



June 20, 2019

Mrs. Sara Roediger
City of Rochester Hills - Planning Department
1000 Rochester Hills Dr.
Rochester Hills MI 48309

RE: Rochester Hills TRIO – PUD Criteria For Qualification, Section 138-7.103.D
Location: NE Corner of W Auburn and S Livernois Roads.
City File # 18-016

Mrs. Roediger,

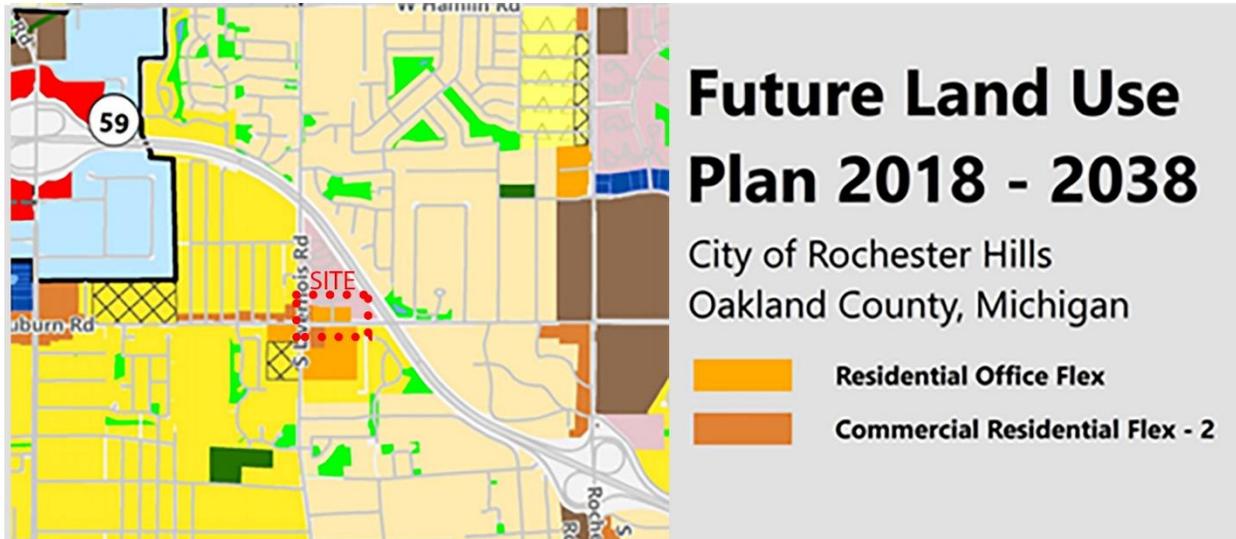
As a follow up to our last meeting, and in hopes that we can finalize our approval at the upcoming meeting, I'd like to point out a few items that should be considered. At our first planning commission meeting on April 17, 2018 we were warmly received, and our design aesthetics were unanimously supported by all 9 members of the board. The only material issue at that time was the board asking if we could also clean up the gas station and incorporate it into our design. We proceeded in good faith to acquire the gas station parcel based on the board's request and representation that it would enhance and aid the approval of the project, and then we redesigned certain aspects of the property, and discussed and obtained certain agreements with the adjacent landowners and we then reappeared at the February 19, 2019 meeting. A couple outstanding items, none of which were aesthetic, were raised and addressed and we asked to come back to a subsequent meeting. Then, at the last meeting on May 21, 2019, after addressing the outstanding items, several members changing their position on aesthetics and then raised the "public benefit" of the entire project. We cannot continue to go circular as we have invested significant time and resources into this project. We have the full support of all of the requisite city departments, including yourself and your department, and we are hopeful that you can advocate for, and with, us at the next meeting to move this project forward based on the overall merits.

For this Meeting we have modified the illustrations, removing certain garage structures and lowering the site wall facing the neighboring apartment complex. We have included additional landscaping as well. We have also rebranded the visual aids to correctly depict the black balconies against the gray walls and have updated the material board accordingly. We are confident in our design, materials and market research and are confident in our ability to deliver this project.

Finally, at the last meeting the Planning Commission asked us why this project qualifies as a PUD. This was never an issue until the last commission meeting. Most importantly, this project qualifies on its face because we are remediating the gas station property per the commission's request. The fact that the planning commission asked us to purchase and remediate this and the fact that we did this and are cleaning up the site should by itself be significant enough to merit our qualification for a PUD. In addition, the proposed PUD Mixed use project at the corner of W Auburn Rd and S Livernois Rd does conform to Section 138-7.103.D of the City of Rochester Hills Zoning Ordinance in a variety of other ways. It is our belief that the following items of Section 138-7.103.D are met:



1. To preserve, dedicate or set aside open space or natural features due to their exceptional characteristics or their environmental or ecological significance in order to provide a permanent transition or buffer between land uses, or to require open space or other desirable features of a site beyond what is otherwise required in this ordinance.
 - a. The proposed development provides approximately 21.85% or 54,620 SF of open area, including a variety of new landscaping that has been noticeably lacking at this overgrown and undeveloped site.
2. To guarantee the provision of a public improvement that would not otherwise be required to further the public health, safety or welfare, protect existing uses or potential future uses in the vicinity of the proposed development from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
 - a. As part of this development we will be remediating and developing a contaminated site and repurposing it for a productive use which is consistent and complements other uses in the vicinity. Additionally, we will be installing a safety path located along W Auburn Rd that extends from the east edge of the property to the west edge of the W Auburn Rd – M59 overpass. This 8-foot-wide Safety path will be approximately 381 lineal feet to the benefit of the public and it will conform to all specifications set by The City of Rochester Hills. This path will allow connection from surrounding residential areas to existing Public Schools, Places of Worship, and other residential areas. This safety path will be an important component in completing the network of paths in the Livernois/Auburn region that separates pedestrian and vehicular traffic and will provide safe passage through an unsafe intersection within the city (note – the recent accident at this intersection). Additionally, our exterior lighting coupled with the improvements will add lighting that is currently nonexistent in this area. Therefore, the remediation, safety paths, and lighting all work together to help solve and repurpose an otherwise unsafe, unlit, and uninhabitable property within the community.
3. To promote the goals and objectives of the master land use plan and other applicable long range plans such as the master thoroughfare plan.
 - a. The City of Rochester Hills Master Plan indicates the future land use of these parcels to be Commercial Residential Flex – 2 (Western Parcel) and Residential Office Flex (Eastern Parcel). The use of the building on the Western parcel is office and commercial, conforming with the master plan. The use of the two buildings on the Eastern parcel is residential with combined office and residential units adjacent to W Auburn Rd. This Live/Work style unit is intended to serve adjacent residential areas with service uses which are unrelated to the shopping pattern of the citywide or regional shopping centers. Thus, our project is consistent with and promotes the goals of the master use plan.



4. To facilitate development consistent with the Regional Employment Center goals, objectives, and design standards in the City’s master land use plan.
 - a. Although this development is outside the Regional Employment Center area, the western most building does include 10,532 square feet of office. The prospective tenant for this space is a business whose employment will be of the “STEM” variety. This is consistent with the City’s Master plan.
5. To preserve and appropriately redevelop unique or historic sites.
 - a. This point is not applicable to the project. Although the outside dining has been proposed to draw attention to America’s Largest Bebb Oak across the street.
6. To permanently establish land use patterns that are compatible with or will protect existing or planned uses.
 - a. The adjacent uses are compatible with the proposed development with residential to the north, commercial to the west and south. The proposed commercial use at the major intersection of W Auburn Rd and S Livernois Rd and residential use with accessory live/work space is compatible with the adjacent existing and planned uses for this site, and creates an alternative that is currently nonexistent in the City.
7. To provide alternative uses for parcels that can provide transition or buffers to residential areas and to encourage redevelopment of sites where an orderly transition or change of use is desirable.
 - a. The removal of a gas station at the corner of W Auburn Rd and S Livernois Rd allows for an orderly transition from office and commercial use to residential use within the same development and provides transition for the apartments to the north. We were strongly encouraged to purchase and incorporate this into our plan, and we relied upon the belief that the Planning Commission would approve our plan once we did this. We are providing a viable alternative use for an otherwise obsolete and dangerous site. This is within the spirit and intend of the PUD ordinance and should be enough to qualify on its face.
8. To enhance the aesthetic appearance of the City through quality building design and site development.



- a. The architectural style of the building does comply with similar style developments within the City of Rochester Hills and we contend that the aesthetic appearance and quality of the Building enhance the appearance of the City. The city needs alternatives to its outdated apartment styles and our aesthetics, design, and location provide the ideal location for this design.

Lastly, I would again emphasize that we were induced to acquire the gas station property and to redevelop that site as part of our project. We have done so and are ready willing and able to repurpose this contaminate site for the benefit of the community. We would not have done this, but for gaining the Planning Commission's approval of our project. This fact alone is enough "public benefit" to support our project as planned and we would strongly encourage the emphasis of this and your overall support at the next meeting to approve our development plans.

If you have any questions or need additional information, please feel free to contact me.

Regards,

Peter Stuhlreyer, AIA
Managing Partner
Designhaus, LLC

Cc Fred Hadid, OYK Engineering and Construction
Aaron M. Fales, Law Office of Aaron M Fales, P.C.