

Developments Around the City...

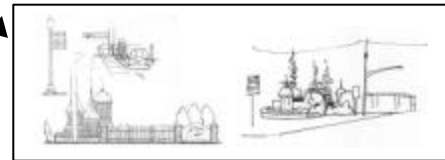
City Projects

Downtown Improvement Project / Gateways Project

Phase 2 of downtown's revitalization project is nearly complete. New water main and electrical lines have been installed along Nepessing Street, and five bays of angle parking have been added.

Landscape planters, benches and historic street lamps will be completed in time for Lapeer Days. Gateway entrance statements will be constructed at key entrances to the downtown area, and will feature cupolas salvaged from the historic Oakdale buildings and directional signage.

Nepessing Street Enhancement Plan



Gateway Entrance Statements

Prairies and Ponds at Oakdale

Prairies and Ponds at Oakdale is a natural habit restoration and preservation effort by a team of citizens groups, federal and local agencies and nonprofit wildlife advocates.



Site Plan



Location Map

The site was drained and farmed in the 1940s through 1960s as part of the state-run Oakdale Center for Developmental Disabilities complex. The 35-acre project site is located south of Oregon Road and west of Millville, within two miles of six elementary schools and adjacent to the Chatfield School and Mott Community College campus. A 40-acre wooded site and a 100-acre riverbed area on the former Oakdale property have been designated for future natural habitat preservation.

The Prairies and Ponds project plan includes the following:

- Expansion of existing wetland areas to increase waterfowl habitat. The site is part of a flyway for waterfowl and has been identified as prime nesting habitat for ducks by the US Fish & Wildlife Service and Ducks Unlimited.
 - Introduction of classic Midwest prairie habitat of prairie grasses and wildflowers in upland areas of the site, to provide habitat for field birds and serve as a natural classroom for the many schools nearby.
 - Development of a passive trail system throughout the site, with an observation mound, boardwalks, platforms and teaching stations located throughout the site to serve primarily as a teaching resource.
 - Project development committee included local ecology and wildlife experts from Lapeer Schools and Seven Ponds Nature Center, and City of Lapeer administration.
 - Primary project sponsors are: WIN (Saginaw Bay Watershed Initiative Network), US Fish & Wildlife Service, Ducks Unlimited and the City of Lapeer.
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Lapeer Optimists Soccer Field Expansion

The soccer complex on S. Saginaw Street will be expanded to meet the growing popularity of the city's soccer program. The project will include five new fields, a concession building with restrooms, accessibility pathways, pavilion, playground, fencing, bleachers, landscaping, irrigation and a maintenance building. Funding sources include a DNR grant and donation from the Lapeer Optimist Club.



Conceptual Plan

Historic Train Depot Restoration

The Lapeer Depot is located in the City of Lapeer at 111 Howard Street along the Grand Trunk Western Railroad line. It is one of 21 active depots in the State of Michigan serving east/west rail passenger service between Toronto and Chicago—the AMTRAK International Line.



Proposed work under the Enhancement Historic Preservation Program will restore many of the significant features of the building originally constructed in the early 1900's. The wood frame, clapboard-sided structure was constructed to one of the railroads standard depot plans. The Lapeer Depot is basically a larger version of one currently preserved at Crossroads Village, Flint.

Initial efforts to improve the Depot occurred 10 years ago, when nearly \$200,000 was invested by the City of Lapeer, AMTRAK, and MDOT UPTRAN for renovations to the building, platform and landscaping. Funds to restore many of the historic characteristics were not available at that time. In 2001, the City received a grant from MDOT's Enhancement Program to provide the following: (1) restore historic character, (2) provide structural/renovation repairs, and (3) improve transportation and other public use of the depot. This preservation project is expected to be

Commercial Development

Aco Hardware / Lapeer Furniture and Mattress

The former IGA building on West Genesee Street west of Court Street is being divided into two lease spaces, to be occupied by Aco Hardware and Lapeer Furniture and mattress. A portion of the parking lot has been reconstructed to improve site drainage, and site clean-up was assisted by the City's Brownfield Authority. Construction is almost completed.



Wal-Mart Supercenter

A new Wal-Mart Supercenter will be built directly behind the existing Wal-Mart store at 521 Imlay City Road, the existing store will then be demolished and the area used for parking. The new Supercenter will include a full grocery line, Tire and Lube Express, and accessory services such as a hair salon, bank and restaurant. The site plan has been approved and construction will begin in late summer 2003.

Future plans include a gas station on Imlay City Road, creation of an "outlot" parcel along Imlay City Road for future development, and improvements to the Saginaw Street/West Genesee Street intersection.

Elevation Sketch



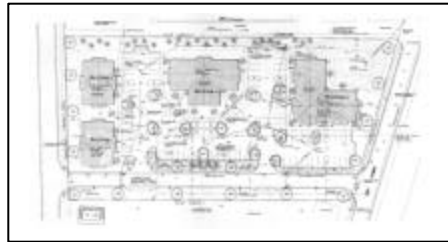
West Street Office Park

A multi-building office development will be constructed on a 3-acre site with frontage on both West Street and Harrison Street, south of Best Western and east of Meijer. The project will be constructed in phases and may include a mix of professional and medical office lease spaces. Phase 1 has received City approval and site grading has begun.

Elevation Sketch



Site Plan



Residential Development

Andrew's River Estates #2

This subdivision is a 36-lot expansion of the existing Andrew's River Estates subdivision at the northwest corner of Saginaw and Peppermill. Infrastructure construction was completed in 2002 and home construction is currently underway.

For more information, contact Fritz Builders at 586-752-6593, or visit their website at www.fritzbuilders.com

Preliminary Plat



Golfview Estates #1

This subdivision located south of Oregon Road and west of Millville features 58 lots on a cul-de-sac surrounded by the Rolling Hills Golf Course. Infrastructure construction was completed in 2002 and home construction is currently underway.

For more information, contact John Loudermilk at Rolling Hills Realty, 810-678-3466

Preliminary Plat



Rolling Hills Estates #5

This 30-lot expansion of the Rolling Hills subdivision south of Oregon Road includes an additional street connection to Oregon Road. Engineering plans have been approved and infrastructure construction is scheduled to begin in Spring 2003. Conceptual plans for Phases 6 and 7 have been approved, which will create an additional 37 lots.

For more information, contact John Loudermilk at Rolling Hills Realty, 810-678-3466

*Preliminary Plat
For Phase 5,6,7*

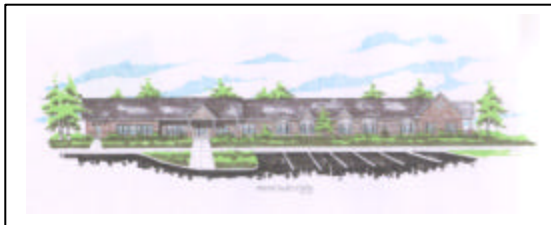


Devonshire Retirement Village

A senior retirement village is planned for a parcel north of Davison Road and west of the Fairways Condominiums. The development will include an Independent Senior Apartment building and Supportive Care and Specialized Care facilities, to provide a variety of lifestyle options and a continuum of care for seniors. The project has received preliminary approval and is currently in the engineering stage.

For more information, contact Neil Kraay at Leisure Living Management, 616-897-1891

*Elevation Sketch: Supportive/
Specialized Care Building*



Devonshire Place Condominiums

Cluster housing condominiums for senior citizens are proposed for a parcel adjacent to the Devonshire Retirement Village, north of Davison Road and west of the Fairways Condominiums. Approximately 45 duplex ranch units will be built, with access to services provided by the adjacent Devonshire Retirement Village. The project has received preliminary approval and is currently in the engineering stage.

For more information, contact John Loudermilk at Rolling Hills Realty, 810-678-3466

Preliminary Site Plan



Mayfield Park

A 218-lot site condominium development is proposed for a 106-acre parcel at the northeast corner of Oregon and Millville Roads. The project has received preliminary approval and is currently in the engineering stage.

Preliminary Site Plan



Woodbridge Park

A 142-lot site condominium development is proposed for a 59-acre parcel north of Oregon road and east of Suncrest Drive. The project has received preliminary approval and is currently in the engineering stage.

Site Plan

