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December 10, 2018

Department of Planning and Economic Development  
1000 Rochester Hills Dr.  
Rochester Hills 48309

RE: Penelope's Place - Planning Commission Discussion Item

We are proposing to construct a new 4 story mixed use building on vacant land located at 2727 South Adams Road. The new building will consist of residential apartment on all floors with a with commercial restaurant space on the ground floor. The current site is zoned O1 (office) and is bordered on the north and east by I1 industrial, O1 (office) to the south and a PUD overlay on the west side of Adams Rd (Auburn Hills). We are proposing a PUD in place of the current O1 zoning.

This project will create 90+ residential units consisting of one- and two-bedroom apartments, with a 3,500sf ground floor commercial space. The project is being developed with a focus on sustainable design and the use of high-quality building materials. Passive solar heating and solar building lighting will be used to reduce the carbon footprint of the development. Outdoor seating/meeting areas for both residents and users of the commercial space will be provided throughout the site. Additional connection to the outdoors is provided for the residents as each dwelling unit will be provided with an exterior patio (1<sup>st</sup> floor) or balcony for direct access to fresh air.

The site will maintain a connection to the Clinton River Trail that is located just south of the property. A covered pickup/drop-off area at the main entry of the building shall provide ease of access for residents through all Michigan seasons. A majority of the parking spaces will also be covered. In addition to providing protection and convince to the residents and their automobiles the covered parking will reduce the amount of solar heat generated from the parking lot.

Thank you for your consideration,

Charles Sawdon  
Project Manager