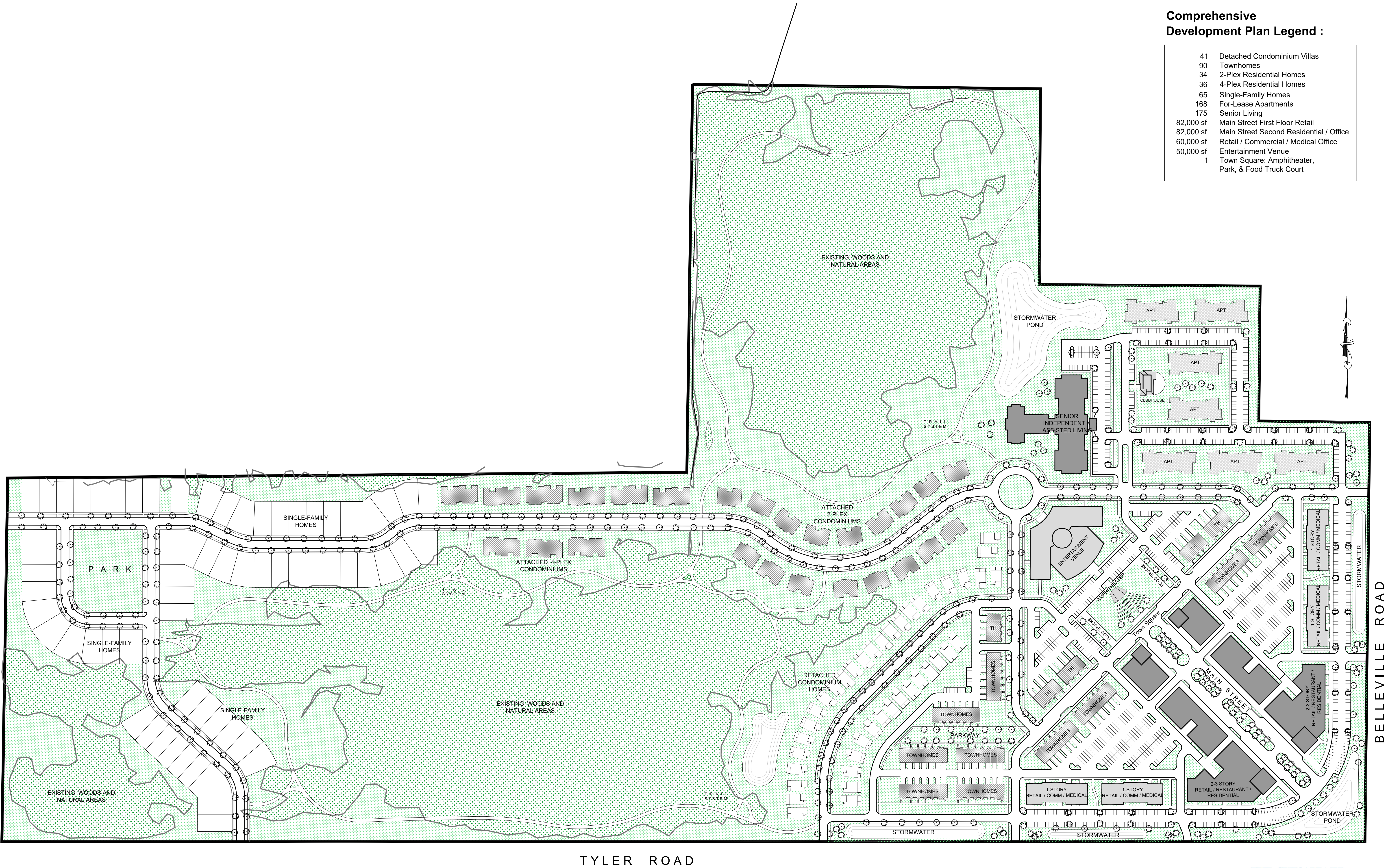


Comprehensive
Development Plan Legend :

41	Detached Condominium Villas
90	Townhomes
34	2-Plex Residential Homes
36	4-Plex Residential Homes
65	Single-Family Homes
168	For-Lease Apartments
175	Senior Living
82,000 sf	Main Street First Floor Retail / Office
82,000 sf	Main Street Second Residential / Office
60,000 sf	Retail / Commercial / Medical Office
50,000 sf	Entertainment Venue
1	Town Square: Amphitheater, Park, & Food Truck Court



J EPPINK PARTNERS, INC
Urban Design Studio

Landscape Architecture
Traditional Town Planning
27 Squirrel Road
Suite 104
Auburn Hills, MI 48326
248.922.0789

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Project:
**MIXED-USE
RESIDENTIAL
DEVELOPMENT
PLAN**

Northwest corner of
Belleville Road and Tyler Road
Van Buren Township, Michigan

Applicant:
**Van Buren
Township**
Downtown
Development
Authority

Sheet:
**Comprehensive
Development
Plan**

Issues / Revisions

Drawn by:

Checked By
JTE

Date
June 25, 2026

Scale
1" = 150'

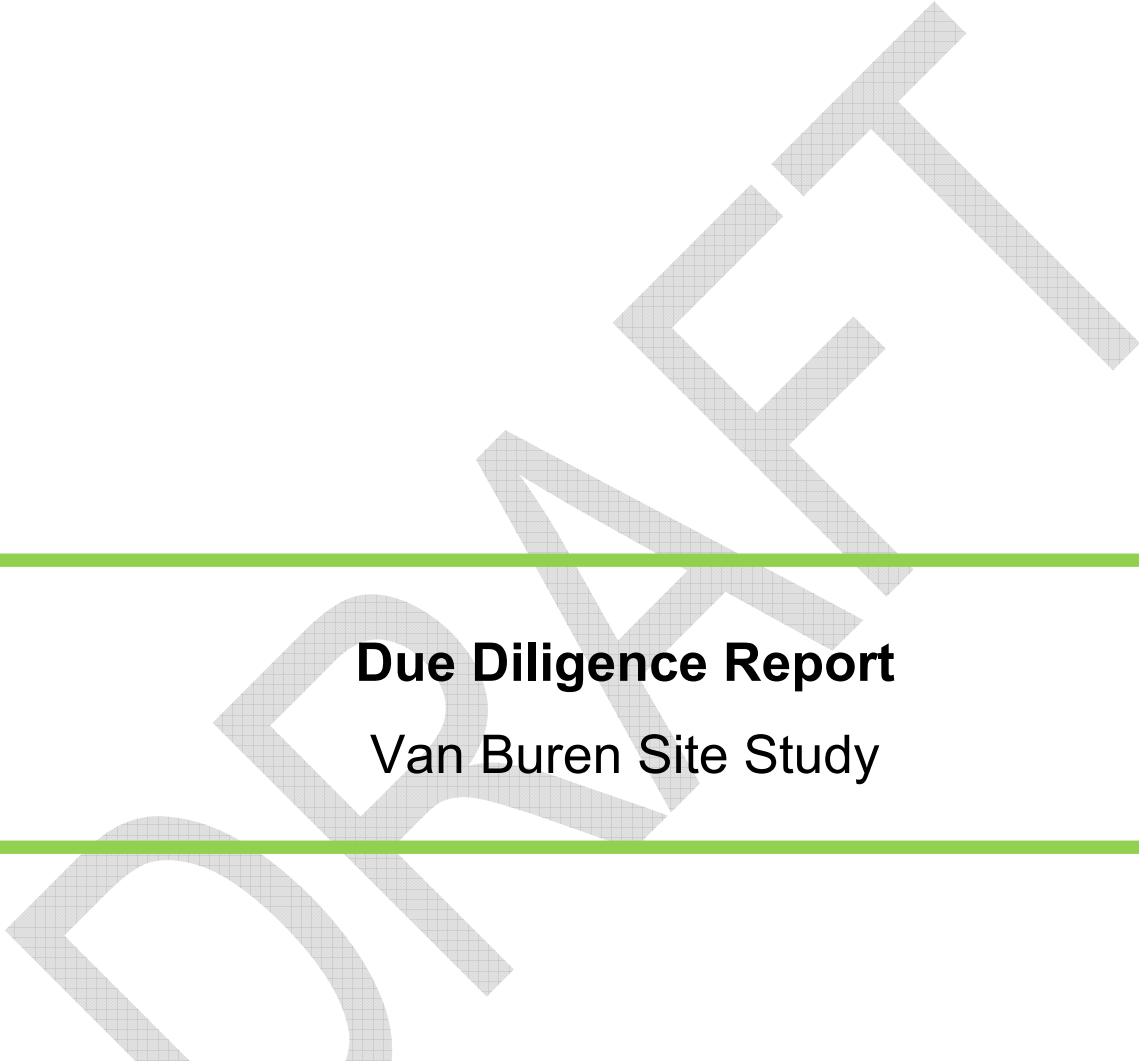
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Sheet

MSP-1.1

THE CHESAPEAKE
GROUP, INC.

giffels
webster

J EPPINK
PARTNERS
URBAN DESIGN STUDIO



Due Diligence Report

Van Buren Site Study

Address: Northwest corner of Tyler and
Belleville Roads, Van Buren Township, MI
48111

Total Site Area: 181 Acres

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1 Market Analysis

1.1 Introduction

In the last quarter of 2025, a market analysis was conducted which analyzed the demand in Van Buren Township for residential and commercial development. The analysis was performed by The Chesapeake Group. This demand analysis was done to ensure that the proposed conceptual plan didn't provide more space for a use that there was not a demand for. Based on foreseeable local, regional, and national market conditions, a productive assessment included existing data meshed with primary or newly collected data. All economic activity was included: retail and other commercial, full range of residential, and technical and nontechnical industrial activity.

1.2 Market Analysis Background

The market analysis included three phases: due diligence, analysis and findings. The due diligence phase included reviewing existing data, maps and homes sales data. An online survey of area residents was conducted in collaboration with the community input survey. The focus was obtaining up-to-date household spending information. Questions were prepared to collect factual data and not opinion-based questions. There were 440 responses to the resident survey. There was also a focus on labor force patterns that may have changed and future housing needs that could be accommodated in or near the proposed site. The survey and existing databases are fundamental to quality projections for demand forecast modeling. Van Buren Township promoted the survey to its residents.

The final due diligence step was to interview stakeholders within the community. Zoom meetings were held with 30 stakeholders throughout the community including township staff, board members, realtors who work within the community, and education staff.

The next step was to analyze the data collected with the first step. Residential and non-residential property trends and patterns will be analyzed using online sites, realtor information, and others that track sales, rental rates, other factors, and other available information furnished by the Client. Opportunities and activity are determined by examining the demand for goods and services. The forecasting focuses on retail goods and related services, select entertainment activity, office activity, niche housing, often associated with mixed-use areas, and industrial activity. (Concerning demand forecasting, dining and other restaurant/food services activities are among the ten major retail goods and related services categories.) The forecasting of demand includes the following:

1. Context within the region.
2. Definition of demand components, such as Township residents, nearby or surrounding area residents, workers, etc.
3. Definition of the market(s) or market area(s) population, households, household spending, shopping, and commercial utilization patterns, based on actual data developed through surveys.
4. Demand forecasts for retail and retail-related services by major retail category and sub-category (over 50 types of operations) and capturable space activity.
5. Multi-tenant office space demand forecasts.

6. Tech and non-tech-oriented industrial activity and select niches.
7. Definition of specific niches, clusters, and critical mass that would be marketable for opportunities in general and the targeted site.
8. Estimated future niche housing demand associated with mixed-use.
9. Estimates of supportable space (or units for housing) and absorption.

1.3 Residential Data

Permits for new housing units were tracked from 2001 through 2024. The mid-2000s were a time when there was a housing bubble, resulting from people's perceptions of perpetual housing price rises. That period was followed by the "Great Recession," followed by COVID, and then to changes in interest rates impacting mortgages.

During the mid-2000s Van Buren averaged around 400 residential building permits per year. During the Great Recession permits diminished. Yet, since the technical end of the Great Recession in 2011 and 2012, annual permits increased significantly. This increase is one indication of a healthy housing market. Furthermore, the pattern reflects that of Wayne County, where permits were very high during the mid-2000s. During the Great Recession permits diminished. The rebound after the Great Recession is also apparent in Wayne County.

Between 2020 and 2024, the Township permitted 354 new units. This number was compared with units permitted in other Michigan municipalities with populations similar to Van Buren's. Fourteen other jurisdictions with similar population numbers that issued permits were compared. Half are cities, and half are townships. Of the 14 jurisdictions, 11 permitted fewer units than Van Buren. This is another reflection on the positive health of Van Buren's housing market.

Another indication of housing market conditions is also illustrated by average sale prices and in per square foot price changes over time. Based on "multiple listing" information, these factors were examined from 2009 through much of 2025. This tracking yields the following.

The average "arms-length" sales prices for homes in Van Buren Township rose from just over \$148,000 in 2009 to above \$322,000 in 2025. The average "arms-length" per square foot price rose from \$75 to \$185. Only 3 years between 2009 and 2024 was there a negative change in the annual sale price. These were during the Great Recession and COVID. However, those changes were marginal compared to the many years of increases. Furthermore, the per square foot change was always positive. The exception occurred between 2024 and 2025 due to incomplete 2025 data at the time of the analysis.

Table 1 Van Buren Residential Sales Pattern

Year	Number of Homes Sold	Avg Sale Price	Square Footage	Per Square Foot
2009	108	\$148,180	1,973	\$75
2024	218	\$307,563	1619	\$190

It is conservatively estimated that 400 new housing units will be permitted in the Township over the next few years. All or most of the units could be located on the proposed site. These units can meet several critical market needs in the township and help create a unique center of activity.

1.4 Resident Survey Residential Results

As noted, more than 440 different households responded to the survey. About 94% of the respondents reside in Zip Code Area 48111. Of particular importance are those households that may or are likely to move in the next few years. Internal household movement or relocation is a major factor in demand for new housing units in most communities. Below is brief summary of the results.

Survey results indicate that twenty percent of residents are highly likely to move in the next few year and about one third may move in the next few years. About two thirds of respondents have lived in their homes 10 years or longer with the primary reason for moving being change in lifestyle followed by change in housing market conditions.

Many of the respondents who were likely to move were looking for larger homes. There were also around 25% of respondents that were looking to downsize. This signals a need for smaller empty nester housing within the community to allow residents to age in place.

1.5 Residential Demand Estimates

It is conservatively estimated that 400 new housing units will be permitted in the Township over the next few years. Assuming there is space on the site, all or most of the units could be located there. These units, if designed as such, can meet several critical market needs in the Township and help create a unique center of activity.

Between 75 and 100 units geared toward the 55-plus market would be marketable. The detached units could be a minimum of 700 to 800 square feet. 60 to 75 units could be a low level of assisted living. 25 units would be for advanced assisted living and a more advanced continuum of care. The units can be purchased or rented, with or without a continuum of care included in the purchase or rental fee. These units can be in the form of a senior community housed in a single building or potentially small cottages or duplex/quadplex units where all the living space is on one floor.

20 to 35 detached units could be associated within the environmentally sensitive areas. The housing would be for mixed markets, including high-end to starter units, cottages, single family homes and duplexes. The price range would vary to support both young and mature households. Units should range from a minimum of 1,000 to 1,250 square feet and up.

There is also a demand for multifamily units. Around 200 townhomes or duplex units with first-floor primary bedrooms would be marketable. Midrise would also be plausible for these units and could range from a minimum of 1,000 to 1,500 square feet.

There is also a demand for live-work units. The site could support 40 to 70 units of these types of units. These units could accommodate small owner-occupied retail/office uses such as

architect, bakery, small medical, or similar use. Another popular option is it could be simply be a home office for the occupant. Units are expected to range from 1,000 to 1,300 square feet.

1.6 Resident Survey Commercial Results

Most households spend the bulk of their income on housing and retail goods and services, including transportation. As identified, more than 440 households responded to the survey. In addition to the input on meeting future housing needs, information with regard to demand for commercial activity was also identified. Some key takeaways area:

- The average household spends about \$180.00 a week on groceries and related merchandise.
- About two of every ten households spend \$250 or more.
- Only 16% of households spend less than \$100 per week.
- The average household spends about \$9,300 annually on groceries and related merchandise.
- Grocery spending represents about 14.2% of all household income.
- More than one-half of the households frequent Meijer when purchasing groceries.
- More than 10% of the respondents purchase groceries at Aldi, Kroger, and Walmart.
- About 30% of residents eat lunch or buy food outside the home a few times each week.
- Another quarter (26%) make such purchases about once each week.

During the mid-2000s Van Buren averaged around 400 residential building permits per year. During the Great Recession permits diminished. Yet, since the technical end of the Great Recession in 2011 and 2012, annual permits increased significantly. This increase is one indication of a healthy housing market. Furthermore, the pattern reflects that of Wayne County, where permits were very high during the mid-2000s. During the Great Recession permits diminished. The rebound after the Great Recession is also apparent in Wayne County.

Between 2020 and 2024, the Township permitted 354 new units. This number was compared with units permitted in other Michigan municipalities with populations similar to Van Buren's. Fourteen other jurisdictions with similar population numbers that issued permits were compared. Half are cities, and half are townships. Of the 14 jurisdictions, 11 permitted fewer units than Van Buren. This is another reflection on the positive health of Van Buren's housing market.

Another indication of housing market conditions is also illustrated by average sale prices and in per square foot price changes over time. Based on "multiple listing" information, these factors were examined from 2009 through much of 2025. This tracking yields the following.

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Table 2 Van Buren Residential Sales Pattern

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It is conservatively estimated that 400 new housing units will be permitted in the Township over the next few years. All or most of the units could be located on the proposed site. These units can meet several critical market needs in the township and help create a unique center of activity.

1.7 Commercial Demand Estimates

Two markets are defined based on the probability of capturing space on the site: residents of Van Buren Township and newly anticipated household growth in the county. The primary market is defined as residents of Van Buren Township. The total primary market retail and related services sales at all locations in 2025 are \$835,616,000. Sales figures are sufficient to support about 2.257 million square feet of space across all locations. By utilizing only the new space from growth, and assuming existing retail is competitive, none of the proposed space would be subtracted from any existing business.

Table 3 Supported Square Feet of Space by Van Buren Residents for the Primary Market in 2025

Category	Square Feet
Food	188,486
Eat/Drink	235,962
General Merchandise	633,341
Furniture	78,854
Transportation	274,136
Drugstore	76,188
Apparel	180,376
Hardware	267,983
Vehicle Service	167,422
Miscellaneous	463,854
TOTAL	2,566,602

*Developed by the Chesapeake Group for Giffels Webster, 2025

Anticipated growth in supportable space is considered conservative, tending to be underestimated, based on conservative estimates of new households in the Township. Two scenarios are provided based on either 350 or 400 new housing units by 2030. By 2030, primary market demand will grow to either 2.638 million square feet or 2.647 million square feet from 2.566 million square feet in 2025.

Table 18 – 2025 and Estimates of Supportable Square Feet from Primary Market Area Residents*

Table 4 2025 and 2030 Estimates of Supportable Square Feet from Primary Market Area Residents

Category	2025	2030	2030B
Food	188,486	193,733	194,400
Eat/Drink	235,962	242,531	243,364
General Merchandise	633,341	650,975	653,213
Furniture	78,854	81,050	81,329
Transportation	274,136	281,767	282,734
Drugstore	76,188	78,310	78,578
Apparel	180,376	185,398	186,035
Hardware	267,983	275,443	276,389
Vehicle Service	167,422	172,084	172,676
Miscellaneous	463,854	476,769	478,407
TOTAL	2,566,602	2,638,060	2,647,125

*Developed by the Chesapeake Group for Giffels Webster, 2025

The secondary market is defined by a small fraction of newly anticipated household growth in the county. Total new supportable space from the primary and secondary markets is about 287,000 square feet. This represents a small fraction of the new space generated from new household growth in the county. This square footage is anticipated to be capturable in Van Buren Township.

Table 5 Capturable Space from the Primary and Secondary Market

Category	Change 2025-30 Primary	Captured New Space Secondary	Total
Food	5,913	15,185	21,098
Eat/Drink	7,402	19,010	26,412
General Merchandise	19,865	51,025	70,890
Furniture	2,475	6,352	8,827
Transportation	8,600	22,086	30,686
Drugstore	2,390	6,138	8,528
Apparel	5,658	14,531	20,189
Hardware	8,407	21,589	29,996
Vehicle Service	5,251	13,487	18,738
Miscellaneous	14,550	37,368	51,918
TOTAL	80,511	206,771	287,282

*Developed by the Chesapeake Group for Giffels Webster, 2025

The types of operations and related spaces appropriate for the site are found in the table that follows:

Table 6 Capturable Types of Operations and Space for the Site

Type of Operation	Total Space
Food	21,098
Independents	2,652
Bakeries	973

Eat/Drink	26,412
Furniture	1,868
Home Furnishings	2,954
Men's and Boy's	2,383
Women's and Girl's	6,529
Family	8,091
Barber/Beauty shop	3,965
Book Stores	3,322
Dent./Physician Lab	1,600
Florist/Nurseries	2,294
Laundry, Dry Clean	1,473
Photo Sup./Photog.	2,563
Printing	3,829
Paper/Paper Prod.	2,795
Gifts/Cards/Novel.	6,197
Others	10,401

*Developed by the Chesapeake Group for Giffels Webster, 2025

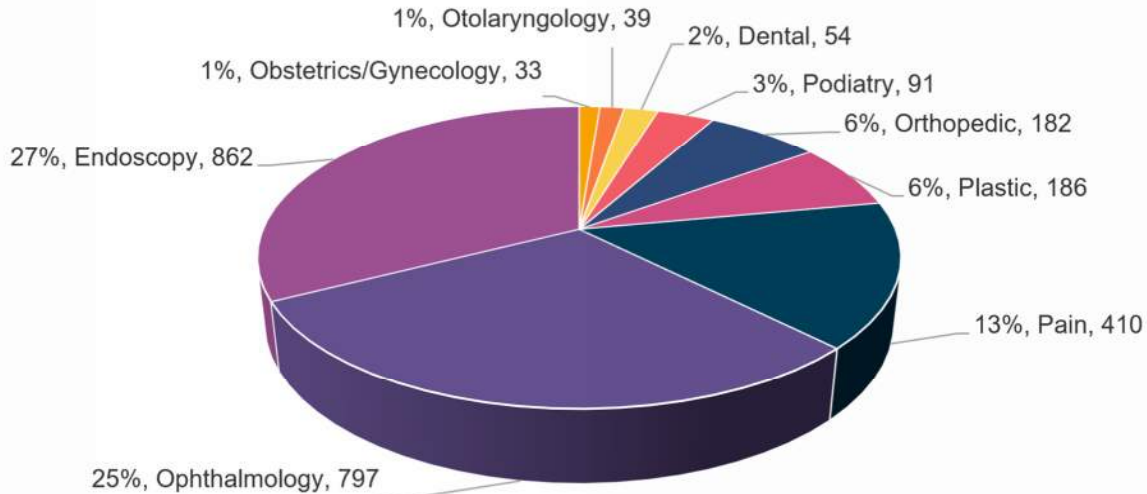
1.8 Office Demand Estimates

While the office space market remains difficult, new homes generate additional demand for services and create additional employment for residents. The estimates of added office space follows:

- 80,000 additional square feet from the primary area.
- 60,000 square feet additional from the secondary market.
- Total of 140,000 square feet by 2030.
- There is a growing aging population in the area, and adding younger households of childbearing age creates a need for added services.

Some of the desired options for the site are medical entities. Ambulatory surgery centers, or ASCs, are defined as modern healthcare facilities focused on providing same-day surgical care, often including diagnostic and preventive procedures. These surgical centers have transformed the outpatient experience by offering more convenient alternatives to hospital-based outpatient procedures. They often decrease patient “angst.” An ASC is often associated with a single medical discipline, though some are not. With the country and the area’s growing aging population, Medicare certification is essential for the ASC. The illustration that follows conceptualizes many of the facilities around the country.

Single-Specialty, Medicare-Certified ASCs by Specialty Type



Based on data provided by the Centers for Medicare & Medicaid Services (CMS), March 2025.
Data for 248 centers not available.

According to “Sales Data Generator,” there is a rising utilization of ASCs, both associated with and independent of hospitals. “Outpatient surgeries now account for more than 50% of all surgical procedures in Michigan. In one study, the median number of surgeries performed per ASC was approximately 1,050 per year.” This site is an excellent location for such a facility within a high-quality mixed-use development. It has quality access via the road network and interstate. It is located between two larger population centers in Detroit and Ann Arbor. An ASC will typically involve 2,500 to 3,500 square feet. ASCs will provide employment opportunities for younger households and meet the growing needs of the senior population and others.

An urgent care facility is a walk-in clinic, providing immediate medical attention for minor illnesses and injuries providing immediate medical attention, not severe enough to require emergency room care. Typically, Urgent Care clinics are staffed with physician assistants, nurse practitioners, and nurses. Urgent Care providers can order basic labs and imaging tests, such as X-rays, aid in diagnoses, and develop treatment plans. Urgent Care clinics have set hours and an established list of conditions treated. As a result, Urgent Care Clinics are less expensive and have shorter waiting times than Emergency Departments. An average Urgent Care Facility is 3,700 square feet. One urgent care operation is located in downtown Belleville. However, it is not uncommon for competitive facilities to be in close proximity to one another. They often differ in hours of operation.

The third type of supported medical facility is a multi-specialty group. Typically, a multi-specialty group practice provides high-quality, integrated healthcare services, offering personalized care through a team of experienced primary care providers and specialists like internal medicine, optometry, cardiology, dermatology, and others. The practices ensure coordinated patient care. Space and examination rooms can be shared. Specialists can be at the facility on specific days

and dates, or a variety can be there on the same day. Such a practice would likely require 8,000 to 24,000 square feet, although it could be larger.

2 Site and Environmental Due Diligence

2.1 Introduction

The 181-acre site is located at the northwest corner of Belleville and Tyler Roads in the northern portion of Van Buren Township. The site stretches from Belleville Road west to Beck Road. The site was previously owned by Ford Land and purchased by the township in 2018. In preparation of the conceptual planning for the site, existing site conditions have been reviewed to determine the developable area and any existing conditions that could prohibit the ability to develop the property as intended or significantly increase the cost to develop the property over normal conditions.

2.2 Existing Conditions

The site is currently vacant and utilized for agricultural purposes. Approximately 50 acres of the existing site is farmed through a land lease with the township. The remainder of the site is forested with some wetlands.



Figure 1 – Existing Site Location and Aerial Imagery (Google Earth)

Site topography ranges from 707 in the uplands to 696 in the wetlands. The existing site does not have any FEMA mapped floodplains. Based on the site elevations there is relatively little fall between the wetlands and the highest point on site. Stormwater management will need to be reviewed closely and is discussed below.

In reviewing aerial photography, it appears that there was some on-site disruption in 2005 and the land was disturbed for a couple years.

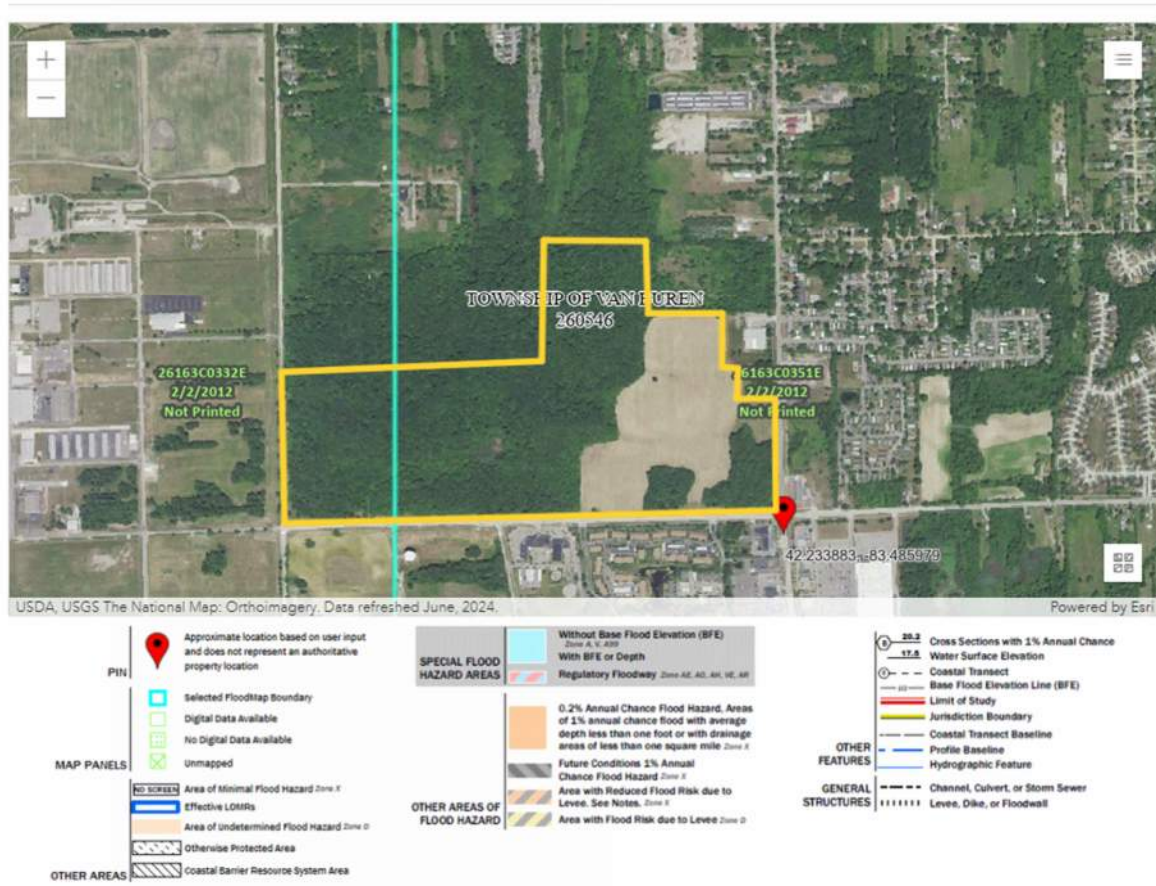


Figure 2 – FEMA Floodplain Map

2.3 Environmental Assessment

Barr Engineering Michigan LLC (Barr) was retained by Giffels Webster on behalf of Van Buren Township to perform a Phase I Environmental Site Assessment (ESA) of an approximately 181-acre property adjacent to Tyler Road and Belleville Road with Parcel ID 83035990001701 in Van Buren Township, Wayne County, Michigan (Subject Property). Barr performed this assessment in accordance with the requirements of 40 C.F.R. Part 312 (*Standards and Practices for All Appropriate Inquiries*) and the American Society for Testing and Materials International Method E1527-21 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*). This assessment has revealed the following information about the Subject Property.

Subject Property Use

The Subject Property is currently owned by Van Buren Township and is forested except for the currently used agricultural areas. The Subject Property has been used for agricultural purposes since at least 1937 and also contained several small buildings near the southeast corner from at least 1937 to 1940.

Physical Setting

The Subject Property is flat with a slight slope towards the southeast with a surface elevation of approximately 700 feet above mean sea level (Ref. 1e). Soils consist of well to poorly drained loamy sands and bedrock in the area is the late Devonian-aged Antrim Shale formation (Ref. 2a). Groundwater is expected to be present at approximately 4-6 feet below ground surface (bgs), and flow towards the southeast based on a subsurface investigation performed on an adjoining property (Ref. 3p).

Environmental Site Assessment Results

Barr identified the following findings and recognized environmental conditions (RECs) in connection with the Subject Property:

Finding ID #	Description of Finding	Opinion with Respect to Finding	REC ID #
1	Potential impacts to the Subject Property from Willow Run Airport (Ref. 3l, 3m, 3n, 3o, 3r). The Willow Run Airport FUDS site produced fighter aircraft during World War II through a cooperative effort of the Ford Motor Company and the U.S. Army Air Corps. Investigations performed by the Air Corps have removed USTs and ASTs and associated contaminated soils, performed demolition and debris removal, and collected soil and groundwater samples. Residual contamination from a removed LUST and transformers was determined to be minimal and not a threat to human health and the environment by MDEQ. Results from PCB soil samples did not indicate contaminants in exceedance of regulatory criteria. The Air Corps documentation reviewed did not provide analytical results from soil and groundwater sampling but did indicate that the nature and extent of contamination have not been fully characterized and the site is being considered for listing on the NPL. A BEA was performed prior to the Yankee Air Museum occupation of the Michigan Institute of Aeronautics property, which is used as an aviation mechanic training center. Results from a Phase II investigation identified 1,2,3-trimethylbenzene in soil, and arsenic, lead, and silver in groundwater above their respective Part 201 criteria, making it a Facility under Part 201. Its risks are categorized as controlled. A BEA conducted for Avflight Willow Run Corporation in 2020 assessed a property in the northeast corner of the Willow Run Airport. A Phase II subsurface investigation performed as part of the assessment identified arsenic in soil exceeding Part 201 Residential Generic Cleanup Criteria (GCC) for Drinking Water Protection and Groundwater Surface Water Interface Protection (GSIP) and PFAS in groundwater throughout the property exceeding the Part 201 GCC. Based on these results, the BEA determined that the Willow Run East property is a	Results from several investigations conducted within the airport identified metals, petroleum constituents, and PFAS in exceedance of regulatory criteria in soil, groundwater, and/or stormwater and the extents of contamination have not been defined. Based on the presence of these contaminants, lack of delineation of extents, and its upgradient location relative to the Subject Property, this finding is a REC.	REC #1

	Part 201 Facility. Risks are categorized as present and requiring action in short-term. A 2025 investigation report details work completed to assess PFAS in stormwater, groundwater, and soil at the Willow Run Airport property as part of an ongoing investigation. Four investigation phases took place between 2020 and 2024. PFAS were detected in exceedance of Part 201 drinking water criteria in groundwater, and in exceedance of Michigan water quality values for stormwater, particularly west of Hangar 1. PFAS were also detected above regulatory limits in samples from two stormwater outfalls along Ecorse Road near the northeast corner of the airport, as well as in two stormwater samples along Beck Road approximately 0.25 mile northeast of the Subject Property. Inspections of the storm sewer system within the Outfall 001 drainage area were also performed and identified multiple instances of structural degradation of the sewer pipes and infiltration of potential PFAS-impacted groundwater into the stormwater system. PFAS were detected in all soil borings. Part 201 criteria do not currently exist for PFAS in soil.		
2	Potential impacts to the Subject Property from Peterson Property Landfill / Choppers Towing (Ref. 3p, 3q) Unpermitted landfill activities have occurred on this site. Waste such as demolition debris, fill material, used vehicle parts, and various industrial materials have been disposed at the property. Results of subsurface investigations indicated that soil contains metals, PCBs, and SVOCs, and metals in groundwater in exceedance of Part 201 criteria. The 1997 Preliminary Assessment noted that Apple Run Drain flows through the southern portion of the site and onto the Subject Property, with the potential for venting of contaminated groundwater or contaminated surface runoff to the drain.	Based on this property's proximity to the Subject Property, lack of delineated extents of contamination, upgradient location relative to the Subject Property, and the presence of a surface drain crossing from the Peterson Landfill site to the Subject Property, this finding is a REC.	REC #2

Finding ID #	Description of Finding	Opinion with Respect to Finding	REC ID #
3	Current and historical uses of the Subject Property (Ref. 1a, 3c, 4a) The Subject Property has been used for agricultural purposes since at least 1937. Agricultural chemicals such as fertilizers, herbicides and/or pesticides may have been used on portions of the Subject Property. The Subject Property is listed as Air Force Plant #31 FUDS site. The plant was used for ice research and included six petroleum USTs. No releases were identified in the regulatory review. However, regulatory documents described the FUDS site as within Willow Run Airport; therefore, this site was not likely on the Subject Property.	The use of agricultural chemicals at recommended applications rates is considered a de minimis condition. Based on review of regulatory documents, the Air Force Plant #31 FUDS site was not likely on the Subject Property, and no evidence of a former facility was observed during the site reconnaissance; therefore, this finding is not a REC	De minimis
4	Evidence of on-site dumping / historical development debris (Ref. 4a) Small quantities of litter and dumping were observed throughout the Subject Property and historical development debris was observed in one location during site reconnaissance.	No staining or other indications of petroleum or hazardous substance disposal were observed around the dumping or debris areas; therefore, this finding is not a REC.	---
5	Adjoining property regulatory listing: University of Michigan Beck Road Storage Facility (3d, 3e, 3f) This facility was used by the U.S. Army for Air Force Base for operations and housing from 1949 to 1960. The University of Michigan purchased the property in 1961 and used the buildings for storage, research labs, commercial, and residential purposes. A RCRA Facility Investigation (RFI) identified two Waste Management Units (WMU) and the report concluded that contaminants in soil in both WMUS were below regulatory criteria and no further action was required. Groundwater sample results identified benzene, ethylbenzene, and/or xylene in exceedance of drinking water criteria in WMU-3 and benzo(a)pyrene in WMU-4. The Corrective Measures report concluded that contaminants of concern were not migrating offsite. A restrictive covenant exists for the property pertaining to groundwater development and use, excavation, and redevelopment consistent with cleanup criteria and other regulatory requirements.	Based on the results of the RFI, contaminated groundwater is not migrating offsite, and a restrictive covenant exists on the site to prevent unregulated groundwater use or disturbance; therefore, this finding is not a REC.	---
6	Adjoining property regulatory listing: Bayloff Stamped Products (Ref. 3a) This property is listed in the regulatory database report as a sheet metalwork and motor vehicle parts manufacturing facility, and as a RCRA Non-generator and former Small Quantity Generator of ignitable wastes. The property has a 1993 violation associated with general requirements for generators.	The regulatory listings are not associated with a release; therefore, this finding is not a REC.	---
7	Adjoining property regulatory listing: Speedway Store #7464 (Ref. 3g, 3h) Results from a Phase II investigation conducted for a 2018 BEA at this gas station site identified arsenic in soil and dissolved lead in groundwater in exceedance of Part 201 residential criteria. The property is a Facility under Part 201 with risks controlled-interim.	Based on the property's location down- to crossgradient across Belleville Road relative to the Subject Property, potential impacts from a contaminant plume are unlikely; therefore, this finding is not a REC	---

Finding ID #	Description of Finding	Opinion with Respect to Finding	REC ID #
8	Adjoining property regulatory listing: Van Buren Charter Township / Edison Lake Dredging Project (3a, 3i, 3j) A LUST release occurred at the Van Buren Charter Township offices complex in June of 1996. After four rounds of groundwater monitoring, analytical results indicated that contaminants of concern were not detected in any monitoring wells. The LUST site received closure in November of 1998. A restrictive covenant for the site prohibits installation of wells except monitoring wells. The property was also listed as a Part 201 Facility for the Lake Edison Dredging Project, which is at the east end of Belleville Lake more than two miles southeast of the Subject Property.	Based on the lack of groundwater contamination remaining on the property, potential impacts to the Subject Property from the LUST site are unlikely, and the Edison Lake Dredging Project was more than two miles southeast of the Subject Property; therefore, this finding is not a REC	---
9	Adjoining property regulatory listing: Southeast Corner of Tyler and Beck Road (Ref. 3k) Results from a Phase II investigation conducted for a BEA at this undeveloped property identified selenium in soil at concentrations above Part 201 groundwater surface water interface protection (GSIP) criteria and silver in groundwater at concentrations above Part 201 soil GSI criteria. The property is a Facility under Part 201 with risks controlled-interim.	Based on the property's downgradient position relative to the Subject Property, potential impacts to the from this property are unlikely; therefore, this finding is not a REC	---
10	Adjoining property regulatory listing: Meijer Store #72 (Ref. 3s, 3t, 3u, 3v, 3w) A LUST incident occurred at this gas station site in 1991 which received residential regulatory closure. A second LUST incident occurred in 2023, which received non-residential regulatory closure after results from groundwater monitoring showed that petroleum contaminants were no longer present and soil gas samples did not identify contaminants of concern exceeding regulatory limits. A restrictive covenant prohibits construction of new wells on the property except groundwater monitoring wells, and construction of new structures unless engineering or other controls are implemented to prevent vapor intrusion. The covenant permits dewatering and groundwater disposal in accordance with applicable laws. Additionally, two historical gasoline spills have been recorded: one of 140 gallons in 1991 and one of 100 gallons in 2000. The spills were addressed by excavating contaminated asphalt and/or implementing absorbent pads to sorb product.	Based on spill response activities, regulatory closure of the LUSTs, and the site's downgradient position relative to the Subject Property, this finding is not a REC.	---

Finding ID #	Description of Finding	Opinion with Respect to Finding	REC ID #
11	Adjoining airport property regulatory listings (Ref. 3a) The Avflight Willow Run/Butler Aviation and FAA properties were listed in the regulatory database as potential industries that may involve handling PFAS. No violations or releases are identified in connection with the listings. The Willow Run Airport ATCT and Marlin Air facilities were identified as sites regulated by the Michigan Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. These listings are not indicative of releases.	The regulatory listings are not associated with current or former releases; therefore, this finding is not a REC.	---
12	Adjoining historical aviation services, 48000 Tyler Road (Ref. 1f) Various aviation related service businesses were listed in the historical street directories in 1990 and 1995 at 48000 Tyler Road, including air freight, photography, and other aviation support services.	No regulatory listings or other evidence of spills or releases were identified for this address; therefore, this finding is not a REC.	---

2.4 Streams and Wetlands

Barr Engineering Michigan LLC. (Barr) conducted a wetland delineation at the northwest quadrant of Tyler Road and Belleville Road, Van Buren Township, Wayne County on October 8 and 15, 2025. 21 wetlands (Wetlands A through U) were delineated on site, with ten (10) likely being regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). This report summarizes the wetland delineation results and rationale for the regulatory determination completed by Barr.

2.4.1 Area of Investigation Description

The Area of Investigation (AOI) includes parcel number 83-035-99-0001-701 located at the above- referenced location as shown on Figure 1. Surrounding land uses include Willow Run Airport to the west, residential and commercial developments to the south, east and northeast, and forested areas to the north. Within the AOI, there are forested areas, row-crop agriculture, and wetlands.

2.4.2 Desktop Review

Barr conducted a desktop review of the site to evaluate aerial imagery, topography, soil types, and mapped wetlands within the site prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as aerial photography (Figure 1), the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) Soil Units (Figure 2), and the EGLE Wetland Map Viewer (Figure 3).

There are three soil units present which underlay the site including 46.6% Thetford loamy sand, 0 to 2 percent slopes (ThA, somewhat poorly drained), 34.3% Granby loamy fine sand

(Gr, 0 to 2 percent slopes), and 19.1% Spinks loamy sand, 0 to 6 percent slopes (SpB, well drained) as shown on Figure 2. The soil unit Granby loamy fine sand is considered hydric by the WSS.

The EGLE Wetlands Map Viewer depict both wetlands and areas of wetland soils, as identified by the National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) within the AOI.

2.4.3 Methodology

Barr investigated the AOI for the presence of any lakes, ponds, wetlands, and watercourses based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*. The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, USACE 2012)*. Wetland delineation procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. Site observations are described in the sections below. The wetland boundaries were flagged in the field with alphanumerically labeled pink pin flags and/or pink flagging tape. Flagging was located using a GPS unit capable of sub-meter accuracy.

2.4.4 Results

The AOI includes forested and emergent wetland habitats (Wetlands A through U). GPS-surveyed locations of wetlands within the AOI as well as the approximate location of Apple Run Drain are depicted in Figure 4. Additionally, Attachment A – USACE Wetland Determination Data Forms provide additional details for identified wetlands.

Watercourses

A portion of the Apple Run Drain is on site (within Wetland D) but did not display evidence of being a stream as defined in Part 301.

Wetland A

Wetland A contains emergent and wetland habitats and is located in the southeastern corner of the AOI. Wetland A is approximately 6.85 acres in and is bound by flags A1 – A79. Vegetation encountered in the emergent wetland portion of Wetland A includes wand panic grass (*Panicum virgatum*), common fox sedge (*Carex vulpinoidea*), simpler's-joy (*Verbena hastata*), frost aster (*Symphotrichum pilosum*), dotted smartweed (*Persicaria punctata*), barnyard grass (*Echinochloa crus-galli*), three-seeded mercury (*Acalypha rhomboidea*), and deer-tongue panic grass (*Dichanthelium implicatum*). In addition to wetland vegetation, the wetland soil indicator of a redox dark surface was met. Wetland hydrology included the observation of an algal mat/crust, the presence of true aquatic plants, and the geomorphic position of the wetland.

Wetland B

Wetland B contains emergent wetland habitat and is located along the eastern property boundary of the AOI. Wetland B is approximately 1.07 acres and is bound by flags B1 – B42. Vegetation encountered in this wetland includes soft rush (*Juncus effusus*), Indian-hemp (*Apocynum cannabinum*), common fox sedge (*Carex vulpinoidea*), simpler's-joy (*Verbena hastata*), eastern cottonwood, Alleghany blackberry (*Rubus alleghaniensis*), tall goldenrod (*Solidago altissima*), spotted St-John's wort (*Hypericum punctatum*), common St-John's wort (*Hypericum perforatum*), black raspberry (*Rubus occidentalis*), and wrinkle-leaved goldenrod (*Solidago rugosa*). In addition to wetland vegetation, the wetland soil indicator depleted below dark surface was met. Wetland hydrology included the observation of an algal mat/crust and the presence of true aquatic plants.

Wetland C

Wetland C contains forested wetland habitat and is located throughout the central portion of the AOI. Wetland C is approximately 33.61 acres and is bound by flags C1 – C345. Vegetation encountered in this wetland includes red maple (*Acer rubrum*), silver maple, eastern cottonwood, green ash, sensitive fern (*Onoclea sensibilis*), eastern poison-ivy, and fowl-manna grass (*Glyceria striata*). In addition to wetland vegetation, the wetland soil indicator redox dark surface was met. Wetland hydrology included the observation of water marks, a sparsely vegetated concave surface, and water-stained leaves.

Wetland D

Wetland D contains forested wetland habitat and is located in the western portion of the AOI. Wetland D is approximately 22.83 acres in size on-site and is bound by flags D1 – D244. Vegetation encountered in this wetland includes silver maple, American elm, red maple, spicebush (*Lindera benzoin*), green ash, Asian bittersweet (*Celastrus orbiculatus*), fowl-manna grass, and small-spike false-nettle (*Boehmeria cylindrica*). In addition to wetland vegetation, the wetland soil indicators of depleted below dark surface, depleted matrix, and redox dark surface were met. Wetland hydrology included the observation of water marks and water-stained leaves.

Wetland E

Wetland E contains forested wetland habitat and is located centrally in the AOI. Wetland E is approximately 0.04 acres and is bound by flags E1 – E8. Vegetation encountered in this wetland includes silver maple, sycamore (*Platanus occidentalis*), American elm, spicebush, Asian bittersweet, green ash, and jumpseed (*Persicaria virginiana*). In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and a sparsely vegetated concave surface.

Wetland F

Wetland F contains forested wetland habitat and is located in the westerly in the AOI. Wetland F is approximately 5.14 acres in size and is bound by flags F1 – F101. Vegetation encountered in this wetland includes red maple, silver maple, eastern cottonwood, green ash, sensitive fern, eastern poison-ivy, and fowl-manna grass. In addition to wetland vegetation, the wetland

soil indicator redox dark surface was met. Wetland hydrology included the observation of water marks, a sparsely vegetated concave surface, and water-stained leaves.

Wetland G

Wetland G contains forested wetland habitat and is located west-centrally in the AOI. Wetland G is approximately 0.05 acres in size and is bound by G1 – G6. Vegetation encountered in this wetland includes silver maple, sycamore, American elm, spicebush, Asian bittersweet, green ash, and jumpseed. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and a sparsely vegetated concave surface.

Wetlands H, I, K, L, M, N, O. and Q

The above referenced wetlands are located in the western portion of the AOI, along the northern property boundary. The combined on-site area of these wetlands is approximately 0.49 acres, and the wetland continues off-site to the north as a larger forested wetland complex. Vegetation encountered in these wetlands includes silver maple, American elm, red maple, spicebush, green ash, Asian bittersweet, fowl- manna grass, and small-spike false-nettle. In addition to wetland vegetation, the wetland soil indicators of depleted below dark surface, depleted matrix, and redox dark surface were met. Wetland hydrology included the observation of water marks and water-stained leaves.

Wetland J

Wetland J is located in the western portion of the AOI, near the northern property boundary. Wetland J is

0.03 acres in size and is bound by flags J1 – J6. Vegetation encountered in this wetland includes silver maple, pin oak, glossy false-buckthorn, and green ash. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and the geomorphic position of the wetland.

Wetland P

Wetland P is located in the western portion of the AOI, near the northern property boundary. Wetland P is

0.02 acres in size and is bound by flags P1 – P8. Vegetation encountered in this wetland includes silver maple, pin oak, glossy false-buckthorn, and green ash. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and the geomorphic position of the wetland.

Wetland R

Wetland R contains forested wetland habitat and is located in the western portion of the AOI, near the northern property boundary. Wetland R is approximately 0.05 acres and is bound by flags R1 – R8.

Vegetation encountered in this wetland includes silver maple, pin oak, glossy false-buckthorn, and green ash. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and the geomorphic position of the wetland.

Wetland S

Wetland S contains forested wetland habitat and is located in the western portion of the AOI, near the northern property boundary. Wetland S is approximately 0.12 acres and is bound by flags S1 – S20. Vegetation encountered in this wetland includes silver maple, pin oak, glossy false-buckthorn, and green ash. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and the geomorphic position of the wetland.

Wetland T

Wetland T contains forested wetland habitat and is located west-centrally in the AOI. Wetland T is approximately 0.03 acres in size and is bound by T1 – T8. Vegetation encountered in this wetland includes silver maple, sycamore, American elm, spicebush, Asian bittersweet, green ash, and jumpseed. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and a sparsely vegetated concave surface.

Wetland U

Wetland U contains forested wetland habitat and is located west-centrally in the AOI. Wetland U is approximately 0.08 acres in size and is bound by U1 – U10. Vegetation encountered in this wetland includes silver maple, sycamore, American elm, spicebush, Asian bittersweet, green ash, and jumpseed. In addition to wetland vegetation, the wetland soil indicators of depleted matrix and depleted below dark surface were met. Wetland hydrology included the observation of water-stained leaves and a sparsely vegetated concave surface.

Farmed uplands

Farmed uplands contained plants such as flat-top golden-top (*Euthamia graminifolia*), horseweed (*Erigeron canadensis*), Virginia strawberry (*Fragaria virginiana*), yellow bristle grass (*Setaria pumila*), common plantain (*Plantago major*), soybean (*Glycine max*), frost aster (*Symphyotrichum pilosum*), wrinkle-leaved goldenrod, autumn-olive (*Elaeagnus umbellata*), Allegheny blackberry, shrubby St-John's wort (*Hypericum prolificum*), black raspberry, rabbit-tobacco (*Pseudognaphalium obtusifolium*), and wild carrot (*Daucus carota*). Evidence of wetland soil was occasionally encountered in farmed upland areas, but not evidence of wetland hydrology.

Forested uplands

Forested uplands contained plants such as red oak (*Quercus rubra*), black cherry (*Prunus serotina*), red maple, blackgum (*Nyssa sylvatica*), witch-hazel (*Hamamelis virginiana*),

spicebush, whiplash dewberry (*Rubus flagellaris*), green ash, sassafras (*Sassafras albidum*), silver maple, tulip-tree (*Liriodendron tulipifera*), Japanese barberry (*Berberis thunbergii*), false lily-of-the-valley (*Maianthemum canadense*), downy Solomon's-seal (*Polygonatum pubescens*), sycamore, ironwood (*Ostrya virginiana*), sugar maple (*Acer saccharum*), pin oak, Asian bittersweet, toothache tree (*Zanthoxylum americanum*), graceful sedge (*Carex gracillima*), eastern cottonwood, rambler rose (*Rosa multiflora*), intermediate woodfern (*Dryopteris intermedia*), and Swan's sedge (*Carex swanii*). There was no evidence of wetland soil nor wetland hydrology encountered in forested uplands.

2.4.5 Conclusions

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is present within the AOI. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

It is Barr's opinion that the AOI includes twelve (12) wetlands (Wetlands A, C, D, F, H, I, K, L, M, N, O, and Q) likely regulated by EGLE under Part 303 (Table 1). Permits from EGLE would be required to place fill or structures, excavate soil, drain surface water, or make use of the wetlands indicated as EGLE regulated.

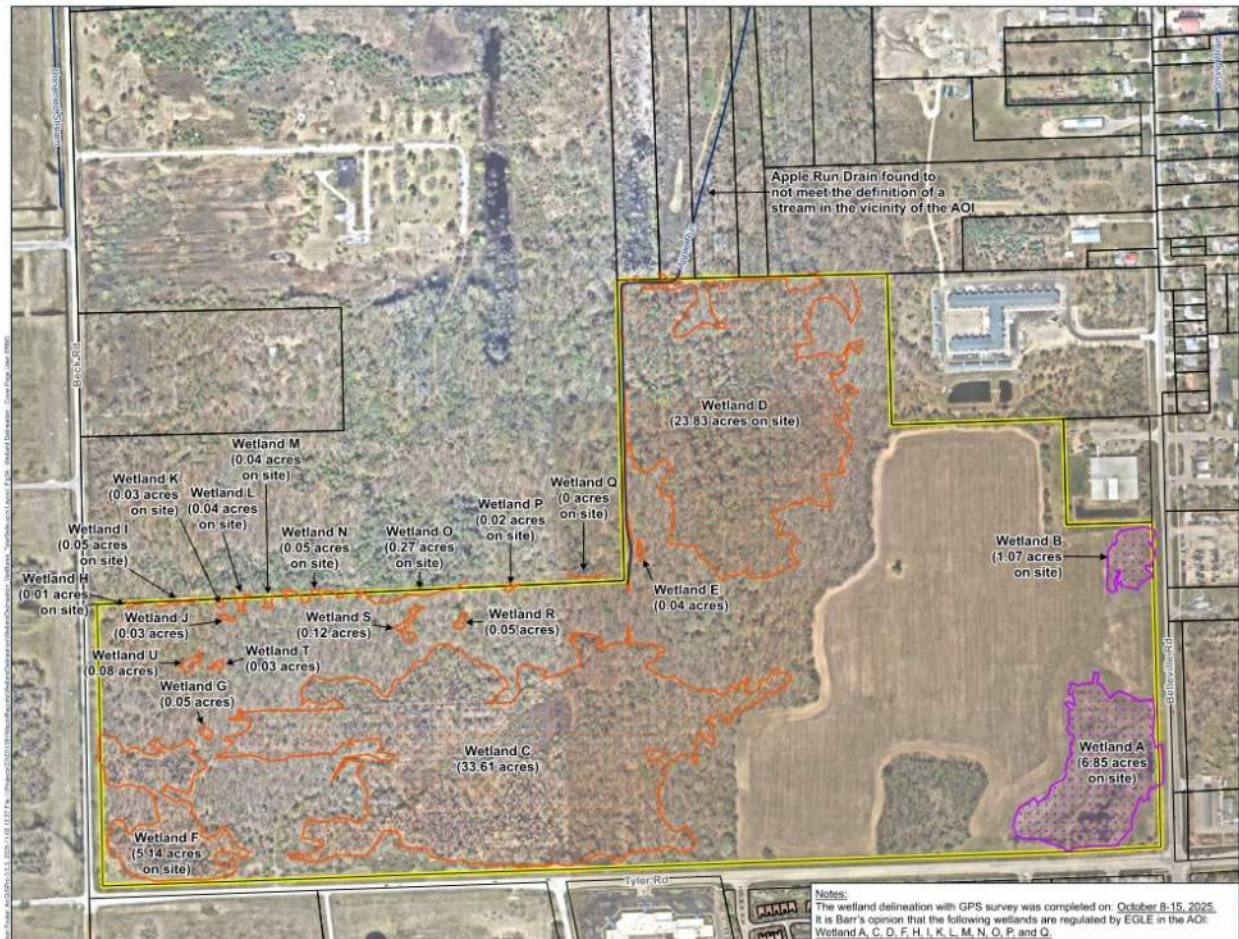


Figure 3: Wetland Delineation Map

2.5 Threatened and Endangered Species

A desktop review of state and federal databases showed no threatened and endangered species regulated at the state level. There were two bat species (Indiana bat and northern long eared bat) are present on site and regulated at the federal level. The only impact to the site would be limiting the time period that trees could be cleared from November 1 to March 31.

2.6 Geotechnical

Soils: The map below depicts the soil types within the site. The NRSC soil type is shown in the table below. The upland soils on site generally are in the A/B range for hydraulic conductivity. The hydraulic conductivity of soils determines how quickly water can infiltrate down through the soils. These soils have a tendency to infiltrate however high groundwater can be a limiting factor in the soil's ability to infiltrate. It should be noted that these are rough estimates from the USDA and once a design is more refined it is recommended for a Geotechnical engineer to perform soils borings for building, pavement and utility design and perform infiltration testing at proposed basin and stormwater management areas at proposed elevations for actual conductivity of the soils and groundwater elevations.

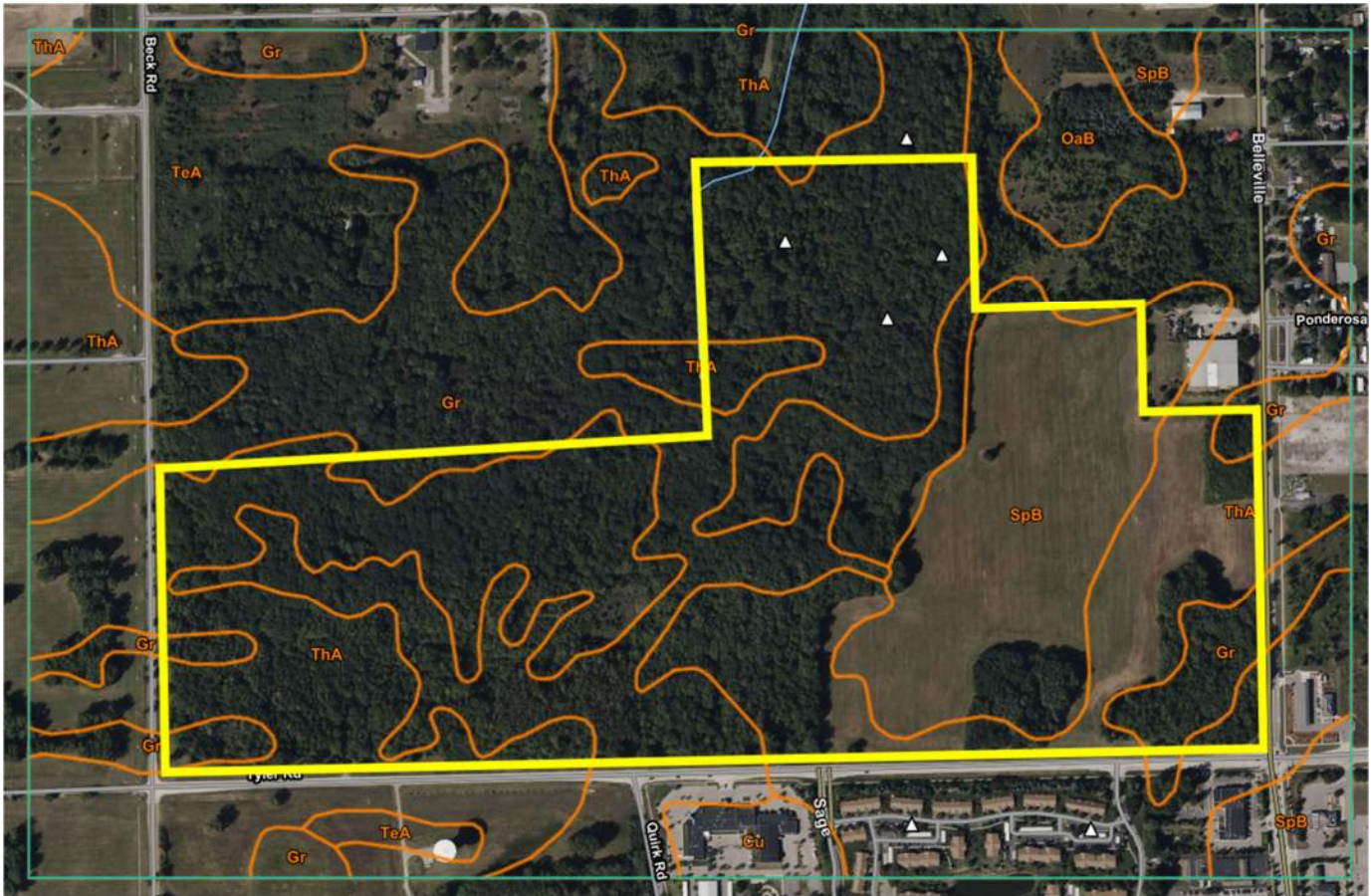


Figure 4 – USDA Soils Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cu	Cut and fill land	5.3	1.1%
Gr	Granby loamy fine sand	147.3	30.2%
OaB	Oakville fine sand, 0 to 6 percent slopes	10.7	2.2%
SpB	Spinks loamy sand, 0 to 6 percent slopes	51.0	10.4%
TeA	Tedrow loamy fine sand, 0 to 2 percent slopes	55.3	11.3%
ThA	Thetford loamy sand, 0 to 2 percent slopes	218.9	44.8%
Totals for Area of Interest		488.5	100.0%

Figure 5 – USGS Soil Survey

2.7 Sanitary Sewer

There is an existing 10" clay sewer along the east side of Belleville Road that could be connected to. There are no known capacity issues in that pipe per discussions with the township. There is not any sanitary sewer in Beck Road. There is a 12" PVC sanitary sewer along the south side of Tyler Road. There would be some difficulties connecting to this system given there are 2-42" Great Lakes Water Authority water mains within Tyler Road. If connection is needed to this main, investigations will need to be performed to determine elevations of sanitary sewer and water mains to determine if crossing these large water mains is feasible. Any public sanitary sewer with the proposed development will require a permit from Michigan Department of Environment, Great Lakes, and Energy (EGLE).

2.8 Water Main

There is an existing 12" Asbestos Cement pipe along the east side of Belleville Road. In connection with the Belleville Road work, the township will be installing a 16" water main along the west side of Belleville Road the development will be able to connect to. There are no known capacity issues in that pipe per discussions with the township. There is a 12" asbestos cement water main along the east side of Beck Road which the development can connect to. There is a 12" ductile iron watermain along the south side of Tyler Road. There would be some difficulties connecting to this system given there are 2-42" Great Lakes Water Authority water mains within Tyler Road. If connection is needed to this main, investigations will need to be performed to determine elevations of all water mains to investigate if crossing these large water mains is feasible. Any public water main will require a permit from EGLE.

2.9 Stormwater

There are no storm water facilities located on site. Currently road drainage from Belleville Road drains on site. This is proposed to be eliminated with the road construction proposed to take place next year. The proposed development will need to provide storm water management facilities to meet Wayne County's standards. This will include infiltration (if soils and groundwater allows), extended detention and detention of the 100-year storm event. Some examples of infiltration practices could be rain gardens, bioswales, pervious pavement, green roofs, and infiltration basins. Some of these features could be integrated into the design of the site and become a feature of the site.

2.10 Franchised Utilities

- Natural gas and electric services are provided by DTE Energy. It is assumed there are existing gas and electric lines that can be connected to the site.
- Internet providers include AT&T.

2.11 Roadways

Belleville is a major commercial corridor through Van Buren Township. The one mile section south of the subject site is a 5-lane road with a variety of commercial buildings including: Meijer,

Menards, Walmart, Planet Fitness, Atchinson Ford, ALDI and others. The majority of the commercial uses are chain stores, restaurants, banks and fast food.

Tyler Road is an existing 3 lane road from Belleville Road west to the township hall. After the township hall, the road narrows to a two lane road. Beck Road is a two lane road along the site's frontage. The Tyler and Beck Road intersection is a 4-way stop intersection.

Construction is taking place starting in spring 2026 which will expand Belleville Road from Tyler to Ecorse Roads and upgrade the Belleville Road / Tyler Road intersection with alignment and safety upgrades along with adding pedestrian walks along the roads.

2.12 Existing Zoning, Master Plan and Studies

There is currently three zoning districts over the site: Belleville Road District Overlay, C-2, Extensive Highway Business, and OT, Office / Technology. A map is depicted below:

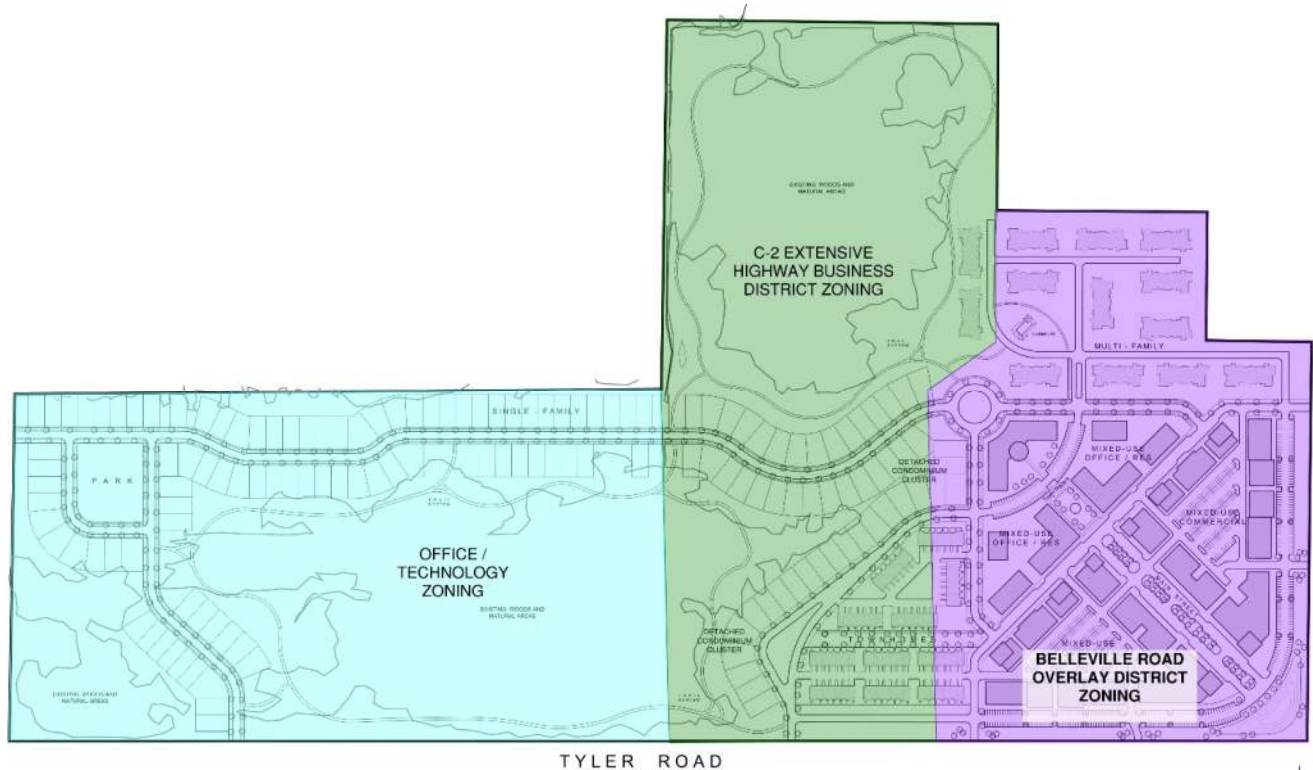


Figure 6 – Zoning Map

2.12.1 OT-Office/Technology District

The western portion of the site is zoned OT. Below is a list of some of the requirements of the district.

- Uses: Office, school, lab, banks
- Special Land Uses: Retail, restaurants, hotel
- Residential is not allowed by right.
- Setbacks:
 - Front: not less than the heights of the buildings or 75' from main thoroughfares or 50' for collector roads
 - Side: 20' or not less than the heights of the building or 50' if next to residential
 - Rear: 30' or not less than the height of the building or 50' if next to residential
- Parking is not permitted within the front yard or within 5' of the rear lot lines
- There are architectural regulations that promote architectural façade, attractive materials.
- Decorative landscaping / hardscaping is encouraged
- Encourages storm water management to act as an amenity

2.12.2 C-2-Extensive Highway Business District

The center and eastern portion of the site is zoned C-2 however the eastern portion has the Belleville Road Overlay which is discussed below. Below is a list of some of the requirements of the district.

- Uses: office, retail, recreations, warehouses, hotel, school, restaurants
- Special Land Uses: Senior housing, self storage, residential
- Residential is not allowed by right.
- Setbacks:
 - Front: 35'
 - Side: 25'
 - Rear: 20'
- Parking is permitted within the front yard setback except within 10' of the ROW and is allowed within the side setback.
- There are architectural regulations that promote architectural façade, attractive materials. Brick is the primary allowed material for structures.
- All structures shall be developed on a combined site of at least 10 acres.
- Single-Family Residential - Exterior materials requirements – Min 50% brick, elevations must look “substantially different” with requirements.
- Single Family Attached Residential:
 - No more than 6 units attached.
 - (E) No building lines longer than 2 units.
 - No building closer than 20' from pedestrian way and 30' from internal roadway or ROW.
 - 100 sf outdoor patio

2.12.3 BRMU Belleville Road Overlay District

The eastern portion of the site has the Belleville Road Overlay over the site. Below is a listing of some of the requirements of the district.

- Uses: apartments, single family attached and detached, grocery store, home occupations, parking garages
- Special Land Uses: brew pups, nurseries, distiller
- Setbacks are based on road type and depicted with architectural requirements
- There are architectural regulations that promote architectural façade, attractive materials. Brick is the primary allowed material for structures.
- Block standards regulating maximum block width and perimeter.
- Mixed use buildings – 0' lot line with non-residential on all first floor. Architectural elements, limits, varying façade limits
- Retail buildings / Mixed Use / Linear – 0' lot line with non residential on first floor, Architectural elements, limits, varying façade limits
- Apartments – 10' setbacks, Architectural elements, limits, varying façade limits
- Rowhomes / Townhomes – min 12'x7' porch required, Architectural elements, limits, varying façade limits – 12' of the porch can encroach into the setback
- Duplexes - min 12'x7' porch required, Architectural elements, limits, varying façade limits. – 12' of the porch can encroach into the setback

- Single Family - min 12'x7' porch required, Architectural elements, brick requirements, substantially different requirements, limits, varying façade limits – 12' of the porch can encroach into the setback.
- Single Family Attached Residential requirements:
 - No more than 6 units attached.
 - (E) No building lines longer than 2 units.
 - No building closer than 20' from pedestrian way and 30' from internal roadway or ROW.
 - 100 sf outdoor patio

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3 Community Engagement

3.1 Introduction

Understanding the community was essential in this project's planning process. Using the Township's Public Participation Plan's *Involve* strategy, we hosted surveys, held a public workshop, and set up meeting toolkits as our key techniques to bring together a diverse group of members of the public to work towards seeking consensus on appropriate land uses and concept design ideas.

3.2 Community Survey

A community survey was active and from September to November 2025. The survey was hosted online on the project's webpage, directly linked on the Van Buren Township website. Over 500 respondents participated in total, with most questions gathering at least 450 responses. The survey incorporated a handful of questions related to gathering input on the community's preference for particular land uses. In addition, it incorporated questions pertaining to the housing market, economic development, and consumer spending which guided The Chesapeake Group's market analysis.

Notable Survey Results Include:

Respondent Demographic/Socioeconomic Details

- 86% were residents; the remaining portion was mostly made up of people who frequently visit the township (6.9%), or people who work in or own a business in the township (3.2%).
- 60% of respondents pass by the project property on a daily basis, and nearly 35% pass by on a weekly basis.
- 89% of respondents own their own home.
- 72% of respondents belong to a household earning at least \$80,000 annual household income, which is close to the township's median household income of \$78,230 (2024 ACS 5-Year data).

Land Use Preferences

- Preferences for land uses on the site were rated on a sliding scale from "strongly encourage" to "strongly discourage," with a neutral option. The five most encouraged land uses on the site were the following:
 1. **Parks and open space:** 46% strongly encouraged and 19% encouraged
 2. **Eating and drinking establishments** (restaurants, cafes, pubs, bakeries, beer gardens, etc.): 21% strongly encouraged and 19% encouraged
 3. **Temporary or pop-up experiences** (food truck pods, festival space, farmers market stands, pop-up retail shops): 13% strongly encouraged and 22% encouraged
 4. **Indoor and/or outdoor commercial recreation** (fitness centers, sports courts, arcades, etc.): 15% strongly encouraged and 15% encouraged
 5. **Entertainment facilities** (theaters, live performance halls, etc.): 14% strongly encouraged and 16% encouraged
- The most encouraged housing types chosen were "reasonably priced housing for first time homebuyers or young families (21%) and "housing that allows residents to age in place"

(13%). Housing of this kind could take the part in many different forms, but housing on the extreme ends of the density spectrum – large lot/large home single-family and extra tall multi-unit housing – may be less desirable based on respondent preferences.

- When asked what commercial goods and services respondents would shop for at this property, several respondents mentioned “Costco” (32 times), movie theaters (27), “Sam’s Club” (10), local markets (10), and “Trader Joe’s” (8). This indicates that the public is generally accepting of a large anchor tenant, if feasible. A variety of sit-down eating and drinking establishments were mentioned, totaling 24 times.
- Personal services or healthcare services were not very popular at this property among respondents, despite there being a strong market demand for such (see [Market Analysis Summary on page XXXX](#)). Urgent care facilities were mentioned 15 times as a preferred healthcare service respondents would like to see at this property.
- Respondents overwhelmingly stated that future parks and open space at this property would improve their likelihood of remaining a stakeholder in Van Buren Township. This was mentioned 93 times, and subcategories encouraged within this parks and open space umbrella were walking trails (19), dog parks (6), sports fields (6), and community gardens (5). Another noteworthy response was indoor or outdoor commercial recreation, which contained 20 mentions. In this umbrella were subcategories such as golf courses (5) and community pools (5).

Public infrastructure encouraged near or in this location was mostly centered around transportation, with vehicular road/traffic improvements gathering 31 mentions. Non-motorized transportation infrastructure, such as sidewalks, trails, and improved public transit in the area gathered 25 mentions.

3.3 Public Workshop

A public workshop was held on December 1, 2025 from 5 pm to 7 pm at Township Hall. The workshop was kicked off with an initial ten-minute overview presentation by the consultant team and Township staff. Then, participants engaged with visual preference surveys on a set of poster boards. Thirteen poster boards made up this set, with eight containing the visual preference surveys prompting responses with dots. Lastly, participants were encouraged to end with the building blocks activity, an interactive opportunity for participants to layout out what their ideal new development could look like. Using aerial maps as placemats, the participants used pieces to locate desirable building heights, uses, and parks and recreation amenities.



Figure 7: Public Workshop Setup

Twenty-nine attendees “signed-in” to the workshop, and all or most of the attendees proceeded through the posters boards and building blocks activity accordingly. Four members of the

consultant team and four members of the Township staff were present to assist participants and facilitate discussion.

3.3.1 Results

Poster Activities

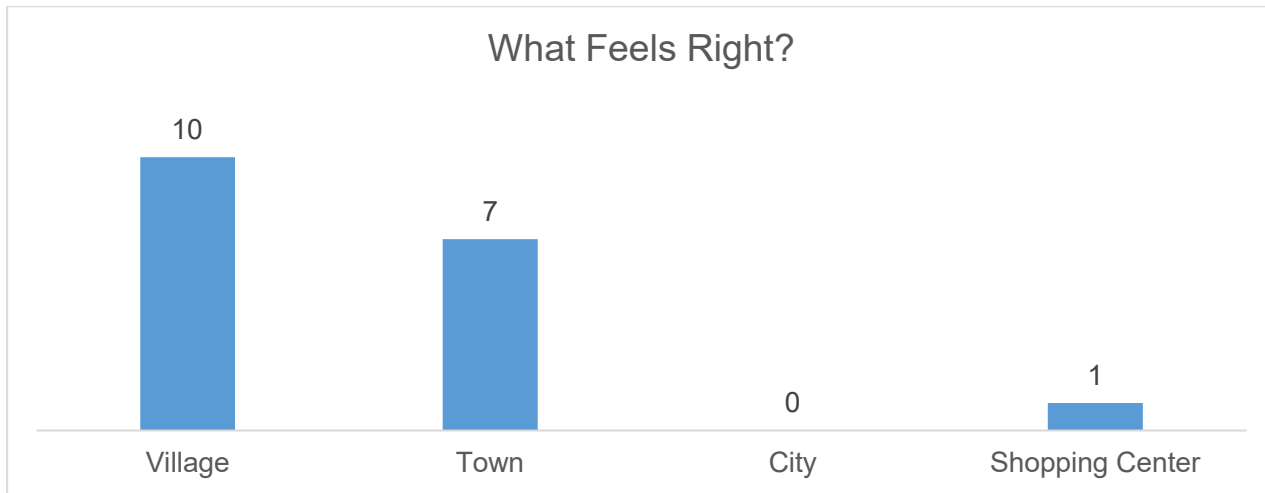
Out of the 29 attendees who signed-in and noted a connection to Van Buren Township, 28 reside in the Township. 78 percent of the attendees pass through the Belleville and Tyler Road intersection daily, while the remaining 22 percent pass through weekly. There was a common interest and sentiment that this land is part of these residents' everyday experience, and that making sure the community's vision is well-represented in any future development here.



Figure 8: Community Vision Board

General Findings Include:

- A “village” or “town” feel were chosen as the most appropriate for development styles here, far outweighing “city” or “shopping center” styles. See below:



- Splitting the site area in two, questions were asked about east/central portion of the site, and the west portion of the site.
 - As the east/central portion of the site is more prime for development, responses on design elements were gathered for this purpose. Design elements the community favored most included sidewalks (11 responses), rain gardens (9), and outdoor seating for eating/drinking establishments (8).
 - The west portion of the site received frequent input regarding green space and recreational infrastructure, with trails/pathways (19) and farmers market spaces (10) being the most popular. In terms of the trail/pathway material itself, more participants preferred paved shared use paths (12) over bark chip (7) or stone/gravel paths (6).

Building Blocks Activity

The building blocks activity primarily centered on three themes – building height and form, land uses, and parks and recreation amenities. Incidentally, transportation and connectivity was also a subject participants could consider, although this was more tangentially considered than the preceding three themes. The placemats were based on aerial imagery, showing the participants the real-life aerial conditions of the site.

Building pieces were categorized into one- through four-story pieces, and an anchor building piece was included. Land use pieces were categorized into housing, office/healthcare, entertainment and recreation (indoor), convenience/grocery, retail/personal service, and restaurant/café uses. The parks and recreation pieces were categorized into pocket park/mini-park, plaza or square with amenities, large-scale passive recreation (trails) to be primarily preserved, play structure or small athletic facilities, and athletic fields or large athletic facilities.

Key to this activity was the value of group collaboration – these activities were done in group settings, where one group would complete a placemat at a time. Groups consisted of approximately three to six people.

We have gathered a few key findings from this activity.

- East Portion:
 - Buildings of two-story heights or greater were preferred along Belleville and Tyler Roads.
 - The physical land uses site were preferred to be primarily oriented along Belleville Road, with Tyler Road being a secondary orientation. Out of all the building pieces laid out during the activity, 42% of all pieces had direct frontage on Belleville or Tyler Roads. Development may extend into the center area of the east portion, and ultimately extend slightly into the northern area of the east portion. This fits the undeveloped, unforested footprint of the site well.
 - Housing and recreation land uses had a more variable geographic preference throughout the entire east portion. However, other commercial and office uses were more strictly preferred on the Belleville Road and Tyler Road frontages. In further detail, retail/personal service and restaurant/café uses were most prevalent along the road frontages.
 - Pocket parks and plazas with amenities are encouraged in the east portion, potentially accommodating clusters of land uses.
 - There was a general respect for keeping the southeast wooded/wetland area at the corner of Belleville and Tyler Roads as-is. Buildings and uses were mostly kept out of this area. Comments were made by the public about incorporating this as an environmental feature as part of any development rather than building over it.
- West Portion:
 - The only physical land uses preferred in the west portion of the site were two-story residential uses, potentially in the form of townhome or small-lot single-family development. All other uses were allocated to the east portion of the site.



Figure 9: Example of Community Building Block Activity Results



Figure 10: Example of Building Block Expanding Development Area

Natural area preservation and large-scale passive recreation was widely favored by all placemats in this area. Some small-scale pocket parks or playgrounds were preferred in this west portion.

3.4 Meeting Toolkits

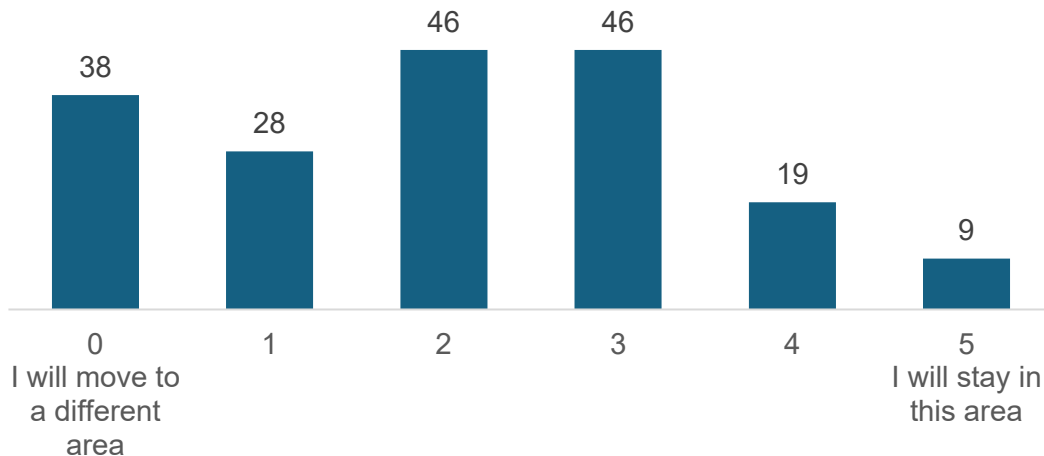
Meeting toolkits were distributed to a handful of community groups; however, none were returned to the Township by the required deadline. Meeting toolkits are a way for smaller groups and organizations to get together and hold their own meeting to gather and record feedback for

the sake of the project. These meeting toolkits were designed to replicate the poster activities hosted at the public workshop.

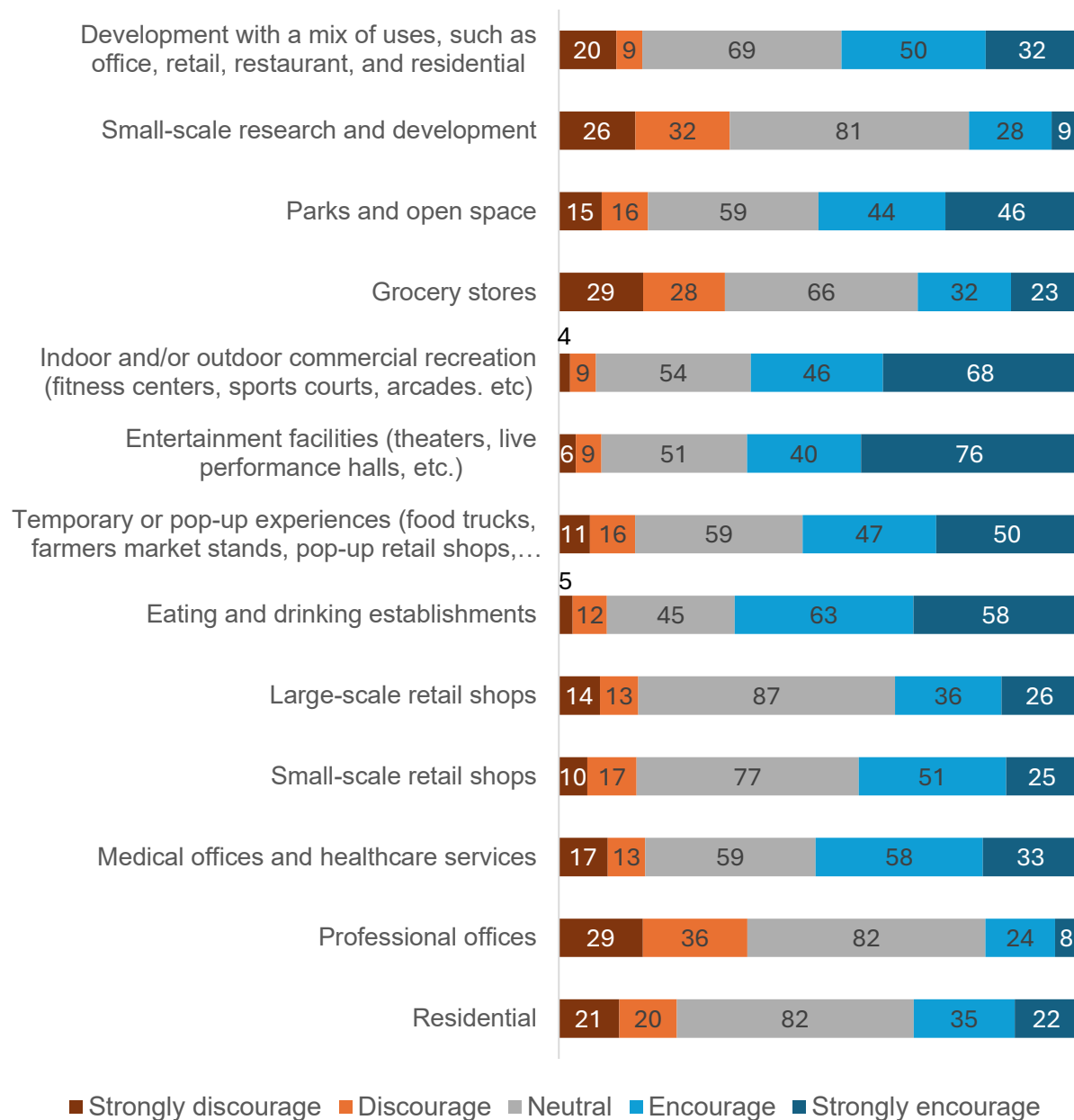
3.5 Student Engagement

As the youth population is consistently underrepresented in public input forums, Van Buren Township staff and the consultant team worked with New Tech High School to solicit feedback from the students. Township staff and the consultant team met with a New Tech class and gave a 101-level presentation on the property study project. Then, Township staff and the consultant team initiated a survey project for the students. The students designed their own survey to obtain feedback from their peers on the project and future Township planning in general. A total of 186 students responded to the survey. A few key points from the survey include:

- Students are more favorable towards the idea of moving away from this area (60.2%) than staying in the area (39.8%) when they are adults. This was a sliding scale question; the strength of emphasis for those who hope to move to a different area is shown by the “0” value below.



- The most strongly encouraged land uses students would like to see at the property were entertainment facilities (theaters, live performance halls, etc.), indoor and/or outdoor commercial recreation facilities (fitness centers, sports courts, arcades), eating and drinking establishments, temporary or pop-up experiences (food trucks, farmers market stands, pop-up retail shops, etc.), and parks and open space. See chart below.



- The most encouraged housing types chosen were “reasonably priced housing for first time homebuyers or young families (28%) and “affordable/below market-rate rental apartments” (16%).
- The students answered that entertainment and social spaces would be the land uses that would most increase their likelihood of remaining in Van Buren Township, with 30 responses mentioning these uses. Among these uses, teen spaces, arcades, recreation centers/pools, and skate parks were most popular.

4 Concept Planning

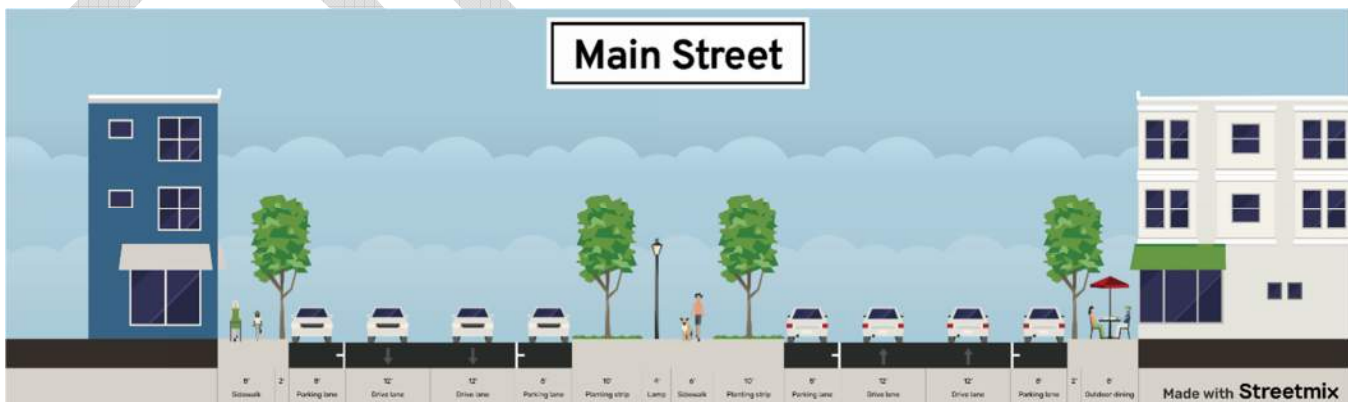
4.1 Concept Plan

4.2 Zoning Analysis

The concept plan was developed with an understanding of site zoning and an overview of zoning standards, it's primary focus was the results of the market analysis, environmental due diligence, engineering standards and community input. Once the concept plan was refined with comments from the project team and township staff, an analysis was completed to review how the plan meets (or doesn't) current zoning and what changes may be necessary to allow such a development.

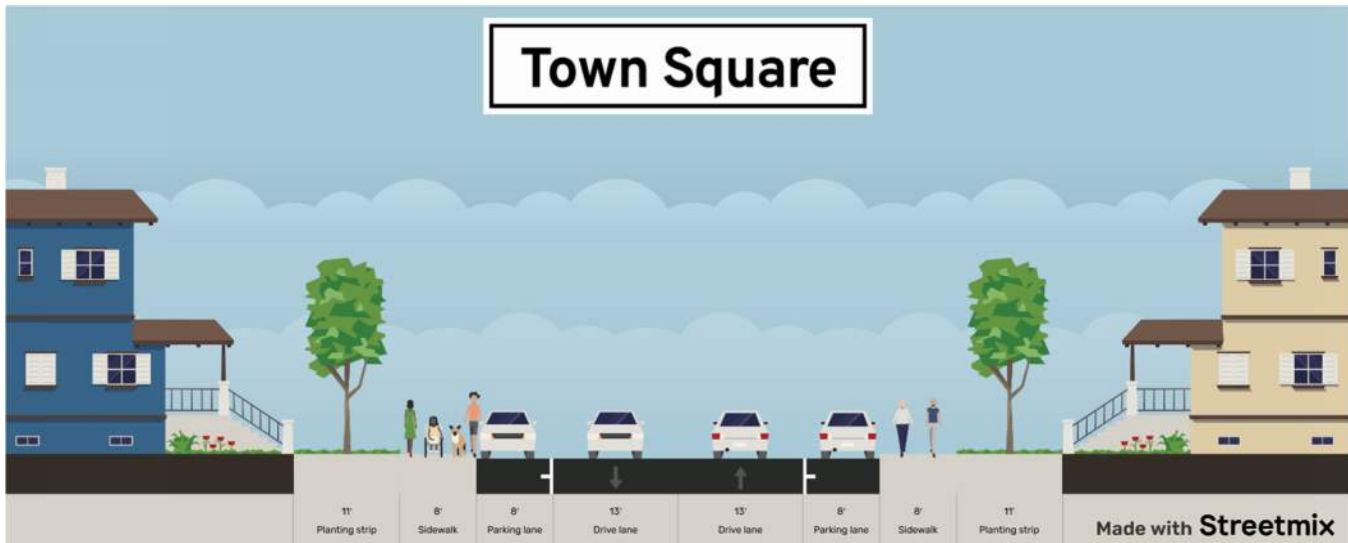
The industrial zoning depicted in Figure 5 does not fit the existing site features with the trees and wetlands and limited buildable area. There was also not much demand for such in the market analysis or from community members. While the C-2 zoning does fit the area of the site, market analysis and community demand, being located in the middle of the site does not necessarily meet the needs of businesses for visibility that would be available at the intersection. There also was not enough demand in the market analysis to support this area and the eastern section in the overlay.

It is recommended that that the entire site be included in the overlay district which the concept plan substantially complies with the requirements in the overlay district. The one potential deviation from the overlay district is the roadway widths do not comply with the ordinance. The main street in the development is a boulevard section with parallel parking on both sides. The center of the boulevard is anticipated to be a wider section that will allow for pedestrian use of the center. It is also anticipated that that this section will be closed to vehicular traffic potentially on weekends especially in the summer and for special programming throughout the year. With this in mind, some consideration should be given to eliminating curbing along the roadway to allow for flexibility with programming. This section also allows for business owners to have a more active street front. The width of the building sidewalk also has some flexibility.

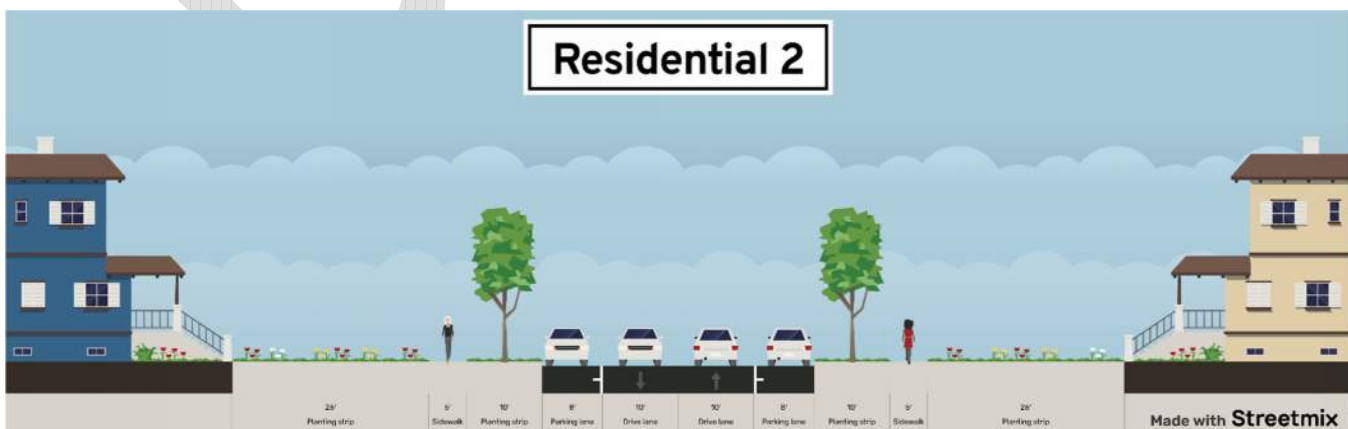


The roadway that fronts the town square and townhomes is anticipated to have a smaller road section with one lane each way with parallel parking on both sides. Given the proximity of these townhomes to the active main street, it is likely that these units might serve as good live/work

units for uses such as small home bakery, jewelry maker, small architectural firm, craftsman, or similar.



The residential streets have a couple different options to consider depending on unit type and township preference: parking on one side or both sides. For cottage/small lot units, on street parking may not be desired on one side of the street due to driveway/lot widths. As will all street section and width, final size to be determined by township and fire marshal with further plan development.



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