the speed limit is decreased, which offers a more inviting environment for pedestrians and bikers. On an average day, Utica Road has around 15,500 vehicles passing the site, and around 16,800 traveling on the adjacent Gratiot Ave.²

Infrastructure:

Paved road, storm sewer, sidewalk, water, sewer, electric, gas, curb, street lights, and high speed internet.

Legal Description:

T1N, R13E, SEC 17 ASSESSOR'S REPLAT OF ASSESSOR'S PLAT NO. 9 PART OF LOT 5 DESC AS FOLL: BEG AT NW COR LOT 5; THE S20*28'E 50.0 FT ALG NE'LY SIDELINE UTICA JUNCTION RD; TH N69*32'E 44.42 FT TO A PT ON NE'LY LINE LOT 5; TH N62*05'W 66.88 FT TO PT OF BEG; ALSO PART OF LOT 9 DESC AS FOLL: BEG AT SW COR LOT 9; TH N20*28'W 67.63 FT; TH S62*11'W 131.87 FT TO PT OF BEG; ALSO LOT 10 EXC SE'LY 48.90 FT; ALSO LOT 24 OF SUBURBAN HOMES SUB'N ANNEX.

Financial Incentives:

Local Incentives: Roseville Entrepreneurial Development Initiative (REDI)
Located in a Business Improvement District (BID)
Commercial Rehab Act

State Incentives: The city will work with the developer to secure any available state incentives.

Property Tax Assessment:

Tax ID: 14-17-208-044

Assessed Value: \$55,983

Previous Uses:

Tip Top Tavern, vacant commercial land, parking lot

Existing Conditions:

Vacant with paved and leveled surface

Looking for more info?

Speak with a community representative to learn more about this property.

Community and Economic Development

Jason Friedmann, Director

Email: jfriedmann@roseville-mi.gov

Ph.: 586-447-4606

Building and Zoning

Glenn Sexton, Director

Email: gsexton@roseville-mi.gov

Ph.: 586-445-5450
