



December 4, 2018

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Ms. Sara Roediger, AICP
Director, Planning & Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Admitted in:
Michigan
U.S. District Court - E.D. of MI.
The United States Supreme Court

**Re: Cedar Valley Living (f/k/a Cedar Valley Apartments) – Amendment to
Approved Site Plan (Revised Approval 06/12/18)
City of Rochester Hills Reference No. 16-018
Parcel ID: 15-23-152-025**

Dear Ms. Roediger,

I represent the owner and developer of Cedar Valley Living (“CVL”) which project’s more recent submittal for consideration of Site Plan Amendment was approved before the City of Rochester Hills Planning Commission (“PC”) at its June 12, 2018, meeting.

Upon further review with Stantec, CVL’s new project architects and a national architecture firm, along with consultation with prospective tenants in a market-study setting, and with CVL equity owners and financial partners, my client has determined that a number of elevation and minor civil site plan changes are necessary to ensure its upscale market position and desirability.

To be clear, the amendments now sought in lieu of its September 26, 2018, submittal do not otherwise impact the Site Plan previously approved in June 2018, and therefore likely do not raise any health, safety or welfare matters not previously reviewed and approved by the City and PC.

Importantly, these changes are driven by seeking a better, more refined product for future residents of Rochester Hills and do not reduce the cost of the project.

In the course of preparing these revised Elevations and Site Plan, Stantec performed an exhaustive review and audit of the project plans to date (obtained via FOIA to ensure version control) and rendering comparison of the currently-proposed changes. Those documents are submitted herewith and the September 26, 2018 Site Plans and follow-on ‘Cedar Valley Exterior’ presentation by DesignHaus should be disregarded.

The following summary of revisions to the June 12, 2018, approved Site Plan is presented as an outline for reference:

Site/Civil Scope:

- Deleted carport at east side of Building A. Added carport (six covered spaces) plan south, west of dumpster enclosure. There is a net reduction of 4 “carport” spaces.
- Added retaining wall w/ integral sidewalk and underdrains on east side of Building A to accommodate windows as constructed with revision of nearby boulder wall at southeast corner of Building A.
- Added/revised surface swales near southeast corner of Building A with revised grading.
- Revised grading.

Architectural Scope:

- Exterior Material Changes:
 - Siding material 1 has been altered from a 7” horizontal to 6” horizontal band - Pre-Finished Allura Lap Siding, 6” Exposure, Color – “River Rock”.
 - Siding material 2, a corrugated metal in a vertical orientation, has been changed to a 8” horizontal band – the smooth 8” lap siding has been clarified as “SW 7003 Toque White”.
 - Siding material 3, stone veneer, has been changed to Arriscraft 12” x 24” Thin Stone Color – “Limestone”
 - The remaining trim and accent components have been changed from “greys” to “bronzes”.
 - The portions and percentage of material 2 and 3 have been altered (see additional material percentage information in updated renderings package).
- Canopy and Entrance Revisions:
 - Building A east entry canopy has been added – nominal 5’-0” by 3’-0”.
 - Building B east entry canopy has been added. The size is indicated at nominal 8’-4” x 4’-0”.
 - The additional door on the stair tower has been removed for clarity
 - Tenant canopies to be nominal 9’-8” by 4’-6”, typical for Building A and B.
- Balconies:
 - Prefabricated balconies to be nominal 8’-0” by 4’-6”, typical for Building A and B.
 - Balconies have updated hardware – final connection hardware to be determined, balcony color to be “Bronze”.
 - Exterior lighting, electrical receptacles, and fire protection have been added to balconies and direct access areas adjacent to units.
 - Two balconies on the first floor of Building B have been removed – site configuration and grading were key factors to this direction.
 - Summary of current and planned number of balconies on each side follows on next page:

Approved PC 6-12-2018 Package Proposed PC 12-4-2018 Package

Building A

East	4	4
South	4	4
West	2	2
North	13	13
Total	23	23

Building B

East	2	2
South	14	14
West	4	<u>2</u>
North	18	18
Total	38	<u>36</u>

As you will also note, the proposed elevation changes, which comply with the exterior materials requirements found in Section 138-8.502 of the Zoning Ordinance, are materially-different than architectural changes presented to the PC previously and should be heard by it accordingly.

CVL will also prepare and submit a detailed presentation packet ahead of the PC meeting which will incorporate staff comments, if needed. My office, ownership, and Stantec architectural team members will present all these materials at the December 18, 2018, PC meeting.

In the interim, CVL is requests scheduling a meeting this week or early next to review this matter with your department team and Mr. Staran, if necessary. Please just let me know a convenient time and date and we will adjust our schedules accordingly.

Should you have any comments or questions, please advise.

Very truly yours,

CUTHBERTSON LAW, PLC



JEFFREY T. CUTHBERTSON
For the Firm

JTC/kcd
Enclosures

C: Client
Mayor Bryan K. Barnett
Mr. John Staran, Esq.
Stantec Architecture
Nowak and Fraus Engineers