



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 2/5/2016
 Re: **Rochester College Field House (City File #15-022)**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a 23,432 sq. ft. athletic field house on the 76 plus acre Rochester College campus, located on the north side of Avon Road between Livernois and Rochester Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Plan and Agreement. The comments below are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- Zoning and Use** (Section 138-4.300). The site is zoned SP Special Purpose District with an approved PUD, which permit colleges and institutions of higher learning as permitted uses. Rochester College entered into a PUD Agreement with the City in 2006 for future development of the campus in accordance with their Master Plan. The PUD allows flexibility related to zoning requirements and process to allow for the development of the campus in agreed upon and shared vision of both the City and the College.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	SP Special Purpose/PUD	Rochester College	Special Purpose
North	SP Special Purpose & R-4 One Family Residential	Clinton River Trail & Vacant (wetland)	Park/Public Open Space & One Family Cluster
South	RM-1 Multiple Family Residential	Northridge Apartments	Multiple Family
East	Sp Special Purpose & I Industrial w/ FB-2 Flex Business Overlay	Rochester Church of Christ & LA Fitness	Special Purpose & Business/Flexible Use 2
West	SP Special Purpose & O-1 Office Business	Clinton River Trail & Rivercrest Professional Offices	Park/Public Open Space & Residential 2

- Site Layout** (Section 138-5.100-101). The proposed project is in compliance with the area, setback, and building requirements of the SP district and approved PUD as indicated in the table below.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft. + 1 ft. per 1.5 ft. front yard setback over 30 ft. ^a .	1 story/31 ft.	In compliance
Min. Front Setback (Avon Rd.) 30 ft. ^b .	94 ft.	In compliance
Min. Side Setback (east/west) 150 ft. ^c /0 ft.	400+ ft (east)/1,000+ ft. (west)	In compliance
Min. Rear Setback (north) 50 ft.	900+ ft.	In compliance

- The PUD specifies that the maximum building height can exceed 30 ft. by 1 ft. for each 1.5 ft. of additional front yard setback, above the required 30 ft.
- The PUD specifies that front yard building setback from Avon Rd. is 30 ft.
- The PUD specifies that buildings shall be spaced at least 150 ft. from the modified historic district.

- d. In an effort to improve non-motorized access, which is particularly important on a college campus, a bike rack and pedestrian connection from the front door of the building to the public sidewalk along Avon Rd. and across the western parking lot have been provided. The applicant is proposing to extend the pathway along the frontage of Avon Rd. in front of this project but will stop west of the existing house due to existing vegetation and topographical constraints along with the proximity of house to the right-of-way and the presence of the historical district. As noted in the Engineering review, there is a gap in the system east of the project in front of the existing house and barn in the modified historical district property and a condition of approval is to move forward with the installation of the pathway to fill this important gap within 3 years of completion of the field house to give the College the time to determine their future plans in this area without delaying construction of the field house.
3. **Exterior Lighting** (Section 138-10.200-204). Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	6 pole mounted fixtures & 1 building mounted fixture	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	4.8 on-site, 1. at ROW	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	LED fixtures, 198 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

4. **Dumpster Enclosure** (Section 138-10.311). A dumpster area is indicated on the plans north of the building, to be screened with Split Face CMU to match the building in accordance with ordinance requirements.
5. **Parking and Loading** (Section 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements for this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Gym: 1 space per 3 seats =290 spaces	79 proposed spaces 218 existing spaces	Consistent with the approved PUD agreement parking calculations for this use & overall campus
Min. Parking Space Dimensions Angled & 90°=10 ft. x 18 ft. w/ 24 ft. 2-way or 12 ft. 1 way aisle width may be reduced to 9 ft. for employee parking	10 ft. x 18 ft. w/ 20.5 (1-way) & 24+ ft. (2-way) aisle	In compliance
Min. Barrier Free Spaces 8 BF spaces 11 ft. in width w/ 5 ft. aisle for 193 parking spaces (spaces surrounding bldg)	8 BF spaces, 11 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Setback 10 ft. on all sides	25+ ft	In compliance
Loading Space 1 space 10 ft. x 50 ft.	1 space 10 ft. x 50 ft.	In compliance

6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS that meets ordinance requirements has been submitted.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site contains required natural features setbacks; however the area of disturbance for the proposed project is not in close proximity to the natural features setbacks.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site contains regulated steep slopes; however the area of disturbance for the proposed project is not in close proximity to the regulated steep slopes.
 - d. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is not subject to the City's tree conservation ordinance, per the approved PUD Agreement, however a tree survey has been provided, and as part of the PUD, natural feature preservation is encouraged.
 - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does contain regulated wetlands; however the area of disturbance for the proposed project is not in close proximity to the regulated wetlands.

7. **Landscaping** (*Section 138-12.100-308*). A landscape plan has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Right of Way (Avon: aprox. 535 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 15 deciduous + 9 ornamental	15 deciduous 9 ornamental	In compliance
Parking Lot: Perimeter (aprox. 477 ft.) 1 deciduous per 25 ft. (of parking lot facing Avon) + 1 ornamental per 35 ft.+ continuous shrub hedge = 19 deciduous + 14 ornamental + 191 shrubs (30 in. OC)	19 deciduous 14 ornamental 191 shrubs	
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 4,183 sq. ft. + 28 deciduous	6,300 sq. ft. 28 deciduous	
Stormwater (X ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = X deciduous + X evergreen + X shrubs	0 deciduous 0 evergreen 0 shrubs	Information must be provided, many of the replacement trees on the current plan can be counted towards stormwater requirements as tree replacement credits are not required for this site
TOTAL 62 deciduous 0 evergreen 23 ornamental 191 shrubs + stormwater plantings	 62 deciduous 0 evergreen 23 ornamental 191 shrubs	In compliance with the addition of stormwater planting requirements

- a. An irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval).

8. **Architectural Design** (*Architectural Design Standards*). The proposed building has been designed to meet the intent of the Architectural Design Standards. The building consists primarily of Split Face and Burnished CMU with aluminum composite panel accents and a metal siding for the upper wall and roof.

9. **Signs.** (*Section 138-10.302*). Signage is not indicated on the plans. A note has been added to the plans that states that all signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC *JRB*
To: Sara Roediger, Manager of Planning
Date: February 2, 2016
Re: Rochester College Field House, City File #15-022, Section 15
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on January 22, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Water Main

1. The applicant should consider removing the water main on the north side of the building and instead extend the water main on the south side of the building to the east and north to feed Hydrant #4.

Storm Sewer

1. Revise the sedimentation basins to provide a 3 foot sump to capture all sediments. Per the grading plan it shows 2.25 feet of sump depth.
2. Revise the C factor calculation for the pretreatment basin to include the area of the normal water surface at 1.00.

Pathway

1. On sheet L.1, the pathway sight distance line should be shown at 150 feet to the center of path, not the WB Avon Rd traffic lane.
2. It is noted that an agreement was reached with the Planning Department to not extend the pathway easterly across the existing house on 800 W Avon Road, or the barn, or 370 W. Avon Road. The rationale was that the grade change is excessive and there are future plans for redeveloping the land where the house is located. Upon reviewing the existing topography, the grade change isn't too excessive and an ADA compliant pathway could be constructed at this time. Staff views the construction of this pathway gap to be very important in improving the pathway connectivity for both students and residents alike, and recommends that progress continues so that this pathway gap is constructed within a 3 year timeframe after completion of the field house.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/bd
c:

Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Keith Depp; Staff Engineer; DPS

Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
File



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: January 26, 2016
Re: Rochester College Athletic Fieldhouse

SITE PLAN REVIEW

FILE NO: 15-022

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

Lt. James L. Bradford
Fire Inspector



To: Sara Roediger
From: Gerald Lee
Date: February 2, 2016
Re: Rochester College Athletic Fieldhouse
Review #2
File No. 15-022

Forestry review pertains to public right-of-way (r/w) tree issues only.

Overall Landscape Plan, Sheet L.1

Please show the 15' corner clearance/sight distance triangle at the intersection of the driveway and the Avon Road pathway. The apex of the triangle is on the north side of the pathway on both sides of the driveway.

GL/cf

cc: Sandi DiSipio, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPN*
To: Sara Roediger, Planning Department
Date: February 2, 2016
Re: Rochester College Field House
Sidwell: 15-15-451-008
City File: 15-022

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: Title Sheet, I1.01, P-1.1, P-1.2, P-1.2, P-6.1, CO.1, CO.2, CO.3A, CO.3B, CO.4A, CO.4B, CO.5A, CO.5B, CO.6, L.1, L.2, L.3, A0.01, A2.01, A2.02, A2.03, A4.01, A4.02, ES2.00 and ES2.01.

Approval recommended based on the following items being address on the permit documents or next submission.

Section references are based on the Michigan Building Code 2012 unless otherwise noted.

Civil Drawings

1. The accessible route from the accessible parking spaces to the building shall comply with Section 1104 and A117.1-2009 Section 402.
 - a. Provide sufficient grade information (point elevations) on the plans along the proposed accessible route/routes to verify compliance.
2. Indicate the accessible entrances.
 - a. In discussions with the architect, he indicated the intent is to have only the south entry accessible. Current plans do not differentiate between accessible and non-accessible entrances.
 - i. If the door to the north office area is an accessible door the sidewalk to that door will need to be treated as a ramp as the slope is greater than 8%.
 - ii. If the door to the north office area is not accessible indicate location of signage giving directions to the accessible entrance.
3. Accessible parking including parking and access aisle surface slope details:
 - a. Indicate the proposed surfaces slopes of accessible parking spaces and their access aisles. Provide sufficient grade information (point elevations) on the plan at the perimeter of such spaces to clearly verify the provisions of ICC A117.1-2009, Section 502.5 have been satisfied (1:48 max slope).
 - i. Some grades as shown on the current plan exceed 1:48 slope.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



Planning and Economic Development
Ed Anzek, AICP, Director

From: Sandi DiSipio
To: Sara Roediger
Date: January 28, 2016
Re: Street Names

Rochester College Athletic Fieldhouse
City File #15-022

In a review of the plans stamped received January 21, 2016, page CO.1, Conceptual Overall Site Plan, Avon Road should be corrected to W. Avon Road.

cc: V. Foisy
B. Sauer



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name	Rochester College Field House													
Description of Proposed Project	New indoor athletic competition building with additional parking.													
Proposed Use(s)	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Residential</td> <td style="width: 33%;">Non-Residential</td> <td style="width: 33%;">Mixed-Use</td> </tr> <tr> <td><input type="checkbox"/> Single Family Residential</td> <td><input type="checkbox"/> Commercial/Office</td> <td><input type="checkbox"/> Describe uses:</td> </tr> <tr> <td><input type="checkbox"/> Multiple Family Residential</td> <td><input type="checkbox"/> Industrial</td> <td></td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Institutional/Public/Quasi-Public</td> <td></td> </tr> </table>		Residential	Non-Residential	Mixed-Use	<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:	<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial			<input checked="" type="checkbox"/> Institutional/Public/Quasi-Public	
Residential	Non-Residential	Mixed-Use												
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<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial													
	<input checked="" type="checkbox"/> Institutional/Public/Quasi-Public													

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by Section 138-2.204 of the zoning ordinance

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant & animal life present?

1. Comment on the suitability of the soils for the intended use

Per a soil evaluation report prepared by SME in 2001, the site soils are well suited for its intended use.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

The predominant vegetation over the area being disrupted is lawn maintained for practice athletic use.

3. Describe the ground water supply & proposed use

There is no proposed use for ground water associated with this project.

4. Give the location & extent of wetlands & floodplain

There are wetlands and floodplain on the subject property along the Clinton River. However, the proposed project will have no impact on those areas.

5. Identify watersheds & drainage patterns

The project is part of the Clinton River Watershed.

B. Is there any historical or cultural value to the land?

An existing residential portion of the campus has been designated as a Modified Historical District Parcel. The proposed plan includes a new pedestrian walk along Avon Road in front of this parcel.

C. Are there any man-made structures on the parcel(s)?

Yes.



D. Are there important scenic features?

No

E. What access to the property is available at this time?

There are existing access points to the campus from Avon Road.

F. What utilities are available?

Electricity, sanitary, storm, watermain, gas

Part 2. The Plan

A. Residential *(Skip to B. below if residential uses are not proposed)*

1. Type(s) of unit(s)

n/a

2. Number of units by type

n/a

3. Marketing format, i.e., rental, sale or condominium

n/a

4. Projected price range

n/a

B. Non-Residential/Mixed-Use *(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)*

1. Anticipated number of employees

No new employees as a result of this facility. The people that work in this building are already employed at Rochester College.

2. Hours of operation/number of shifts

8:00 am to 10:00 pm

3. Operational schedule *(continuous, seasonal, seasonal peaks, etc.)*

Basketball season runs from November to March. Will still be used in off-season as part of campus.

4. Description of outside operations or storage



Environmental Impact Statement (EIS)

5. Delineation of trade area	na
6. Competing establishments within the trade area (<i>document sources</i>)	
7. Projected growth (physical expansion or change in employees)	

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	4.42 acres
2. Number of acres of wetland or water existing	n/a
3. Number of acres of water to be added	n/a
4. Number of acres of private open space	
5. Number of acres of public open space	
6. Extent of off-site drainage	
7. List of any community facilities included in the plan	none
8. How will utilities be provided?	Electric, gas, and water will be new services. Sanitary will discharge to onsite private sanitary sewer. Storm sewer and storm water management will be made integral with the existing on campus system.
B. Current planning status	Seeking Site Plan Approval
C. Projected timetable for the proposed project	Project desires a May 2016 ground break.
D. Describe or map the plan's special adaptation to the geography	None
E. Relation to surrounding development or areas	The project is part of the Rochester College campus and is design to fit with and compliment the existing architecture of the campus.



<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>No</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>Soil Erosion and Sedimentation Control measures shall be implemented and maintained throughout the entire construction process.</p>
<p>H. List any possible pollutants</p> <p>Soil Erosion</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>no significant impact</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>no significant impact</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>na</p> <p>d. Vegetative cover</p> <p>Existing seeded lawn is being replaced by impervious surfaces. Stormwater run-off is addressed as part of site engineering.</p> <p>e. Night light</p> <p>Parking lot lighting is shielded to not impact the surrounding area.</p> <p>2. Social</p> <p>a. Visual</p> <p>The Fieldhouse will create an important physical presence along Avon Road. It strengthens the impression of the Rochester College campus.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>During daytime hours the vast majority of the traffic to this building will come by foot from Campus. Games and events will generate vehicle traffic, typically during off hours.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>Automobile, bicycle and pedestrian.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p> <p>na</p>



3. Economic

a. Influence on surrounding land values

Rochester College is an important part of our community. The Fieldhouse project is a valuable addition to the campus. It provides a home court for the College as well as recreational and other opportunities for students and should assist in attracting students to the College.

b. Growth inducement potential

The Field House has the potential to increase the student body by making the College more attractive to potential students.

c. Off-site costs of public improvements

Unknown at this time.

d. Proposed tax revenues (*assessed valuation*)

Unknown at this time.

e. Availability or provisions for utilities

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

The project fits within the Master Land Use Plan.

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Disturbed lawn areas will be re-seeded and re-established as part of the project.

L. What beautification steps are built into the development?

Landscaping of the project is part of the scope. Please refer to the Landscape Plans for specific details.

M. What alternative plans are offered?



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

Rochester College has never had a home court for their Athletics programs, especially their basketball program. The construction of this Field House has been a goal of the College for over a decade. The project is carefully designed to meet the standards for development in the City of Rochester Hills. As a result of these standards, the ecological impact will be minimal.

The building is designed to fit into the existing campus architecture by using the same exterior brick and other materials. The horizontal masonry banding and other design elements are based on the design of the existing Rochester College Library and the campus dormitories.

As a result, the project will fit seamlessly into the campus and will be a positive addition to the campus environment.

Rochester College is an important part of our community. It provides educational and employment opportunities. This project will make the College more appealing for current and future students. It will strengthen the College's ability to attract students. This should result in additional employment and educational opportunity within the City of Rochester Hills.

The project is totally compatible with its surrounding neighborhood and the City's Master Plan.