



DESIGNHAUS ARCHITECTURE

April 11, 2018

City of Rochester Hills
Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: Proposed PUD / Mixed Use Development

Location: NE Corner of W Auburn and S Livernois Roads.

Project Scope:

Development of approximately 5.96 Acres to include (3) three buildings. Building 1 – two story retail corner building with apartments above. Buildings 2, and 3 – three story multifamily apartment buildings. All buildings will be 36' tall.

We are requesting this to be part of a discussion item during the next available Planning Commission meeting review.

Parcel I.D. #: 15-27-351-008 and 15-27-351-007 (To be combined for future development)

Legal Description: See Attached Warranty Deed.

Zoning: B-1 / RM-1 / FB-1

Dear Sir or Madam,

Designhaus Architecture of Rochester has been retained by Mr. Fred Hadid of OYK Engineers and Construction to pursue the approval and development of 990 W Auburn Rd and the parcel immediately to the East. This mixed-use development will offer approximately 20,500 Sq. Ft. of corner retail space and 119,500 Sq. Ft. of apartment space. Carports will also be provided for some residents. 120 units are proposed within the development and parking provided for both uses.

The existing parcels are currently vacant and are surrounded by RM-1 zoning. Pine Ridge Apartments is adjacent to the site to the North and East. It is the owner's intent to develop both parcels as one development. The site itself is characterized by emergent brush cover with several larger deciduous and evergreen trees. Utilities are available adjacent to the site. Further investigation will determine the capacity and effect upon with the proposed. Based on previous studies, no regulated wetlands are present on site. This will be confirmed with a new assessment and report. The topography drops from West to East by approximately 20'. Storm water will be handled above and below ground and will include a retention basin where water from an existing drain will be diverted and retained above ground creating a pleasant water feature with open space. A gym area for residents will be located adjacent to this water feature. Access to the Pine Ridge community will be maintained via an existing ingress /egress easement and a new connection to Livernois will also be incorporated into the design. The existing access to Pine Ridge will updated and made into more of a boulevard entrance. Incorporation of several 'live / work' units into the design as an additional living alternative. An indoor gym will be provided for residents.



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The buildings will be a blend of materials used will create a modern, but contemporary look that will fit well into the surrounding context. Using the latest construction materials and building techniques, the result will be an attractive look that will help bring to life the intersection and beyond. Materials such as fiber cement board, architectural wood and metal panels, masonry and metal will be used. Parking has been provided and with a shared use / PUD option, we feel we have met and even exceed code requirements.

The public benefit of this PUD includes the following:

- Nodes for public art throughout site
- Extension of safety paths for pedestrian use.
- Pedestrian activated streetscape.
- Several 'vest pocket parks' for public enjoyment.
- Corner plaza with emphasis on public enjoyment of the landmark Oak near the SW intersection.
- Removal of obsolete curb cuts and concrete at corner intersection with proposed improvements.
- Increased green space and an emphasis on new landscaping and site design.
- Provision of neighborhood amenities and connection.
- New access to Livernois for adjacent residents via safety path.

The attached drawings and renderings demonstrate the proposed use, building, and conceptual landscaping. A materials board can also be provided. Please review the included plans and design materials as we will be happy to discuss any comments or concerns at future meetings.

Sincerely
Designhaus Architecture

Signed,

Peter Stuhlereyer, AIA