



Goldberg Companies

Owner Managed Properties

February 27, 2019

Rochester Hills Planning Commission
City Municipal Offices
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Members of the Rochester Hills Planning Commission:

Thank you for the opportunity to present the site plan for our proposed apartment project, Legacy Rochester Hills. Goldberg Companies, Inc. is excited to transform the Brownfield Site at the corner of Hamlin and Adams into a high-end Class A apartment community, with acres of open space, thoughtful landscaping and best in class design. We believe that Legacy Rochester Hills will be a great addition to the community of Rochester Hills.

As you know, the State of Michigan declared the property to be a Brownfield Site that requires restoration prior to development. We have completed all clean-up activities on the apartment parcel, Parcel A, and have applied for a "No Further Action" letter from the State. We will also be performing significant environmental work on the adjacent parcel, Parcel B. During our investigations of this parcel, we discovered several conditions that have required us to revise our plan, especially with respect to the location and size of the encapsulation area on Parcel B. The approved Brownfield Plan contemplates the possibility of such unforeseeable conditions and allows for adjustments to be made, and we have worked diligently to minimize the changes to the original plan. We believe the revised plan is a good solution to a difficult problem, and we expect to commence the environmental work on Parcel B shortly, in time to complete it this summer. Thereafter, this site will be preserved, with ongoing due care compliance monitoring.

In addition to these efforts, we have met several times with the neighboring residents to discuss their concerns both in connection with our approach to the cleanup, as well as architectural and site elements of our proposed apartment community. As long-term property owners, our goal is to establish a good relationship with our surrounding neighbors and the community as a whole. We have implemented many of the neighbors' suggestions with respect to landscaping, site lines and other aspects of the development, and we will continue communicating with them before, during and after construction. We intend to be members of the Rochester Hills community for many years into the future, and establishing these good relationships is very important to us.

Thank you again for the opportunity to present our site plan to you, with the hope of securing your recommendation to Council for approval. Please do not hesitate to contact me with any questions or comments you may have regarding this submittal or the project in general. Thank you in advance for your time and effort.

Best Regards,



Eric Bell

Principal