

April 11, 2014

Mayor and City Council
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Amber Properties Company
3409 Livernois, Troy, Michigan

Dear Mayor and City Council Members:

Amber Properties Company ("Amber") has made an offer of conditional rezoning to the City of Troy for the above-referenced property. That offer is contained in a letter to the Mayor and City Council dated February 28, 2014. We have worked with the City Attorney's Office and reached consensus on a Conditional Rezoning Agreement, which has been forwarded to you.

We are pleased to report that at its March 25th meeting, the Troy Planning Commission voted 8 – 0 to recommend approval of Amber's conditional rezoning request and the site plan documents. This vote is the third time that Amber has received a positive response from the Troy Planning Commission. In the three approvals/recommendations that have been made the aggregate vote total is 22 – 3 in favor of Amber's Rezoning Request.

In addition to the offer of conditional rezoning, Amber is very pleased to present a revised plan for its multi-family project. The key changes from the Site Plan previously provided to you are as follows:

1. The height of the building has been reduced to 51 feet with the removal of an entire floor of studio apartments.
2. Density has been reduced from 60 to 46 units.
3. The project remains compliant with parking and other zoning requirements. No zoning variances are being requested for the project.

We believe the changes to the project are consistent with many of the concerns which we heard from both our commercial and residential neighbors as well as some members of the Planning Commission and City Council. In addition, Amber has agreed to restrict the zoning designation to Big Beaver District with Form Base B requirements and restricted to multi-family use only.

Some additional changes of importance to the project are as follows:

- The rear property line setback is 54 feet and the west property line setback is 96 feet.
- Revised elevations now provide a greater percentage of brick.
- A row of parking has been removed on the west and more greenbelt screening provided on the west and south borders.
- Building lot coverage is 31.99%, which is less than the typical 35% for multiple-family residential developments.
- Open space is 18.84%, which is more than the required 15%.
- The topographic survey shows a minimum building-to-building distance of more than 345 feet to the nearest residential home in Westwood Park Subdivision.

Amber has worked extremely hard to create a project which responds to concerns and still is a high-quality multi-family project that will be a positive addition to the Big Beaver District.

In addition, Amber firmly believes the project is compliant with the zoning requirements and the City's Master Plan, as we stated in our recent submittals to the Planning Department and first addressed in our letter to the Planning Commission dated December 2, 2013. That letter is incorporated by reference in this correspondence and attached for your review.

In addition, Amber believes that its project will help meet one of the "Top 12 Strategies" that the Troy City Council has established for 2013/14. Strategy No. 7 is to "Promote Troy/Find a way to convince youth to stay in Troy". Clearly, the Amber project is targeted toward a demographic between the ages 25 – 45. The amenities of the project including open floor plan, exposed ceilings, wood floors and washer/dryer in every unit and loft style living quarters which provide the incentive for younger persons to stay in Troy and begin their careers.

As further evidence of this project's ability to assist Troy with its "youth" strategy, Amber's research has found that approximately 22% of its tenants buy homes. When a tenant leaves an Amber apartment for, statistical purposes, they are asked their reason for departure. Very consistently in all of the Oakland County communities where Amber operates, departing tenants very often leave to buy a home in the community in which they

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previously rented. It is noteworthy that approval of this project will enhance the opportunity that young professionals will not only choose to rent in Troy, but at a later date buy a home in Troy.

We look forward to meeting with you at your meeting of Monday, April 14th to discuss the revised project and conditional rezoning matters. In the meantime, if you have any questions, please feel free to contact me or Jerry Amber directly at (248) 280-1700.

Sincerely,

PLUNKETT COONEY

A handwritten signature in black ink, appearing to read "Dennis G. Cowan", with a long horizontal flourish extending to the left.

Dennis G. Cowan
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/nw
Attachment

cc: Jerry Amber
Brian Kischnick
Lori Bluhm
Allan Motzony
Brent Savidant
Thomas Fraser

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December 2, 2013

Planning Commission
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Amber Properties Company
3409 Livernois, Troy, Michigan

Dear Planning Commission Members:

The undersigned and our Firm represent Amber Properties Company ("Amber"), the applicant for rezoning to the Big Beaver District designation for the property at 3409 Livernois. The site is located at the northwest corner of Livernois and Town Center. This letter is written in support of Amber's rezoning request.

As stated below, the rezoning request meets the goals and objectives of the Troy Master Plan.

Rezoning is Consistent with Troy's Master Plan

The Troy Master Plan supports housing options for Troy residents in the Big Beaver Corridor, as stated:

Only recently has the City begun to fully embrace more "urban" housing styles, by encouraging their development as part of a mixed use, planned unit development projects. The City of Troy must recognize the importance of having a variety of housing styles represented within the community, and describes how having these units will help Troy become a more vibrant place. While not all knowledge-economy workers and their families are seeking urban lifestyles, this is an area where Troy has room to grow. (p. 83)

The Amber Apartments are an upscale, urban housing style which fits into the niche which the City recognizes. The proposed project will include townhomes, loft-style and studio apartments. Recent Amber developments in Oakland County are well known for their "urban" interior design, including wood floors, open ceilings, metal stairways and

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other design elements that attract a variety of workers including those in health-care and knowledge-based industries.

The Troy Master Plan in its discussion of Big Beaver Road encourages new residential development. The proposed Amber Apartments project will be within walking distance of many of the shopping areas and restaurants on Big Beaver Road. The development will be adjacent to the Troy Community Center which will allow greater utilization by the apartment residents.

Rezoning will not be Detrimental to the Property of Other Persons Located in the Vicinity

The Amber Apartment project will be part of an existing mixed-use area, blending in and not creating any conflict with surrounding office, residential, commercial and municipal uses.

The immediate vicinity already encompasses:

- A) Office uses to the north;
- B) Single family homes to the north;
- C) Commercial buildings to the west; and
- D) Troy Community Center and park to the south.

Clearly, there already exists a variety of uses in the immediate vicinity, and the proposed multi-family use will enhance the mixed-use nature of the area. Adequate on-site parking is provided for the Amber Apartment project and there are nearby off-site parking options as well.

Rezoning Will Meet Goals of Big Beaver District

The proposed Amber Apartment project will meet the goals of Section 5.04 (Big Beaver District) of the Zoning Ordinance to:

1. Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment.

2. Orient building entrances and storefronts to the street to add visual interest, increase pedestrian traffic, and to reduce crime through increased surveillance.
3. Enhance a sense of place and contribute to the sustainability of the City.
4. Allow a pattern of development which will encourage transportation alternatives (walking, biking, and transit) to reduce automobile dependence and fuel consumption.
5. Add value to property along the Big Beaver Corridor.

All of the above criteria are met by the proposed rezoning and project. In particular, the residential presence will increase walkability and bicycle usage to Big Beaver Road and the Troy Community Center.

Such Rezoning is Consistent with Adjacent Zoning Districts

The rezoning of the subject property is a natural extension of the adjacent Big Beaver District, which is directly to the south. The rezoning will be consistent with nearby residential subdivisions, but provide a different and desirable housing option.

Amber's Proposed Project

The requested zoning designation will allow Amber to apply for approval to construct an upscale, multi-family building at this location. The project will include townhome, 1 and 2 bedroom loft and studio units. They will have wood floors, exposed ceilings, in-unit washer/dryer and other amenities. Amber intends to provide necessary off-street parking and does not anticipate having to request variances.

Amber has completed seven new projects in the last seven years in Royal Oak and Clawson. The two newest buildings, Amber Corners and Amber Crossing, have very positive tenant demographics. At both locations, about 80% of residents hold a Bachelors, Masters or Ph.D./J.D./M.D. degree. Average monthly income is in excess of \$60,000. Monthly rentals for these properties are between \$800 and \$1,800 depending on the unit. We believe Amber's tenants are the future residents Troy wishes to attract to the community.

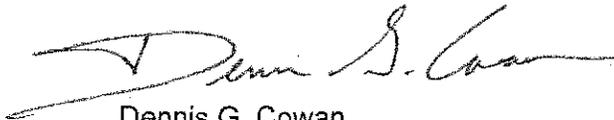
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Amber has been a family operated business since 1960. It now owns and manages 1,200 apartment units in Royal Oak, Clawson, Berkley and Troy. Amber properties are well kept and its apartments have a very positive reputation in the community. Two of its recent projects have demonstrated that building a quality product in close proximity to businesses, stores and restaurants attracts great interest and tenants.

On behalf of Amber Properties Company, we respectfully request your approval of the rezoning application at your December 10th meeting. We look forward to attending the meeting. In the meantime, if you have any questions or issues you want addressed at the meeting, please let us know.

Sincerely,

PLUNKETT COONEY

A handwritten signature in black ink, appearing to read "Dennis G. Cowan", written in a cursive style.

Dennis G. Cowan
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/cmw
cc: Jerry Amber

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