



December 10, 2018

City of Rochester Hills
Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
Attn. Kristen Kapelanski

Re: Rochester Hills Research Park – PUD Review Submittal – PC Discussion Item (12.18.18)

PID#: 15-21-276-013

Address: 1400 South Livernois Road, Rochester Hills, MI

Ms. Kapelanski,

Designhaus Architecture has been retained by Mr. Derek Gentile of EEI Global to update their existing campus to; Rochester Hills Research Park. The 25.04 acre parcel is located at 1400 S. Livernois Road and currently zoned REC-W (Regional Employment Center Workplace District).

The Planned Unit Development proposes to update the two existing buildings while introducing new structures and concepts to the campus. Pedestrian circulation provides connections to and from each building and highlights connections to the Clinton River Trail. Vehicular access reworks an existing curb cut to connect the northern part of the site to South Livernois Road through Horizon Court. This was designed to accommodate fire trucks and create safe internal circulation routes throughout Rochester Hills Research Park. The redesign of this drive is to create a distinct separation of vehicular and pedestrian traffic.

The two buildings on site are to remain. Building 1 is to remain as is. Building 2 is to receive an addition on its southwest side consisting of high-bay space as well as renovations of its existing conventional space. Building 3 and Building 5 include a mix of high-bay space and conventional space. Building 4 is planned to be two story, professional office building.

The total of all five buildings comes to 419,200 GSF. Each building will be accessible through a network of sidewalks as well as designated loading areas. Additional outdoor amenities include areas for seating, art sculptures and recreation. A food truck central with covered shelter is proposed in front of Building 5 to encourage gatherings within the campus community.

Preliminary grading, stormwater and utilities have been designed. Additional landscaping has been integrated with existing plant material to help inspire users of the site and create vistas throughout the site. The landscaping has also been designed to transition the campus into the neighboring Clinton River Trail. Points of access to the trail are proposed where deemed aesthetically pleasing and feasible to connect into the Trail.



The revitalization of this campus is to promote a pedestrian friendly environment while accommodating the necessary vehicles the Rochester Hills Research Park will ultimately require. New elements and redesign of sidewalks, roads, food truck area, points of interest, connections to the Clinton River Trail will work together to achieve this goal. The proposed buildings are designed to capture natural views where possible as well as work with the site's existing topography.

Rochester Hills Research Park is poised to become a hub for fresh innovative ideas through site and building design. Please review the included drawing set and rendering package.

We look forward to working with the City of Rochester Hills on this project.

Sincerely,

Designhaus Architecture