

Michigan Department of Transportation
Real Estate Division
Conceptual Stage Relocation Plan
BLUE WATER BRIDGE PLAZA
Control Section 77111, Job Number 81020

June 28, 2007

GENERAL AREA AND PROJECT INFORMATION

This Conceptual Stage Relocation Plan has been prepared for the Blue Water Bridge Plaza Study in Port Huron, Michigan. There are three Build Alternatives for this project.

The City East and City West (Preferred) Alternatives are both situated in the City of Port Huron and Port Huron Township. The new plaza for both alternatives will be located in the area of the existing bridge plaza and surrounding area which is within the city limits of Port Huron. The City West (Preferred) Alternative footprint is smaller than that of the City East Alternative. For both alternatives, the Black River Bridge would be expanded from a four-lane bridge to nine lanes, the Water Street Interchange would be rebuilt and the Lapeer Connector Interchange would be expanded to include access in all directions. A new MDOT Welcome Center would be constructed for both Alternatives north of I-94/I-69 in Port Huron Township, replacing the existing Welcome Center at Water Street.

The Township Alternative involves the relocation of major plaza functions from the City of Port Huron to Port Huron Township. This site also would include a new MDOT Welcome Center. A secure corridor would take vehicles between the new plaza and the Blue Water Bridge. The Black River Bridge in the Township Alternative would be replaced and expanded from four lanes to ten lanes. The current plaza footprint would remain the same, however, local traffic would no longer be able to exit at the existing plaza or use Pine Grove Avenue to access the plaza.

DISPLACEMENTS

	City East (PA-2)	Twp. Alt. (PA-3)	City West (PA-4)
Residential	155	56	129
Commercial	34	29	30
Church	1	0	1

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 nonprofit organizations. The acquiring agency will 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 155 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 34 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.

Non-Profit Organizations: The project may cause the displacement of approximately 1 nonprofit organization. A review of the local real estate market indicates that there is an adequate supply of properties available as replacement sites for eligible nonprofit organizations.

ASSURANCES

The acquiring agency will offer assistance to all eligible residents, businesses, farms 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 displaced persons in compliance with state and federal guidelines.

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