



October 24, 2019

City of Rochester Hills – Planning Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Attn.: Kristen Kapelanski

RE: City Apartments - Garageports SPA & Amendment to PUD
(revised per Planning Commission 10/15)

Ms. Kapelanski:

Per the discussion at the Planning Commission meeting on October 15, 2019 and at the meeting on October 23, 2019 with Planning Department and Engineering Department members, alterations have been made to the garageport design and surrounding landscape.

1. A planting area for evergreen screening has been added on the north side of the east garageports.
2. Included with this letter is a colored landscape plan that illustrates the existing landscape buffer and additional trees proposed.
3. Aragona Properties has worked with the City Attorney and Engineering Department to revise the Hold Harmless Agreement accordingly. At this time all parties have approved the Agreement.
4. Materials on the garageports have been adjusted to provide a more in-depth visual interest as well as mimic the building design style and materials.
5. A gutter system has been added to the rear side of both garageports as a preventative measure to storm water drainage.
6. Updated illustrations are included with this letter illustrating the change in materials. A view from the adjacent properties demonstrating full landscape screening coverage is also provided.
7. Aragona Properties has attempted to speak with adjacent property owners. At the few times of contact, only one was available. They will continue to try to contact adjacent property owners.

This type of garageport design has been utilized at a local location and has been in place for 3 years. No issues with ice or water have been reported. The residents have responded extremely well to the implementation of the garageports and are happy to have a safe and secure place to park their vehicles. Leasing language prevent storage of anything but a vehicle in the garageports. Residents have followed these guidelines and there have been no issues.

It is our opinion that the design of the garageports provide an extra measure of buffer between City Apartments and the adjacent residents. These structures ensure no visible headlights, greatly reduce any noise (specifically vehicular noise) generated by the apartments and works with the existing landscape buffer to ensure privacy for the adjacent residents.

Any and all comments by City of Rochester Hills departments have been addressed and the project has been approved at the site plan approval level. The design and location of the proposed garageports have



been a compromise between city departments, property owner and locations of the existing utilities and mature landscape buffer.

We appreciate the comments and concerns brought forward at the Planning Commission and believe we have addressed them to the best of the site's ability as this is a difficult project. We respectfully request that this project be recommended to City Council for approval.

Included with this letter is a site plan approval drawing set and illustration package. Please review and contact with any questions.

Regards,

Francesca Schovers
Site and Landscape Specialist
Designhaus, LLC

Cc D. Moran
F. Aragona
P. Aragona