
Appendix C –Conceptual Stage Relocation Plan and Project Impacts

Michigan Department of Transportation
Real Estate Support Area
Conceptual Stage Relocation Plan (Supplement)

Control Section 82023 – 82025, Job Number 325870

I-94 Rehabilitation
I-94 Mainline, I-94/M-10 Interchange, I-94/I-75 Interchange

Revised December 2, 2004

GENERAL AREA AND PROJECT INFORMATION

The proposed I-94 rehabilitation project extends 6.7 miles and is located in the City of Detroit, Wayne County, Michigan. The project begins at the I-94/I-96 interchange, runs east along I-94 to the I-94/M-10 interchange, and continues east on I-94 until it ends at the I-94/Conner Avenue interchange. The purpose of the project is to rehabilitate the existing I-94 freeway and to make revisions to the M-10 and I-75 interchanges. This revised Conceptual Stage Relocation Plan supersedes the last revised Conceptual Stage Relocation Plan of October 27, 2003, and is being prepared due to revisions in right of way acquisition resulting in a change in residential, commercial and industrial displacements.

The general area of the proposed project consists of a mixture of residential homes, multi-family apartment complexes, commercial and industrial land uses, with a small amount of vacant land.

DISPLACEMENTS

18 residential
24 commercial/industrial

DISPLACEMENT EFFECTS AND ANALYSIS

Property acquired for this project will be purchased in segments or phases, providing for the efficient and complete relocation of all eligible displaced residents, businesses and nonprofit organizations impacted by the project. Completing the project in phases will allow an adequate period of time for the relocation process and ensure the availability of a sufficient number of replacement properties in the local area for all eligible displacees.

Residential: The project may cause the displacement of approximately 18 single-family and multi-family 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 24 businesses. A review of the local commercial real estate market indicates that 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 and nonprofit 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 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 persons in compliance with state and federal guidelines.

Prepared by: William J. Swagler

DATE: July 13, 2004

TO: Mohammed Alghurabi
Project Manager

FROM: Tom Jay
Metro Region Real Estate Agent

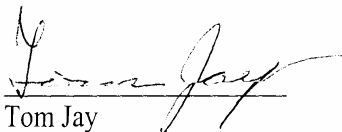
SUBJECT: C/S 82023-82024 JN 325870
I-94 Rebuild, from I-96 to Conner Ave.

As usual, Bill Swagler has done an excellent job providing a new Conceptual Stage Relocation Plan (supplement) and an updated R/W cost estimate for this project in the amount of \$32,586,618.00, dated May 6, 2004.

Much hard work and collaboration between MDOT, FH/WA and the various Consultants have resulted in changes that we believe will save in the ultimate R/W costs.

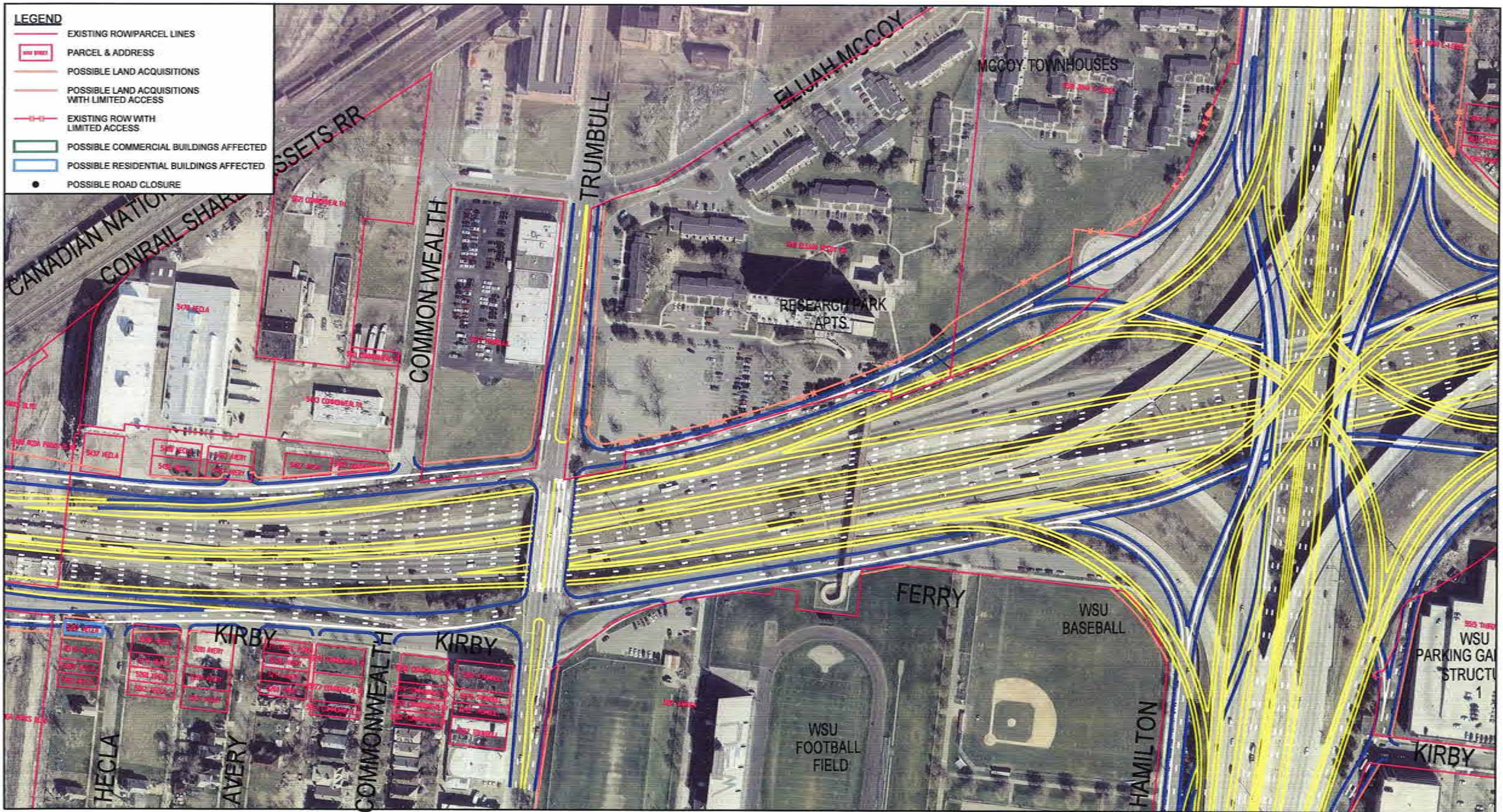
However, as final R/W plans will not be available for many years I believe it is prudent to keep the R/W estimate at its current level of \$50,000,000.00, until more detailed information is available.

If you have any questions please call Paul Sander, Metro Region Appraisal Manager at (248) 283-5153 or myself at (258) 483-5168.

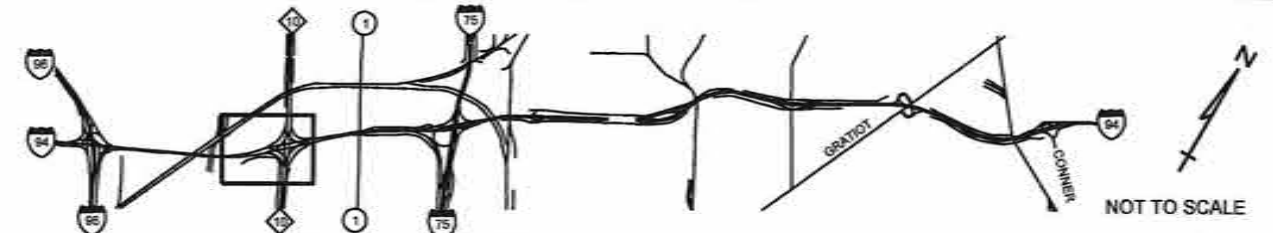

Tom Jay
Metro Region Real Estate Agent

cc: Mark Jordan
William Swagler
Barb Arens

- LEGEND**
-  EXISTING ROW/PARCEL LINES
 -  PARCEL & ADDRESS
 -  POSSIBLE LAND ACQUISITIONS
 -  POSSIBLE LAND ACQUISITIONS WITH LIMITED ACCESS
 -  EXISTING ROW WITH LIMITED ACCESS
 -  POSSIBLE COMMERCIAL BUILDINGS AFFECTED
 -  POSSIBLE RESIDENTIAL BUILDINGS AFFECTED
 -  POSSIBLE ROAD CLOSURE



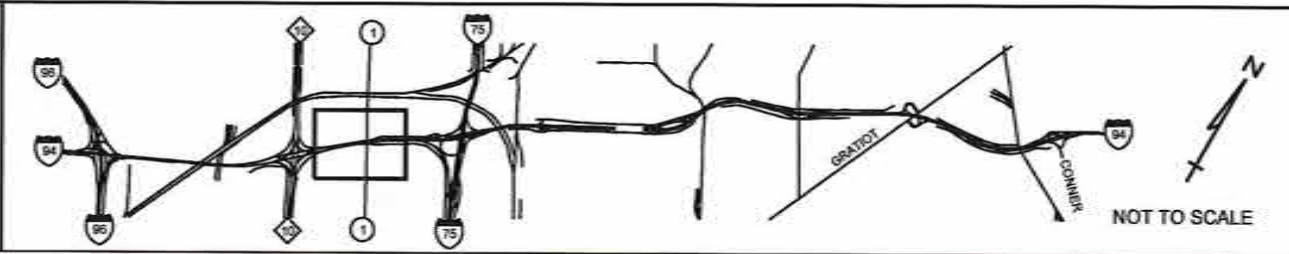
I-94 REHABILITATION PROJECT
Detroit, Michigan

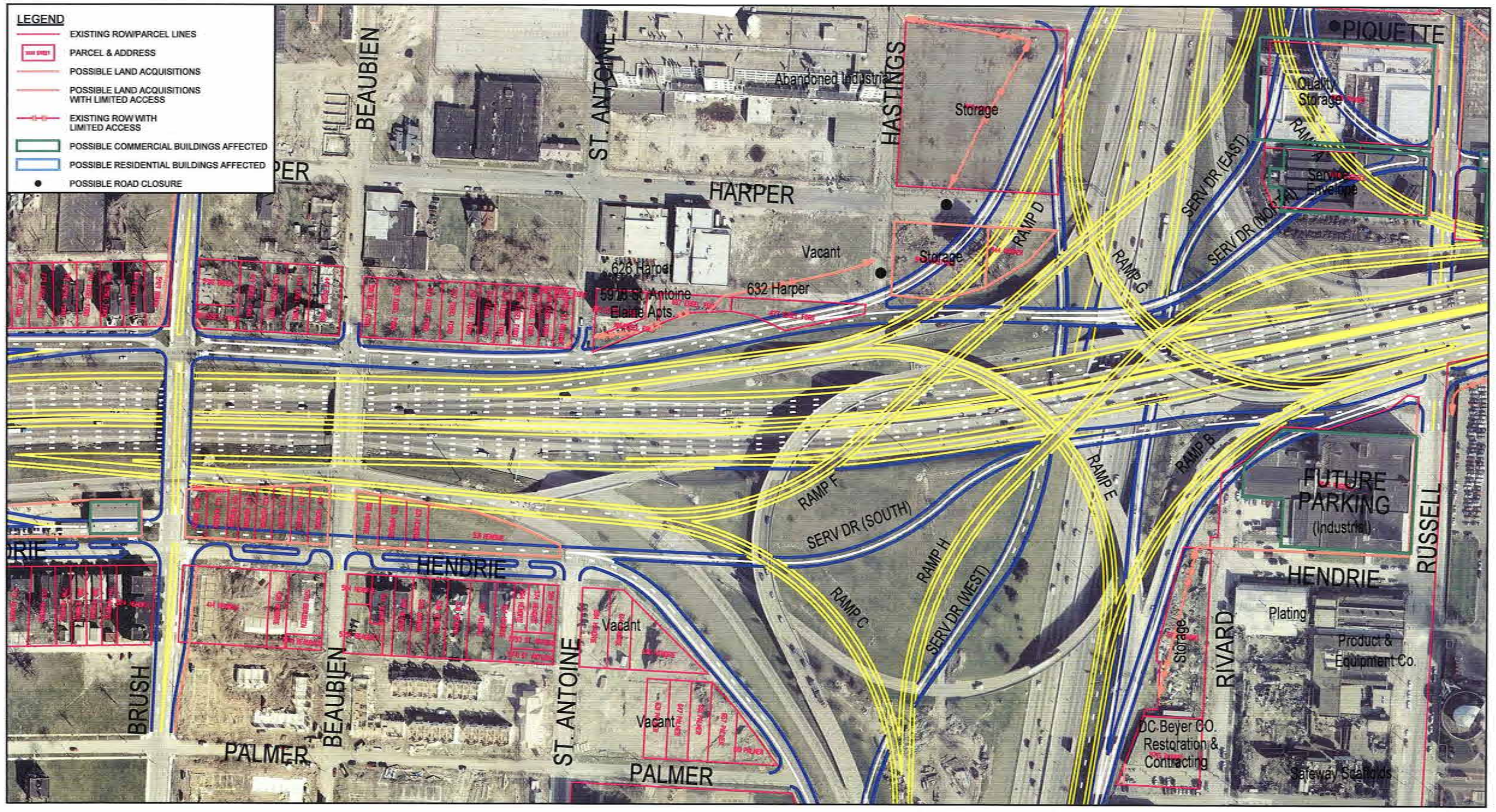


Appendix C-2
 Recommended Alternative
 Impacts

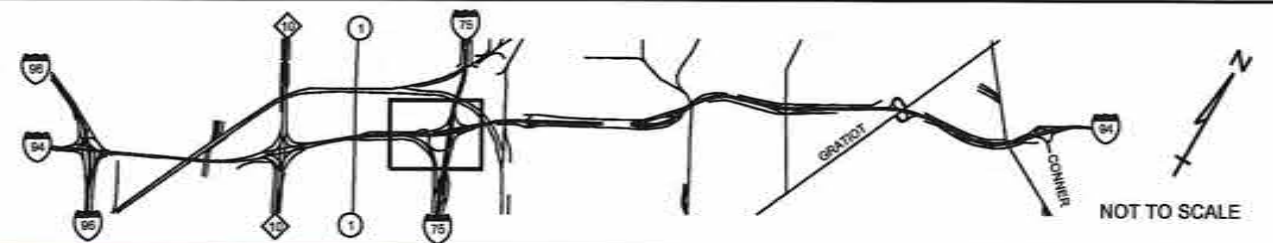


I-94 REHABILITATION PROJECT
Detroit, Michigan

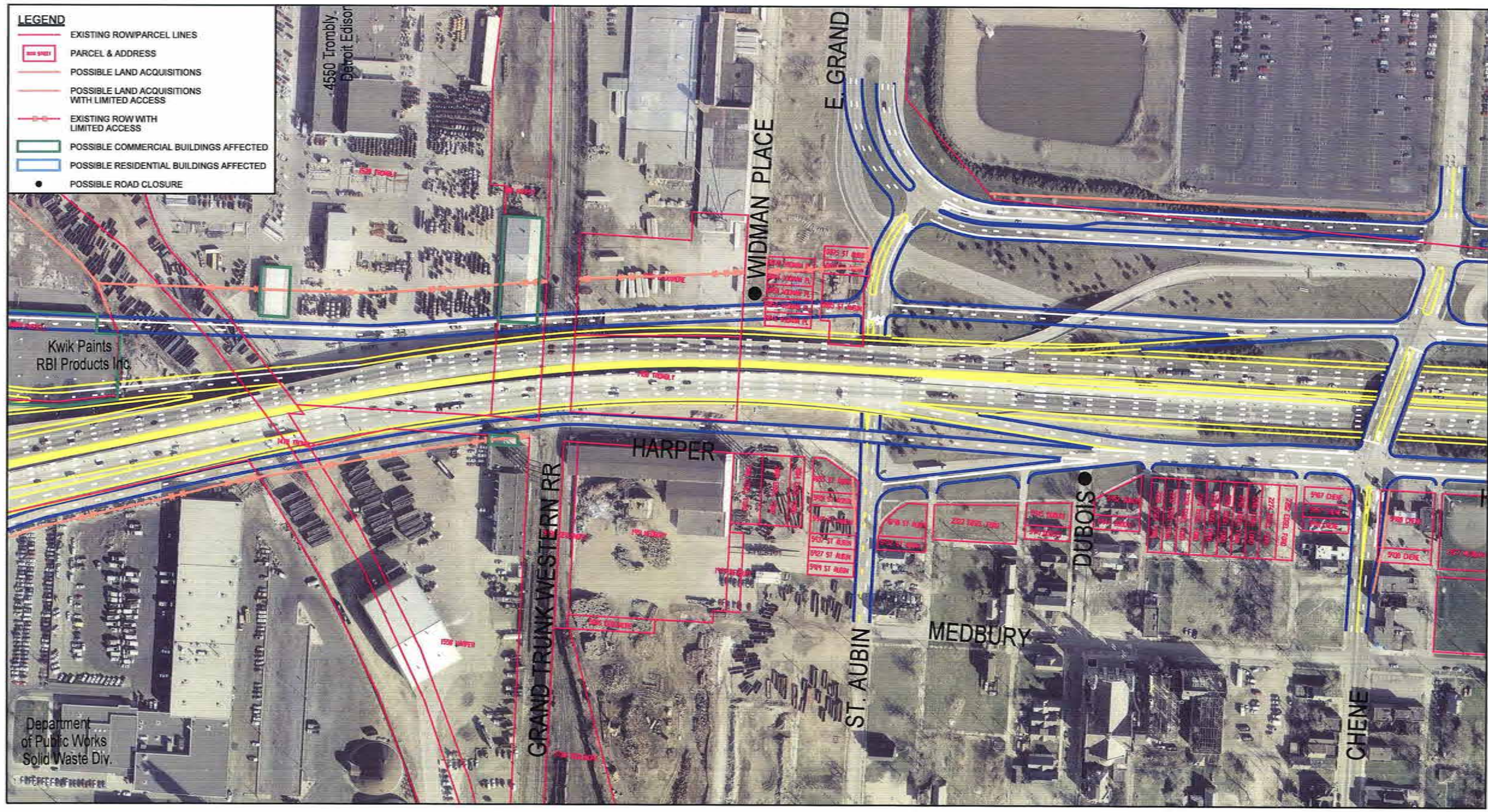




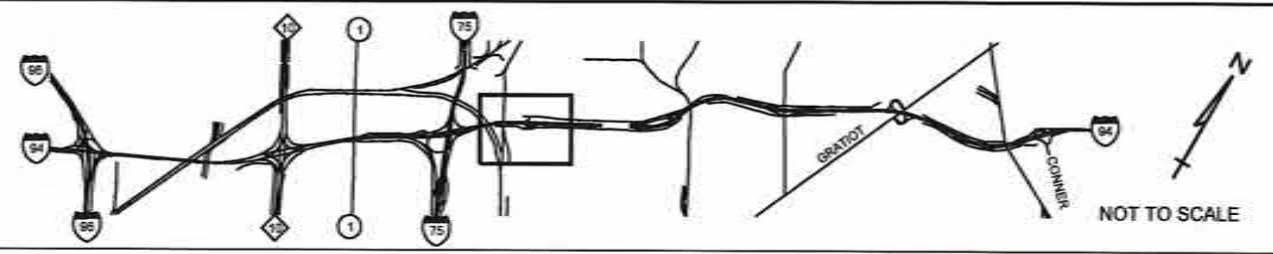
I-94 REHABILITATION PROJECT
Detroit, Michigan



Appendix C-4
 Recommended Alternative
 Impacts

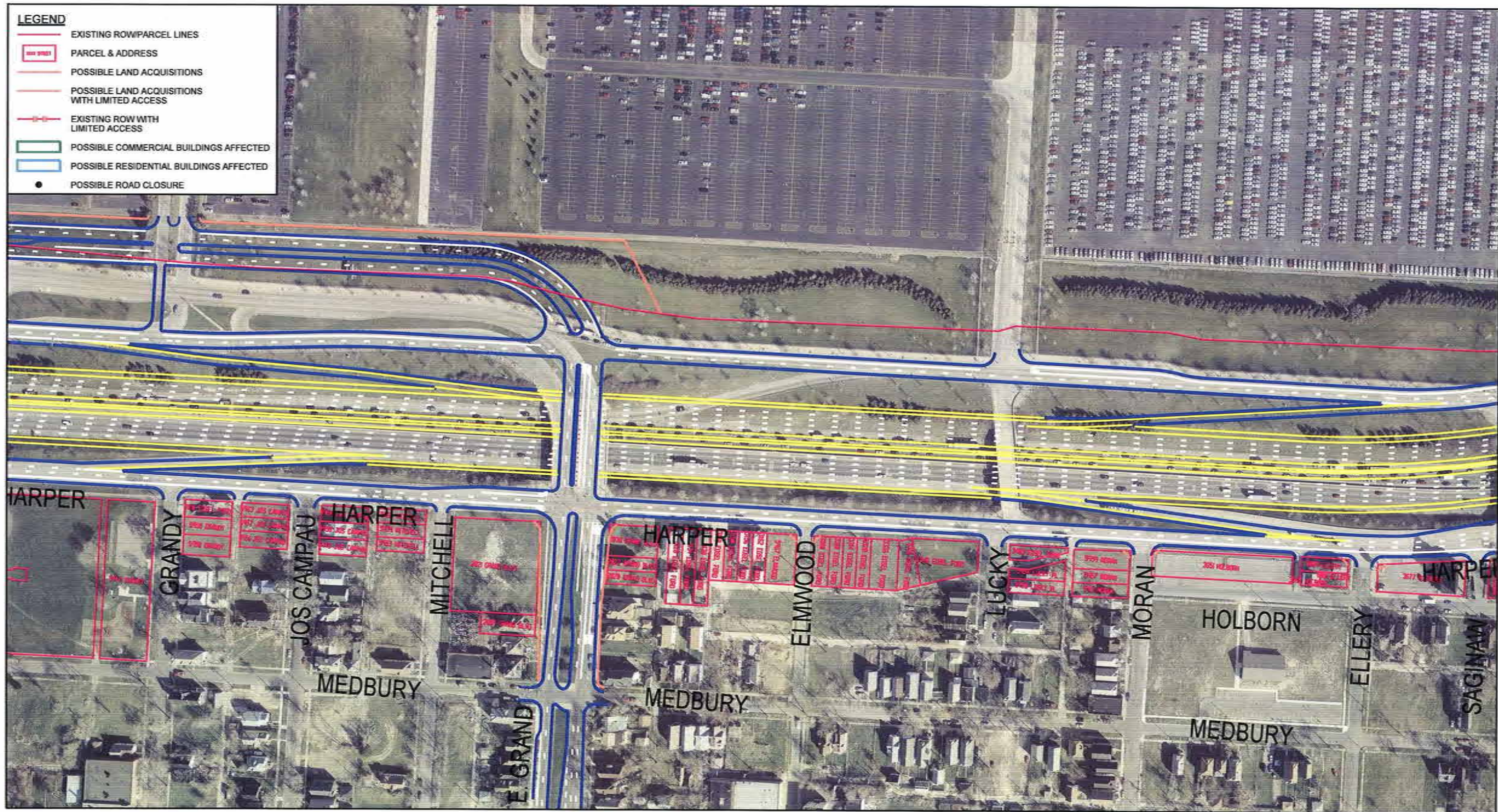


I-94 REHABILITATION PROJECT
Detroit, Michigan

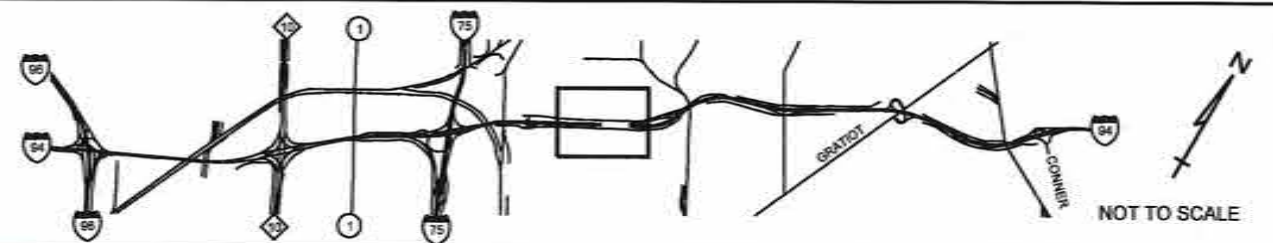


Appendix C-5
Recommended Alternative
Impacts









- LEGEND**
-  EXISTING ROW/PARCEL LINES
 -  PARCEL & ADDRESS
 -  POSSIBLE LAND ACQUISITIONS
 -  POSSIBLE LAND ACQUISITIONS WITH LIMITED ACCESS
 -  EXISTING ROW WITH LIMITED ACCESS
 -  POSSIBLE COMMERCIAL BUILDINGS AFFECTED
 -  POSSIBLE RESIDENTIAL BUILDINGS AFFECTED
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I-94 REHABILITATION PROJECT
Detroit, Michigan

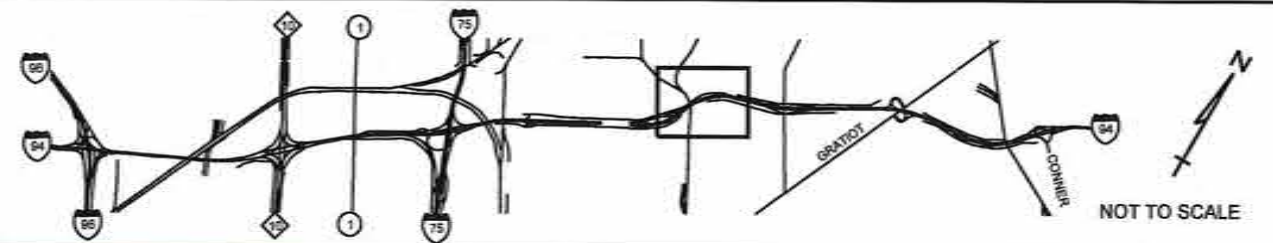


Appendix C-6
 Recommended Alternative
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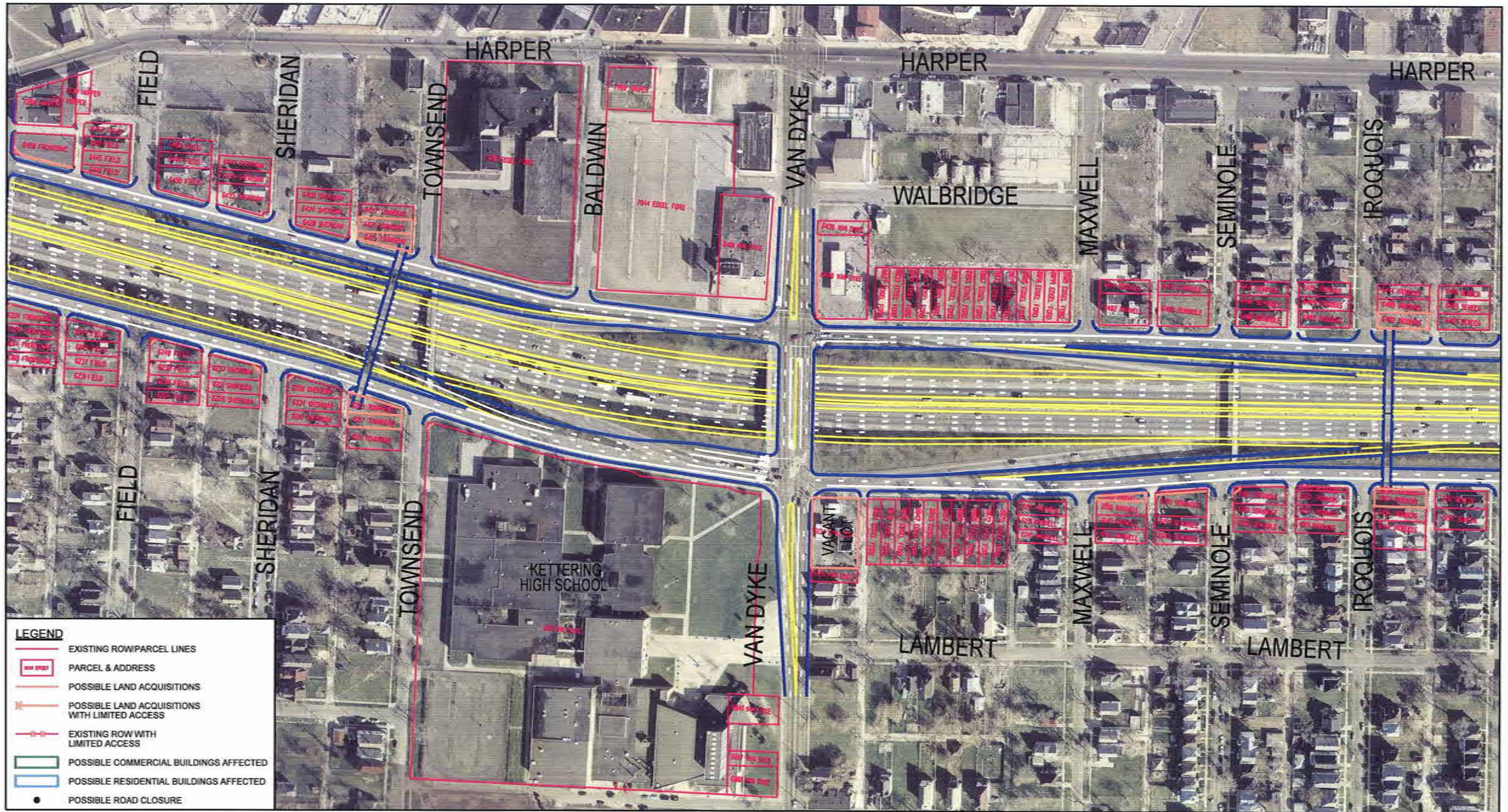
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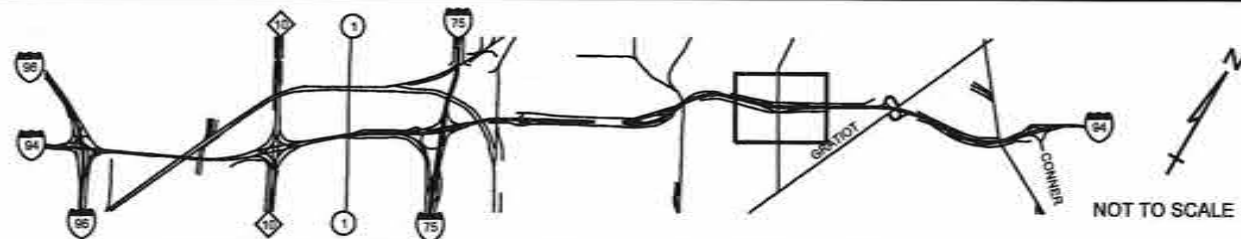
I-94 REHABILITATION PROJECT
Detroit, Michigan



Appendix C-7
 Recommended Alternative
 Impacts

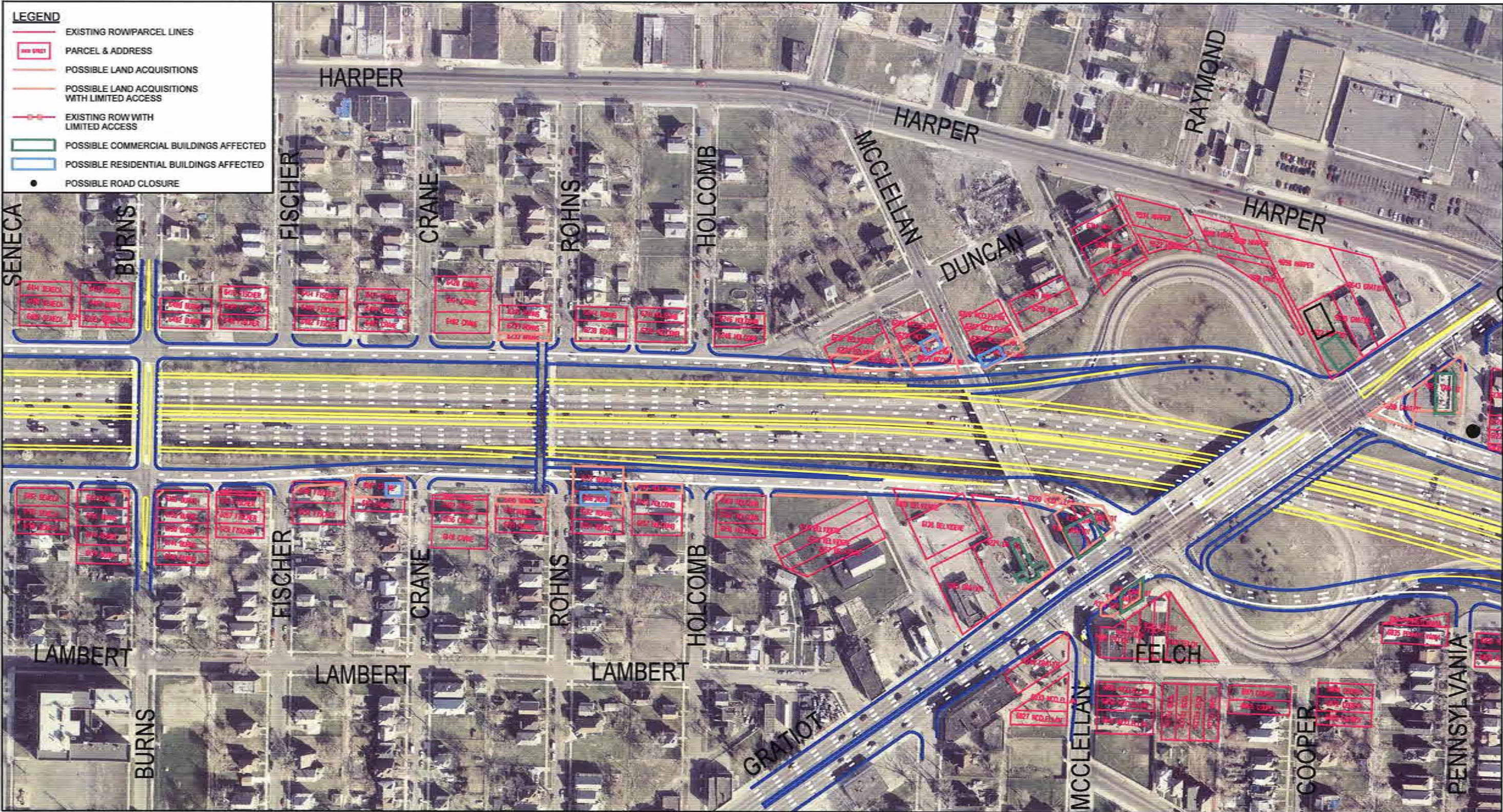


I-94 REHABILITATION PROJECT
Detroit, Michigan

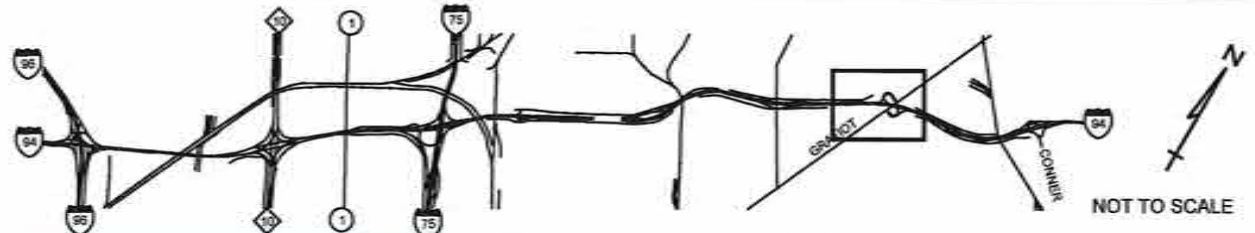


Appendix C-8
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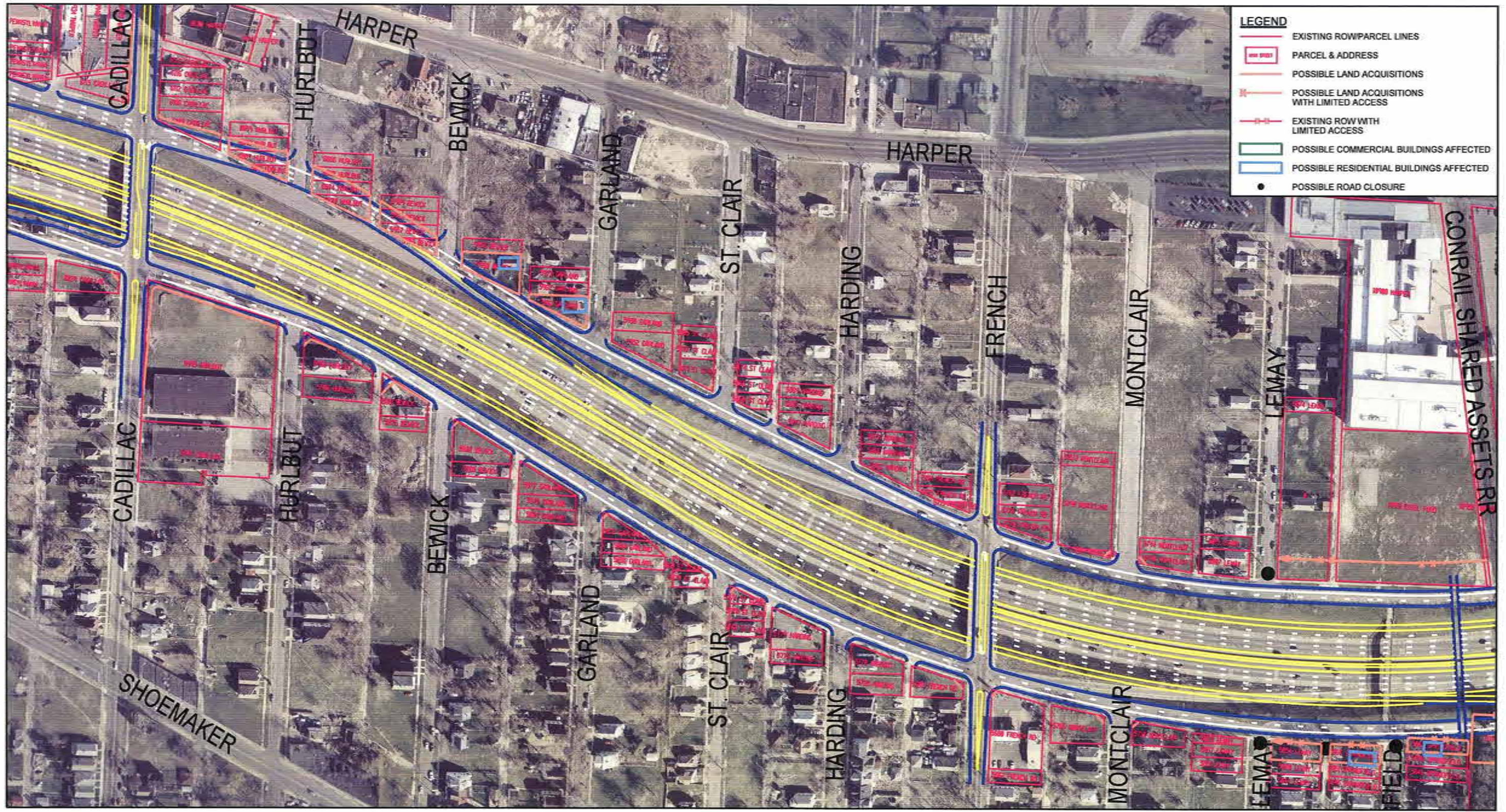
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I-94 REHABILITATION PROJECT
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Appendix C-9
 Recommended Alternative
 Impacts

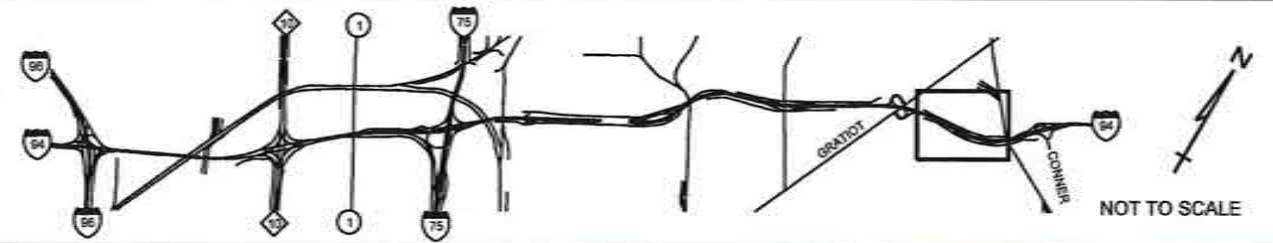


LEGEND

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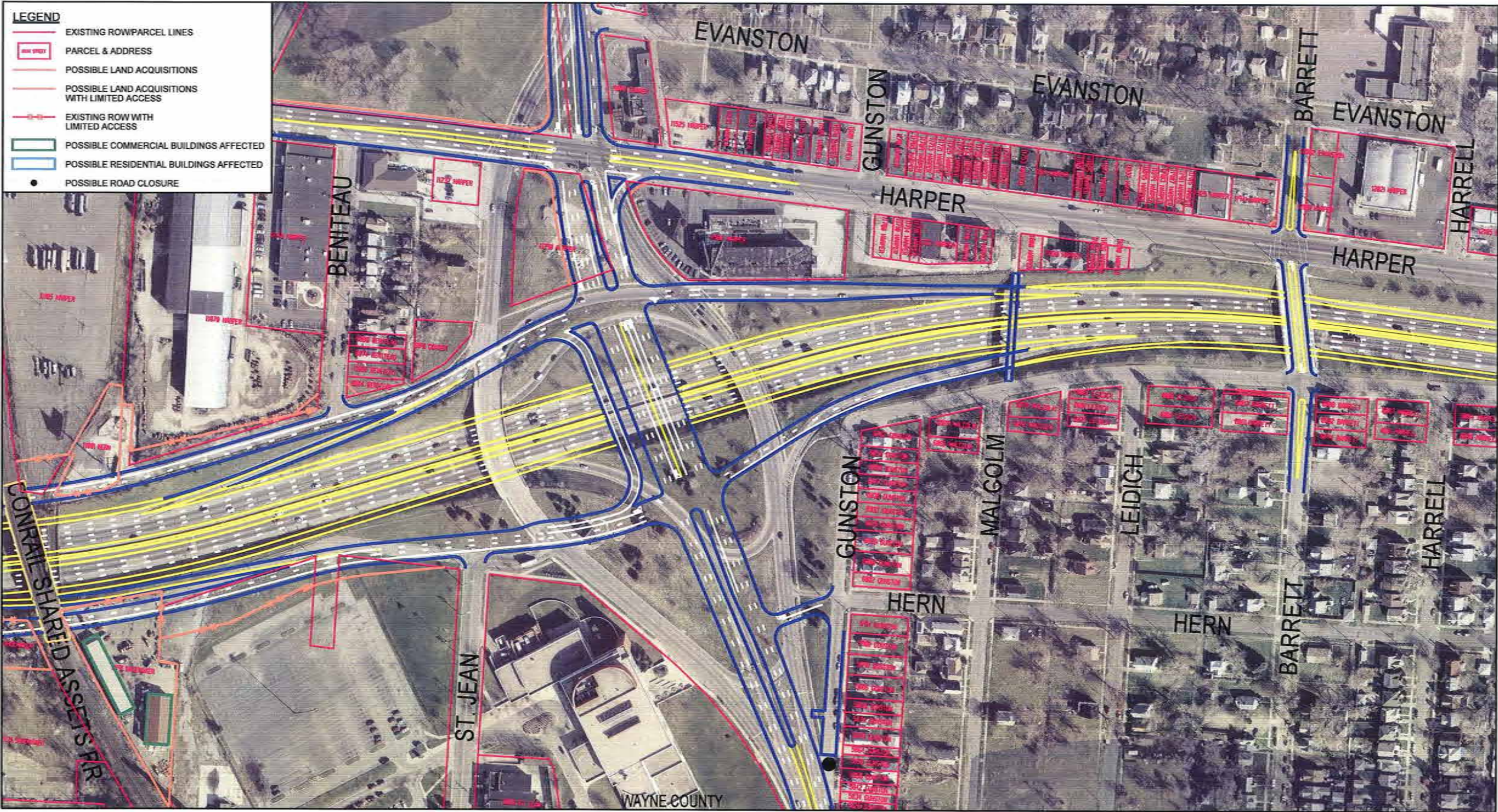


I-94 REHABILITATION PROJECT
Detroit, Michigan

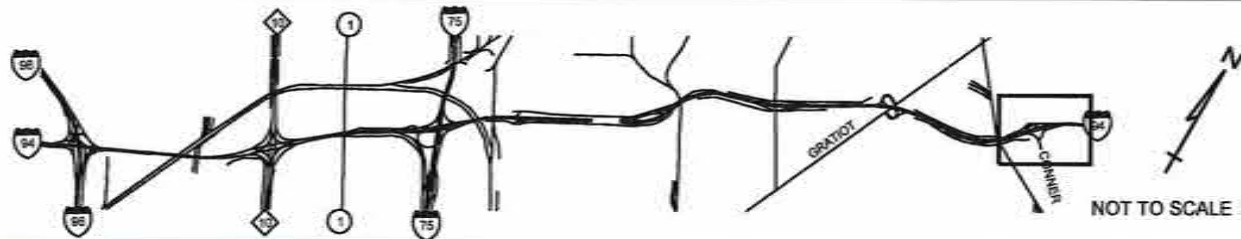


Appendix C-10
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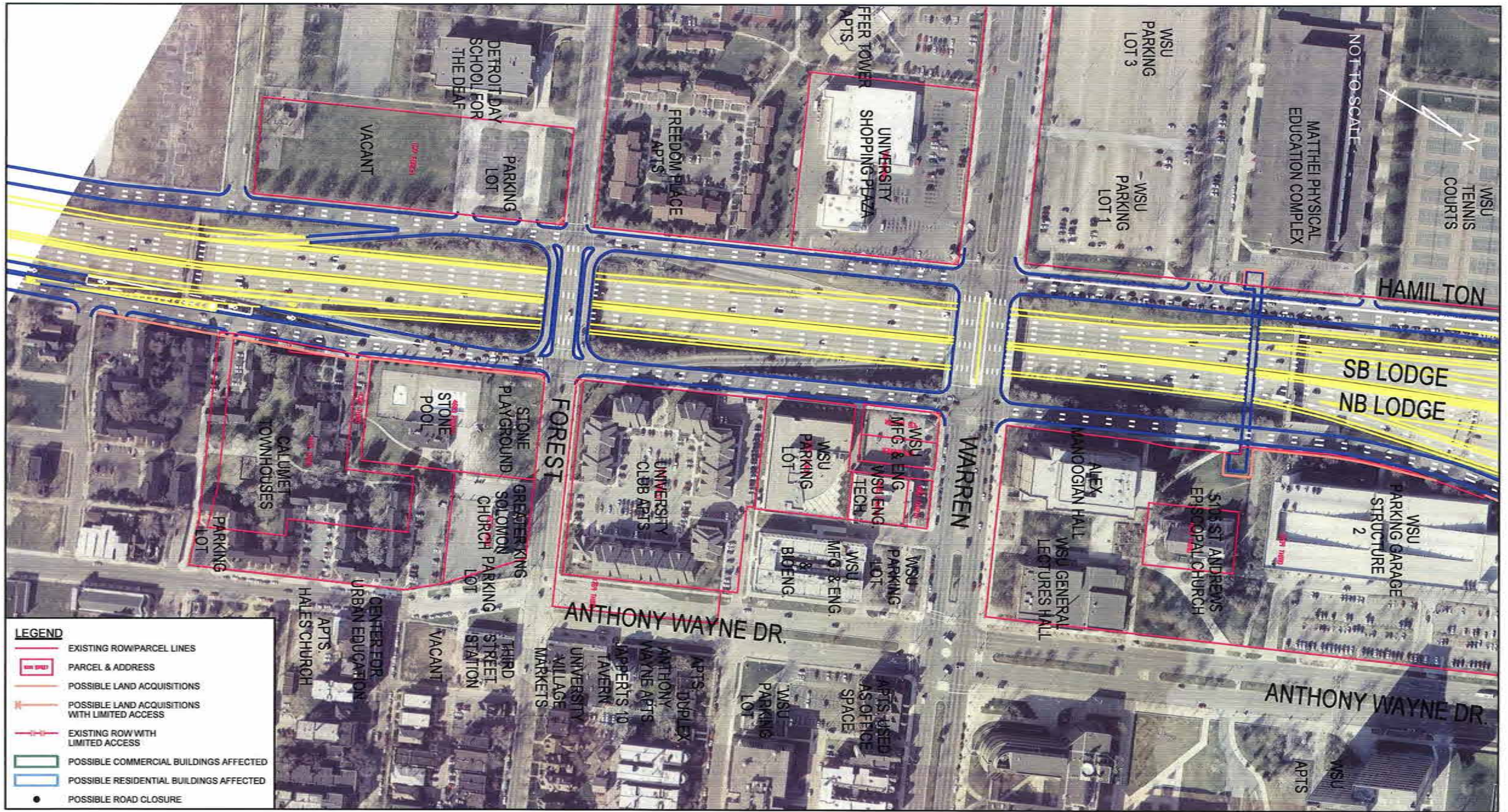
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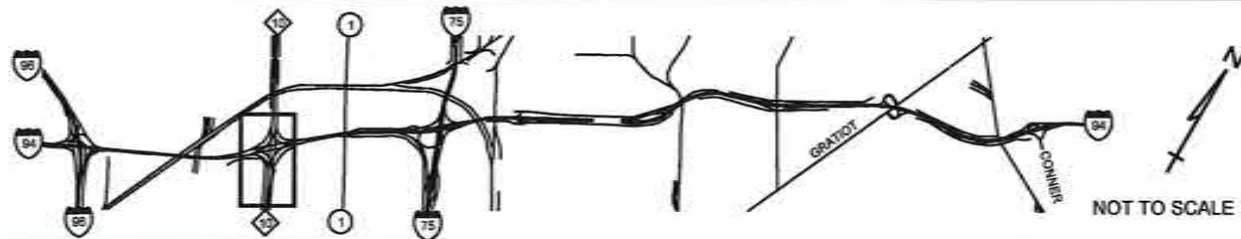
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Appendix C-11
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 Impacts

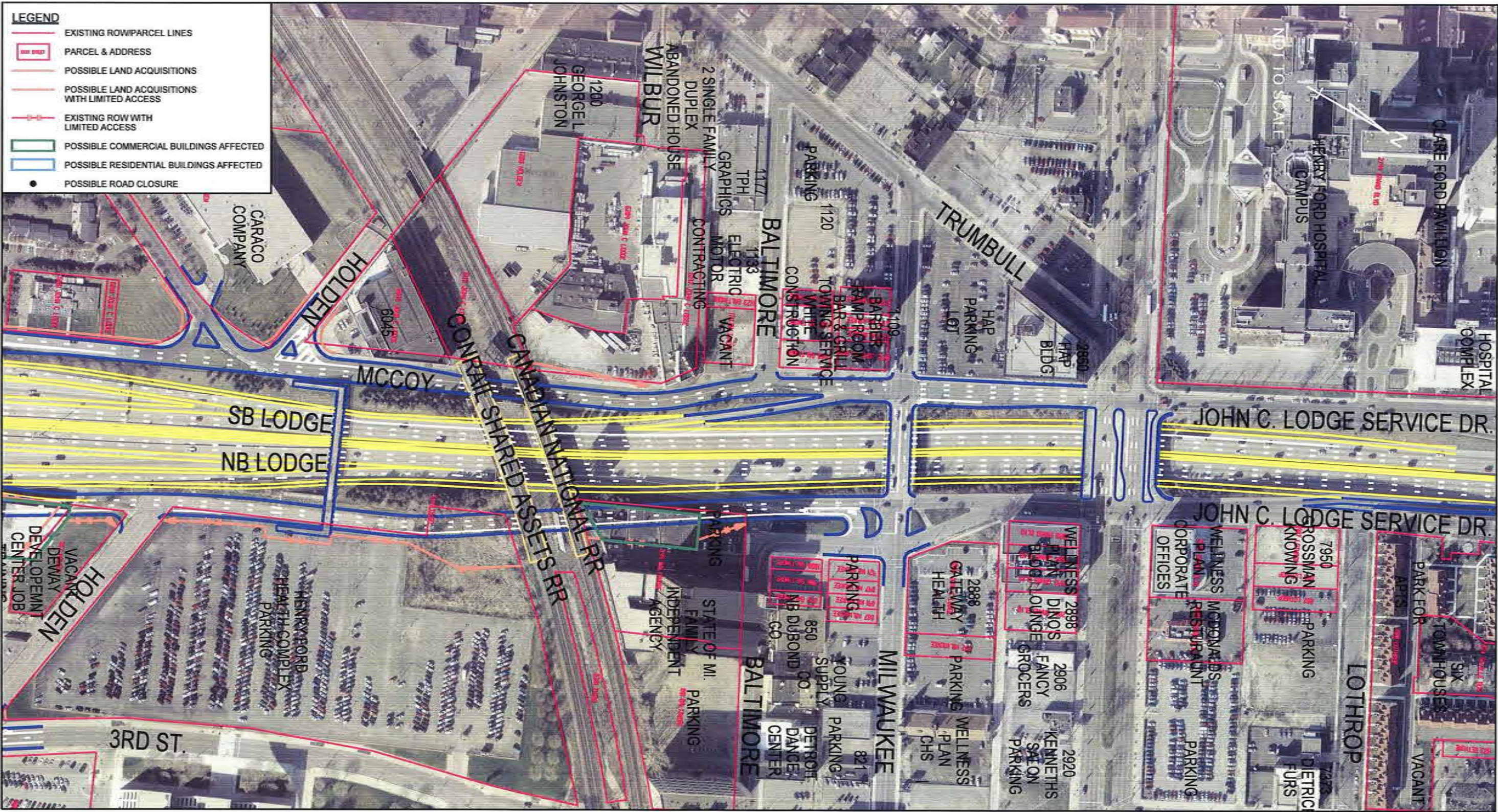


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Detroit, Michigan

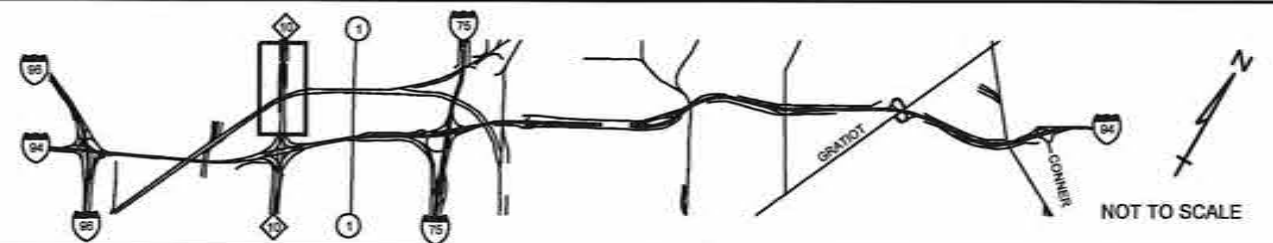


Appendix C-12
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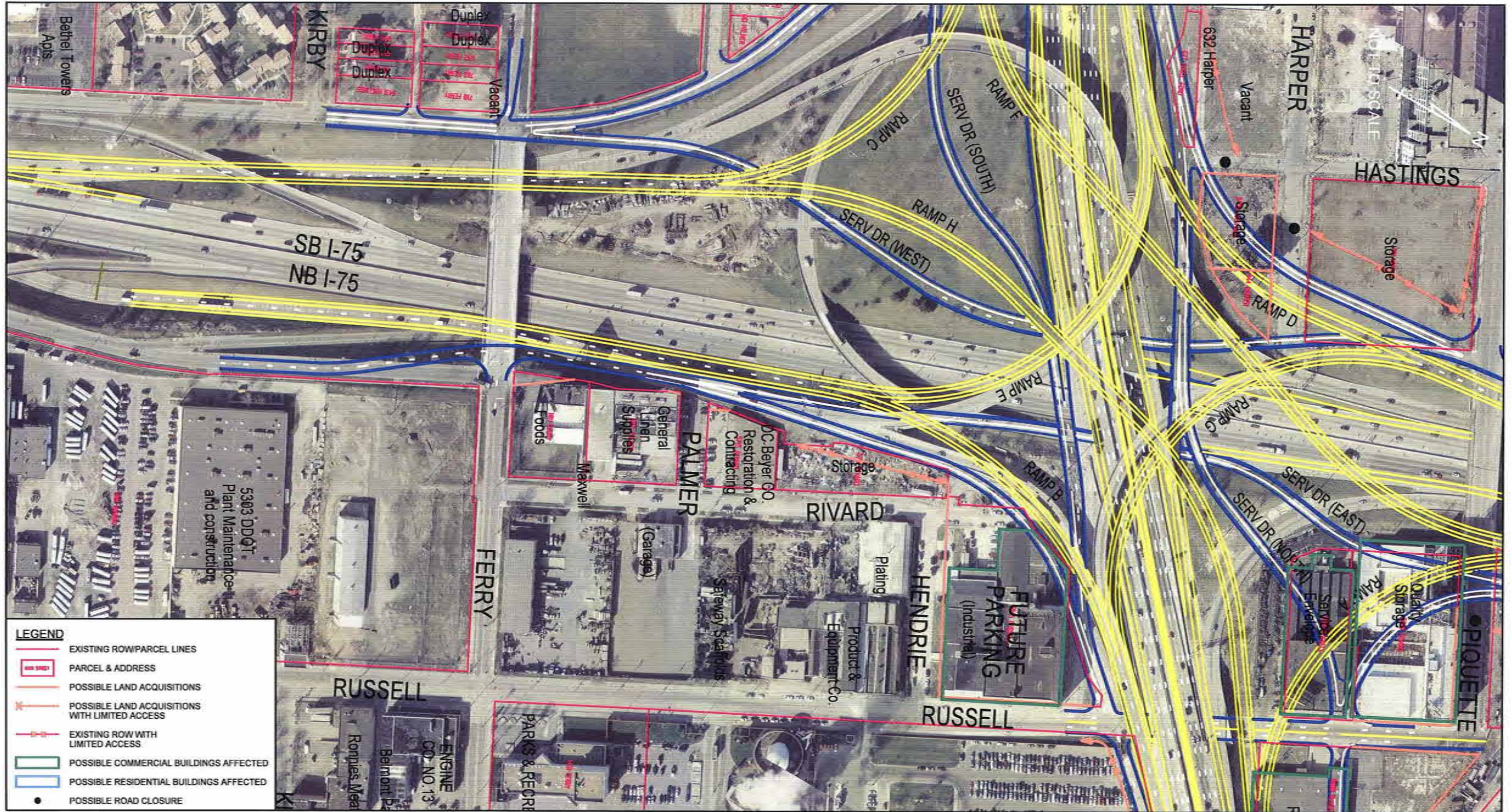
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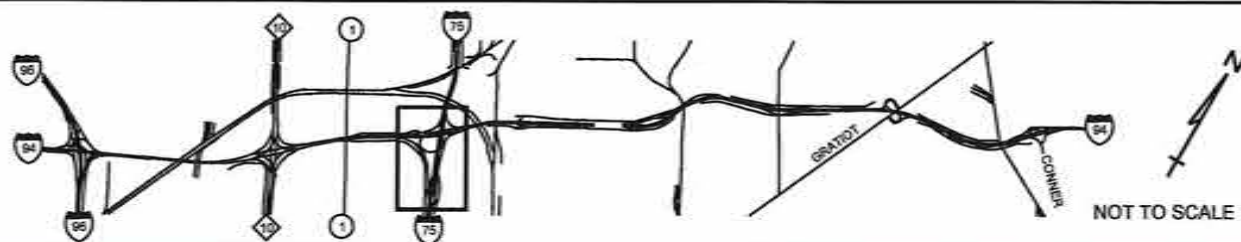
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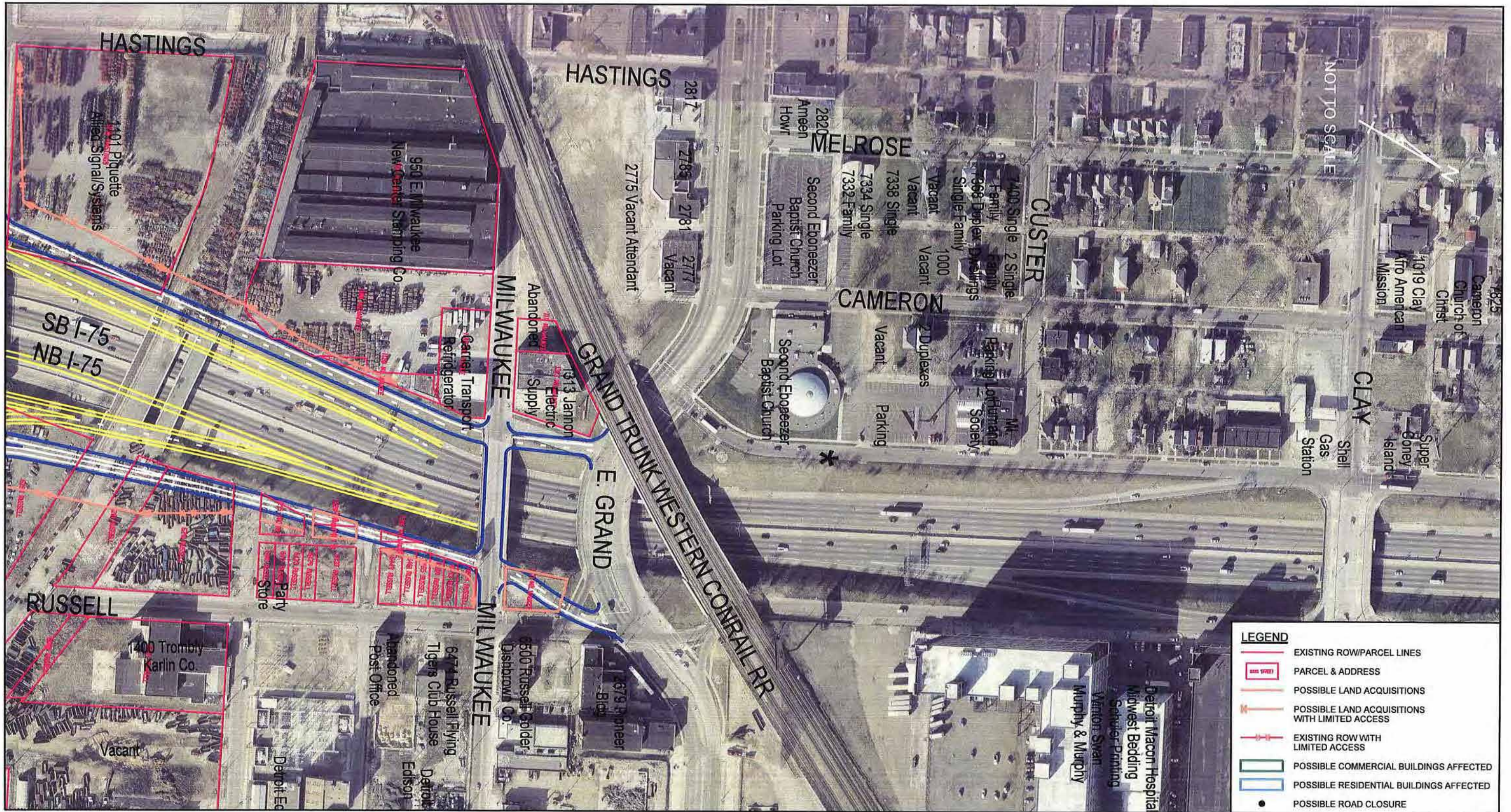
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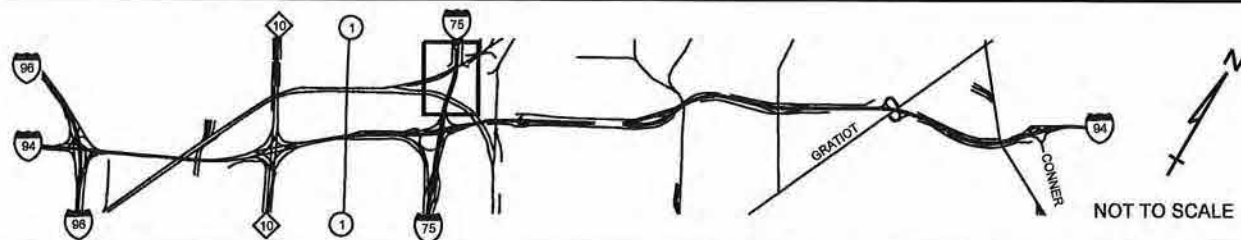
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Appendix C-14
 Recommended Alternative Impacts



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**Appendix C-15
Recommended Alternative
Impacts**