

Brewster Road Project

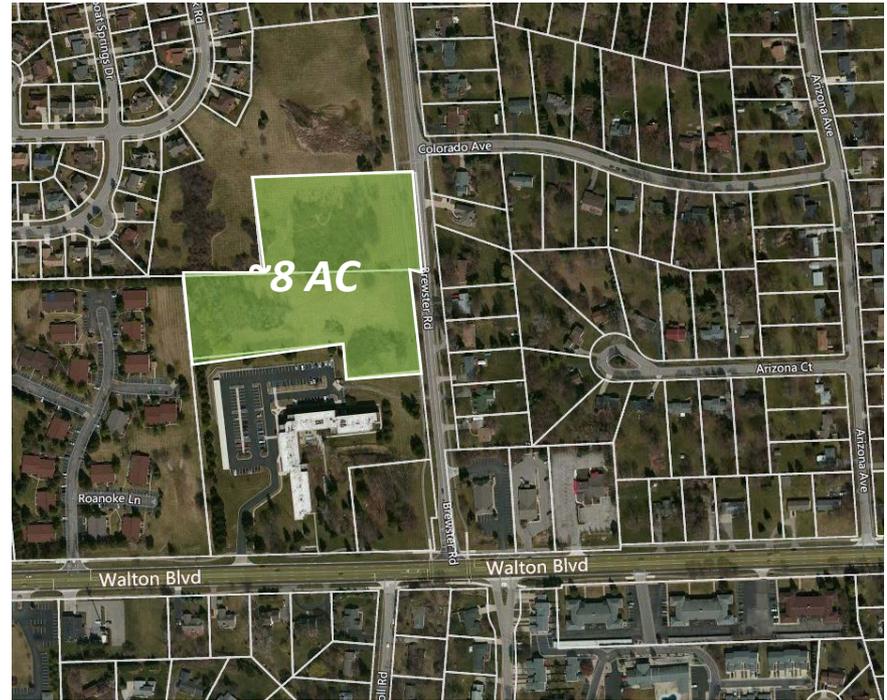
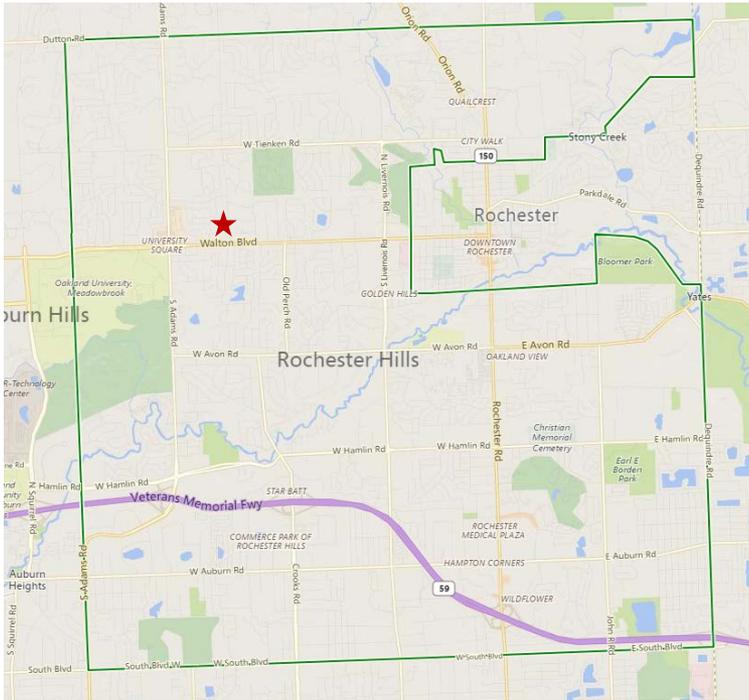
Rochester Hills Planning Commission

Rochester Hills: Current Pulte Project Updates



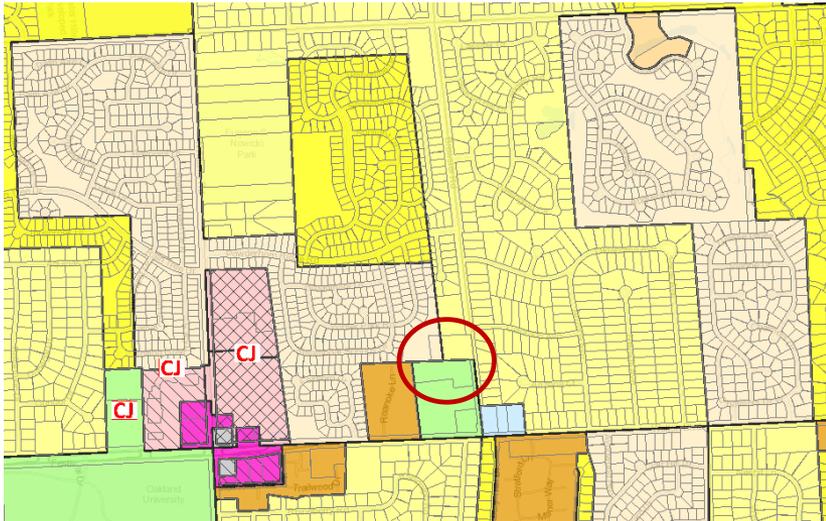
October 31, 2017	Barrington Park Townhomes	Woodland Park SF
Total Project Size	148	48
Lots Sold	112	16
Lots Remaining to Sell	36	32
2017 Sales Pace	5 sales / month	2 sales / month
Recent Sales Prices (\$000s)	\$340.7	\$597.2

Site Location: North of Walton/Brewster Intersection

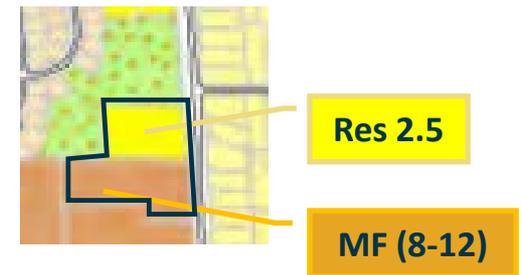


Zoning and Future Land Use

Current Zoning



Future Land Use



Brewster Road: Site Plan Evolution

Version 1: 57 2-Story Front Entry



V1 Feedback:

- Front-entry product isn't appropriate
- Make site plan compelling for residents/community

Version 2: 65 2.5 Story Alley-Load



V2 Changes:

- Alley-load product increases open space
- Density was slightly higher than Front-Entry

Brewster Road Site Plan: 56 Attached Units



- Removed central building and several units along northern border
- Enhanced paths and increased open space throughout the community; includes several amenities for residents
- Majority of density sits on southern parcel
- Boulevard entrance to the North pushes traffic away from Walton/Brewster intersection

Fleis & Vanderbrink Traffic Study Findings

- Delays during peak traffic at Walton/Brewster interchange will increase by 1-4 seconds (<1%) which was determined to be insignificant

Southbound (Sec. / Vehicle.)	Current Operations	With Proposed Development	Change (Δ)
AM Peak	58.3 (E)	59.7 (E)	+1.4 seconds
PM Peak	184.3 (F)	188.4 (F)	+4.1 seconds

- Note: Neither a left hand turn lane or right hand turn improvements are required given household count and entryway configuration
- Based on their preliminary findings, Fleis & Vanderbrink is working with RCOC to investigate traffic signal timing; optimizing signal timing may improve traffic today*

Southbound (Sec. / Vehicle.)	Current Projection	With Development and Signal Updates	Change (Δ)
AM Peak	58.3 (E)	51.7 (D)	(6.6 Seconds)
PM Peak	184.3 (F)	70.9 (E)	(113.4 Seconds)

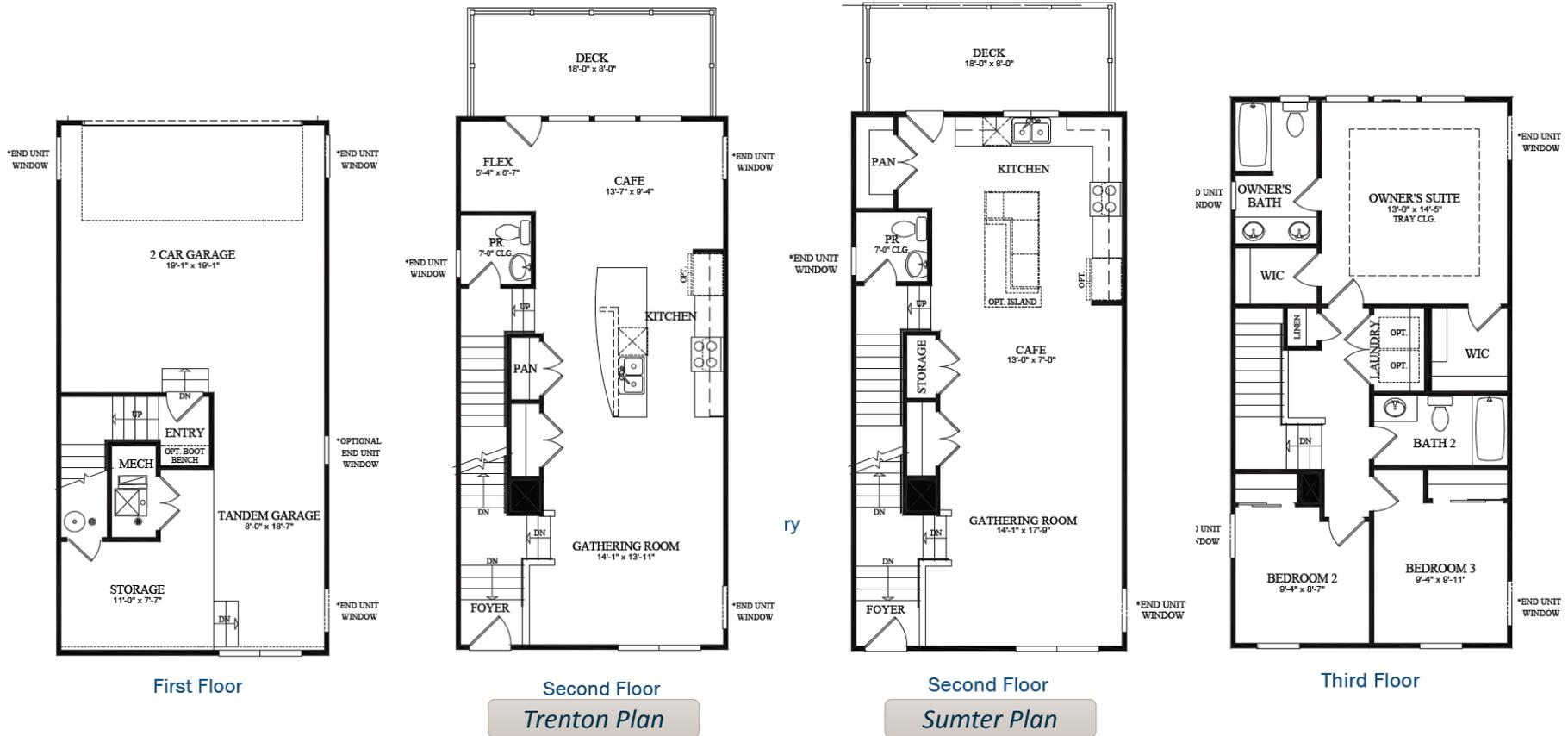
Site Plan Discussion



SITE DATA	
PARCEL SIZE:	8± ACRES
NET ACREAGE:	7± ACRES
FUTURE LAND USE:	RESIDENTIAL (2.5 DU/ACRE) & MULTIPLE FAMILY
EXISTING ZONING:	SPECIAL PURPOSE R-3 ONE FAMILY RESIDENTIAL R-5 ONE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
PROPOSED ZONING:	
PROPOSED DENSITY:	56 UNITS
UNIT SIZE:	20' x 40'
OPEN SPACE:	4.3± ACRES
SETBACKS:	
FRONT	20' FROM BACK OF CURB ON ALLEYS
SIDE TO SIDE	30'
PERIMETER	35'
REAR TO REAR	60'

Appendix

Trenton/Sumter Plan Layouts



Both plans:

- Share similar 1st and 3rd floors
- Provide a variety of layout options (e.g. lofts, additional bedrooms, dual owner suites)