

Proposed New Apartment Site:
Penelope's Place
2727 South Adams Rd.
Parcel #: 15-30-302-036, 15- 30-302-34

Penelope's Place Apartments are proposed to be located at South Adams and Old Adams Rd. We are requesting preliminary comments prior to proceeding with Site Plan Approval and PUD meetings.

Materiality to Blend within Rochester Hills: The apartment buildings themselves are a hybrid between modern and traditional and the materials reflect this. Contrasting grey brick & limestone banding, standing seam metal roofs highlighting the balconies, and Hardie board panels are blended to create a beautiful, yet familiar place for new residents to call home.

Improvements to the Site: In efforts to preserve the existing naturalized open spaces and improve the walkability, we have nestled a sunken, ramp-accessed micro park with a gazebo & overlook into the existing topography. Proposed new landscaping enhances the micro park, streetscape, and the projections around the building.

Connecting Key Features: A new pathway stretching south, along the site provides access to the Clinton River Trail and updated Bus Stop. Residents of Penelope's Place and those across S Adams rd. will have greater access to the city and its amenities.

1. We are pursuing a PUD for the site to be established for Multiple-Family use apartments. The existing development agreement states original intent for an office-use to be developed on this site (3-stories allowed). The closest zoning to our intent is RM (2.5-stories allowed) as indicated during the Site Plan Approval review.
 - a. **We are seeking clarification if the proposed 4 story and 3 story buildings would be approved by the council as a deviation under the PUD.**
 - a. Building Façade to Break Up the Mass: We have provided visual breaks with projections of the façade to give relief and reduce the feeling of mass and height for the buildings. Traditional style hip roofs soften the elevation, and maintain the charm of residential buildings in Rochester Hills.
 - b. Site Conditions to Screen from the Road: The buildings are set back from the S Adams Rd and the grade is lowered a few feet below the curb with a buffer of mature trees. The sloping grade and trees screen the parking area and apartments from the road.

- c. Surrounding Parcel Types: The surrounding parcels contain industrial buildings and Multi-Family Residential Developments line the opposite side of S Adams (including 2, 3, and 4 story buildings).
- 2. Site Plan Approval review indicated 70% two-bedroom to 30% one-bedroom ratio is recommended. Per our studies, we are proposing an increased percentage of one-bedroom units.
 - a. **We are seeking clarification if the proposed ratio of 63% one-bedroom (27 of 43 units) for the 4-story building and 63% one-bedroom (20 of 32 units) for the 3-story building would be approved by the council as a deviation under the PUD.**