

## Rochester Hills - Avon Road proposed Multi-family Development

We are proposing a state of the art multi-family development that will consolidate an area of the city that is currently a mix of land uses and vacant property. We are proposing that the entire area have an FB- 3 overlay to allow the development as proposed. This project will be an excellent transition from the commercial on the corner and along Rochester Road north, to the adjacent single family residential to the north and east. The multi-family development will support the adjacent businesses creating a true mixed use development by adding the final important component which is the residents.

The architectural design will have a contemporary vernacular, which will complement the proposed new mixed use office and retail development on the corner of Avon and Rochester Rd.

The building materials are a mix of durable low maintenance vertical and horizontal siding, brick and stone; cable hung sunscreens and metal shed awnings are introduced as accent details.

We varied the roof heights and cornice detailing along with various facade offsets to add additional interest to the elevation. All of the large windows and doors have black frames.

The mix of building materials, colors and architectural detailing ultimately creates a very dynamic building architecture. (See 3D rendering)

The units are state of the art, designed as open floor plans with large windows which allow natural light into the unit's large living, dining, kitchen and bedroom areas. The unit designs are targeted to meet current market demands.

We are also proposing a clubhouse for the multi-family residents with key spaces such as: Large Social room with lounge, Tech/conference room, large fitness and exercise room, management, leasing and maintenance offices. Outdoors we are providing a pool and deck area for the residents.

The site consists of 6 buildings with 20 units in each building and one building with 10 units for a total of 130 units. The unit mix is as follows: (40) one bedroom +-750-800 sq ft, (84) two bedroom +-1100-1200 sq ft and (6) three-bedroom unit's +- 1200-1300 sq ft. Each 20 unit building will have 11 attached 1 car garages, the 10 unit building will have 6 attached 1 car garages. The balance of the parking for the residents will be via open and carport parking adjacent to the buildings.

The site plan and architecture are designed to emphasize the architecture and minimize the garages as you view the window to the project along Avon Road. The property line to the north was designed with a large landscape greenbelt and open space adjacent to the single-family residence to act as a buffer. We intentionally located the clubhouse which is a one-story structure adjacent to the single-family to the north to act as a transition and respect the scale of the single-family. We located our smaller 10 unit building along the north property line as well to minimize building massing adjacent to the single family.

We believe the project will be a wonderful addition to the community; and that the development meets the spirit and intent of the city's master plan goals and FB-3 zoning district.

We look forward to presenting our project and answering any questions you have at you're planning commission meeting.