

# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

Planning Commission meeting - study session 11.21.2017

The Gateway of Rochester Hills is a proposed development for the Northwest corner of Rochester Rd and South Blvd. New construction at the Gateway will be a 4-story (108 room) hotel, and a two story mixed use building with 11,037 sf of retail, a 6,047 sf restaurant with outdoor seating, and 11,856 sf of office space, and a drive thru. There is an existing 2-story medical office building and the site will be developed to include a pedestrian connection between the existing and new buildings and the street.

D'Agostini  
Companies

38700 Van Dyke Ave  
Suite 200  
Sterling Heights, MI 48312  
T: 586-977-8640  
F: 586-977-7946



Group 10  
Management

30500 Northwestern Hwy  
Suite 525  
Farmington Hills, MI 48334  
T: 248-855-2100  
F: 248-855-1080



PEA, Inc.

7927 Nermco Way  
Suite 115  
Brighton, MI 48116  
T: 517-546-8583  
F: 517-546-8973



NORR

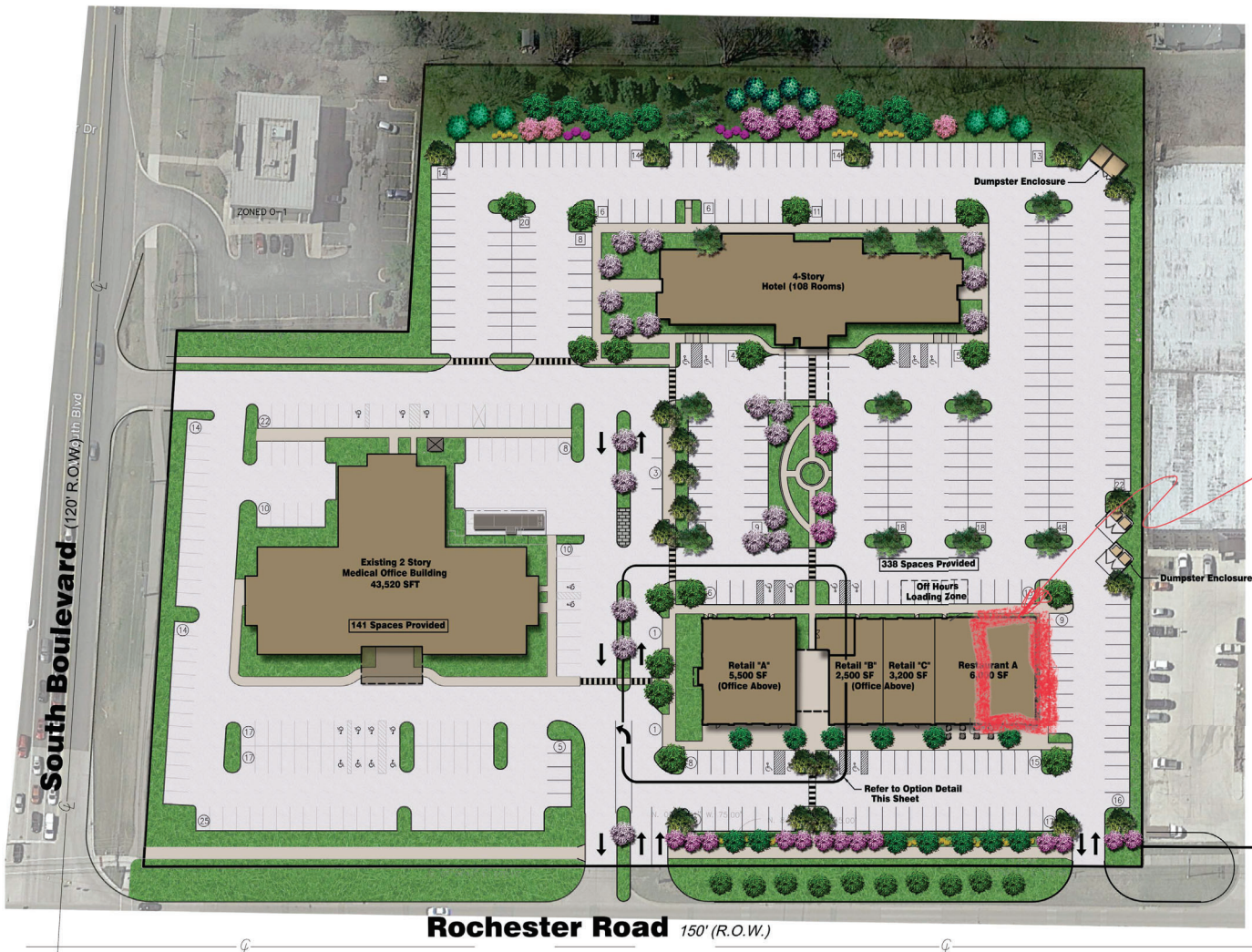
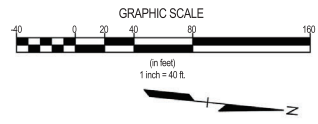
150 W Jefferson Avenue  
Suite 1300  
Detroit, MI 48226  
T: 313-324-3100  
F: 313-324-3111



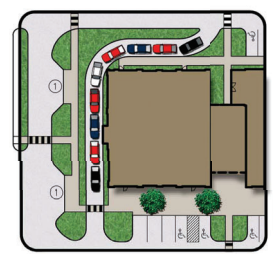
BOWERS+  
ASSOCIATES

2400 S Huron Parkway  
Ann Arbor, MI 48104  
T: 734-975-2400





*Tank's  
3000 sq ft*



**Drive Thru Option**

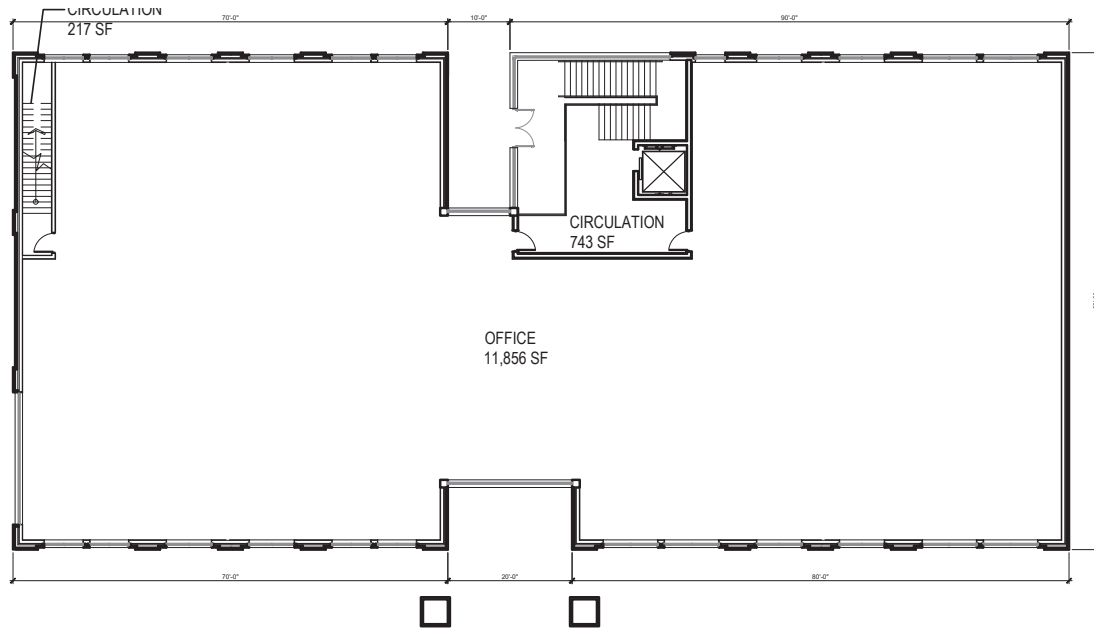
# Gateway of Rochester Hills Conceptual Site Plan

Rochester, Michigan

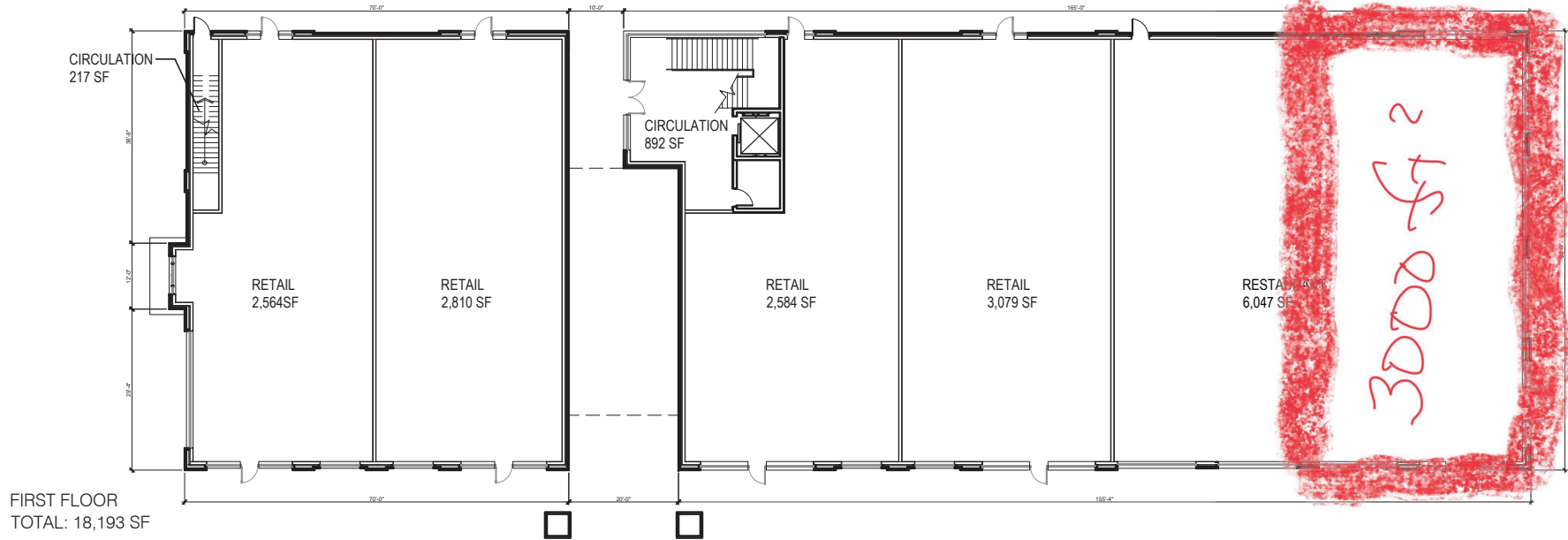
November, 2017

PEA, Inc.  
7927 Nemco Way, Ste 115  
Brighton, MI 48116  
T: 517.548.8593  
F: 517.548.8973  
www.pea.com





*lease area*



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ROCHESTER HILLS, MICHIGAN

PROPOSED FLOOR PLAN



11.21.2017

*House  
Over*

Exterior Material Finishes				
TAG	MATERIAL	MFG.	COLOR / STYLE	REMARKS / NOTES
(D)	LIMESTONE		NATURAL	
(E)	LIMESTONE SILL		NATURAL	
(C)	BRICK	BELDEN BRICK	QUAKER BLEND	
(A)	ALUM STOREFRONT		DARK BRONZE	
(B)	ALUM ENTRANCE DOOR		DARK BRONZE	
(S)	PRE-FINISHED METAL	FIRESTONE UNA CLAD	DARK BRONZE	COPING

**LEGEND**

(S) - REF EXTERIOR FINISH SCHEDULE



EAST ELEVATION

# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED ELEVATION



11.1.2017







# Gateway of Rochester Hills

ROCHESTER HILLS, MICHIGAN

PROPOSED RENDERING NOT TO SCALE

11.21.2017

**NORR**  
ARCHITECTS-ENGINEERS-PLANNERS





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EXTERIOR RENDERING

**BOWERS+**  
ASSOCIATES  
ARCHITECTURE DESIGN





**EXTERIOR RENDERING**

**BOWERS+**  
**ASSOCIATES**  
ARCHITECTURE DESIGN



**EXTERIOR RENDERING**

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