

October 14, 2020

**Kristen Kapelanski**

Planning Manager

Rochester Hills Planning Department

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

Re: **Rochester Hills Surgery Center;** Planning Commission Meeting

**Sidwell:** 15-36-376-08, 009, 010

**City File:** 20-009

Dear Ms. Kapelanski,

In response to the Planning Commission meeting comments on September 15, 2020, Bowers + Associates has proposed the following improvements to site and building design for review:

The parking lot has been redesigned to provide additional parking spaces within the paved lot and has added land banked spaces on the northwest portion of the site. Per the Rochester Hills Zoning Ordinance, parking may be reduced based on useable floor area; 80 percent usable floor area, would require **137** spaces (**48,000 SF / 350 = 137**). The revised site layout proposes, **161** parking spaces are to be provided. In total, (proposed paved parking +(10) land banked parking spaces) **171** spaces are to be provided. This meets the requirement of **171** spaces (**60,000 SF floor area / 350 = 171**). The land banked parking design offers flexibility for the building use and presents opportunity to enhance the neighboring site's view if these spaces are not needed based on daily visitors to the Surgery Center.

In effort to enrich the building façade, the proposed Southeast elevation offers a projected glass element, stretching from ground floor to roof. This polished tower conveys the message of professionalism and anchors the façade to the site. Additionally, the South façade is propose's two insets that break up the linear visual of the façade. These insets are stone masonry clad which

contrasts with the main building brick finish. Also, the building has been shifted further to the North by approximately 5 feet. This design adds visual interest and offers a softer backdrop for the additional trees and landscaped areas proposed.

If any additional information is required, please contact us.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a trailing flourish.

Scott M. Bowers AIA NCARB

President

Bowers + Associates, Inc.