



May 26, 2020

VIA EMAIL

Rochester Hills City Council
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Subject: Rochester Hills Research Park – City File No. 18-021

Dear Rochester Hills City Council,

Thank you for your time and consideration with all the activity and discussions related to the approval process for the development of Rochester Research Park. We understand that the Planning Commission recommends that City Council approves the project along with fourteen (14) conditions as outlined in the Summary of Motions dated April 21, 2020 (attached summary of motions response).

We had a subsequent meeting with EEI Global, Designhaus, RH economic development and RH transportation engineer with respect to item 11 – traffic improvements to Livernois. EEI Global has agreed to improvements 3a and 3b per Paul Shumenjko's memo dated March 9, 2020. The revised traffic study concludes that the improvements related to item 3c will have no impact on traffic flow for Livernois. We believe these improvements should not be included as a condition of this development (attached revised study notes).

We acknowledge that, by nature of the activity, any improvements to Livernois will have the potential to improve Livernois. Further, while the traffic study indicates there will be no improvement with traffic flow due to 3c, there is a "gut feel" by the Commission that the improvements will be needed. There is some subjectivity as to how much the RH Research Park development will or will not add to traffic flow on Livernois now and into the future. There are other factors unrelated to RH Research Park that will impact and contribute to traffic flow on Livernois including other developments and increases in the local population. Therefore, it can be debated as to if or when these additional improvements will or will not be needed.

The larger issue of public benefit has also been cited as a reason to support item 3c. We wanted to remind City Council of the following public benefits that are included in RH Research Park.

Zoning Relief:

1. Required parking number be reduced from 861 to 605 (with areas for +/- 80 future land-banked parking spaces if needed)

Public Benefits and Exemplary Design Features:

1. The proposed project preserves open/green space throughout the development and proposed a food truck amenity and one connection to the Clinton River Trail. The project also is committed to maintain and augment the existing landscape buffer along the Trail, improving the visual screening and species quality.

Rochester Hills City Council
May 26, 2020

2. The creation of Horizon Circle adds a much-needed benefit to the traffic circulation within the areas of Livernois, Hamlin and Rochester Industrial Drive. This alternative route connects users from Horizon Court to Rochester Industrial Drive. The roadway has been designed to city standards including all necessary utilities.
3. The mix of commercial, office and industrial uses is proposed on site and incorporates a desirable environment for the workforce through the pathways, public art and aesthetic features integrated on the property. Horizon Circle has been designed in a manner that naturally includes traffic calming measures and provides users with an intuitive circulation route. Pedestrian pathways connect and provide safe circulation routes that connect into existing pathways including the Clinton River Trail.
4. Rochester Hills Research Park provides several design objectives detailed in the M-59 corridor study for this area of Rochester Hills. The connection between Rochester Industrial Drive and Horizon Court is crucial to establish the link to Hamlin Road and Livernois Road. Proposed buildings have been designed and placed to create a cohesive research campus feel.
5. This proposed project is in line with the master plan for this property, and certainly will stand as a state-of-the-art anchor to the technology-industrial sector of Rochester Hills.

We ask for City Council to consider these public benefits as enough to approve the Rochester Hills Research Park development along with the agreed upon conditions except for item 3c.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek Gentile', with a stylized flourish at the end.

Derek Gentile
President & CEO
EEI Global

Attachments: Answers to Summary of Motions 4.21.20
Revised Traffic Study 5.7.2020

cc: Peter Stuhlreyer, Designhaus
Kristen Kapelanski, Panning Commission