

# Royal Oak Township Redevelopment Opportunity

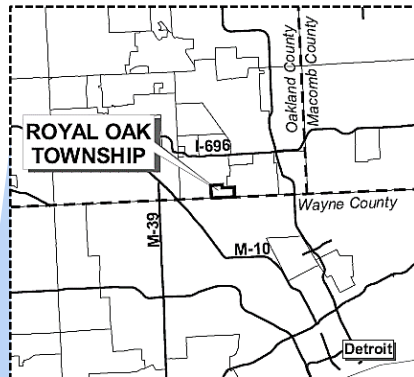
Charter Township of Royal Oak, Oakland County, Michigan

The Charter Township of Royal Oak is seeking redevelopment proposals for a 12.8-acre lot located at the corner of Wyoming Avenue and Cloverdale Avenue. The Township is seeking a medium density traditional neighborhood residential development at this location. The Township is centrally located at the heart of the Detroit metropolitan area along Eight Mile Road and near major thoroughfares such as Woodward Avenue and the M-10 freeway.

## Contact:

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## Traditional Neighborhood Development Site

### Future Land Use:

Medium-Density Residential  
*(Medium-Density Residential Development: 2 to 3 story 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)

### Walk Score:

69

## Development Objectives and Guiding Principles:

- Productive and valuable redevelopment
- High-quality and cost effective
- Public/Private Partnership
- Encourage home ownership opportunities
- 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

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Charter Township of Royal Oak, Oakland County, Michigan

This redevelopment site represents an opportunity to provide a high-quality traditional neighborhood with public open space in the center of the community. The Township envisions a site that will provide for neighborhood revitalization and that will serve as a catalyst for future nearby development.

This site also creates an opportunity to provide “missing middle” housing for residents in the Township. The site is located within walking distance of the commercial areas along Eight Mile Road and is surrounded by neighborhoods with single family housing. Missing middle housing such as duplexes, townhouses, and row houses would help tie these two areas of the Township together and would help meet growing demand for this type of housing.



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