

February 14, 2006

TO: John Szerlag, City Manager

FROM: Mark Miller, Planning Director   
Doug Smith, Real Estate and Development Director 

SUBJECT: AGENDA ITEM - Monarch Project

Attached is a letter from Matt Rossetti regarding recent modifications to the Monarch project that was required by an FAA ruling.

After careful review by staff of the primary changes, which reduced the taller 22-story tower to 18 stories, we find that there are no material changes to the site plan and therefore, consistent with the development agreement articles:

ARTICLE II

- 2.1 Any material changes to such site plan shall be approved in accordance with the City's Zoning Ordinance

ARTICLE III

- 3.5(d) In the event it becomes impracticable due to market conditions or other reasons to build both the Monarch and The Villas, subject to the terms of Section 1.4 above Developer will diligently and in good faith initiate and conduct the negotiations with the City to amend the PUD, extend its term or otherwise seek a solution to whatever obstacles are preventing the completion of the Development and the buildings shown in the PUD, as it may be amended, in a manner acceptable to the City in its sole discretion.

No further Council action is required.

rossetti



February 3, 2006

Mr. John Szerlag  
City Manager  
City of Troy  
500 Big Beaver Road  
Troy, MI 48084

Dear John:

On behalf of Joseph Freed & Associates, Whitehall Real Estate Interests, and Rossetti, I am submitting the enclosed proposed minor modifications to the character of the conceptual design for the Monarch project, for your review.

The reason we have been required to modify the project is due to the ruling by the FAA. This ruling has required us to lower the tallest tower (East Tower) to a maximum of 18 stories including the mechanical penthouse. In order to maintain the architectural integrity of the current approved design, we also lowered the West Tower to 11 stories to coincide with the 18 story East Tower.

Market and economic conditions dictate that we maintain 155 units for the project. In order to maintain the 155 units within the new height restrictions, we have enlarged the footprint of the floor plates of both towers. The enclosed drawing illustrates the expansion of the floor plate in the north/south direction only. The east/west direction remains the same. The building footprint remains within the existing site setbacks as the site plan illustrates.

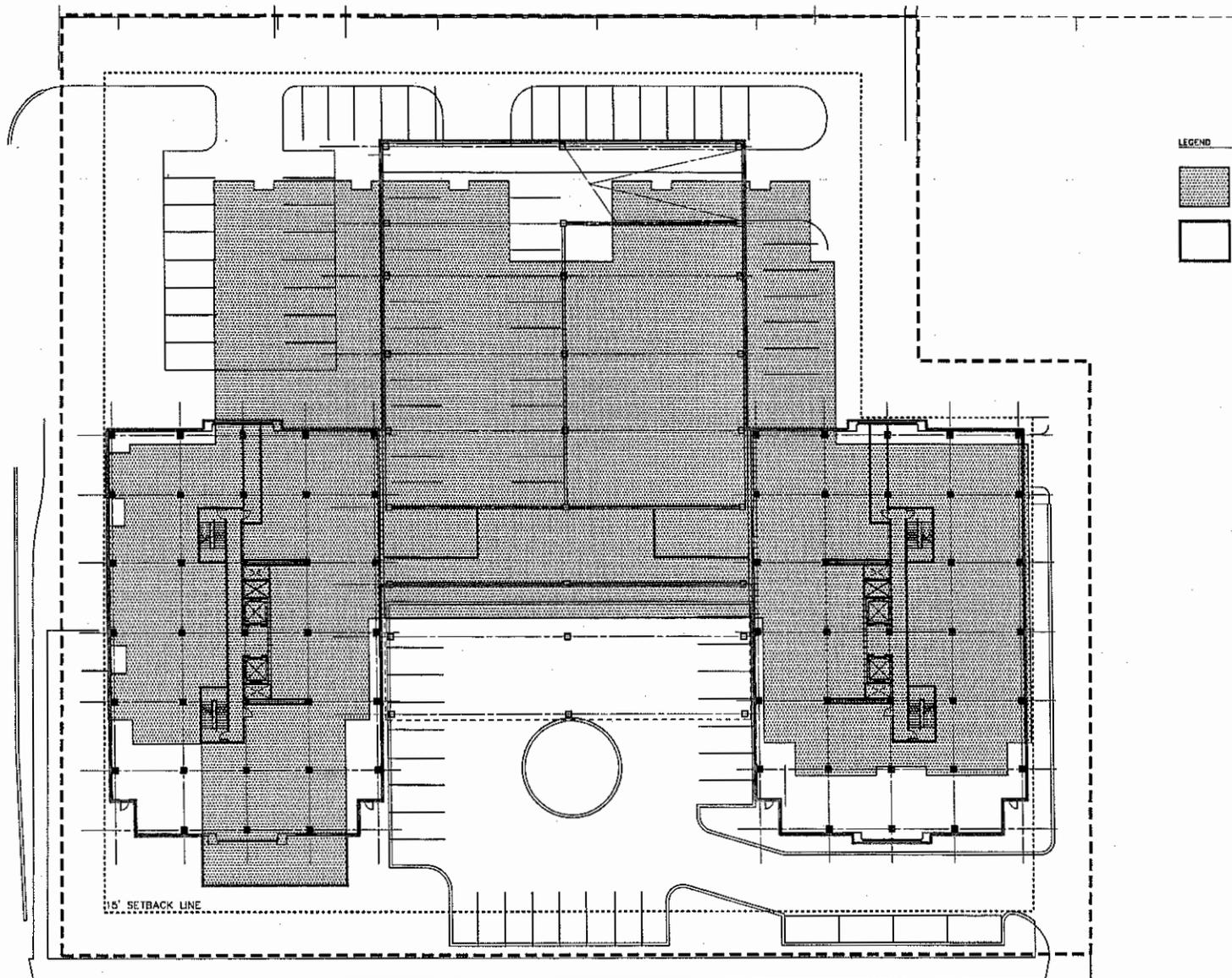
The north/south tower elevations remain the same for the current approved PUD elevations. The east/west tower elevations are similar to the existing; only one bay larger. The character will be the same as the current elevations, as shown in the enclosed renderings. As you can see from the approved and proposed renderings, the building looks virtually identical.

John, please let us know what additional steps, if any, will be required as a result of these minor modifications to the character of the design.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Rossetti'.

Matthew L. Rossetti, AIA  
President



**LEGEND**

-  PREVIOUS BUILDING FOOTPRINT
-  PROPOSED BUILDING FOOTPRINT

15' SETBACK LINE

**SITE LAYOUT- PROPOSED AND EXISTING**  
**TROY MONARCH TOWERS**

TROY, MICHIGAN



rossett

Joseph Freed Associates LLC.  
 Whitehall Real Estate Interests

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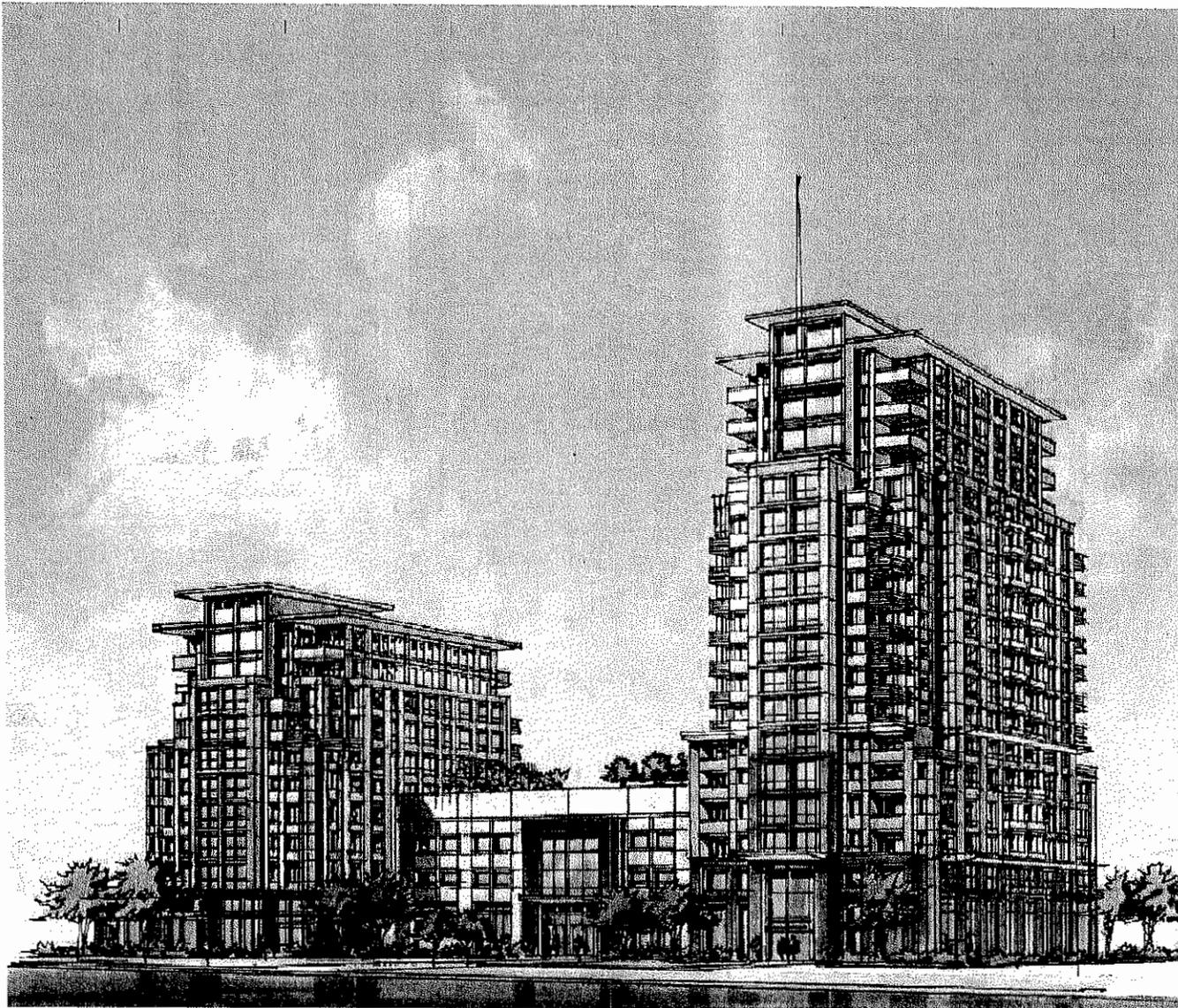
EXISTING ELEVATION

TROY MONARCH TOWERS

TROY, MICHIGAN



Joseph Freed  
Associates LLC.  
Whitehall Real  
Estate Interests



PROPOSED ELEVATION

TROY MONARCH TOWERS

TROY, MICHIGAN



Joseph Freed  
Associates LLC.  
Whitehall Real  
Estate Interests