



CITY OF ROCHESTER HILLS  
CITY COUNCIL

Barrington Park PUD

THE IVANHOE  
COMPANIES

3/16/2015

# THE IVANHOE COMPANIES

## Gary Shapiro, President

### The Ivanhoe Companies:

- Proven track record of high quality development, master planned communities and creating and honoring PD Commitments and development agreements
- Many award winning projects – both in development, construction and planning
  - Chelsea Park, Westwind Lake Village, Pembroke Park, Treyborne Cove and Harbor Villages

### Consulting team:

- Brad Strader, LSL Planning
- Zeimet Wozniak & Associates
- Felino Pascual & Associates
- TR Design Group
- Hubbel, Roth, and Clark, Inc.
- Howard Kohn, The Chesapeake Group



# Concepts Considered

# Impacts

## Previously Approved Plan: Ambulatory & Urgent Care

- Health Care Industry has changed
- Crittenton was approved and permitted
- High impacts – noise, traffic, lights, etc.

## Medical Office – **Not Viable**

- Agglomeration economies
- Many offices and medical office buildings in general area

## Commercial – **Not Viable**

- Weak Market for “secondary” location
- Site lacks “hard corner” location and visibility needed
- Big traffic and other impacts on neighbors

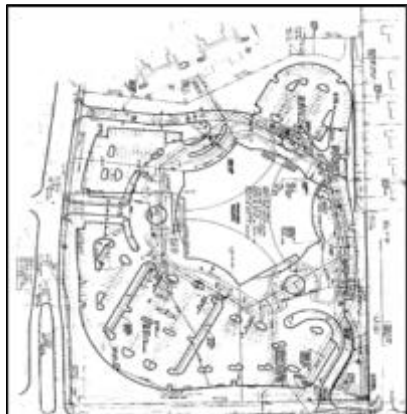
## Mixed Use – **Not Viable**

- Site is too small
- Not enough mass for viable residential

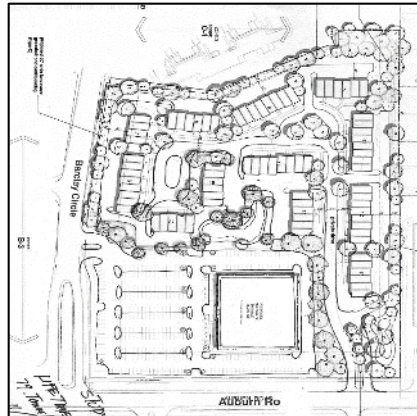
## Multiple Family Residential – **Best Use**

- Good transition between commercial, institutional and single family
- Apartment style housing does not encourage home ownership
- Good location for a new type of attached owner occupied condominiums
- (Not ideal site for age restricted housing. Many other options in area)

MEDICAL URGENT CARE  
120,000 sq. feet



MIXED USE  
79 Units & 45,000 sq. feet



COMMERCIAL  
120,000 sq. feet



MULTIPLE-FAMILY  
342 Units



# TRAFFIC IMPACT COMPARISONS

80% less traffic than approved Crittenton plan  
80% less traffic than commercial

ITE Use Code	Land Use	# of units or S.F.	ITE AVERAGE			Projected Traffic Trips		
			Trip Rate	AM Peak of Road	PM Peak of Road	Total per Day	AM Peak of Road	PM Peak of Road
630	Clinic <i>(per 1,000 s.f. of GFA)</i>	120,000	31.45	-	-	3,774	-	-
492	Health/Fitness Club <i>(per 1,000 s.f. of GFA)</i>	45,000	32.93	1.41	3.53	1,482	63	159
720	Medical Office <i>(per 1,000 s.f. of GFA)</i>	120,000	36.13	2.39	3.57	4,336	287	428
820	Shopping Center <i>(per 1,000 s.f. of GFA)</i>	120,000	42.70	0.96	3.71	5,124	115	445
220	Apartments <i>(per unit)</i>	342	6.65	0.51	0.62	2,274	76	92
230	Residential Condominiums/Townhouse <i>(per unit)</i>	149	5.81	0.44	0.52	866	66	77

= Prior Approved Plan

= Proposed Concept

# APPROVED PUD CONCEPT PLAN



# FINAL LANDSCAPE PLAN

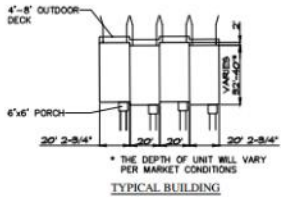


## landscape requirements and calculations

	REQUIRED	PROVIDED
<b>landscape buffer (type-C)</b>		
TOTAL LIN. FT. OF EAST PROPERTY BOUNDARY	1300'	
THO (2) DECIDUOUS TREES PER 100 LIN. FT.	26.0	4
FOUR (4) EVERGREEN TREES PER 100 LIN. FT.	46.4	52
ONE (1) ONE HALF (1/2) ORNAMENTAL TREE PER 100 LIN. FT.	6.5	15
SIX (6) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	60.6	80
TOTAL LIN. FT. OF NORTH PROPERTY BOUNDARY	744'	
THO (2) DECIDUOUS TREES PER 100 LIN. FT.	14.9	15
FOUR (4) EVERGREEN TREES PER 100 LIN. FT.	26.6	24
ONE (1) ONE HALF (1/2) ORNAMENTAL TREE PER 100 LIN. FT.	1.9	11
SIX (6) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	42.8	62
<b>detention pond</b>		
TOTAL LIN. FT. OF DETENTION POND TREE BOARD	647'	
ONE (1) ONE HALF (1/2) DECIDUOUS TREE PER 100 LIN. FT.	6.5	4
ONE (1) EVERGREEN TREE PER 100 LIN. FT.	6.5	6
FOUR (4) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	25.8	30
<b>right-of-way landscape</b>		
TOTAL LIN. FT. OF RURAL INCREASE ALBION ROAD	1512'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	21.2	22
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	12.6	14
TOTAL LIN. FT. OF RURAL INCREASE BARCLAY CIRCLE	674'	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	28	21
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	11.2	16
<b>interior parking</b>		
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREA	84,800 SQ. FT.	
AREA CALCULATION OF MINIMUM PARKING TREE REQUIRED:	7,636 SQ. FT.	
5% OF VEHICULAR USE AREA (84,800 SQ. FT. x .05 = 7,636 SQ. FT.)		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 80 SQ. FT.	95	92
(7636 SQ. FT. / 80 SQ. FT. = 95.45 TREES)		
<b>tree replacement</b>		
TOTAL REPLANTED TREE REMOVED OR SITE	276	
TOTAL TREE REPLACEMENT CREDIT REQUIRED	276	294
4" - 6" CALIBER CANOPY TREES (2 CREDITS)	14	
6" - 8" HIGH EVERGREEN TREE (3-CREDITS)	61	
14" - 18" HIGH EVERGREEN TREE (3-CREDITS)	16	

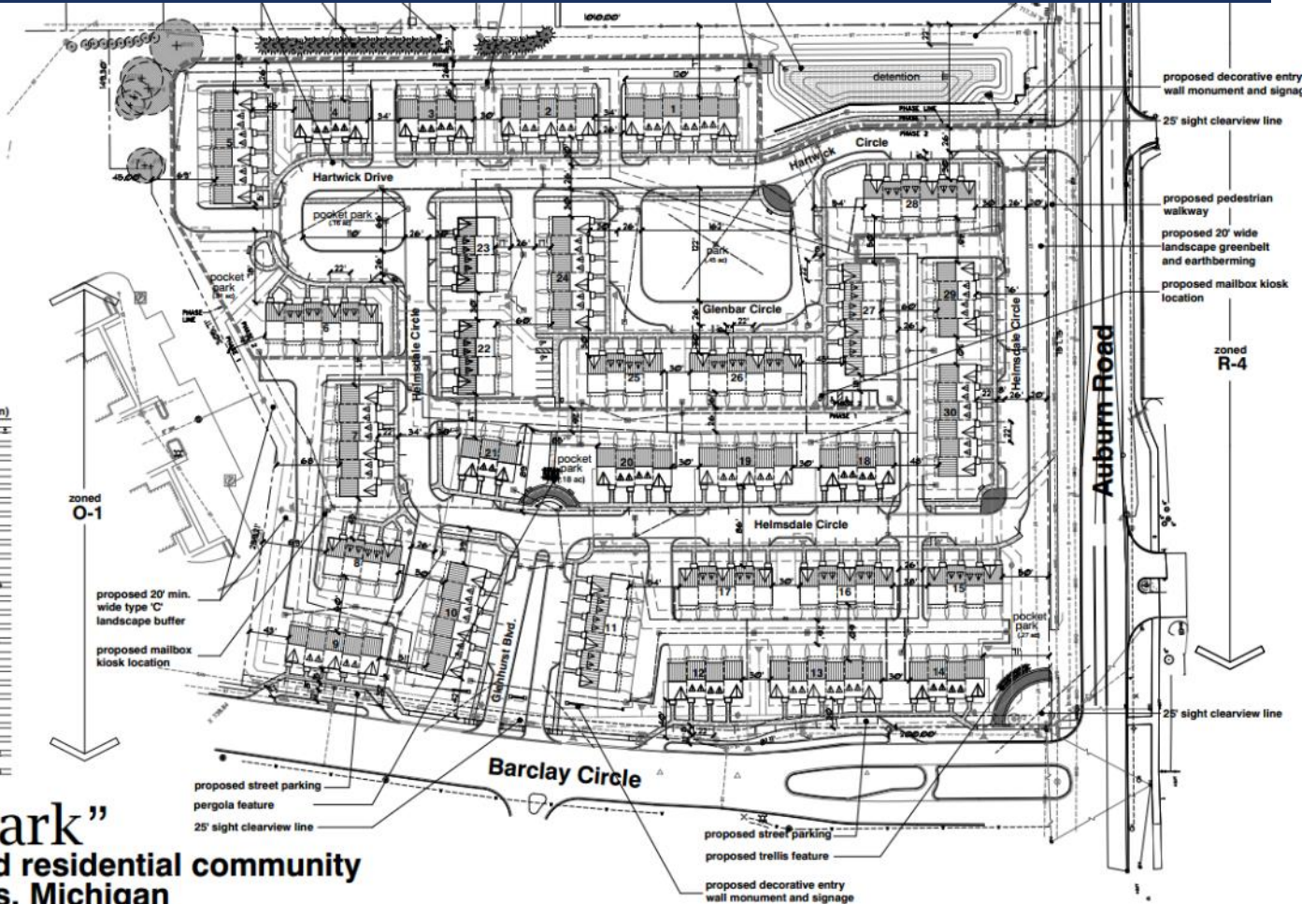
overall landscape plan view for:  
**“Barrington Park”**  
 City of Rochester Hills, Michigan

# FINAL SITE PLAN



program	(existing O-1 zoning to PUD option)
TOTAL ACRES OF SITE GROSS	19.8 ±
TOTAL NO. OF RESIDENTIAL UNIT	148
No. OF 2-BEDROOM UNITS	0
No. OF 3-BEDROOM UNIT UNITS	148
MIN. BUILDING SETBACKS	
FRONT TO FRONT	34'
SIDE TO SIDE	30'
SIDE TO REAR	21'
REAR TO REAR	64'
FRONT YARD SETBACK	30'
FRONT TO SIDE	35'
TOTAL NO. OF PARKING PROVIDED	626
GARAGE PARKING	236
GARAGE APPROACH	236
GUEST/PARALLEL PARKING	30
TOTAL NO. OF PARKING REQUIRED	334
3-BEDRM. UNIT PARKING	236
(2 SPACES PER UNIT x 118 UNITS x 2.00)	
GUEST/PARALLEL PARKING	31
(2 VISITOR SPACES PER UNIT x 118 UNITS x 2.00)	
HANDICAP PARKING PROVIDED	4
ACRES OF PARKING SPACE REQUIRED	1.8
(1/3 IN. OF 3.6 ACRES x 1.8 ACRES)	
ACRES OF PARKING SPACE PROVIDED	1.07
DENSITY PER ACRE PROVIDED	9.68

site plan for:  
**“Barrington Park”**  
 a planned attached residential community  
 City of Rochester Hills, Michigan



# EAST PROPERTY LINE LANDSCAPING





# 4 PLEX – REFINED FRONT ELEVATION



# 5 PLEX – REFINED FRONT ELEVATION





# SIDE ELEVATION



NOTE: VINYL SIDING MAY BE USED,  
A MAXIMUM 20% OF THE FRONT  
AND 50% OF THE OTHER FACADES  
CAN BE VINYL

## SCHEMATIC SIDE ELEVATION - STANDARD

SCALE 3/8" = 1'-0"  
ELEVATIONS SUBJECT TO CHANGE  
PER MARKET CONDITIONS



## SCHEMATIC SIDE ELEVATION - SELECT STREET FACING BUILDINGS

SCALE 3/8" = 1'-0"  
ELEVATIONS SUBJECT TO CHANGE  
PER MARKET CONDITIONS

(BUILDING 10, 11, 14, 15 & 28)

# REAR ELEVATION



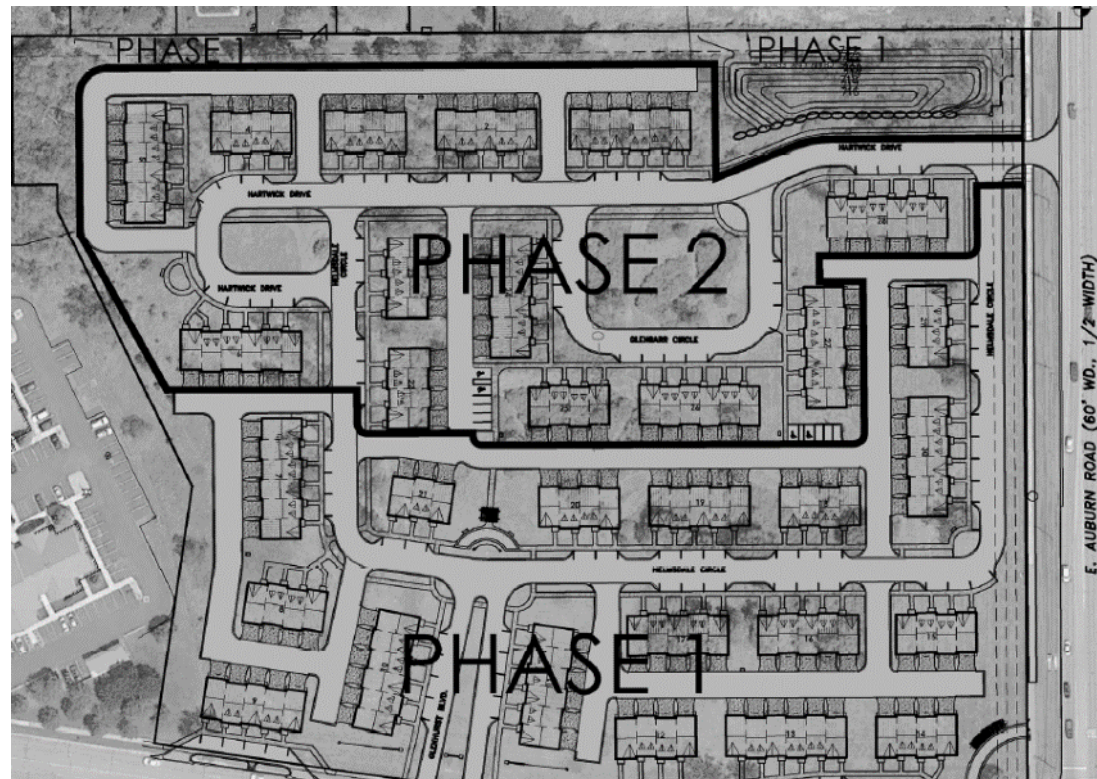
**NOTE:**  
FOR BUILDINGS CONSISTING  
OF MORE THAN 4 UNITS  
THERE WILL BE 2 UNITS  
WITH VINYL SHAKE SIDING

APPROX. 3'  
WALL VARY BASED ON FINAL GRADING PLAN

OUTDOOR DECK  
PROVIDE WALL MOUNTED EXT.  
LIGHTING FIXTURE BEYOND # GARAGE

# RESPONSE TO PLANNING COMMISSION AND STAFF REVIEW

- Revised PUD Agreement phasing to start from Effective Date
- Perimeter landscaping in Phase One
- Infrastructure finished within five years after tree removal or grading begins
- Deviations from RM are listed



# BARRINGTON PARK

Discussion?