

STATE OF THE COUNTY 2016 2015 Development News

DISTRICT 1, BRIGHTON AREA – KATE LAWRENCE:

University of Michigan Hospitals and Health Centers, Brighton Health Center South, City of Brighton – The University of Michigan Board of Regents has approved the investment of an estimated \$175 million dollars in the construction of a new 320,000 square foot facility on university owned land at the southwest corner of Challis Road and Karl Greimel Drive across from their existing 41,500 square foot U of M Brighton Health Center. The facility will include adult and pediatric specialty care, infusion, a comprehensive musculoskeletal center, sleep laboratory, an ambulatory diagnostic and treatment center, radiation oncology, operating rooms, medical procedure unit, pharmacy, radiology and laboratory services.

Eberspaecher, City of Brighton – This manufacturing company is currently tripling the size of its current 110,000 square foot facility in the City of Brighton. The expansion project is expected to create a minimum of 100 new jobs at the plant. Eberspaecher is a global Tier 1 leader in the development and manufacturing of exhaust system technology.

Arcadia Village, City of Brighton - Lindbom Elementary School was closed by the Brighton School District in 2010. Redevelopment of the school as a senior housing planned unit development is now being proposed and site designed. Arcadia Village will offer a wide range of living environments and services including independent living, assisted living and nursing care, as well as senior daycare and memory care facilities. Additionally, a proposed senior activity center in the complex would offer amenities such as a café, general store, post office, business center, indoor walking paths, laundry center, hair salon, library, and meeting rooms.

I-96/US-23 Interchange Improvements, Brighton Township – Livingston County has become the recipient of yet another major upgrade to the I-96 interchanges in our community. The Michigan Department of Transportation (MDOT) is currently completing major safety and operational improvements to the interchange in Brighton Township (completion is expected in 2016). The approximate \$66 million project includes:

- Constructing new through-lanes on I-96 between the current eastbound and westbound lanes;
- Building three new bridges over northbound and southbound US-23, and over Old US-23;
- Changing the existing lanes of I-96 to collector-distributor (CD) lanes for easier and safer lane changes for ramp traffic; and
- Rebuilding the existing six bridges over US-23 and Old US-23.

DISTRICT 2, OCEOLA/DEERFIELD AREA – BILL GREEN:

Maple Square, Oceola Township – Phase III of Maple Square apartment homes is currently proposed in Oceola Township. The apartment community located just southwest of the M-59/Latson Road intersection currently consists of 121 single story ranch-style apartment homes ranging from 1,200 – 1,400 sq. ft. in size with attached

garages. A portion of Phase I and all of Phase II were constructed in 2015. Phase III of this development is for 27 additional units and it will be constructed in 2016.

DISTRICT 3, TYRONE/HARTLAND AREA – DAVE DOMAS:

Turnin2 Softball and Baseball Training Center, Hartland Township – This youth sports facility is currently being built on 94.5 acres at the southwest corner of Old U.S. 23 and Clyde Road. The development will include a 64,530 square foot indoor training facility with batting cages, practice fields, a small retail area, locker rooms, a pro shop, offices and concessions. An outdoor softball/baseball complex with four fields is also planned.

Newberry Place, Hartland Township – A new mixed use planned development will soon be built by Mayberry Homes on approximately 109 acres of land in the Township. The development will consist of detached single family and multiple family residential units, as well as commercial uses along the M-59 road frontage. The subject property consists of two parcels: 30 acre on the north side of M-59 west of Fenton Road, and 78 acres on the south side of M-59 west of Pleasant Valley Road.

Cromaine Library, Hartland Township – The original Cromaine Library in the burg of Hartland, will soon receive a two-story addition to the existing facility and minor site improvements. The addition will be made to the east side of the library and will add 3,800 square feet. Site improvements will include new landscaping and rain gardens.

Walnut Ridge Estates, Hartland Township – The 2013 development agreement for Venture Church on M-59 included church development on less than half of the 76 acre site and residential development on the northern half of the property. The residential portion of the development is now planned as Walnut Ridge Estates with 64 home sites on 42 acres. Access to the homes will be provided via an existing private road stub on the east side of the church property. The new development will be adjacent to the existing Hartland Estates at M-59 and Cullen.

DISTRICT 4, WESTERN LIVINGSTON COUNTY – RON VANHOUTEN:

Unadilla Store, Unadilla Township – After a devastating fire the historic building that housed the Unadilla Store was a total loss. It is now being rebuilt in the settlement of Unadilla just north of where is used to be and set back further from the road. The 3,200 sq. ft. store will continue to sell groceries and other supplies geared toward camper and outdoor recreationalists.

DISTRICT 5, HOWELL AREA – DON PARKER:

Thai Summit America Corporation Expansion, City of Howell – Thai Summit is currently undergoing an expansion of approximately 22,000 square feet to accommodate two new press lines with a total of six presses, to serve additional business lines they have developed as a Tier One Automotive Supplier. The facility in the City of Howell provides engineering, stamping and assembly capabilities as well as tool and die design, construction, modification and refurbishment.

FSG Quality Living LLC, Howell Township – A new assisted living facility is planned for a 20 acre site on the east side of Burkhart Road, midway between Bowen and Warner Roads. There will be 4 phases to the development. Phase 1 will include a one-story, 1,600 square foot single story building with 20 units. Future phases will include an additional 3 identical 20 bed units and 22 duplex-style units.

Ostlund Service Company LLC, Howell Township – Ostlund Service Company plans to build a new 10-12 thousand sq. ft., two-story headquarters on a 7 acre site on Tooley Road across from the Livingston County Airport. Ostlund Services is the leader in plumbing, electrical, heating, ventilation, air conditioning and facility services.

Brewer Meadows, Howell Township – Brewer Meadows is a 111 unit single-family housing development that is expected to break ground in the spring of 2016. The 37 acre site is located on the west side of Brewer road, approximately ¼ mile north of M-59.

DISTRICT 6, PINCKNEY AREA – STEVE WILLIAMS:

WellBridge Of Pinckney, Village of Pinckney – WellBridge Of Pinckney rehabilitation facility is currently under construction on South Howell Street in the Village, with an anticipated completion in mid-2016. The new 65,000 sq. ft. facility will have the capacity for 100 beds. WellBridge specializes in post-acute rehabilitation and nursing care to be the bridge between the hospital and a return to your home.

Pinckney Elementary, Village of Pinckney – Pinckney Community Schools Board of Education is considering offers for the purchase and redevelopment of the former Pinckney Elementary School. Village Crossroads LLC has proposed an assisted living facility as a new use for the building. The developer has proposed a similar redevelopment of Lindbom Elementary School in the City of Brighton.

Camp 360 LLC, Putnam Township - A therapeutic retreat called Camp 360 is proposed on a 329 acre site in Putnam Township near Gawley and Beardsley Roads, north of the Village of Pinckney. Camp 360 will be a faith-based retreat where families in need of therapy will be able to reconnect with each other.

DISTRICT 7, GENOA CHARTER TOWNSHIP – CAROL GRIFFITH:

Providence/St. John Medical Office Building, Genoa Charter Township – A 2016 ground breaking is planned for Phase I development of a 60,000 sq.ft. medical office building on the former 14.5 acre Latson Elementary School site at the northeast corner of the Latson/I-96 interchange. This \$17 million outpatient medical center will include space for 25 physicians, urgent care, physical therapy, lab services, a variety of imaging services and community rooms for public events.

Planned and Proposed Restaurants, Genoa Charter Township – 2015 brought the construction and grand opening of a new Panera Bread restaurant with drive-thru, at the southwest corner of East Grand River and Latson roads. Additional restaurants coming soon to Genoa Township include:

- A drive-thru 3,954 sq. ft. Culvers restaurant adjacent to the new Panera Bread restaurant.
- A Red Olive restaurant which will be constructed on the current site of the vacant Prairie House Restaurant. Plans call for the current building and parking lot to be demolished and replaced with the construction of a larger 4,283 sq. ft. restaurant and parking lot.

Simply Fresh Market, Genoa Charter Township – The Simply Fresh Market in Brighton Township plans to relocate to a larger building in Genoa Township at 7300 E. Grand River Avenue across from Euler Road. The proposed market with attached outdoor farm stand will double the space from the current location and will also provide an area for farm product storage and distribution. The location is the former home of Your Event Party Rental Center and a small engine repair shop. Simply Fresh Market specializes in a full line of prepared foods as well as produce and other foods from the local area for a ‘farm to table’ experience.

DISTRICT 8, HAMBURG AREA – DENNIS DOLAN:

Extreme Machine, Hamburg Township – Extreme Machine located on Industrial Drive north of M-36 in Hamburg Township, is constructing a 5,587 square foot addition to their existing machine shop at 10852 Industrial Drive. This machine shop is also planning a 6,466 square foot addition to their building at 10034 Industrial Drive.

DISTRICT 9, GREEN OAK AREA – GARYCHILDS:

Holiday Inn Express & Suites, Green Oak Charter Township – Green Oak Lodging Inc. has proposed a four (4) story Holiday Inn Express & Suites for a site within the Shoppes at Green Oak. This 60,780 sq. ft. hotel will contain 105 guest rooms. The site is adjacent to Costco and Olive Garden, near the northwest corner of Whitmore Lake and Maltby roads.

Source: Livingston County Planning Department with considerable input from Livingston County Township, Village, and City Leaders