

# The Ivanhoe Companies

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October 13, 2014

City of Rochester Hills  
Planning Commission  
Ed Anzek  
Sara Roediger  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Re: Barrington Park PUD  
City File #14-012, Parcel No. 15-26-376-007

This letter shall serve as an update to the September 8, 2014 presentation package on the Barrington Park PUD project and the subsequent September 16, 2014 Planning Commission meeting.

Subsequent to the meeting we have continued to critique the plan per your suggestions and the various Rochester Hills consultants' suggestions. You have been in receipt of our new plans with dramatic improvements, which is dated September 22, 2014. On October 6, 2014 Rochester Hills Planning Commission and consultants provided a critique of those revisions. Enclosed please find a fully revised set of plans incorporating the Planning Commissions' meeting, second submittal, and comments received from neighbors based on a meeting with them on October 7, 2014.

Below are some of the key improvements to the plans:

- A multitude of pocket parks which improve walkability
- We have removed street parking on Barclay Circle
- In addition to the required parking spaces within the community, we have added substantial parallel parking and traffic calming parking spots in front of the buildings
- We have added additional visitor parking in various locations
- We have added decorative piers; pergola features; park benches; decorative poles and lights
- Realignment of ingress and egress points on Barclay and Auburn Roads, as well as multiple design and engineering requests in your staff report
- We have added a proposed, request for pedestrian easement connecting our sidewalks to the sidewalk on Hampton Court over the Oakland County drain easement passive park
- We have notified and had a meeting with the Hampton Association and the Edinshire Association which is adjacent to the east, to discuss the benefit of townhomes vs office, medical, commercial or mixed use
- Per neighbors comments, the sidewalk connection over the drainage/pond easement was moved from the east side to the west side of the pond close to the office complex and the connection to Hampton Circle was moved much further to the west
- Based on the homeowners meeting, we have redesigned the entire project providing an additional 15 foot greenbelt on east property line and moved the condominiums to the west
- In addition, based on the homeowners meeting, we have consulted with two of our landscape architects we work with and designed a preliminary, detailed landscape plan providing a denser

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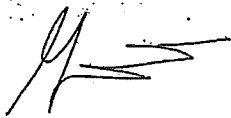
buffer of landscaping on the east border. We have also provided a transparent, black vinyl chain link fence on the property line

- At your direction, we hired the recommended traffic consultant Hubbell, Roth & Clark (HRC) to study MDOT's plan to synchronize traffic lights at Primrose and Barclay Circle, and to weigh in on an MDOT idea to consider reconfiguring Barclay Circle to connect through Primrose Street, Wildflower Subdivision, to East Nawakwa Street along M-59 that terminates by connecting through the Country Club Village Subdivision
- HRC has also been engaged and provided an updated traffic analysis to augment the LSL Planning analysis (see LSL graph). This reiterates that four sale condominiums in the range of 149 units up to 320 units will create significantly less traffic than the current office zoning, as well as, medical urgent care, commercial, or mixed use on the site as an alternative
- We have augmented preliminary condominium documents to establish drop zones for excessive snow from extreme winters and designated areas in the pocket parks for pet waste stations

We look forward to addressing all the issues in the revised plans at the meeting on October 21, 2014.

If you have any questions or comments, please contact me or any of our appropriate consultant team members.

Sincerely,



Gary Shapiro  
IAC Barclay, LLC