

August 31, 2021

Ms. Kristen Kapelanski, AICP  
Planning and Economic Development  
City of Rochester Hills MI  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

Re: Site Plan – Planning Commission resubmission  
Project Name: Priya Living (Senior Living residences)  
PE Project No.: 88140.00  
Project Number: City File #21-001  
Address: 3861 S. Adams and 3880 S. Boulevard W

Subject: **Re-submission package in response to comments from Planning Commission on Aug 17, 2021**

Dear Kristen,

Please find attached our responses to the points raised by the Planning Commission at the hearing for Priya Living on August 17, 2021. We were able to appreciate their feedback and their attention to the details.

In support of the responses in this letter, the design team and Priya Living has updated the architectural elevation and landscape design packages, and other items as mentioned below.

### **Elevation changes**

Inspired by the historic Lorna Stone House on the property, the exterior palette of materials for the project has been updated to include a combination of rusticated stone and brick masonry in earth toned colors. These materials reinforce a sense of place and speak to durability apart from being low-maintenance.

Cementitious panels provide for accent and relief, while also using touches of color to highlight the forms and textures. The floor plan of the property has remained the same, and the changes are restricted to roof forms and exterior materiality.

Apart from elevations, we have provided some 3-dimensional views with an artistic indication of the proposed landscape to help the Commission visualize the building and appreciate the changes suggested. We believe that the combination of forms, materials, textures and landscape helps break down the visual scale of the building.

### **Landscape plan**

The Landscape Architect has added perennial planting details and bench locations. Changes have been made to reflect the need for better screening of headlights from the parking areas onto adjacent properties.

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## **Environmental Impact Statement**

The EIS has been updated to indicate that the owner's rough pricing is 'per month' and also carries an update to the anticipated construction schedule.

## **Traffic Study**

The Adams access continues to be used for emergency access by the Fire Department and Priya Living team has had the TIA updated (revised date August 31, 2021) to support the proposed access from South Boulevard.

## **Neighbor outreach efforts**

Priya Living has reached out to the neighbor that presented their thoughts at the Planning Commission to coordinate efforts.

We hope the responses help address comments and concerns raised. I can be reached at 312-873-6262 with questions or comments.

Sincerely,



L. Ramu Ramachandran, AIA, LEED AP  
Project Manager,  
Perkins Eastman

cc: File (projinfo/zoning)  
Distribution: Priya Living, PEA Group and Perkins Eastman project team