

Appendix C

RIGHT-OF-WAY - CONCEPTUAL RELOCATION PLAN

CONTENTS:

C. 1.0 - Conceptual Relocation Plan
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Road Commission for Oakland County
Conceptual Stage Relocation Plan
Baldwin Road Improvement Project

Date

GENERAL AREA AND PROJECT INFORMATION

The Baldwin Road Improvement Project is sponsored by the Road Commission for Oakland County (RCOC). The project termini are Morgan Road on the south to Waldon Road on the north. The scope of work includes widening and reconstructing the existing pavement and provides intersection improvements.

The Baldwin Road corridor is located in the Detroit urbanized area and is classified as an urban minor arterial. It serves north-south travel through Orion Township north of I-75 in the northern part of Oakland County. Four alternatives were evaluated before selecting the Preferred Alternative that best met the purpose and need for the project. The alternatives included:

- No Build
- Alternative #3:
 - Four-lane boulevard from Morgan Road to Judah Road
 - Five-lane road from Judah Road to Waldon Road
 - Roundabouts at Judah Road, Maybee Road and Waldon Road
- Alternative #6:
 - Four-lane boulevard from Morgan Road to Judah Road
 - Five-Lane Road from Judah Road to Maybee Road
 - Four-lane boulevard from Maybee Road to Waldon Road
 - Roundabouts at Judah Road, Maybee Road and Waldon Road
- Alternative #7:
 - Four-lane boulevard from Morgan Road to Judah Road
 - Narrow Four-lane boulevard from Judah Road to Maybee Road
 - Four-lane boulevard from Maybee Road to Waldon Road
 - Roundabouts at Judah Road, Gingell Road, Gregory Road, Hidden Timber Road, Grand Circle Park, Maybee Road and Waldon Road

DISPLACEMENTS BY ALTERNATIVE

All the build alternatives have the potential to displace businesses and residences. Displacements were assumed when the proposed right-of-way was within 10 feet of the structure or when the driveway slope exceeded 12%. The estimated number of displacements by alternative is shown in the following table. The Preferred Alternative requires the fewest displacements.

Preferred Alternative	Alternative #3 & #6	Alternative #7
6 Businesses	6 Businesses	7 Businesses
8 Residences	8 Residences	8 Residences

DISPLACEMENT EFFECTS AND ANALYSIS

Acquisition of property for this project will allow for an orderly and timely relocation of all eligible displaced residents, businesses, farms and non-profit organizations. The acquiring agency will ensure the availability of a sufficient number of replacement properties in the local area for all eligible displaces.

Residential

The project may cause the displacement of approximately six residential units. A study of the housing market in the project area indicates a sufficient number of replacement homes and rentals will be available throughout the relocation process. It is anticipated that the local residential real estate market will have the capacity to absorb the residential displacements impacted by this project.

Business

The project may cause the displacement of approximately eight businesses. A review of the local commercial real estate market indicates there are a sufficient number of replacement sites available to relocate eligible displaced businesses. Displacement of these businesses is not expected to have a major economic or otherwise generally disruptive effect on the community impacted by this project.

ASSURANCES

The acquiring agency will offer assistance to all eligible residents, businesses, farms and non-profit organizations impacted by the project, including persons requiring special services and assistance. The agency's relocation program will provide such services in accordance with Act 31, Michigan P.A. 1970; Act 227, Michigan P.A. 1972; Act 149, Michigan P.A. 1911, as amended; Act 87, Michigan P.A. 1980, as amended, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended. The acquiring agency's relocation program is realistic and will provide for the orderly, timely and efficient relocation of all eligible displaced persons in compliance with state and federal guidelines.

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Date

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Date