



CITY OF ROCHESTER HILLS  
CITY COUNCIL

Barrington Park PUD

THE IVANHOE  
COMPANIES

# THE IVANHOE COMPANIES

## Gary Shapiro, President

### The Ivanhoe Companies:

- Proven track record of high quality development, master planned communities and creating and honoring PD Commitments and development agreements
- Many award winning projects – both in development, construction and planning
  - Chelsea Park, Westwind Lake Village, Pembroke Park, Treyborne Cove and Harbor Villages

### Consulting team:

- Brad Strader, LSL Planning
- Zeimet Wozniak & Associates
- Felino Pascual & Associates
- TR Design Group
- Hubbel, Roth, and Clark, Inc.
- Howard Kohn, The Chesapeake Group





# SITE CONDITIONS

## Features

- 15.6 acres
- Zoned O-1 Office
- Scattered trees
- 2 non-regulated wetlands
- Variety of surrounding uses and zoning
- Access to traffic signal



# Concepts Considered

# Impacts

## Previously Approved Plan: Ambulatory & Urgent Care

- Health Care Industry has changed
- Crittenton was approved and permitted
- High impacts – noise, traffic, lights, etc.

## Medical Office – **Not Viable**

- Agglomeration economies
- Many offices and medical office buildings in general area

## Commercial – **Not Viable**

- Weak Market for “secondary” location
- Site lacks “hard corner” location and visibility needed
- Big traffic and other impacts on neighbors

## Mixed Use – **Not Viable**

- Site is too small
- Not enough mass for viable residential

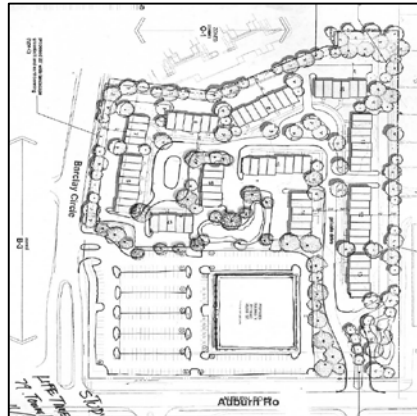
## Multiple Family Residential – **Best Use**

- Good transition between commercial, institutional and single family
- Apartment style housing does not encourage home ownership
- Good location for a new type of attached owner occupied condominiums
- (Not ideal site for age restricted housing. Many other options in area)

MEDICAL URGENT CARE  
120,000 sq. feet



MIXED USE  
79 Units & 45,000 sq. feet



COMMERCIAL  
120,000 sq. feet



MULTIPLE-FAMILY  
342 Units



# WHY SINGLE FAMILY ATTACHED PUD?

- **Owner Occupied Units** - Offers ownership options that apartment style units do not provide to attract young professionals and active seniors
- **Better Relationship to Existing Land Uses**

## Conclusion: Residential is Preferred Use

- Generates **80% less auto traffic** than permitted use
- A type of residential style highly desired in the City but not yet offered
- PUD allows flexibility in exchange for design amenities

Land Use	# of units or S.F.	Projected Traffic Trips		
		Total per Day	AM Peak of Road	PM Peak of Road
Clinic	120,000	3,774	-	-
Health/Fitness Club	45,000	1,482	63	159
Medical Office	120,000	4,336	287	428
Shopping Center	120,000	5,124	115	445
Apartments	342	2,274	76	92
Res. Condominiums/Townhouse	149	866	66	77

# PREVIOUSLY SUBMITTED PLANS AND CHANGES

- Increased walkability
- Added amenities (pocket parks benches, trellis, courtyards, pet waste stations)
- Clarified the quantity, size, type, and location of plants, adding more along the east property line
- Refined open space and pocket parks



Original Townhouse Plan (#1)



Planning Commission Introduction (#2)



Public Hearing Plan (#3)



Revised PUD Concept Plan (#4)

- Revised access points
- Relocated buildings away from DPS yard
- Added and rearranged visitor parking
- Responded to engineering comments





# KEY CHANGES

- Removed the off-site walking pathway along the detention pond to connect to Hampton Circle
- East Side: Increased building setbacks to 67 ft. from 42 ft. and widened landscaped greenbelt from 25 ft. to 35 ft. + now bends around NE corner. An optional fence could be included.
- Six pocket parks and walkable amenities
- Added visitor parking; including on-street and a “slip road” along Barclay Circle



# CONCEPT ELEVATIONS



## BARRINGTON PARK

We are requesting the City Council approves the PUD Concept Plan so that we can move forward with a final site plan and PUD Development Agreement