The City of Ferndale

Agenda

City Council Meeting

TUESDAY, NOVEMBER 10, 2026 @ 6:00 PM

City Hall, 300 E 9 Mile, Ferndale, MI 48220

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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PRESENTATIONS

4.A Meeting Process and Guidelines

4.B Planned Unit Development (PUD) for 165 E. 9 Mile

5. CALL TO AUDIENCE Strict half-hour; excess of half-hour immediately prior to Adjournment.
Please state your name and address.
Time Limitation for Public Comment - 3 minutes per speaker

6. DISCUSSION ITEMS

6.A Discussion on the Proposed Planned Unit Development (PUD) at 165 E. 9 Mile

7. ADJOURNMENT

November 10, 2026 City Manager

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Colleen O'Toole

SUBJECT: Meeting Process and Guidelines

SUGGESTED ACTION
No action required.

Item Background
The City Manager will provide a brief overview of the agenda and procedures for this joint meeting.

Previous Action

Strategic Goal

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#
N/A

Staff Recommendation

ATTACHMENTS:

Council_COTW.pptx

MEETING PROCESS AND GUIDELINES

HOSTED NOVEMBER 10, 2026

FERNDALE

MEETING OUTLINE

- Officially hosted as a Special Meeting of the City Council
- Subject to normal City Council Rules of Procedure
- Standard Presentation and Call to Audience Period
  - Three minutes per person, limited to thirty minutes total
  - Excess time will be granted prior to Adjournment if needed for additional public comments
- During Discussion phase of Agenda, Planning Commission will be invited as members of a Committee of the Whole

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WHAT IS A COMMITTEE OF THE WHOLE?

- An opportunity for members of a public body to discuss matters pertaining to a specific topic in a more relaxed procedural environment
  - Comments do not need to be through the Chair
  - Back and forth is permitted
- Still a parliamentary process and subject to some rules of conduct
  - Chair presides over discussion
    - Regular chair or an appointed chair can be named
    - Chair handles points of order and close of discussion (“rise and report”)
  - Members may still be deemed out of order for misconduct

FERNDALE

WHAT IS IT NOT?

- An opportunity for non-members (i.e. members of the public) to debate or interject in proceedings
- A final decision-making process
  - No final voting can occur within the committee
  - Consensus building and recommendations are permissible
  - Members will take their work (“report”) back to their respective regular meetings to inform future decision making

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QUESTIONS?

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November 10, 2026 City Clerk

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Dave Movilla

SUBJECT: Planned Unit Development (PUD) for 165 E. 9 Mile

SUGGESTED ACTION
N/A

Item Background
As proposed, development includes a three-level parking deck with approximately 233 spaces, with 1,950 square feet reserved for first-floor retail along E. 9 Mile Road. Above the deck would be five floors of multi-family housing with approximately 108 units, 11 of which will be reserved at 120% AMI rates. Renderings of the development are included in this packet. Cypress Partners also intends to enhance the sidewalks, streetscape, alley, utility, and other infrastructure improvements.

Previous Action
City staff have been in discussions with Cypress Partners since August 2025 to evaluate a proposal for use of the city owned surface lot. Preliminary evaluation included due diligence on the cost and revenue assumptions pertaining to the development of a public parking garage with possible tax increment financing (TIF) to offset the debt services on the public portion of the project (i.e. parking deck).

In May of 2026, City Council approved a Letter of Intent to continue conversation regarding the project and solicit public input. That month, the petitioner presented the concept to the Planning Commission as a discussion item.

Since the application has been submitted, several public hearings have been scheduled and cancelled to coordinate needed revisions. On October 28, 2026, the item was heard and discussed by the Planning Commission. The Planning Commission formally postponed the item to address several concerns related to site design (as identified in the Planning Consultant's staff report included), and to get a better understanding of the potential financing so as to make an informed recommendation on whether the public will benefit from allowing deviations from the strict letter of the Ordinance, specifically, as relates to the requested increase in height.

Strategic Goal
Healthy, Connected, Invested Neighborhoods

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#
N/A

Staff Recommendation
Discussion on the proposed development. No formal action must be taken at this stage.

ATTACHMENTS:

FERNDALE

November 10, 2026 City Clerk

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Dave Movilla

SUBJECT: Discussion on the Proposed Planned Unit Development (PUD) at 165 E. 9 Mile

SUGGESTED ACTION
MOVED
SECONDED

To open discussion and invite members of the Ferndale Planning Commission to participate in a Committee of the Whole.

Item Background
Joint discussion on the proposed Planned Unit Development (PUD) at 165 E. 9 Mile (parcels 24-25-27-382-015 & 24-25-27-382-020) for a parking structure with retail and residential components with City Council and the Planning Commission.

Previous Action

Strategic Goal
Healthy, Connected, Invested Neighborhoods

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#
N/A

Staff Recommendation

ATTACHMENTS:

9_mile_Bermuda_OHM-Planning_Commission_Staff_Report Review Review #4 10.23.2026.pdf
9-16-2026 PC Draft Minutes.pdf
2026-10-15 - The Luxe - Architectural Plans (1).pdf
Final_The Luxe_ -PUD Document 10.22.26 (2).pdf
LR_Ferndale Parking Market and Financial Review The Luxe Property_2026_1007 Final.pdf

FERNDALE

Community and Economic Development – Staff Report

REQUEST	Planned Unit Development (PUD) & Site Plan Review
PROJECT	The Luxe
APPLICANT / REPRESENTATIVE	Cypress Partners, LLC / Mike Parks
ADDRESS	165 East 9 Mile Rd
PROPERTY OWNER	City of Ferndale and 165 E 9 Mile, LLC, subject to City and legal confirmation
LOCATION	Northeast corner of East Nine Mile Road and Bermuda Street
PARCEL NUMBER	25-27-382-015 & 25-27-382-020
ZONING	Central Business District (CBD)
FUTURE LAND USE	Downtown
STAFF	Alex C. Hritcu, AICP, NCI OHM Advisors (Planning Consultant)
ATTACHMENTS	• PUD and Site Plan response letter, dated October 15th, 2026. • Revised architectural and landscape plans, dated October 15th, 2026. • Revised civil plans, dated October 15th, 2026. • Revised photometric plans, received by consultants October 22nd, 2026. • Draft PUD Agreement, dated October 22, 2026. • Unified Control supporting documents, including the Letter of Intent, purchase agreement and amendments, and title materials. • Engineering review and Fishbeck trip-generation memorandum, incorporated by reference.

Part 1: What the Applicant is Proposing

Development Request

The applicant requests concurrent Planned Unit Development (PUD) and Site Plan approval for the redevelopment of approximately 0.76 acres at 165 East Nine Mile Road, located at the northeast corner of East Nine Mile Road and Bermuda Street in Downtown Ferndale.

The proposed development would consolidate and redevelop an existing City-owned public parking property and an adjacent privately owned property with an eight-story mixed-use building containing residential units, ground-floor commercial space, and an integrated structured parking facility.

Proposed Development Program

According to the revised application materials and plans, the development includes:

- An eight-story mixed-use building.
- 108 dwelling units, including 88 one-bedroom and 20 two-bedroom units.
- Approximately 1,950 square feet of ground-floor commercial space.
- An integrated structured parking facility.
- Bicycle parking facilities.
- Electric vehicle parking and charging infrastructure.
- Refuse and recycling facilities.
- A residential clubhouse and outdoor amenity space.
- Landscaping and screening.
- Sidewalk, streetscape, alley, utility, and other infrastructure improvements.

Staff's review supports an overall total of 233 vehicle parking spaces. The revised plans identify the numbered ramp-space ranges, but the ramp parking spaces are not graphically depicted in the same manner as the stalls on the principal garage levels. The drawings identify 64 bicycle parking spaces, 11 EV-installed spaces, and 11 EV-ready spaces.

Project Information Summary

Item	Applicant or Plan Information	Staff Status
Site Area	Approximately 33,118 to 33,122 square feet, or 0.76 acres	Sheet A.100 contains both figures. Revise the plans and supporting documents to identify one consistent site area throughout
Residential Units	108 units	Verified from the unit schedules
Commercial Area	Approximately 1,950 square feet	Verified from ground-floor plan
Building Height	Applicant identifies 99 feet 9 inches to the flat roof; parapet shown at 102 feet 6 inches	PUD deviation required; controlling measurement must be confirmed
Vehicle Parking	233 spaces	Overall total appears verified; ramp spaces should be clearly depicted and reconciled with the parking schedule
Bicycle Parking	64 spaces depicted	Verified from the ground-floor, second floor, and third-floor plans
EV Parking	11 EV-installed and 11 EV-ready spaces	Numerical requirement appears satisfied

Barrier-Free Parking	Seven spaces, including two van-accessible EV-installed spaces	Appears compliant; final Building Department review required
Public Parking	125 spaces proposed for public use	City operating arrangement and enforceable agreement provisions required
PUD Agreement	Revised PUD Agreement received October 22, 2026	Additional revisions and City legal review required

Figure 1. Site Location Map

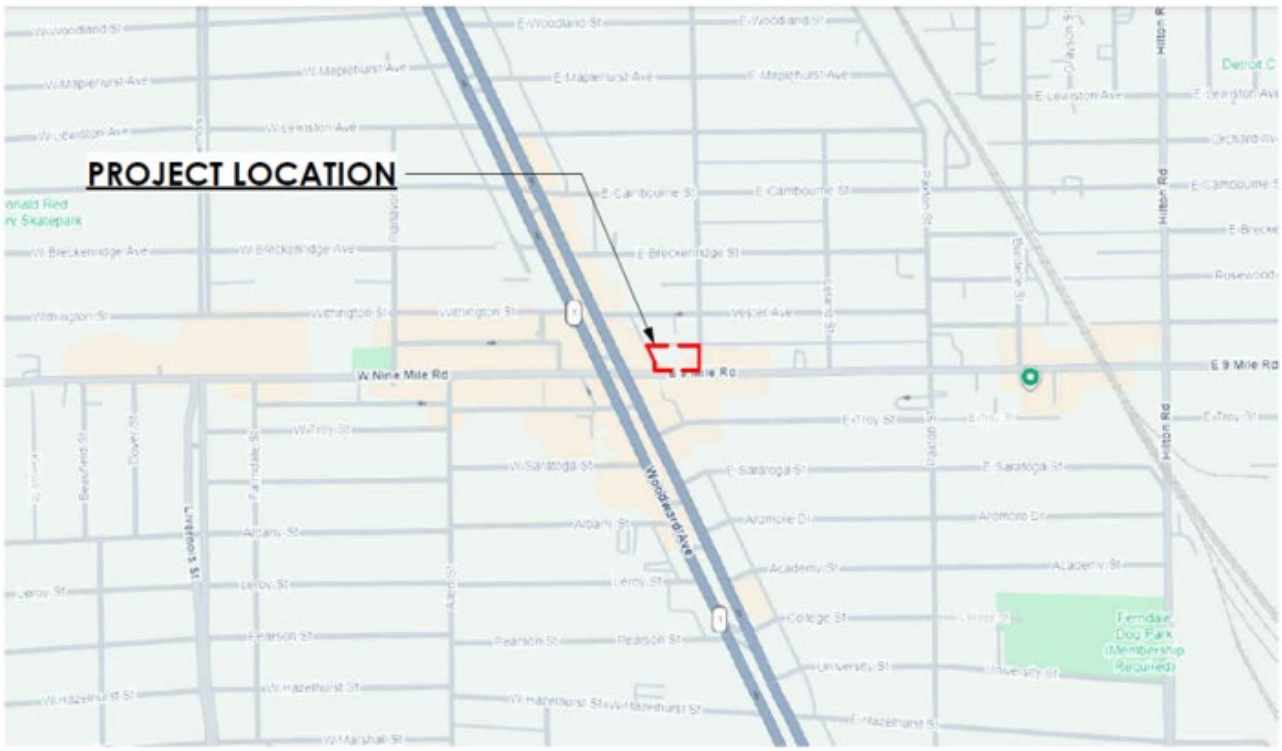


Figure 2. Aerial Photograph

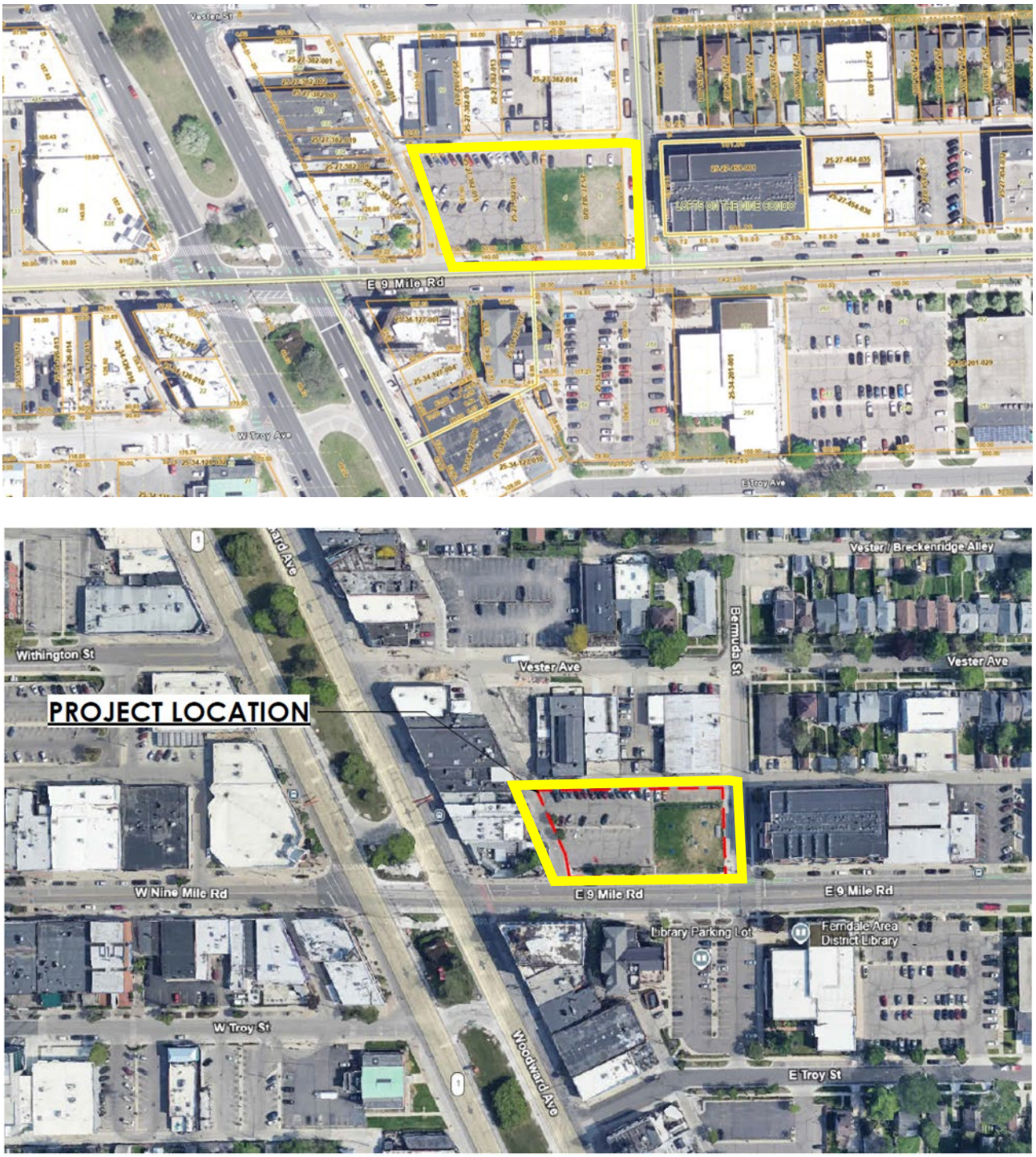
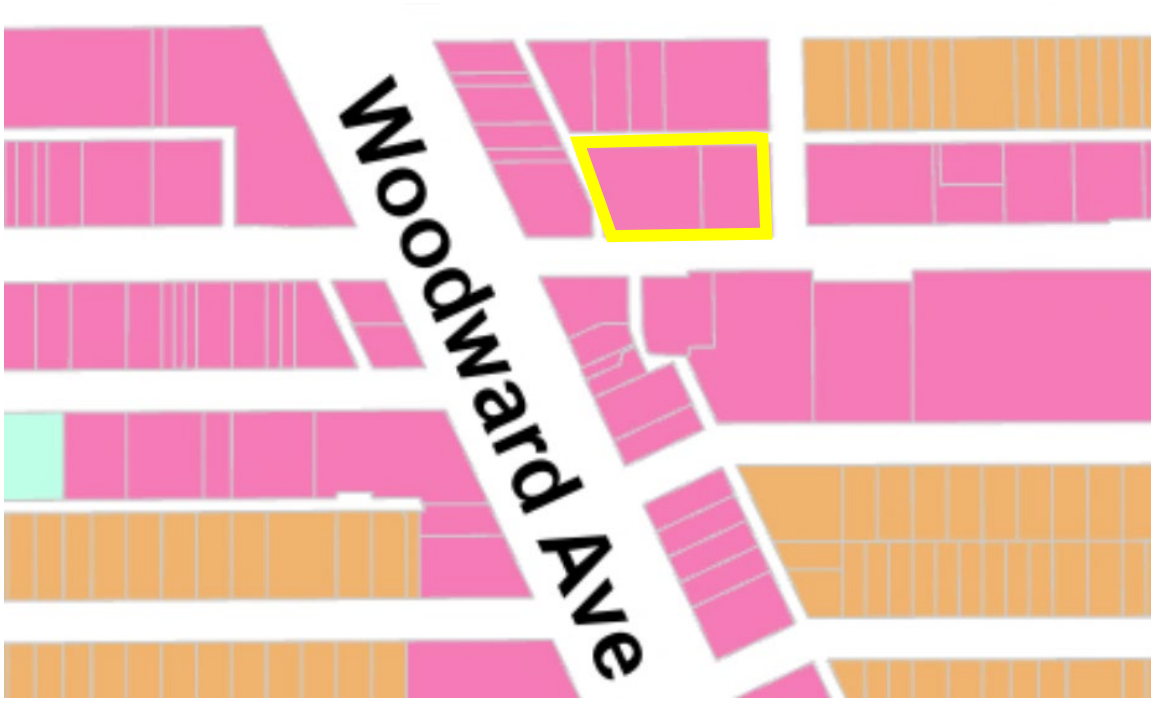


Figure 3. Zoning Map



LEGEND

- R-1, Residential
- R-2, Residential
- MXD-1, Neighborhood Mixed Use
- MXD-2, Corridor Mixed Use
- CBD, Central Business District
- I-1, Industrial
- I-2, Industrial
- PUD, Planned Unit Development
- WHH, Woodward Heights/Hilton Overlay
- City of Ferndale Boundary

Figure 4. Future Land Use Map



Existing Site and Surrounding Development

The proposed PUD encompasses an existing City-owned public parking property and an adjacent privately owned property. Both properties are located in the Central Business District. Plan Ferndale designates the site and surrounding area as Downtown and identifies the area as appropriate for mixed-use redevelopment, additional housing, pedestrian-oriented development, and reinvestment.

Surrounding properties contain Downtown commercial, residential, parking, and mixed-use development. The proposed combination of residential and commercial uses is generally compatible with the existing Downtown land-use pattern.

Primary pedestrian access is proposed from East Nine Mile Road and Bermuda Street. Vehicular access to the integrated parking structure is proposed from Bermuda Street and the adjacent public alley network.

Applicant-Identified Public Benefits

The applicant identifies the following project features as benefits supporting the PUD request:

- Redevelopment and consolidation of the City-owned public parking property and adjacent privately owned property.
- Construction of 108 dwelling units.
- Approximately 1,950 square feet of ground-floor commercial space.
- Structured residential and public parking.
- Bicycle parking and EV infrastructure.
- Stamped-concrete improvements to the western and northern alleys.
- Removal of the existing shared compactor from the northern alley.
- Pedestrian-oriented site design and streetscape improvements.
- Outdoor dining and public art.
- Additional investment and economic activity in Downtown Ferndale.

These features are identified by the applicant as public benefits. Staff's evaluation of whether they constitute recognizable, substantial, and enforceable PUD benefits is provided in Part 3.

Part 2: Site Plan Review

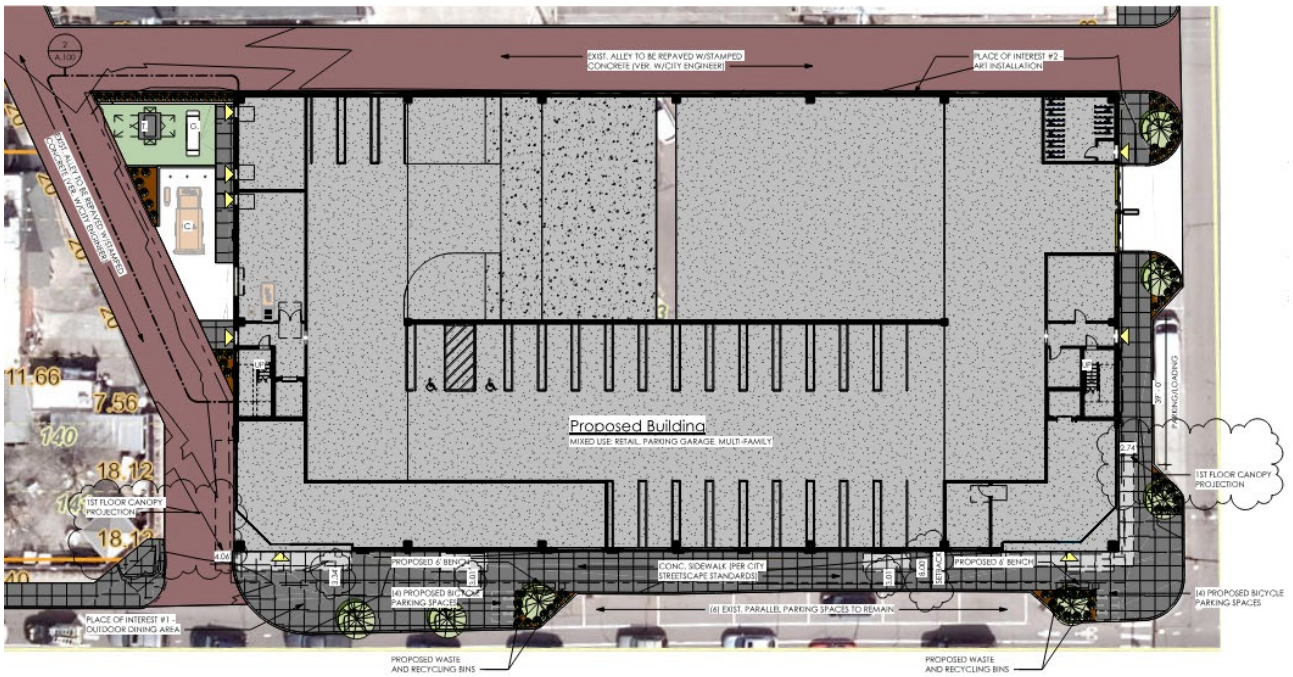
The October 15, 2026 resubmittal provides revised architectural, landscape, and civil plans addressing comments from the third planning review. Revised photometric plans were received on October 22, 2026. The applicant also submitted a revised PUD Agreement dated October 22, 2026. The revised materials provide updated information concerning parking, bicycle parking, landscaping, exterior lighting, architectural materials, window and garage-louver design, rooftop mechanical equipment, affordable housing, Unified Control, and the requested PUD deviations.

Zoning, Use, and Dimensional Standards

The subject properties are zoned Central Business District (CBD). The proposed residential and commercial uses are generally consistent with the mixed-use development pattern anticipated within Downtown Ferndale. The structured parking facility is integrated into the mixed-use building and is not proposed as a stand-alone principal parking use.

The building generally maintains the urban form anticipated in the CBD. However, the proposal does not satisfy all applicable CBD dimensional and building-form standards and requests PUD deviations related to building height, the upper-story setback, the occupiable second floor, storefront width, ground-floor glazing, public-entrance spacing, canopy projections, maximum parking, and landscaping.

Figure 5. Overall Site Plan



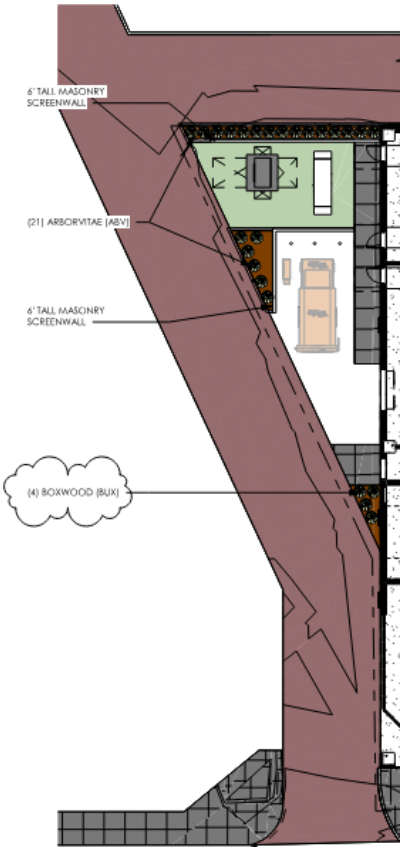
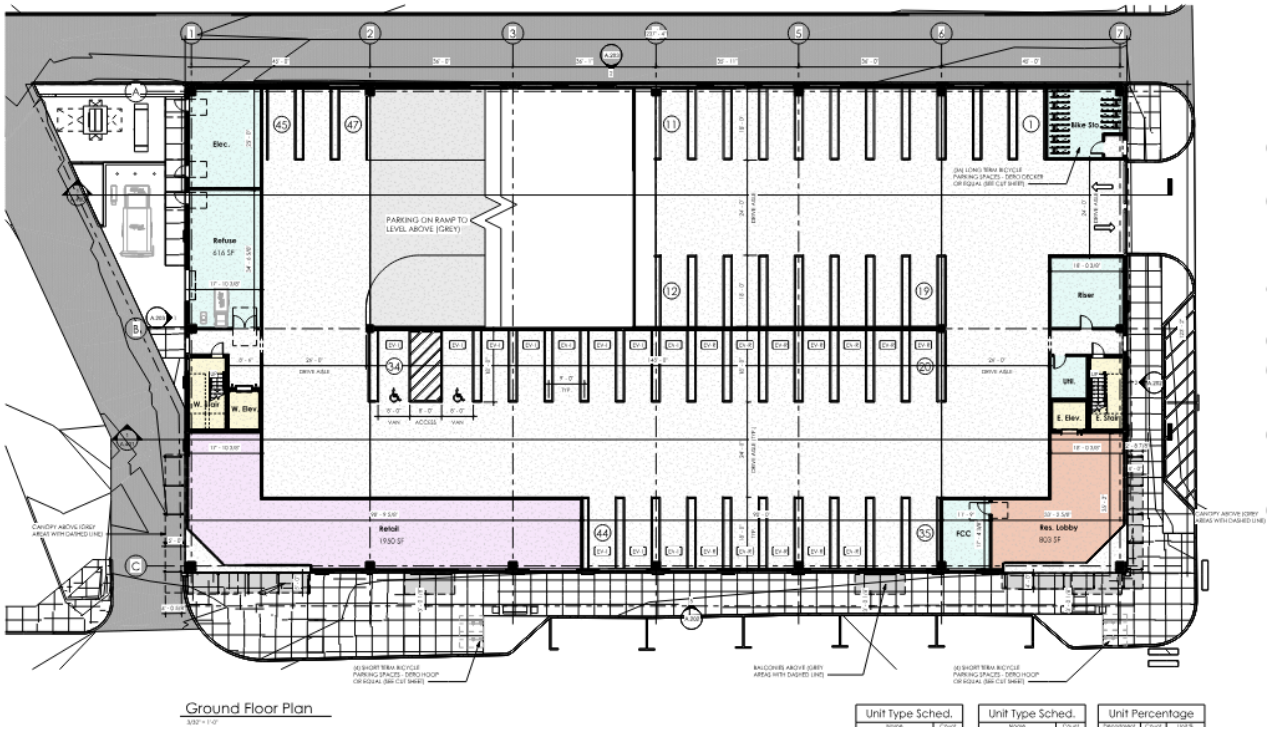
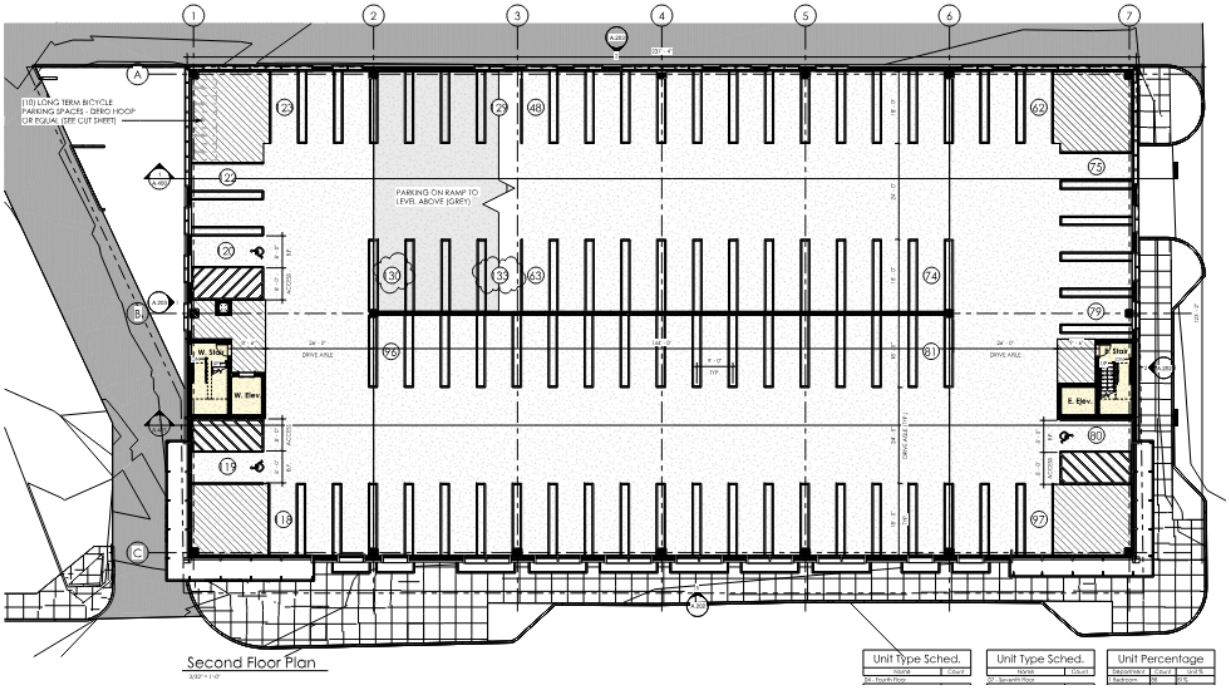
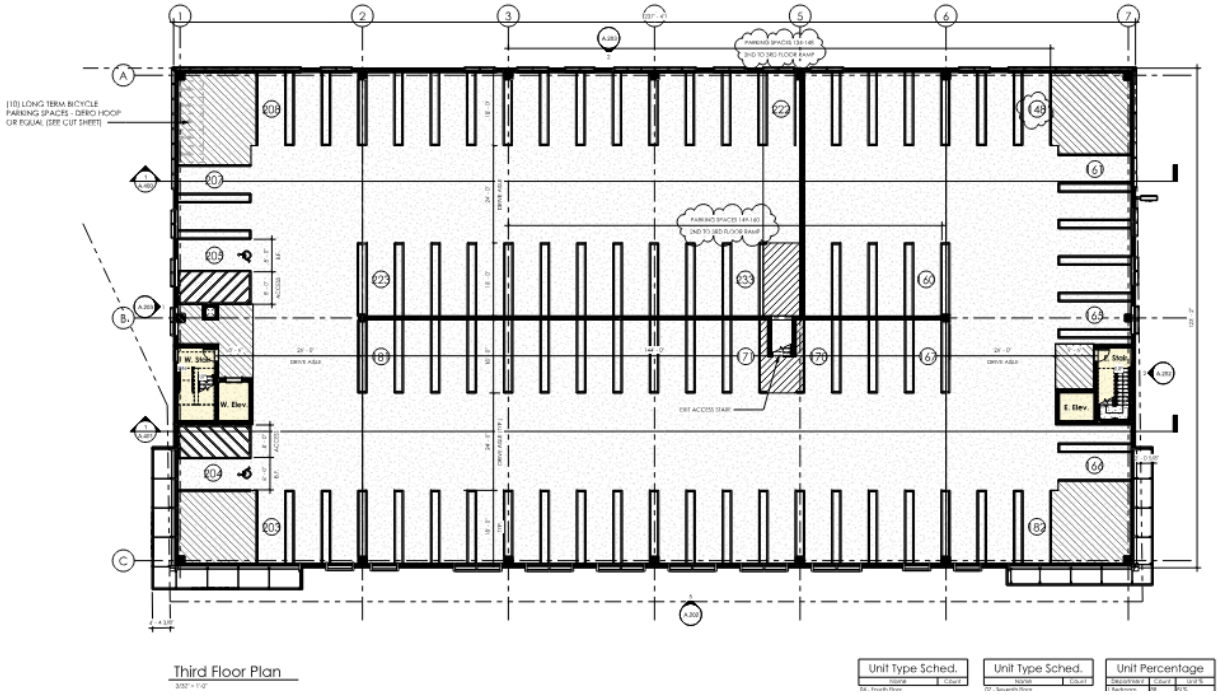


Figure 6. Selected Building Floor Plans





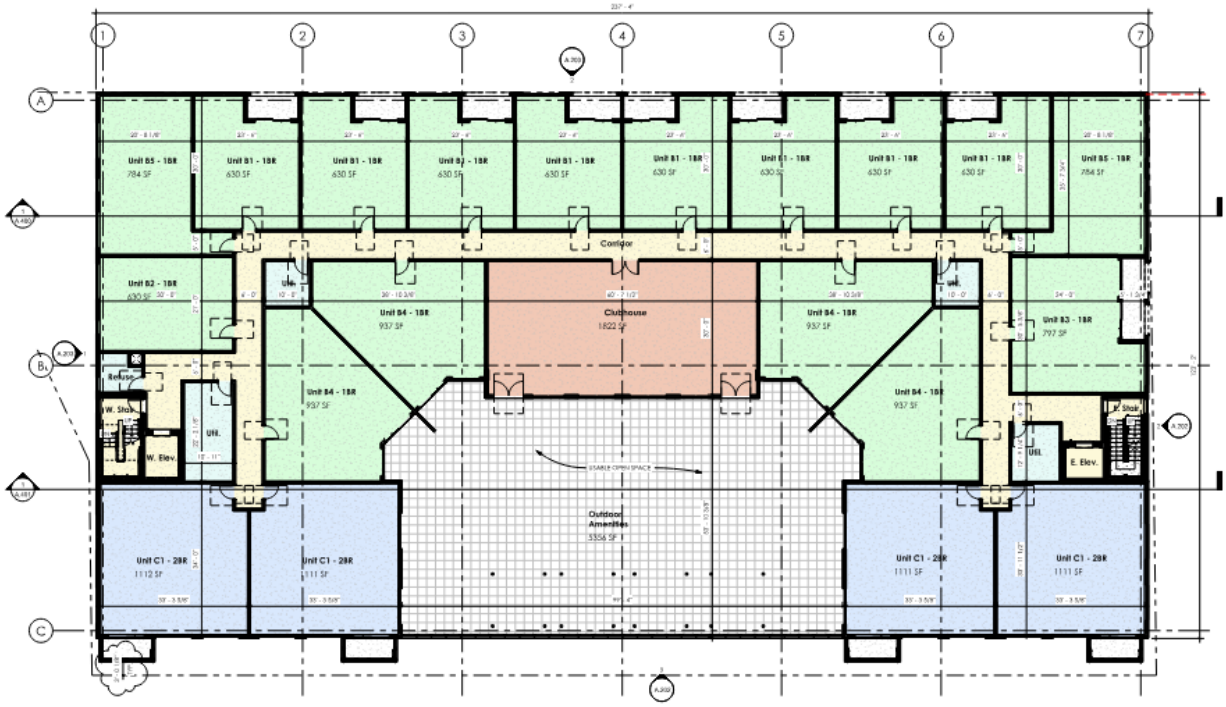


Third Floor Plan

Unit Type Sched.		
Name	Count	
04 - Fourth Floor		
Unit B1 - 1BR	10	
Unit B2 - 1BR	1	

Unit Type Sched.		
Name	Count	
07 - Seventh Floor		
Unit B1 - 1BR	10	
Unit B2 - 1BR	1	

Unit Percentage		
Description	Count	Unit %
1 Bedroom	20	95.2%
2 Bedroom	1	4.8%
Grand total	21	

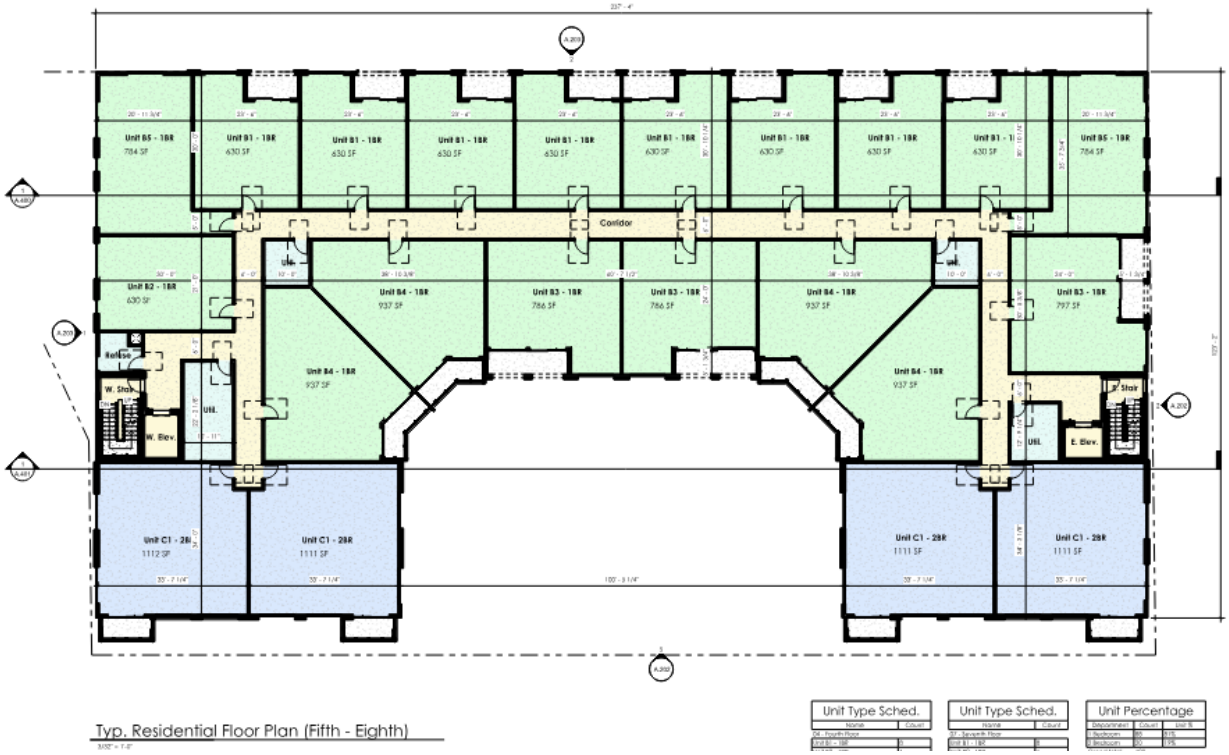


Fourth Floor Plan

Unit Type Sched.		
Name	Count	
04 - Fourth Floor		
Unit B1 - 1BR	10	
Unit B2 - 1BR	1	

Unit Type Sched.		
Name	Count	
07 - Seventh Floor		
Unit B1 - 1BR	10	
Unit B2 - 1BR	1	

Unit Percentage		
Description	Count	Unit %
1 Bedroom	20	95.2%
2 Bedroom	1	4.8%
Grand total	21	



Zoning Compliance Summary

Standard	Required	Proposed	Staff Finding
Zoning District	CBD	CBD with requested PUD approval	Complies
Lot Area	No minimum	Approximately 33,118 to 33,122 square feet	Complies; identify one consistent site area
Lot Width	No minimum	Existing combined development area	Complies
Ground-Level Front Setback	0 to 15 feet	Approximately 8 feet along East Nine Mile Road	Complies
Upper-Story Front Setback	Additional 15-foot setback above the third story along the applicable frontage	No additional upper-story setback is proposed above the ground-level building line	Does Not Conform; 15-foot PUD deviation requested
Side Setback	0 feet	Approximately 0 feet where applicable	Complies
Rear Setback	0 feet	Approximately 0 feet where applicable	Complies
Maximum Building Height	55 feet	Applicant identifies 99 feet 9 inches to the flat roof; parapet shown at 102 feet 6 inches	Does Not Conform; PUD deviation requested and controlling measurement must be confirmed

Public Street Entrance	Required	Street-facing commercial and residential entrances provided	Complies
Occupiable Second Floor	Required	Second floor primarily contains structured parking	Does Not Conform; PUD deviation requested

Building Height

The CBD District permits a maximum building height of 55 feet. The applicant identifies a proposed building height of approximately 99.7 feet, or 99 feet 9 inches, measured from average grade to the top of the flat roof. The plans separately identify the parapet elevation at 102 feet 6 inches. Sheet A.100, Elevation Sheets A.200 and A.201, and Building Sections A.400 and A.401 reference the roof and parapet as separate elevations.

Based on the applicant's stated building-height calculation, the requested deviation is approximately 44 feet 9 inches above the 55-foot maximum permitted in the CBD District. The applicant should confirm the controlling building-height measurement under the Zoning Ordinance and provide a consistent building-height calculation throughout the application materials. If the parapet is excluded from the building-height calculation, the applicant should identify the ordinance basis for that determination and clearly show the extent to which the parapet projects above the measured building height.

The final building height and corresponding deviation must be consistently identified on the Site Plan, elevations, building sections, PUD deviation schedule, and PUD Agreement. The requested deviation shall be expressly identified in the final PUD approval. The Planning Commission and City Council must determine whether the proposed development quality and enforceable public benefits justify the requested deviation.

Upper-Story Setback

The CBD dimensional standards require an additional 15-foot front setback above the third story along the applicable segment of Nine Mile Road between Planavon Street and Bermuda Street.

The October 15th plans identify the ground-level building approximately eight feet from the East Nine Mile Road property line but show no additional setback of the building face on floors four through eight. The proposed condition therefore provides a zero-foot additional upper-story setback where an additional 15-foot setback is required.

The applicant requests a 15-foot deviation from the upper-story setback requirement. This condition should be consistently identified throughout the architectural plans, civil plans, deviation schedule, and PUD Agreement. The final PUD approval must expressly identify the required 15-foot upper-story setback, the proposed zero-foot additional setback, and the resulting 15-foot deviation.

The Planning Commission and City Council must determine whether the proposed development quality and enforceable public benefits justify the requested deviation.

Occupiable Second Floor

The CBD standards require a second floor containing occupiable space. The revised plans show that the second and third floors are primarily occupied by structured parking, while residential units begin on the fourth floor.

In staff's professional opinion, structured parking does not satisfy the intent of the occupiable second-floor requirement. The standard appears intended to establish a vertically mixed building containing active, habitable, or regularly occupied floor area above the ground floor.

The applicant identifies relief from the occupiable second-floor requirement as a requested PUD deviation. The deviation must be expressly identified in the final PUD approval and PUD Agreement. The Planning Commission and City Council must determine whether the proposed development quality and enforceable public benefits justify allowing structured parking in place of qualifying occupiable second-floor space.

Dimensional Standards Finding

The proposed uses and ground-level building placement are generally consistent with the intent of the CBD. The applicant requests PUD deviations from the maximum building height, upper-story front setback, occupiable second-floor standards, and canopy setback requirements.

The October 15th architectural plans indicate that the proposed canopies do not comply with the required minimum three-foot setback from the property lines. The west canopy extends 4.06 feet beyond the property line into the right-of-way, resulting in a total deviation of 7.06 feet from the required setback line. The east canopy extends 2.74 feet beyond the property line into the right-of-way, resulting in a total deviation of 5.74 feet from the required setback line. The applicant should confirm these calculations.

The architectural and civil plans should identify the same canopy locations, projection dimensions, property-line relationships, and requested relief. The coordinated deviation schedule and supporting plan notes should clearly distinguish between the physical projection beyond the property line and the total deviation measured from the required setback line. All approved deviations must be incorporated into the final PUD deviation schedule and PUD Agreement.

The applicant should provide one coordinated deviation schedule identifying:

- The applicable Zoning Ordinance section;
- The base ordinance standard;
- The proposed condition;
- The exact amount of relief requested;
- The applicant's justification;
- The corresponding recognizable and substantial public benefit; and
- The controlling plan-sheet reference.

PUD approval should not be interpreted as modifying an ordinance standard unless the deviation is expressly identified, quantified, and approved.

Architecture and Building Form

Figure 7. Building Elevations







Figure 8. Architectural Renderings



Perspective Rendering From Nine Mile
FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Bermuda St.
FOR REFERENCE ONLY



Aerial Rendering From The Southwest
FOR REFERENCE ONLY

The proposed building includes material variation, storefront glazing, balconies, façade articulation, architectural canopies, and integrated treatment of the structured parking levels. These features generally support the pedestrian-oriented and mixed-use character of Downtown Ferndale. The architectural renderings are illustrative. The approved floor plans, elevations, material schedules, and technical details will control the final building design.

Mixed-Use Building Standards

The proposed building is subject to the applicable Mixed-Use Building standards, including requirements for storefront width, principal ground-floor glazing, and the spacing of public entrances along the principal frontage. The October 15th plans provide calculations for each standard and identify the proposed conditions as requested PUD deviations. The final calculations and exact amounts of relief must be consistently identified in the Site Plan, coordinated deviation schedule, and PUD Agreement.

Storefront Width

The Mixed-Use Building standards require storefronts along at least 80 percent of the principal frontage. Sheet A.202 identifies a principal frontage of 237 feet 4 inches and a storefront width of 156 feet 10 inches, resulting in a proposed storefront width of approximately 66.1 percent. The applicant therefore requests a deviation of approximately 13.9 percentage points.

The applicant should confirm that the calculation includes all qualifying storefront area and uses the frontage measurement required by the Zoning Ordinance. The final Site Plan, deviation schedule, and PUD Agreement should consistently identify the 80-percent requirement, the proposed 66.1-percent condition, and the requested 13.9-percentage-point deviation.

Ground-Floor Glazing

The Mixed-Use Building standards require 60 percent ground-floor glazing along the principal frontage. The applicant has clarified that the south ground-floor façade contains approximately 1,550 square feet of glazing and 1,895 square feet of non-glazed façade area, for a total ground-floor façade area of approximately 3,445 square feet. The proposed glazing therefore represents approximately 44.99 percent of the ground-floor façade area, rounded to 45 percent.

The applicant requests a 15-percentage-point deviation from the 60-percent ground-floor glazing requirement. The final plans coordinated deviation schedule, and PUD Agreement should consistently identify the total façade area, glazing area, proposed 45-percent glazing condition, and requested 15-percentage-point deviation. The applicant should also reconcile the minor difference between the 1,549-square-foot glazing area shown on the October 15th plans and the subsequently clarified 1,550-square-foot figure.

Public Entrance Spacing

The Mixed-Use Building standards require qualifying public entrances to be spaced no more than 60 feet apart along the principal frontage. Sheet A.202 identifies approximately 206 feet between the two entry doors used in the applicant's calculation, resulting in a requested deviation of approximately 146 feet.

The applicant should confirm that the doors used in the calculation are the qualifying public entrances applicable to the standard and identify the commercial and residential entrances included in the measurement. The final Site Plan, deviation schedule, and PUD Agreement should consistently identify the qualifying entrance locations, the proposed spacing, and the requested deviation.

Building Materials

The elevations include material calculations for each façade. Based on the applicant's calculations, the proposed primary and secondary material percentages appear to satisfy the applicable material-percentage standards. Sheet A.206 identifies products, colors, and finishes for the principal exterior materials.

The revised elevations and material board identify the following exterior materials:

- Acid-washed exposed precast concrete in a tan finish.
- Tan brick veneer or an approved equivalent.
- Precast concrete accent bands and caps.
- Fiber-cement siding and panels in the identified light-colored finish.
- Exterior insulation and finish system, or EIFS, in the identified dark-gray finish.
- Prefinished brake metal in the identified bronze finish.
- Dark-gray prefabricated metal louvers.
- Storefront glazing systems.
- Residential windows and sliding patio doors.
- Metal canopies, balconies, coping, and guardrails.

Sheet A.206 identifies brick veneer and exposed precast concrete as separate exterior materials. However, Sheets A.200 and A.201 describe the brick treatment as an "integral brick inset in precast concrete wall." The applicant should reconcile this terminology and clearly identify whether the approved exterior assembly consists of brick veneer attached to the structural wall system or brick veneer incorporated into the precast wall-panel assembly. The final elevations, material schedule, specifications, and PUD Agreement should consistently identify the approved exterior assembly.

Final equivalent products or minor finish substitutions may be reviewed administratively before permit issuance, provided they remain consistent with the approved elevations, material board, and overall architectural character.

Outstanding Architectural Information

The October 15th plans provide updated window and garage-louver graphics on Sheet A.202 and additional exterior-material information on Sheet A.206. The applicant should provide or confirm the following before final Site Plan approval:

- Confirm that the window and garage-louver graphics on Sheet A.202 establish the approved design intent and will be carried into the Building Permit drawings.
- Identify final sign-band dimensions. Permanent signs shall remain subject to separate sign-permit review and approval.
- Demonstrate that rooftop condenser units and other mechanical equipment are screened from surrounding public rights-of-way by the parapet or other approved screening.
- Coordinate all canopy, balcony, façade, patio, and deck projections with the consolidated PUD deviation schedule.
- Reconcile the brick-veneer and precast-wall terminology throughout the elevations, material board, specifications, and PUD Agreement.

Architecture Finding

The building design and general material palette are compatible with Downtown Ferndale's urban character. The applicant requests PUD deviations from the storefront-width, ground-floor-glazing, and

public-entrance-spacing standards. The storefront-width calculation appears consistent with the dimensions provided. The applicant has clarified that the ground-floor façade includes approximately 1,550 square feet of glazing within a total façade area of approximately 3,445 square feet, resulting in approximately 45 percent ground-floor glazing and a requested 15-percentage-point deviation. The final plans and approval documents should use one consistent glazing-area figure. The applicant should also confirm the qualifying public entrances used for the entrance-spacing calculation before the exact deviations are incorporated into the final approval documents.

The final plans should confirm that the window and garage-louver graphics establish the approved design intent, demonstrate rooftop mechanical-equipment screening from surrounding public rights-of-way, reconcile the brick-veneer and precast-wall terminology, and coordinate all architectural projections with the final deviation schedule.

All applicable Article 4 and Section 3.03(A) deviations must be included in the coordinated PUD deviation schedule and final PUD Agreement. PUD approval should not be interpreted as modifying an architectural or projection standard unless the deviation is expressly identified, quantified, and approved.

Parking, Access, Loading, and Mobility

Staff's review supports an overall total of 233 vehicle parking spaces. The October 15th plans identify parking spaces by number, including the numbered ranges assigned to the ramp between the second and third parking levels. However, the ramp spaces are identified by note rather than graphically depicted in the same manner as the stalls on the principal garage levels. The applicant should clearly depict the ramp spaces and reconcile the space numbering with the floor-by-floor and overall parking schedules.

The plans allocate 108 spaces to the residential units and identify the remaining 125 spaces for public use. The drawings also identify 64 bicycle parking spaces, 11 EV-installed spaces, 11 EV-ready spaces, and seven barrier-free spaces, including two van-accessible EV-installed spaces.

Parking Summary

Parking Element	Required	Proposed	Staff Review
Minimum Vehicle Parking	108 spaces	233 spaces	Overall total appears verified; ramp spaces should be clearly depicted and reconciled with the parking schedules
Maximum Vehicle Parking	119 spaces	233 spaces	Does Not Conform; 114-space PUD deviation requested
Residential Parking	108 spaces	108 spaces	Proposed allocation must be identified on the final plans and secured through an enforceable agreement

Public Parking	Not a base minimum	125 spaces	City operating arrangement and enforceable agreement provisions required
Bicycle Parking	58 spaces	64 spaces	Numerical requirement satisfied
EV-Installed Parking	11 spaces	11 spaces	Appears compliant
EV-Ready Parking	Additional	11 spaces	Exceeds the EV-installed minimum
Barrier-Free Parking	7 spaces	7 spaces	Appears compliant; final Building Department review required
Van-Accessible Parking	1 space	2 spaces	Appears compliant

Standard vehicle parking stalls are shown as nine feet wide by 18 feet deep. Seven barrier-free spaces are provided, consisting of two spaces on the first level, three spaces on the second level, and two spaces on the third level. The two first-level barrier-free spaces are identified as van-accessible and EV-installed. Final compliance concerning signage, vertical clearance, charging-equipment placement, access aisles, and accessible routes remains subject to Building Department review.

The proposed 233-space supply exceeds the maximum of 119 spaces by 114 spaces. The applicant identifies this condition as a requested PUD deviation. The final deviation schedule and PUD Agreement must identify the base standard, proposed parking supply, exact relief requested, and the public benefits supporting the additional parking.

The applicant should:

1. Clearly depict the ramp parking spaces and reconcile the numbered stalls with the floor-by-floor and overall parking schedules.
2. Identify the final allocation of 108 residential and 125 public parking spaces on the approved plans or through a parking-allocation exhibit.
3. Establish enforceable terms governing the public parking spaces, including ownership, access, hours, pricing authority, management, security, maintenance, signage, and long-term public availability.
4. Incorporate the requested 114-space maximum-parking deviation into the coordinated deviation schedule and final PUD Agreement.
5. Obtain City authorization for short-term bicycle parking located within the public sidewalk or right-of-way and maintain the required unobstructed pedestrian route.
6. Coordinate final barrier-free and accessible EV parking design with Building Department review.

Loading and Service Operations

A 39-foot loading and drop-off area is shown along Bermuda Street. The applicant states that the area will serve retail loading, residential deliveries, rideshare activity, and passenger pick-up and drop-off. The length of the area is dimensioned on the architectural plans.

The refuse area is located within the building, and the October 15th civil plans include a rear-load refuse-truck turning template depicting the anticipated maneuver through the alley. Final review should confirm that the proposed loading, delivery, rideshare, and refuse operations can occur without obstructing the garage entrance, public sidewalk, public alley, or Bermuda Street.

Final acceptance of the loading and drop-off area remains subject to City Engineering and operational review, including vehicle maneuvering, delivery activity, refuse collection, pedestrian protection, signage, and any necessary time or operating restrictions.

Parking and Mobility Finding

The numerical minimum vehicle-parking, bicycle-parking, EV-parking, barrier-free-parking, van-accessible-parking, and accessible EV-parking requirements appear to be satisfied. Staff's review supports an overall total of 233 vehicle spaces, 64 bicycle spaces, 11 EV-installed spaces, 11 EV-ready spaces, seven barrier-free spaces, and two van-accessible EV-installed spaces.

The proposed parking supply exceeds the maximum permitted parking by 114 spaces and requires PUD approval. The applicant should clearly depict and reconcile the ramp parking spaces, establish enforceable terms for the proposed 125 public parking spaces, obtain City authorization for bicycle parking within the public right-of-way, and incorporate the maximum-parking deviation into the coordinated deviation schedule and final PUD Agreement.

Final approval remains subject to City review of loading and service operations and final Building and Engineering requirements.

Traffic and Circulation

The previously submitted Fishbeck trip-generation memorandum evaluates the proposed development program of 108 dwelling units and approximately 1,950 square feet of ground-floor commercial space.

The memorandum estimates:

- 37 vehicle trips during the weekday morning peak hour.
- 43 vehicle trips during the weekday evening peak hour.
- 13 walking trips during the morning peak hour.
- 26 walking trips during the evening peak hour.
- Additional bicycle and transit activity.

Fishbeck concludes that minimal external traffic impacts are anticipated because of the projected trip generation and the development's Downtown and multimodal context.

No updated Fishbeck memorandum or supplemental traffic analysis was included with the October 15th resubmittal. However, the revised civil plans include a rear-load refuse-truck turning template depicting the anticipated maneuver through the public alley.

The trip-generation memorandum addresses the anticipated number of external trips but does not resolve all site-operational issues. Final review should address garage access and internal circulation, loading and delivery operations, refuse-vehicle movements, public-alley operations, emergency access, public parking operations, and any potential queuing or traffic-control concerns near Woodward Avenue.

Traffic Finding

The previously submitted Fishbeck memorandum indicates that the proposed development is not expected to create substantial external traffic impacts based on the projected trip generation and Downtown location. The October 15th civil plans also provide a refuse-truck turning template addressing one aspect of the proposed alley operations.

Final findings concerning garage access and internal circulation, loading and delivery operations, refuse-vehicle maneuvering, public-alley operations, emergency access, public parking operations, and any necessary traffic-control restrictions remain subject to City Engineering, Fire, Public Works, and applicable departmental reviews.

Because no updated engineering review or supplemental traffic analysis accompanied the October 15th resubmittal, the City Engineer should confirm whether the revised civil plans adequately address the prior engineering comments and whether additional operational analysis is required.

Landscaping and Screening

Article 6 applies to the proposed development. Sheet L.100 provides a landscape plan, plant schedule, masonry screening-wall detail, and screening for the refuse, transformer, and generator areas. Surface parking-lot landscaping standards do not apply to parking located within the integrated parking structure.

The October 15th landscape plan proposes three ornamental magnolia trees, four deciduous honey locust trees, 21 arborvitae, and 58 boxwood shrubs. The applicant identifies the following requested landscape deviations:

- Two site trees are required, and none are proposed.
- Nineteen deciduous street trees are required, and four are proposed, resulting in a deviation of 15 trees.
- Eight ornamental street trees are required, and three are proposed, resulting in a deviation of five trees.

Sheet L.100 also states that landscaping adjacent to the building is not provided because of the building placement and desired sidewalk width. The applicant should confirm whether this condition requires an additional PUD deviation and, if so, include the deviation in the coordinated PUD deviation schedule and final PUD Agreement.

The greenspace calculation on Sheet L.100 should be corrected. The identified 1,249 square feet of greenspace represents approximately 3.77 percent of the stated 33,122-square-foot site area, not 3.0 percent. The site area and greenspace calculation should also be coordinated with the 33,118-square-foot figure identified elsewhere in the plans.

The revised plant schedule identifies the proposed arborvitae by installed height and provides a more varied plant palette than the prior submission. The applicant should confirm compliance with the applicable species-diversity standards and reconcile the proposed plant quantities and classifications with the landscape calculations. If additional relief is required, the relief should be expressly identified in the coordinated PUD deviation schedule and final PUD Agreement.

Sheet L.100 provides a six-foot masonry screening-wall detail and depicts landscaping associated with the refuse, transformer, and generator areas. Final plans should confirm that the proposed walls, gates, and landscaping fully screen these functions from public rights-of-way and adjoining properties.

Landscaping Finding

The October 15th landscape plan provides updated planting calculations, plant sizes, screening details, and a more varied plant palette. However, the proposal does not satisfy all applicable numerical landscaping standards. The applicant requests deviations from two required site trees, 15 required deciduous street trees, and five required ornamental street trees.

The applicant should correct the site-area and greenspace calculations, confirm compliance with the applicable species-diversity requirements, determine whether additional relief is required for building-adjacent landscaping, and coordinate all requested landscape deviations among Sheet L.100, the consolidated PUD deviation schedule, and the final PUD Agreement.

The Planning Commission and City Council must determine whether the proposed streetscape improvements, urban-site constraints, and enforceable public benefits justify the requested landscape deviations.

Lighting and Signs

The October 15th photometric plan identifies an overall site average of approximately 0.7 footcandles and an overall site maximum of approximately 8.0 footcandles. The parking-garage entry and exit area has an average illumination level of approximately 11.8 footcandles and a maximum of approximately 14.4 footcandles.

The plan identifies the following maximum illumination levels along the labeled property lines.

- East property line: 11.6 footcandles.
- North property line: 2.4 footcandles.
- South property line: 5.0 footcandles.
- West property line: 4.8 footcandles.

The revised elevation and perspective studies depict downward-directed illumination and no longer show the upward-directed façade lighting identified in the prior submission. The fixture schedule identifies 3,000-Kelvin exterior fixtures. The prior comments concerning upward-directed illumination and color temperature have therefore been addressed.

The applicant should confirm whether the photometric "property line" calculation boundaries correspond to the external boundary of the combined PUD or include the internal parcel boundary between the City-owned and privately owned properties. The final photometric plan should evaluate compliance along the external PUD boundary and applicable public rights-of-way. Final compliance with applicable illumination-intensity, glare, and light-trespass standards remains subject to City review.

Signs

Permanent signage is not included in the current approval request. Sheets A.200 and A.201 note that all signs require separate review and approval through the City of Ferndale sign-permit process in accordance with Article 8. The prior request to add this note has been addressed.

Lighting and Signs Finding

The October 15th photometric plans address the prior comments concerning upward-directed illumination and fixture color temperature. The proposed fixtures are shown as downward-directed and use a 3,000-Kelvin color temperature. Final approval remains subject to confirmation that the photometric calculation boundaries correspond to the external PUD boundary and that the proposed illumination levels comply with applicable City Code standards governing illumination intensity, glare, and light trespass. Permanent signage will be reviewed separately under Article 8.

Utilities, Stormwater, and Public Services

The October 15th civil plans provide updated information concerning utility connections, stormwater detention, drainage, grading, soil erosion controls, public alley and sidewalk improvements, refuse-vehicle maneuvering, and work within the public rights-of-way.

No updated engineering review was submitted with the October 15th resubmittal. Final compliance with utility, stormwater, drainage, public-infrastructure, emergency-access, and right-of-way requirements remains subject to confirmation by the City Engineer and other applicable City departments and agencies.

Engineering Finding

The October 15th civil plans appear to respond to several prior engineering comments, including refuse-vehicle maneuvering and public-infrastructure design. However, OHM has not independently verified that all prior engineering comments have been addressed. Final Site Plan approval should remain subject to confirmation by the City Engineer that the revised plans satisfy all applicable engineering requirements and prior review comments.

Part 3: Planned Unit Development Review

A revised PUD Agreement dated October 22, 2026 was submitted after the October 15 Site Plan resubmittal. The revised agreement adds requested deviations, Article 11 responses, affordable-housing conditions, legal descriptions, and Unified Control supporting materials. The revised agreement substantially advances the PUD review but remains incomplete and internally inconsistent. Additional corrections are required concerning the parties and signing entities, project description, controlling plans, deviation schedule, residential and public parking obligations, affordable-housing provisions, approval procedure, exhibit numbering, Unified Control, and remaining project-specific and template provisions. Final legal sufficiency remains subject to City legal review.

This section evaluates the PUD application, requested deviations, applicant-identified public benefits, Unified Control materials, revised PUD Agreement, and Article 11 approval standards.

Requested PUD Deviations

The October 15, 2026 plans identify requested deviations from 11 ordinance standards or development requirements, including three separate architectural-projection conditions. The projection conditions consist of the north-alley balcony projection and the west-alley and Bermuda Street canopy projections. The October 22, 2026 PUD Agreement includes a revised deviation exhibit addressing canopy projections and maximum parking; however, the agreement's ground-floor-glazing and architectural-projection information does not fully correspond with the October 15 plans and the applicant's subsequent glazing clarification. The agreement and final plans must include one consistent and coordinated deviation schedule.

The October 15th civil plans identify architectural-feature projection conditions along the north alley, west alley, Bermuda Street, and Nine Mile Road frontages. The plans do not identify separate deviations for porches, patios, or decks. Any additional projection requiring relief must be expressly identified by location, feature, required setback, proposed condition, and requested deviation.

Before final PUD approval, the applicant should provide one coordinated deviation schedule identifying:

- The applicable Zoning Ordinance section.
- The required standard.
- The proposed condition.

- The exact amount of relief requested.
- The applicant's justification.
- The corresponding recognizable and substantial public benefit.
- The controlling plan-sheet reference.

Zoning Ordinance Standard	Base Standard	Proposed Condition	Requested Deviation	Staff Determination
Section 2.06, Building Height	Maximum 55 feet	Applicant identifies 99 feet 9 inches to the flat roof; parapet shown at 102 feet 6 inches	Applicant identifies 44 feet 9 inches, subject to confirmation of the controlling height measurement	PUD deviation required; coordinate the plans and PUD Agreement
Section 2.06, Upper-Story Setback	Additional 15-foot setback above the third story	No additional upper-story setback; upper floors follow the ground-level building line	15 feet	PUD deviation required
CBD Occupiable Second Floor	Qualifying occupiable space on the second floor	Second floor primarily contains structured parking	Relief from the occupiable second-floor requirement	PUD deviation required
Section 4.05, Storefront Width	80 percent of the principal frontage	Approximately 66.1 percent	Approximately 13.9 percentage points	PUD deviation required
Section 4.05, Ground-Floor Glazing	60 percent along the principal ground-floor frontage	Approximately 45 percent, based on approximately 1,550 square feet of glazing within a 3,445-square-foot ground-floor façade area	15 percentage points	PUD deviation required; reconcile the 1,549- and 1,550-square-foot glazing references and coordinate the final plans, deviation schedule, and PUD Agreement
Section 4.05, Public Entrance Spacing	60 feet maximum	Approximately 206 feet between applicant-identified entrances	Approximately 146 feet	PUD deviation required; qualifying public entrances must be confirmed
Section 3.03(A), Architectural Features	Architectural features must remain at least 3 feet from the property line	North alley: projecting balconies shown at the north end of the building with a zero-foot	North alley: 3-foot deviation for the projecting balconies; west alley: applicant	PUD deviations required for the north-alley balcony and the west-alley and Bermuda Street

		setback identified in the civil table; west alley: approximately 4.05- to 4.06-foot canopy encroachment; Bermuda Street: approximately 2.73- to 2.74-foot canopy encroachment; Nine Mile Road: 3-foot setback	identifies 7.06 feet; Bermuda Street: applicant identifies 5.74 feet; no Nine Mile Road deviation	canopy projections; exact dimensions and classifications must be reconciled
Section 7.11, Maximum Parking	Maximum 119 spaces	233 spaces	114 spaces	PUD deviation required
Section 6.04, Site Trees	Two site trees	No site trees proposed	Two trees	PUD deviation required
Section 6.04, Deciduous Street Trees	19 trees	Four trees	15 trees	PUD deviation required
Section 6.04, Ornamental Street Trees	Eight trees	Three trees	Five trees	PUD deviation required

The architectural plans identify canopy deviations of 7.06 feet along the west alley frontage and 5.74 feet along the Bermuda Street frontage. These figures appear to represent the total distance measured from the required three-foot setback line to the outer edge of each canopy, consisting of the required three-foot setback plus the portion extending beyond the property line.

The civil plans identify slightly different encroachment dimensions of approximately 4.05 feet along the west alley frontage and 2.73 feet along Bermuda Street, while the architectural plans reference approximately 4.06 feet and 2.74 feet. The applicant should confirm the calculation and reconcile the minor dimensional differences. The final plans and coordinated deviation schedule must clearly distinguish between the physical encroachment beyond the property line and the total deviation measured from the required setback line.

The building elevations depict projecting balconies at the north end of the building, while the civil-plan setback table identifies a zero-foot setback where a three-foot setback is required. The final architectural and civil plans and coordinated deviation schedule shall identify the controlling balcony-projection dimension and the resulting three-foot deviation. The Nine Mile Road architectural features maintain the required three-foot setback and do not require relief.

The October 22, 2026 PUD Agreement includes a deviation exhibit, but the exhibit does not fully correspond with the October 15 plans and subsequent applicant clarifications. The agreement identifies 52-percent ground-floor glazing and an eight-percentage-point deviation, rather than the applicant-confirmed 45-percent glazing condition and 15-percentage-point deviation. The agreement also does not

clearly identify the north-alley balcony deviation and uses canopy-projection dimensions that must be reconciled with the architectural and civil plans.

The Site Plan, PUD application, coordinated deviation schedule, and PUD Agreement must identify the same required standards, proposed conditions, and exact amounts of relief. PUD approval should not be interpreted as modifying any ordinance standard unless the deviation is specifically identified and approved.

Public Benefits

The applicant has identified the following principal project features as potential public benefits supporting the requested PUD deviations:

- Redevelopment and consolidation of the City-owned public parking property and adjacent privately owned property.
- Construction of 108 dwelling units.
- Approximately 1,950 square feet of ground-floor commercial space.
- Structured residential and public parking.
- Bicycle parking and EV infrastructure.
- Stamped-concrete improvements to the western and northern alleys.
- Removal of the existing shared compactor from the northern alley.
- Pedestrian-oriented site design and streetscape improvements.
- Outdoor dining and public art.
- Additional investment and economic activity in Downtown Ferndale.

Public Benefits Evaluation

Several identified features may also be required by the Zoning Ordinance, engineering standards, Building Code, or other applicable regulations. A required improvement does not automatically constitute a recognizable and substantial public benefit supporting a PUD deviation.

The applicant should provide a public-benefit matrix identifying:

- Each requested deviation.
- The public benefit offered in support of the deviation.
- Whether the benefit exceeds an otherwise applicable requirement.
- The plan sheet or agreement provision depicting the benefit.
- The party responsible for construction.
- The party responsible for ownership, operation, and maintenance.
- The duration of the commitment.
- The method of City enforcement.

The final PUD Agreement must convert each benefit relied upon by the City into a measurable and enforceable obligation. The proposed 125 public parking spaces, affordable-housing units, alley

improvements, public art, outdoor dining, streetscape elements, and sustainable-design commitments should be accurately described and assigned to the appropriate responsible party.

Article 11 Findings

ZO Standard	Staff Finding	Status
11.04(A), Master Plan	The proposal generally supports Downtown redevelopment, additional housing, walkability, mixed-use development, and replacement of surface parking with more productive development.	Complies
11.04(B), Use and Zoning District Compatibility	The proposed uses are compatible with the CBD and Downtown context, but dimensional deviations, parking operations, landscaping, loading, and service functions require final coordination.	Additional Information Required
11.04(C), Affordable Housing	The October 22, 2026 PUD Agreement includes an Affordable Housing Conditions exhibit addressing income eligibility, maximum-rent methodology, utility allowances, household certification, monitoring, enforcement, replacement units, and successor obligations. Additional City policy direction and legal review are required concerning the exact unit commitment, initial bedroom mix, proposed 10-year affordability period, mandatory annual reporting, designated compliance administrator, and applicable income, rent, and utility-allowance sources.	Additional Information Required; City policy direction and legal review
11.04(D), Utilities, Soil Erosion, Sedimentation Control, and Drainage	Updated civil information is provided, but no updated engineering review accompanied the October 15th submission. Final utility, stormwater, drainage, and public-service findings remain subject to City Engineering and agency review.	Additional Information Required
11.04(E), Transportation, Mobility, and Circulation	Numerical parking requirements appear satisfied. The maximum-parking deviation, public-parking arrangement, loading operations, and final Engineering matters remain unresolved.	Additional Information Required
11.04(F), Landscaping and Screening	The landscape plan provides updated planting and screening information, but the applicant requests deviations from site-tree and street-tree requirements and may	Does Not Conform; PUD deviations requested

	require additional relief for building-adjacent landscaping or species diversity.	
11.04(G), Green Infrastructure and Natural Resources	The proposal redevelops an existing paved urban site, but qualifying green-infrastructure features beyond required stormwater management have not been clearly documented.	Additional Information Required
11.04(H), Lighting	The October 15th photometric plans depict downward-directed, 3,000-Kelvin fixtures and address the prior uplighting comment. Final property-line illumination remains subject to City review.	Complies, subject to final City review
11.04(I), Building Form and Design	The proposal requires deviations from building height, the upper-story setback, the occupiable second floor, storefront width, ground-floor glazing, public-entrance spacing, and architectural projections. The applicant has clarified that the proposed ground-floor glazing is approximately 45 percent, resulting in a 15-percentage-point deviation from the 60-percent requirement. The final deviations must be coordinated among the plans, deviation schedule, and PUD Agreement.	Does Not Conform; PUD deviations requested
11.04(J), General Development Requirements	Unresolved requirements under Articles 3, 4, 6, and 7 prevent a complete finding.	Additional Information Required
11.04(K), Intent of the PUD	The proposal provides redevelopment and mixed-use benefits, but the relationship between each deviation and a recognizable and substantial public benefit is not fully documented or enforceable.	Additional Information Required
11.04(L), Compatibility with Adjacent Uses	The proposed uses are generally compatible, but final findings depend on height, massing, loading, refuse, garage operations, landscaping, and screening.	Additional Information Required
11.04(M), Public Services	Final utility, Fire, Public Works, Building, and Engineering review remains required.	Additional Information Required
11.04(N), Traffic and Mobility	External trip generation is expected to be limited, and a refuse-truck turning template is provided. Garage access, loading, alley operations, public parking, and final traffic-control requirements remain subject to City review.	Additional Information Required
11.04(O), Connectivity	The proposal maintains sidewalk and alley connections and provides garage access	Additional Information Required

	from Bermuda Street. Final alley, loading, pedestrian, and emergency-access operations remain subject to Engineering review.	
11.04(P), Streetscape Design	The plans identify multiple potential qualifying streetscape elements. Final compliance depends on identifying at least three qualifying elements and establishing construction and maintenance responsibilities.	Additional Information Required
11.04(Q), Usable Open Space	The fourth-floor amenity deck appears to exceed the numerical 10-percent requirement, but the site-area figures and relationship among the private deck, outdoor dining, public art, and places of interest are not clearly documented.	Additional Information Required
11.04(R), Sustainable Design Features	The applicant identifies bicycle parking and alternative transportation access, EV infrastructure, and redevelopment of an existing surface parking area as potential qualifying features. The specific ordinance categories and enforceable commitments must be identified.	Additional Information Required
11.04(S), Preservation of Natural, Cultural, or Historic Features	No distinctive natural, cultural, or historic feature requiring preservation has been identified on the developed urban site.	Not Applicable
11.04(T), Positive Economic Impact	Additional housing, commercial activity, public parking, and private investment are anticipated, but the applicant should address the ordinance's specific economic-impact factors.	Additional Information Required
11.04(U), Unified Control	The October 22, 2026 PUD Agreement includes legal descriptions for both properties, title and purchase documentation, the City Letter of Intent, binding-effect language, and successor-and-assign provisions. However, the City Letter of Intent remains nonbinding, the developer and signing entities are inconsistently identified, and the agreement does not establish complete responsibilities for public parking and shared improvements. Final compliance remains subject to execution by parties authorized to bind both properties and confirmation by the City and legal counsel.	Additional Information Required; City and legal review

11.04(V), Compatibility and Improvement to the Community	The project has the potential to improve the property and Downtown, but the final finding depends on resolving the deviations, public benefits, public parking, affordable housing, usable open space, Unified Control, and PUD Agreement.	Additional Information Required

Affordable Housing

Section 11.04(C) requires a housing PUD to include a provision of affordable housing units. Exhibit F of the October 22, 2026 PUD Agreement provides an Affordable Housing Conditions framework addressing income eligibility, maximum-rent methodology, utility allowances, household certification, compliance monitoring, enforcement and cure, replacement units, and obligations applicable to future owners and successors. The exhibit proposes that 10 percent of the dwelling units be affordable to households earning no more than 120 percent of area median income. The revised framework substantially advances the affordable-housing commitment. Before final approval, the City and applicant should confirm:

- That the agreement expressly requires 11 income-restricted units.
- The initial bedroom mix of the restricted units.
- Whether the proposed 10-year affordability period is sufficient.
- That annual compliance reporting is mandatory rather than optional.
- The party responsible for administering and verifying compliance.
- The applicable MSHDA or other City-approved income-limit, rent-limit, and utility-allowance sources.
- The City's enforcement rights and remedies following notice and an opportunity to cure.
- That the affordability obligations remain binding on future owners, successors, and assigns.
- .

Final affordability terms and legal enforceability remain subject to City policy direction and legal review.

Usable Open Space

Section 11.04(Q) requires usable open space equal to at least 10 percent of the PUD land area and at least two places of interest.

The architectural plans identify 5,356 square feet of usable open space on the fourth-floor resident amenity deck, which appears to exceed the required 10-percent minimum. The architectural plans calculate the area as approximately 16.17 percent of a 33,122-square-foot site. The civil materials use a slightly different site-area basis.

The plans also identify outdoor dining along Nine Mile Road and a public-art installation along the northern alley as two proposed places of interest. However, the relationship among the private resident amenity deck, outdoor dining area, public-art installation, and the two identified places of interest is not clearly documented.

The applicant should provide one consistent site-area figure and an open-space calculation or exhibit identifying:

- Each qualifying area.
- The square footage of each area.
- Its location.
- Access limitations.
- Intended users.
- Ownership and maintenance responsibility.
- Whether the area is counted toward the quantitative usable-open-space requirement or provided as a separate PUD amenity or place of interest.

Unified Control

The October 22, 2026 PUD Agreement includes legal descriptions for both properties, title and purchase documentation, the City Letter of Intent, binding-effect language, and provisions addressing future owners, successors, and assigns. These materials provide a more complete record of the ownership and contractual relationships affecting the proposed PUD area.

However, the City Letter of Intent remains nonbinding, and the agreement inconsistently identifies the developer and signing entities. The agreement also does not fully establish responsibility for the proposed residential and public parking, common areas, alley and streetscape improvements, utilities, landscaping, and other shared improvements.

Final compliance with Section 11.04(U) depends on execution of an agreement by parties authorized to bind both properties and establishment of complete construction, operation, maintenance, parking, shared-improvement, and successor obligations. OHM's review is limited to whether the PUD materials support the Unified Control finding for zoning purposes. Review of title, property disposition, contractual authority, and legal enforceability is deferred to the City and legal counsel.

PUD Agreement

Section 11.06 requires a PUD Agreement addressing the terms, administration, continuing conformity, and enforcement of the approved development.

The applicant submitted a revised PUD Agreement dated October 22, 2026. The revised agreement adds legal descriptions, requested deviations, Article 11 responses, affordable-housing conditions, and Unified Control supporting materials.

The revised agreement substantially advances the PUD review but requires additional corrections, including:

- Consistent identification of the developer, signing entities, and legal form of each party.
- Removal of unrelated single-family, condominium, and other template provisions.

- A project-specific description of the proposed multifamily residential, commercial, structured-parking, amenity, and accessory uses.
- One consistent PUD site-area figure.
- Identification of the controlling architectural, civil, landscape, and photometric plans and revision dates.
- Correction of the ground-floor-glazing deviation to identify approximately 45-percent glazing and a 15-percentage-point deviation.
- Reconciliation of the north-alley balcony and west-alley and Bermuda Street canopy deviations with the current plans.
- Complete and enforceable terms governing the proposed 108 residential and 125 public parking spaces.
- Final affordable-housing provisions acceptable to the City and legal counsel.
- Accurate description of the Planning Commission and City Council approval procedures.
- Consistent exhibit numbering, headings, and references.
- Complete Unified Control, operation, maintenance, enforcement, and successor obligations.
- Complete final exhibits and signature provisions.
-

The revised PUD Agreement must be coordinated with the final Site Plan, approved deviation schedule, enforceable public benefits, public-parking arrangement, affordable-housing commitment, usable-open-space provisions, Unified Control documentation, and City legal review.

Part 4: Staff Findings and Recommendation

The proposed development advances several adopted Downtown planning objectives. The project would consolidate and redevelop an existing City-owned public parking property and an adjacent privately owned property with an eight-story mixed-use building. The development would provide 108 dwelling units, approximately 1,950 square feet of ground-floor commercial space, structured residential and public parking, and an active street frontage along East Nine Mile Road.

The proposed residential and commercial uses are generally consistent with the intent of the Central Business District and the Downtown Future Land Use designation. The architectural design and general material palette are compatible with Downtown Ferndale's urban character. The October 15th resubmittal provides additional information concerning vehicle and bicycle parking, EV infrastructure, barrier-free parking, landscaping, architectural materials, exterior lighting, usable open space, and the requested PUD deviations.

Staff's review supports an overall total of 233 vehicle parking spaces, 64 bicycle parking spaces, 11 EV-installed spaces, 11 EV-ready spaces, and seven barrier-free spaces, including two van-accessible EV-installed spaces. The October 15th plans also address prior comments concerning exterior-material information, window and garage-louver design, rooftop mechanical equipment, and upward-directed exterior lighting.

The applicant requests multiple PUD deviations from the underlying CBD, Mixed-Use Building, landscaping, architectural-projection, and maximum-parking standards. Requested deviations are not necessarily unresolved deficiencies if they are accurately identified, supported by recognizable and substantial public benefits, and expressly incorporated into the final PUD approval and PUD Agreement.

These outstanding items limit staff's ability to make complete findings under Sections 9.04 and 11.04 in support of final approval.

Requested PUD Deviations

The following requested deviations are identified for Planning Commission and City Council consideration. Each deviation must be accurately quantified, supported by the final plans, justified through the PUD approval standards, and expressly identified in the final PUD approval and PUD Agreement:

- Maximum building height.
- Upper-story front setback.
- Occupiable second-floor requirement.
- Storefront-width requirement.
- Ground-floor glazing requirement.
- Public-entrance-spacing requirement.
- Architectural-feature projections, including the north-alley balcony projection and the canopy projections along the west-alley and Bermuda Street frontages.
- Maximum permitted parking.
- Site-tree requirement.
- Deciduous street-tree requirement.
- Ornamental street-tree requirement.

No separate deviation is identified for architectural features along Nine Mile Road because the submitted plans show the required three-foot setback. The October 15th setback table also does not identify a separate deviation for porches, patios, or decks. Any additional projection requiring relief must be expressly identified before final approval

Required Corrections and Clarifications

The following items should be corrected, clarified, or incorporated into enforceable approval documents before final PUD action:

1. **Site area:** Identify one consistent site area throughout the architectural plans, landscape plan, civil plans, calculations, and PUD Agreement. Sheet A.100 currently references both 33,118 and 33,122 square feet.
2. **Building height:** Confirm the controlling building-height measurement under the Zoning Ordinance and consistently identify the approved height and deviation throughout the plans, deviation schedule, and PUD Agreement.
3. **Upper-story setback:** Consistently identify the required 15-foot additional upper-story setback, the proposed zero-foot additional setback, and the requested 15-foot deviation.

4. **Deviation schedule:** Provide one coordinated schedule identifying the applicable ordinance section, required standard, proposed condition, exact relief, justification, corresponding recognizable and substantial public benefit, and controlling plan-sheet reference for each requested deviation.
5. **Canopy projections:** Confirm the applicant's stated deviations of 7.06 feet along the west alley frontage and 5.74 feet along the Bermuda Street frontage. Reconcile the architectural dimensions with the civil-plan dimensions and clearly distinguish between the physical encroachment beyond the property line and the total deviation measured from the required three-foot setback line.
6. **North-alley projection:** The building elevations depict projecting balconies at the north end of the building, while the civil-plan setback table identifies a zero-foot setback where a three-foot setback is required. The final plans, coordinated deviation schedule, and PUD Agreement shall identify the controlling balcony-projection dimension and resulting three-foot deviation.
7. **Storefront width:** Confirm that the 66.1-percent calculation includes all qualifying storefront area and uses the frontage measurement required by the Zoning Ordinance.
8. **Ground-floor glazing:** Revise the final plans, coordinated deviation schedule, and PUD Agreement to identify approximately 1,550 square feet of glazing within a total ground-floor façade area of approximately 3,445 square feet, resulting in approximately 45-percent glazing and a requested 15-percentage-point deviation from the 60-percent requirement. Reconcile the minor difference between the 1,549-square-foot plan figure and the applicant's clarified 1,550-square-foot figure.
9. **Public-entrance spacing:** Confirm that the doors used for the approximately 206-foot calculation are qualifying public entrances and consistently identify the entrance locations, spacing, and requested deviation.
10. **Vehicle parking:** Clearly depict the ramp parking spaces and reconcile the numbered stalls with the floor-by-floor and overall 233-space parking schedules.
11. **Maximum parking:** Incorporate the requested deviation from 119 permitted spaces to 233 proposed spaces, resulting in 114 spaces of relief, into the coordinated deviation schedule and final PUD Agreement.
12. **Short-term bicycle parking:** Obtain City authorization for bicycle parking located within the public sidewalk or right-of-way and maintain the required unobstructed pedestrian route.
13. **Public parking:** Establish enforceable terms governing the allocation and operation of the proposed 125 public parking spaces, including ownership, access, hours, pricing authority, management, security, maintenance, signage, and long-term public availability.
14. **Loading and service operations:** Confirm loading, delivery, rideshare, refuse collection, pedestrian protection, signage, and any necessary time or operating restrictions for the Bermuda Street loading area and public-alley system.
15. **Landscape information:** Correct the site-area and greenspace calculations, confirm compliance with applicable species-diversity requirements, determine whether additional relief is required for building-adjacent landscaping, and coordinate all requested landscape deviations with the final PUD Agreement.
16. **Exterior materials:** Reconcile the brick-veneer and precast-wall terminology throughout the elevations, material board, specifications, and PUD Agreement.
17. **Architectural details:** Confirm that the window and garage-louver graphics establish the approved design intent, demonstrate rooftop mechanical-equipment screening from surrounding public rights-of-way, and coordinate all architectural projections with the final deviation schedule.

18. **Photometric boundaries:** Confirm that the photometric calculation boundaries correspond to the external boundary of the combined PUD and demonstrate compliance with applicable City Code standards governing illumination intensity, glare, and light trespass. Update the site maximum illumination.
19. **Usable open space:** Provide one consistent site-area figure and an open-space calculation or exhibit identifying each qualifying area, its square footage, location, access limitations, intended users, ownership and maintenance responsibility, and whether it is counted toward the usable-open-space requirement or provided as a separate PUD amenity or place of interest.
20. **Affordable housing:** Finalize the Affordable Housing Conditions exhibit to expressly require 11 income-restricted units; establish the initial bedroom mix; determine whether the proposed 10-year affordability period is sufficient; require annual compliance reporting; identify the compliance administrator and controlling income, rent, and utility-allowance sources; and finalize City enforcement rights and successor obligations. Final terms remain subject to City policy direction and legal review.
21. **Public benefits:** Provide a matrix linking each requested deviation to a recognizable and substantial public benefit and identifying whether each benefit exceeds an otherwise applicable requirement, the responsible party, the duration of the commitment, and the method of City enforcement.
22. **Unified Control:** Revise the PUD Agreement to identify both properties and establish continuing responsibilities for development, residential and public parking, common improvements, operation, maintenance, and future owners, successors, and assigns. Legal sufficiency remains subject to City and legal-counsel review.
23. **PUD Agreement:** Revise the October 22, 2026 PUD Agreement to correct the parties and signing entities, project description, site area, controlling plans, ground-floor-glazing deviation, balcony and canopy projection deviations, residential and public parking obligations, affordable-housing provisions, approval procedures, exhibit numbering, Unified Control provisions, remaining template language, enforcement terms, successor obligations, and signature provisions. Final legal sufficiency remains subject to City legal review.
24. **Engineering and departmental review:** Obtain confirmation from City Engineering, Fire, Building, Public Works, utility providers, and applicable outside agencies that the October 15th plans satisfy all prior review comments and applicable requirements

Substantially Addressed Items

The October 15th resubmittal substantially addresses the following items from the third planning review:

- The overall vehicle-parking total of 233 spaces.
- The bicycle-parking total of 64 spaces.
- EV-installed and EV-ready parking identification.
- Exterior-material products, colors, and finishes.
- Window and garage-louver design graphics.
- Rooftop mechanical-equipment locations.
- Arborvitae installed-height information and a more varied plant palette.
- Removal of upward-directed exterior lighting.
- Use of 3,000-Kelvin exterior fixtures.

- Addition of the separate sign-permit note.
- Refuse-truck turning information.

Staff Recommendation

The October 15 Site Plan resubmittal and October 22, 2026 PUD Agreement substantially advance the review. The revised materials provide additional information concerning the requested deviations, parking, landscaping, architectural design, exterior materials, lighting, affordable housing, Article 11 standards, legal descriptions, and Unified Control.

However, the Site Plan and PUD Agreement are not yet fully coordinated. Material inconsistencies or incomplete commitments remain concerning the site area, building-height measurement, ground-floor-glazing deviation, balcony and canopy projections, ramp parking depiction, usable open space, coordinated deviation schedule, public benefits, public-parking obligations, affordable-housing terms, developer and signing entities, approval procedures, exhibit numbering, Unified Control, and remaining template language. Final City legal, Engineering, and departmental review also remains required. .

Staff recommends that the Planning Commission postpone action on the Site Plan and Planned Unit Development applications to allow the applicant to submit a coordinated final plan set, complete deviation and public-benefit schedules, corrected PUD Agreement, and supporting information sufficient to complete the findings required under Sections 9.04 and 11.04.

Part 5: Suggested Motion

Motion to Approve

MOTION by _____, seconded by _____, in the matter of **The Luxe**, proposed at 165 East Nine Mile Road, to:

1. **APPROVE the Site Plan**, based on the Planning Commission's finding that the proposal satisfies the applicable approval standards of Section 9.04 of the Zoning Ordinance; and
2. **RECOMMEND APPROVAL of the Planned Unit Development to City Council**, based on the Planning Commission's finding that the proposal satisfies the applicable approval standards of Section 11.04 of the Zoning Ordinance.

This decision is based on the application materials, the findings contained in the Planning Commission Staff Report dated October 21, 2026, and the record of the public hearing, including the following findings:

1. The proposal furthers the goals and objectives of Plan Ferndale by supporting Downtown redevelopment, additional housing, walkability, commercial activity, and replacement of surface parking with more productive development.

2. The proposed residential, commercial, and integrated parking uses are compatible with the intent of the Central Business District and surrounding Downtown development.
3. The proposal contributes 108 dwelling units and approximately 1,950 square feet of ground-floor commercial space to Downtown Ferndale.
4. The proposed transportation, parking, pedestrian, bicycle, EV, loading, and circulation systems are adequate to serve the development.
5. The proposed building form, architecture, materials, landscaping, screening, lighting, utilities, stormwater facilities, and public improvements satisfy the applicable Site Plan and PUD approval standards.
6. The requested PUD deviations are accurately identified and supported by the overall development quality and recognizable and substantial public benefits.
7. The proposed public benefits include structured residential and public parking, alley and streetscape improvements, bicycle and EV infrastructure, housing, commercial activity, outdoor dining, public art, and redevelopment of City-owned and privately owned property.
8. The proposed affordable-housing commitment, usable open space, places of interest, sustainable-design features, economic investment, and community improvements satisfy the applicable PUD approval standards.
9. Unified Control over the PUD area and continuing responsibility for construction, operation, maintenance, parking, common improvements, and future ownership will be established through the final PUD Agreement.
10. The final PUD Agreement will establish the approved development program, approved deviations, enforceable public benefits, residential and public parking obligations, affordable-housing commitment, ownership and maintenance responsibilities, enforcement mechanisms, and obligations applicable to future owners, successors, and assigns.

Approval of the Site Plan and recommendation of approval of the PUD include only those deviations expressly identified and approved by the Planning Commission in the approved deviation schedule. The approved deviations shall be incorporated into the final PUD Agreement before City Council consideration. No other deviation from the Zoning Ordinance is approved or implied by this action. Any additional deviation or increase in an approved deviation shall require further review and approval in accordance with the Zoning Ordinance.

Motion to Approve With Conditions

MOTION by _____, seconded by _____, in the matter of **The Luxe**, proposed at 165 East Nine Mile Road, to :

1. **APPROVE WITH CONDITIONS the Site Plan**, based on the Planning Commission's finding that the proposal will satisfy the applicable approval standards of Section 9.04 of the Zoning Ordinance upon fulfillment of the conditions below; and
2. **RECOMMEND APPROVAL WITH CONDITIONS of the Planned Unit Development to City Council**, based on the Planning Commission's finding that the proposal will satisfy the applicable

approval standards of Section 11.04 of the Zoning Ordinance upon fulfillment of the conditions below.

This decision is based on the application materials, the findings contained in the Planning Commission Staff Report dated October 21st, 2026, and the record of the public hearing.

Approval of the Site Plan and recommendation of approval of the PUD are subject to the following conditions:

1. **Site Area.** The applicant shall identify one consistent site area throughout the architectural plans, landscape plan, civil plans, calculations, exhibits, and PUD Agreement.
2. **Building Height.** The applicant shall confirm the controlling building-height measurement under the Zoning Ordinance and consistently identify the approved building height and deviation throughout the Site Plan, elevations, building sections, deviation schedule, and PUD Agreement.
3. **Upper-Story Setback.** The applicant shall consistently identify the required 15-foot additional upper-story setback, the proposed zero-foot additional setback, and the requested 15-foot deviation.
4. **Occupiable Second Floor.** Relief from the occupiable second-floor requirement shall be expressly identified in the coordinated deviation schedule and PUD Agreement, together with the public benefits supporting the deviation.
5. **Deviation Schedule.** Before City Council consideration, the applicant shall provide one coordinated schedule identifying every requested PUD deviation, the applicable Zoning Ordinance section, required standard, proposed condition, exact amount of relief, applicant justification, corresponding recognizable and substantial public benefit, and controlling plan-sheet reference.
6. **Architectural Projections.** The applicant shall identify and reconcile all architectural-feature projections requiring relief, including:

    a) The north-alley balcony projection and associated three-foot deviation.
    b) The west-alley canopy projection and applicant-identified 7.06-foot deviation.
    c) The Bermuda Street canopy projection and applicant-identified 5.74-foot deviation.
    d) The final plans shall distinguish between the physical encroachment beyond the property line and the total deviation measured from the required three-foot setback line. The architectural and civil dimensions shall be reconciled before City Council consideration.

7. **Storefront Width.** The applicant shall confirm that the proposed 66.1-percent storefront-width calculation includes all qualifying storefront area and uses the frontage measurement required by the Zoning Ordinance.
8. **Ground-Floor Glazing.** The final Site Plan, coordinated deviation schedule, and PUD Agreement shall identify approximately 45-percent ground-floor glazing and a 15-percentage-point deviation from the 60-percent requirement. The applicant shall reconcile the 1,549- and 1,550-square-foot glazing references and identify one controlling glazing area and total ground-floor façade area in the final plans.
9. **Public-Entrance Spacing.** The applicant shall confirm that the doors used for the approximately 206-foot calculation are qualifying public entrances and shall consistently identify the entrance locations, proposed spacing, and requested deviation.
10. **Vehicle Parking.** The applicant shall clearly depict the ramp parking spaces and reconcile the numbered stalls with the floor-by-floor and overall 233-space parking schedules.
11. **Maximum Parking.** The requested deviation from 119 permitted spaces to 233 proposed spaces, resulting in 114 spaces of relief, shall be expressly incorporated into the coordinated deviation schedule and final PUD Agreement.

12. **Residential and Public Parking.** The applicant shall identify the final allocation of 108 residential and 125 public parking spaces on the approved plans or through an approved parking-allocation exhibit.
13. **Public Parking Operations.** The City and applicant shall establish enforceable terms governing the proposed 125 public parking spaces, including ownership, access, hours, pricing authority, management, security, maintenance, signage, and long-term public availability.
14. **Short-Term Bicycle Parking.** Bicycle parking located within the public sidewalk or right-of-way shall be subject to City approval and shall maintain the required unobstructed pedestrian route.
15. **Loading and Service Operations.** The applicant shall address loading, deliveries, rideshare activity, refuse collection, vehicle maneuvering, pedestrian protection, signage, and any necessary time or operating restrictions to the satisfaction of the City Engineer.
16. **Landscaping.** The applicant shall correct the site-area and greenspace calculations, confirm compliance with applicable species-diversity requirements, determine whether additional relief is required for building-adjacent landscaping, and coordinate all requested landscape deviations with the final deviation schedule and PUD Agreement.
17. **Exterior Materials.** The applicant shall reconcile the brick-veneer and precast-wall terminology throughout the elevations, material board, specifications, and PUD Agreement.
18. **Architectural Details.** The applicant shall confirm that the window and garage-louver graphics establish the approved design intent, demonstrate that rooftop mechanical equipment is screened from surrounding public rights-of-way, and coordinate all architectural projections with the final deviation schedule.
19. **Exterior Lighting.** The applicant shall confirm that the photometric calculation boundaries correspond to the external boundary of the combined PUD and demonstrate compliance with applicable City Code standards governing illumination intensity, glare, and light trespass. The applicant shall also update the site maximum illumination.
20. **Usable Open Space.** The applicant shall provide one consistent site-area figure and an open-space calculation or exhibit identifying each qualifying area, its square footage, location, access limitations, intended users, ownership and maintenance responsibility, and whether it is counted toward the usable-open-space requirement or provided as a separate PUD amenity or place of interest.
21. **Affordable Housing.** The Affordable Housing Conditions exhibit in the October 22, 2026 PUD Agreement shall be revised to expressly require 11 income-restricted units; establish the initial bedroom mix; confirm an affordability period acceptable to the City; require annual compliance reporting; identify the compliance administrator and applicable income, rent, and utility-allowance sources; and establish enforceable City remedies and obligations binding future owners, successors, and assigns. Final terms remain subject to City policy direction and legal review.
22. **Public Benefits.** The applicant shall provide a matrix linking each approved deviation to a recognizable and substantial public benefit. The matrix shall identify whether each benefit exceeds an otherwise applicable requirement, the responsible party, the duration of the commitment, and the method of City enforcement.
23. **Unified Control.** The final PUD Agreement shall identify both properties included in the PUD and establish continuing responsibility for development, residential and public parking, common improvements, operation, maintenance, and obligations binding future owners, successors, and assigns. Legal sufficiency remains subject to City and legal-counsel review.
24. **PUD Agreement.** The October 22, 2026 PUD Agreement shall be revised and reviewed by the City and legal counsel before City Council consideration. The agreement shall consistently identify the parties and signing entities; remove unrelated template provisions; identify the final controlling plans; incorporate the complete approved deviation schedule; establish enforceable residential and public parking obligations; incorporate the final affordable-housing, usable-open-space, public-benefit, and Unified Control provisions; correct the approval procedures and exhibit numbering; and include complete enforcement, successor, exhibit, and signature provisions.

25. **Engineering and Departmental Review.** The applicant shall obtain confirmation from City Engineering, Fire, Building, Public Works, utility providers, and applicable outside agencies that the final plans satisfy all prior review comments and applicable requirements.
26. **Final Plans.** The Community and Economic Development Director may approve revisions necessary to satisfy these conditions, provided that the revisions do not materially alter the development, add a deviation, increase an approved deviation, reduce an approved public benefit, or modify a condition imposed by the Planning Commission or City Council

Approval of the Site Plan and recommendation of approval of the PUD include only those deviations expressly identified and approved by the Planning Commission in the approved deviation schedule. The approved deviations shall be incorporated into the final PUD Agreement before City Council consideration. No other deviation from the Zoning Ordinance is approved or implied by this action. Any additional deviation or increase in an approved deviation shall require further review and approval in accordance with the Zoning Ordinance.

Motion to Postpone

MOTION by _____, seconded by _____, in the matter of **The Luxe**, proposed at 165 East Nine Mile Road, to **POSTPONE** consideration of the Site Plan and Planned Unit Development applications because the Planning Commission does not yet have sufficient coordinated information to complete the findings required under Sections 9.04 and 11.04 of the Zoning Ordinance.

The applicant shall submit coordinated revised materials addressing the findings and required corrections identified in the Planning Commission Staff Report dated October 21st, 2026, including:

1. **Site Area and Building Height.** One consistent site-area figure and confirmation of the controlling building-height measurement.
2. **Deviation Schedule.** One complete and coordinated schedule identifying every requested deviation, the applicable ordinance section, required standard, proposed condition, exact amount of relief, applicant justification, corresponding recognizable and substantial public benefit, and controlling plan-sheet reference.
3. **Architectural Projections.** Reconciliation of the north-alley balcony projection and the west-alley and Bermuda Street canopy projections, including the architectural and civil dimensions and the total relief requested from the required setback line.
4. **Mixed-Use Building Standards.** Final storefront-width, ground-floor-glazing, and public-entrance-spacing calculations. The glazing calculation shall identify approximately 1,550 square feet of glazing within an approximately 3,445-square-foot ground-floor façade area, resulting in approximately 45-percent glazing and a requested 15-percentage-point deviation.
5. **Parking.** Clear depiction and reconciliation of the ramp parking spaces, incorporation of the 114-space maximum-parking deviation, and enforceable terms governing the allocation and operation of the proposed 108 residential and 125 public parking spaces.
6. **Loading and Operations.** Final information concerning loading, deliveries, rideshare activity, refuse collection, alley operations, pedestrian protection, and any necessary operating restrictions.

7. **Landscaping.** Corrected site-area and greenspace calculations, confirmation of species-diversity compliance, identification of any additional building-adjacent landscaping deviation, and coordination of all landscape deviations.
8. **Architecture and Lighting.** Confirmation of rooftop mechanical-equipment screening, reconciliation of the brick-veneer and precast-wall terminology, and confirmation that the photometric calculations evaluate the external PUD boundary and maximum site illumination.
9. **Usable Open Space.** A coordinated open-space exhibit identifying each qualifying area, its square footage, access limitations, intended users, ownership and maintenance responsibility, and treatment as usable open space or a separate place of interest.
10. **Affordable Housing.** Complete and enforceable provisions for the proposed 11 income-restricted units.
11. **Public Benefits.** A matrix linking each requested deviation to a recognizable and substantial public benefit and identifying the responsible party, duration, maintenance obligation, and method of City enforcement.
12. **PUD Agreement.** Revise the October 22, 2026 PUD Agreement to coordinate it with the final plans and approved deviation schedule; correct the parties and signing entities, ground-floor-glazing deviation, balcony and canopy projection deviations, approval procedures, and exhibit numbering; remove unrelated template provisions; and establish enforceable public-parking, affordable-housing, usable-open-space, public-benefit, Unified Control, maintenance, enforcement, and successor obligations. The revised agreement shall remain subject to City legal review.
13. **Engineering and Departmental Review.** Confirmation that applicable City Engineering, Fire, Building, Public Works, utility-provider, and outside-agency requirements have been addressed.

The applications may return to the Planning Commission after staff determines that sufficient coordinated information is available to complete the findings required under Sections 9.04 and 11.04 of the Zoning Ordinance.

Motion to Deny

MOTION by _____, seconded by _____, in the matter of **The Luxe**, proposed at 165 East Nine Mile Road, to:

1. **DENY the Site Plan**, based on the Planning Commission's finding that the proposal does not satisfy the applicable approval standards of Section 9.04 of the Zoning Ordinance; and
2. **RECOMMEND DENIAL of the Planned Unit Development to City Council**, based on the Planning Commission's finding that the proposal does not satisfy the applicable approval standards of Section 11.04 of the Zoning Ordinance.

This decision is based on the application materials, the findings contained in the Planning Commission Staff Report dated October 21st, 2026, and the record of the public hearing, including the following findings:

Site Plan Approval Standards

1. **Section 9.04(B), Use and Zoning District Compatibility.** The Planning Commission cannot make a favorable compatibility finding because the building height, upper-story setback, architectural

projections, parking operations, loading activities, landscaping, usable open space, and continuing development obligations have not been fully coordinated in the submitted materials.

2. **Section 9.04(E), Transportation, Mobility, and Circulation.** The Planning Commission cannot make a favorable finding because the ramp parking spaces are not clearly depicted; the maximum-parking deviation and associated public-parking benefit have not been fully coordinated with the final plans and enforceable parking obligations; the operation and long-term availability of the proposed 125 public parking spaces have not been established; and loading, garage circulation, alley operations, and vehicle movements remain subject to additional review.
3. **Section 9.04(F), Landscaping and Screening.** The proposal does not satisfy the applicable numerical landscaping standards. The applicant proposes no site trees where two are required, four deciduous street trees where 19 are required, and three ornamental street trees where eight are required. Additional relief may also be required for building-adjacent landscaping or species diversity.
4. **Section 9.04(I), Building Form and Design.** The proposal does not satisfy the maximum building-height, upper-story-setback, occupiable-second-floor, storefront-width, ground-floor-glazing, public-entrance-spacing, and architectural-projection standards. The requested deviations are not fully coordinated among the architectural plans, civil plans, deviation schedule, and PUD Agreement.
5. **Section 9.04(J), General Development Requirements.** Unresolved requirements under Articles 3, 4, 6, and 7 prevent the Planning Commission from finding that the Site Plan satisfies the applicable general development standards.

Planned Unit Development Approval Standards

1. **Section 11.04(B), Use and Zoning District Compatibility.** The Planning Commission cannot make a favorable finding because the requested dimensional deviations, architectural projections, parking operations, loading, landscaping, screening, and service functions have not been fully coordinated through a complete final plan set and PUD Agreement.
2. **Section 11.04(C), Affordable Housing.** The October 22, 2026 PUD Agreement includes an Affordable Housing Conditions exhibit addressing income eligibility, maximum-rent methodology, utility allowances, household certification, monitoring, enforcement, replacement units, and successor obligations. However, the agreement does not resolve whether exactly 11 units are required, whether the proposed 10-year affordability period is sufficient, the initial bedroom mix, mandatory annual reporting, the designated compliance administrator, the controlling income, rent, and utility-allowance sources, or the final enforcement provisions. The Planning Commission therefore cannot make a favorable finding under Section 11.04(C).
3. **Section 11.04(E), Transportation, Mobility, and Circulation.** The Planning Commission cannot make a favorable finding because the ramp parking depiction remains incomplete; the proposal exceeds the maximum permitted parking by 114 spaces; the maximum-parking deviation has not been fully coordinated with the public-parking arrangement and enforceable parking obligations; and loading, garage access, alley operations, and vehicle movements remain subject to additional review.
4. **Section 11.04(F), Landscaping and Screening.** The proposal does not satisfy the applicable landscaping standards and requests substantial reductions from the site-tree and street-tree

requirements. The applicant has not fully identified all necessary landscape relief or demonstrated the public benefits supporting each requested deviation.

5. **Section 11.04(I), Building Form and Design.** The proposal does not satisfy the underlying building-height, upper-story-setback, occupiable-second-floor, storefront-width, ground-floor-glazing, public-entrance-spacing, architectural-projection, landscaping, and maximum-parking standards. The requested deviations are not fully coordinated among the plans and PUD Agreement.
6. **Section 11.04(J), General Development Requirements.** Unresolved requirements under Articles 3, 4, 6, and 7 prevent the Planning Commission from finding that the PUD satisfies the applicable general development standards.
7. **Section 11.04(K), Intent of the PUD.** The applicant has not demonstrated a clear relationship between each requested deviation and a recognizable and substantial public benefit. Several identified features may be otherwise required improvements, and the design, quantity, duration, responsible party, maintenance obligation, and enforcement mechanism for the proposed benefits have not been fully established.
8. **Section 11.04(Q), Usable Open Space.** The submitted materials do not provide one consistent site-area and usable-open-space calculation and do not clearly document how the private fourth-floor amenity deck, outdoor dining area, public-art installation, and identified places of interest collectively satisfy the applicable standard.
9. **Section 11.04(U), Unified Control.** The October 22, 2026 PUD Agreement includes legal descriptions for both properties, title and purchase documentation, the City Letter of Intent, binding-effect language, and successor-and-assign provisions. However, the City Letter of Intent remains nonbinding, the developer and signing entities are inconsistently identified, and the agreement does not fully establish responsibility for residential and public parking, shared improvements, operation, and maintenance. The Planning Commission therefore cannot make a favorable Unified Control finding without confirmation that the agreement will be executed by parties authorized to bind both properties and is acceptable to the City and legal counsel.
10. **Section 11.04(V), Compatibility and Improvement to the Community.** The October 15 plans and October 22, 2026 PUD Agreement substantially advance the proposed development and identify potential community benefits, including additional housing, ground-floor commercial space, structured public parking, alley and streetscape improvements, affordable housing, outdoor dining, and public art. However, the Planning Commission cannot make a final favorable finding because the requested deviations and corresponding public benefits are not fully coordinated, the public-parking arrangement remains incomplete, the affordable-housing framework requires additional City policy direction and legal review, the usable-open-space documentation remains unclear, and the Unified Control and PUD Agreement provisions require further correction and legal review.

Based on these findings, the Planning Commission cannot make all findings required for approval under Sections 9.04 and 11.04 of the Zoning Ordinance.

Because the Site Plan is denied, the PUD shall not proceed to City Council unless a revised Site Plan is subsequently reviewed and approved in accordance with the Zoning Ordinance.

The City of Ferndale

Agenda

Planning Commission Meeting

WEDNESDAY, SEPTEMBER 16, 2026 @ 6:30 PM

City Hall, 300 East Nine Mile, Ferndale, MI 48220

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1. ROLL CALL

Chair Foster called the meeting to order at 6:30 PM.

PRESENT:	**Azar, Brazen, Foster, Manwell, Mikulski, Moschelli, Showalter**
ABSENT:	**Hejl**

Motion by Brazen, seconded by Showalter, to excuse all absences.

AYES:	**Azar, Brazen, Foster, Mikulski, Moschelli, Showalter**
NAYES:	**None**
ABSTAIN:	**Manwell**
	6-0-1
	Motion Passes

Manwell arrived at 6:33 PM.

2. APPROVAL OF AGENDA

The Planning Commission formally cancelled Item 5.A. The item will be re-noticed for October 7, 2026. Kalnasy, City Planner, requested Item 5.B. be revised to show the correct permanent parcel numbers.

Motion by Moschelli, seconded by Brazen, to approve the agenda with revisions.

AYES:	**Azar, Brazen, Foster, Manwell, Mikulski, Moschelli, Showalter**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

3. APPROVAL OF MINUTES

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3.A Consideration of August 19, 2026, draft Planning Commission meeting minutes.

Motion by Azar, seconded by Brazen, to approve the minutes as submitted.

AYES:	**Azar, Brazen, Foster, Manwell, Mikulski, Moschelli, Showalter**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

4. CALL TO AUDIENCE

The public hearing for Item 5.A. was formally cancelled. Chair Foster invited those who came to speak on such item to do so during Call to Audience. Foster clarified there will be a formal presentation on October 7, 2026.

Several people spoke in opposition to the proposed PUD at 165 E. 9 Mile Road.

5. PUBLIC HEARING

~~5.A In the matter of permanent parcels 24-25-27-382-015 and 24-25-27-382-020, commonly known as 165 E. 9 Mile Road, consideration of a Planned Unit Development (PUD) and Site Plan application for a parking structure with retail and residential components.~~

5.B In the matter of permanent parcels ~~24-15-35-126-009~~ 24-25-35-126-009 and 24-25-35-126-010, commonly known as 1640 and 1700 E. 9 Mile Road, consideration of a Special Land Use and Site Plan request for an indoor-self storage facility.

Kalnasy, City Planner, provided a presentation on the proposal. The petitioner's team responded to several outstanding items as identified by Staff.

Chair Foster opened the public hearing at 7:18 PM.

No one spoke.

Chair Foster closed the public hearing at 7:18 PM.

Motion by Showalter, seconded by Manwell, in the matter of permanent parcels 24-25-35-126-009 and 24-25-35-126-010, commonly known as 1640 and 1700 E. 9 Mile Road, after a Public Hearing was held as published for this date and place, the Planning Commission recommend Special Land Use approval to

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City Council of the proposed self-storage facility based on plans considered on September 16, 2026, contingent on coordination with Staff to sufficiently satisfy all outstanding items as described in the Staff Report dated September 11, 2026, and as presented to the Planning Commission.

In review of the Special Land Use Considerations as set Forth in Section 10.04, the Planning Commission finds items 1-6 as outlined in the packet, as well as the standards for self-storage facilities as described in Section 5.07(A-E) have been met.

AYES:	**Azar, Brazen, Foster, Manwell, Mikulski, Moschelli, Showalter**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes.

Motion by Showalter, seconded by Azar, in the matter of permanent parcels 24-25-35-126-009 and 24-25-35-126-010, commonly known as 1640 and 1700 E. 9 Mile Road, after a Public Hearing was held as published for this date and place, the Planning Commission motions to approve the proposed Site Plan with a waiver from Standard 7.03(E)(3)(c) of the Zoning Ordinance as allowed per Section 7.03(F), to allow the curb cut locations along Wanda Street as shown on the plan, as well as the inclusion of 1 EV-parking plus 1 EV-Ready parking spot, the dumpster alignment shall be reconsidered to allow access in and out of the site, the drive aisle must be enlarged to 15 feet and be screened appropriately as required by the Ordinance, and a Stormwater Management Plan must be provided and approved by City Staff.

AYES:	**Azar, Brazen, Foster, Manwell, Mikulski, Moschelli, Showalter**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes.

6. OLD BUSINESS

7. NEW BUSINESS

8. DISCUSSION ITEMS

8.A Discussion of potential development concept for 1975 Hilton.

A prospective development team described their desire to turn an existing, vacant, industrial site (1975 Hilton) into a sports and entertainment venue, including indoor recreation with an associated hospitality

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portion. The indoor recreation use is permitted within the property's current zoning designation, but full-service restaurants are not. They indicated that the property is not under contract at this time.

The team was advised to meet with Community and Economic Development (CED) Staff to discuss whether the CED Director may consider the hospitality use as accessory to the indoor recreation use based on Section 1.04 of the Zoning Ordinance. Following that discussion, a pre-application meeting with CED and other City Staff may be held to provide feedback related to an appropriate application path.

9. ADMINISTRATIVE ITEMS

A Planning Commission meeting will be held on October 7, 2026. The regularly scheduled meeting date is set for October 16, 2026. No applications have been submitted for that meeting.

10. COMMISSION ITEMS

Chair Foster advertised the open Commission seat to the public to encourage applications.

Foster recommended there be thorough conversation regarding industrial districts as part of the upcoming Master Plan update. She stated it would be helpful to include local experts who can speak to, and provide data/studies related to current issues, marketability, demand, vacancy rates and potential causes for continued vacancies, etc.

Azar stated that the Capital Improvements Plan process is starting. She also stated that the City of Oak Park is beginning their Master Plan update process.

The Commission stated the desire to regularly display project signs during active proposals/applications. They asked that this be done for the upcoming October 7, 2026, meeting. Foster stated that this concept has been regularly discussed, and the Commission wants to update the Zoning Ordinance to include the display of a project sign on site as part of certain proposal types.

11. ADJOURNMENT at 8:44 PM.

Melissa Kalnasy, City Planner

The Luxe

165 E. 9 Mile Rd.
Ferndale MI 48220

Owner

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
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Civil Engineer

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Auburn Hills, MI 48326
P - 248.689.9090

Parking Deck Engineer

Rich & Associates
26877 Northwestern Hwy. Ste. 208
Southfield, MI 48033
P - 248.353.5080

Architectural Sheet Index

Sheet No	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1	10-15-2026 SPA/PUD Submittal 2
G.001	Cover Sheet		*	*	*
A.006	Sun Studies		*	*	*
A.100	Architectural Site Plan	*	*	*	*
L.100	Landscaping Plan			*	*
A.101	Ground Floor Plan	*	*	*	*
A.102	Parking Deck Floor Plans	*	*	*	*
A.103	Parking Deck Floor Plans	*	*	*	*
A.104	Fourth Floor Plan	*	*	*	*
A.105	Typ. Residential Floor Plan (Fifth - Eighth)	*	*	*	*
A.200	Exterior Elevations		*	*	*
A.201	Exterior Elevations		*	*	*
A.202	Exterior Elevations - Material Calculations				*
A.203	Exterior Elevations - Material Calculations				*
A.204	Renderings	*	*	*	*
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A.401	Building Sections		*	*	*

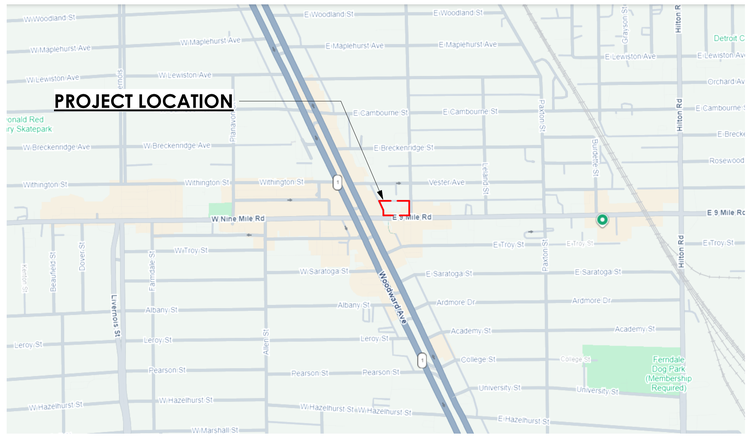
Civil Sheet Index

Sheet No.	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1	10-15-2026 SPA/PUD Submittal 2
1	Topographic Survey		*	*	*
C-1 (Sheet 1)	Engineering Site Plan		*	*	*
C-2 (Sheet 2)	Preliminary Site Plan			*	*



Preliminary Perspective Rendering

FOR REFERENCE ONLY



Location Map

NTS



North

Aerial Map

NTS

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Birmingham, MI 48009

Project:

The Luxe
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Ferndale, MI 48220

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Cover Sheet

Project Number:

26-037

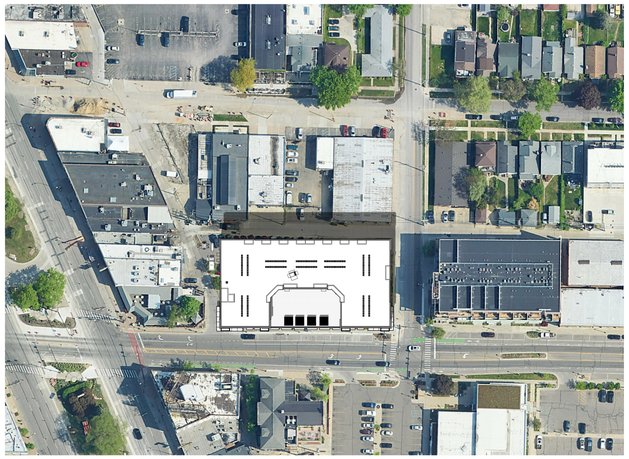
Scale:

Sheet Number:

G.001



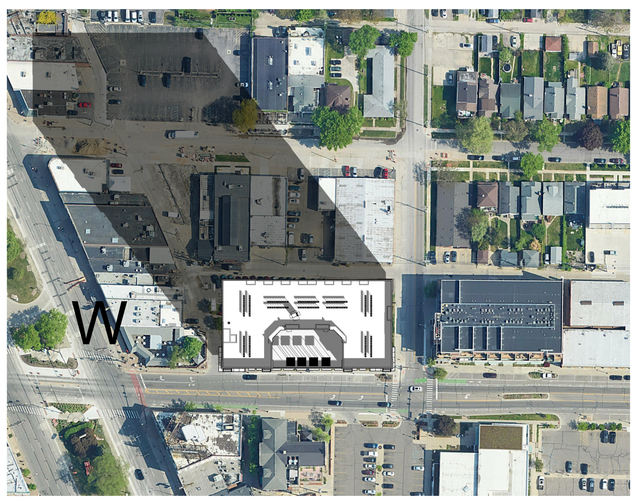
Jun. 21st - 9am



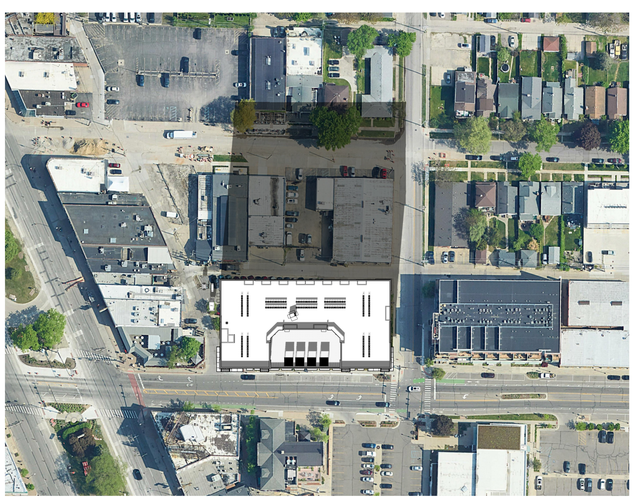
Jun. 21st - 12pm



Jun. 21st - 4pm



Dec. 21st - 9am



Dec. 21st - 12pm



Dec. 21st - 2pm

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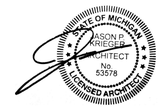

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North Arrow:

Sheet Title:

Sun Studies

Project Number:

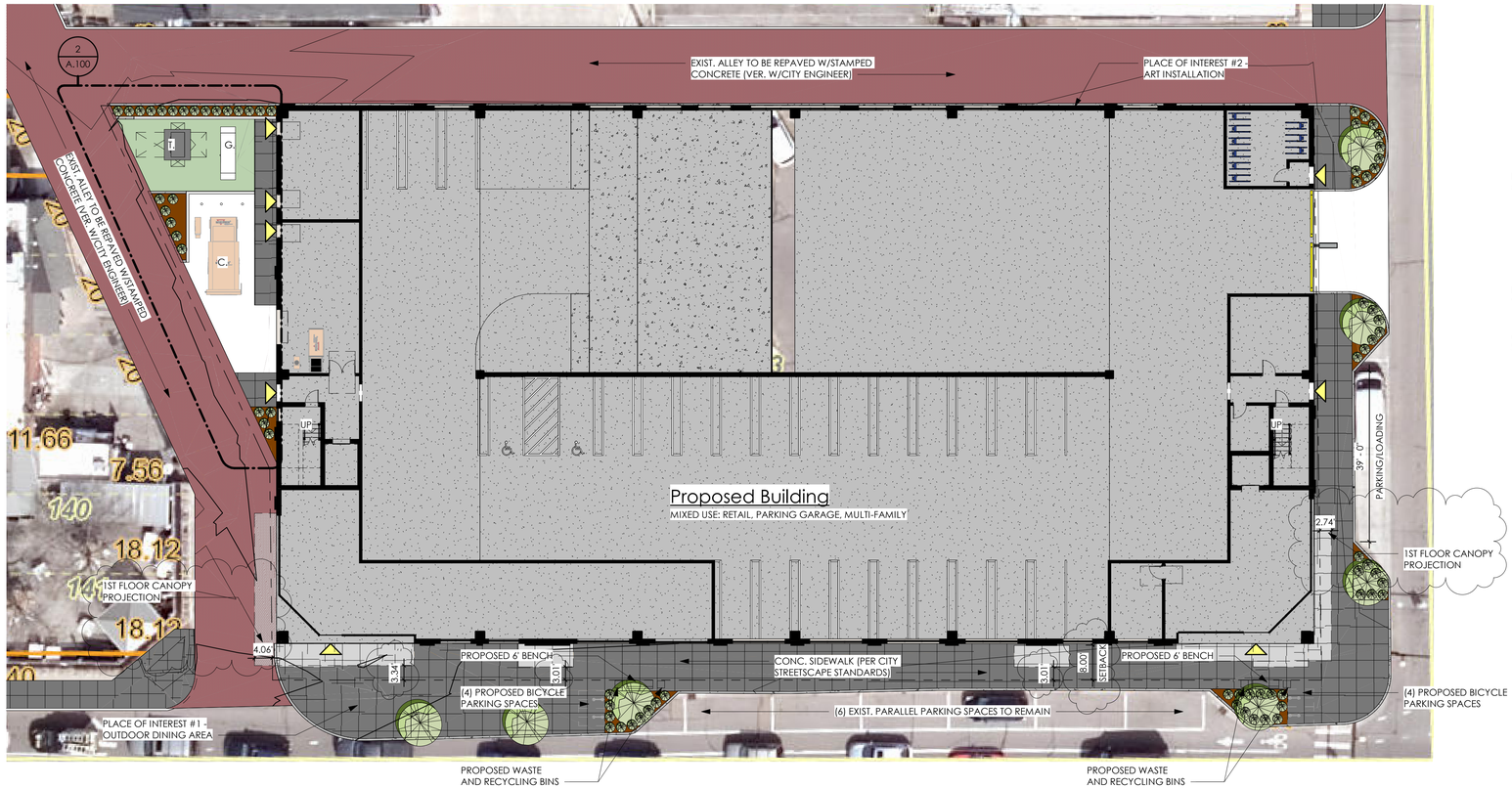
26-037

Scale:

1" = 100'-0"

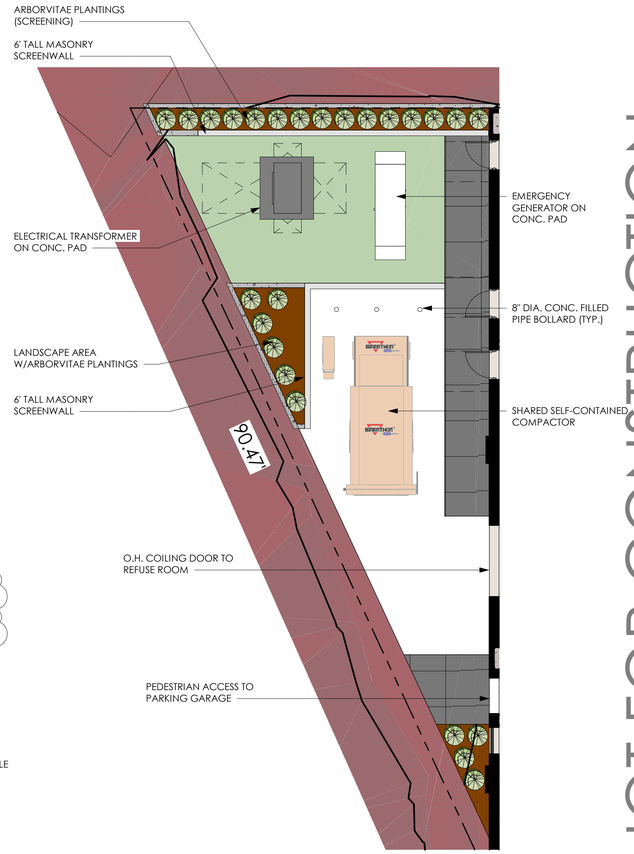
Sheet Number:

A.006



Architectural Site Plan

1/16" = 1'-0"



Architectural Site Plan - Enlarged NE Corner

1/8" = 1'-0"

Zoning Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD,
FERNDALE, MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33,118 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

MAX. BUILDING HEIGHT:	55'-0"
PROPOSED BUILDING HEIGHT:	99'-9"
DEVIATION #1:	**44'-9"**
UPPER STORY SETBACK:	15'-0"
PROPOSED SETBACK:	0'-0"
DEVIATION #2:	**15'-0"**
OCCUPIABLE 2ND FLOOR:	REQUIRED
PROPOSED:	NOT PROPOSED
DEVIATION #3:	**NO OCCUPIABLE 2ND FLOOR**
STOREFRONT WIDTH:	80% @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	66.1%
DEVIATION #4:	**13.9%**
GLAZING REQUIREMENT:	60% @ PRINCIPAL GROUND FLOOR (9 MILE RD.)
PROPOSED:	52%
DEVIATION #5	**8%**
DOOR LOCATION:	60' MAX. @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	206'-0"
DEVIATION #6:	**146'-0"**
CANOPY PROJECTIONS:	3' MIN. FROM PROPERTY LINES
PROPOSED:	4.06' INTO WEST R.O.W., 2.74' INTO EAST R.O.W.
DEVIATION #7:	**7.06' WEST, 5.74' EAST**
MAX. ALLOWED PARKING:	119 SPACES (110% OF THE REQ'D. PARKING)
PROPOSED:	233 SPACES
DEVIATION #8:	**114 SPACES**

ZONING REQUIREMENTS:

MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29,227 / 33,122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**99'-9" (AVG. GRADE TO TOP OF FLAT ROOF)**
MAX. DENSITY:	NONE
USABLE OPEN SPACE:	10% OF LOT AREA
PROP. OPEN SPACE:	5,356 SQ.FT. (FOURTH FLOOR AMENITY DECK) 5,356 / 33,122 = **16.17%**
FRONT SETBACK:	0' MIN.
PRIMARY FRONTAGE:	240'-0" (ON 9 MILE RD)
PROP. FRONT SETBACK:	0'-0" FOR 237'-4" WIDTH OF BUILDING 237'-4" / 240'-0" = **98.8% FRONTAGE WITHIN 0'-10'**
REAR SETBACK:	0' MIN.
PROP. REAR SETBACK:	**0'-0"**
SIDE SETBACK:	0' MIN.
PROP. EAST SETBACK:	**0'-0"**
PROP. WEST SETBACK:	**0'-10 3/4"**
MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29,227 / 33,122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**102'-6" TOP OF PARAPET**
MAX. DENSITY:	NONE
UPPER STORY SETBACK:	15'-0" SETBACK ABOVE THE 3RD FLOOR
PROP. SETBACK:	**8'-0" BUILDING SETBACK FROM PROPERTY LINE** **0'-0" SETBACK OF BUILDING FACE ON 4TH-8TH FLOORS**
OCCUPIABLE 2ND FLOOR:	OCCUPIABLE 2ND FLOOR SPACE MUST BE PROVIDED
PROP. 2ND FLOOR:	**PARKING (NOT OCCUPIABLE)**

BICYCLE, ELECTRIC, & GENERAL VEHICLE PARKING REQUIREMENTS:

REQUIRED PARKING:	
RESIDENTIAL:	*1 SPACE PER UPPER LEVEL DWELLING UNIT*
NUMBER OF DWELLING UNITS:	108 UNITS 108 X 1 = **108 SPACES REQUIRED**
TOTAL REQUIRED PARKING:	**108 PARKING SPACES**
PROVIDED PARKING:	**233 PARKING SPACES** **108 SPACES DEDICATED TO DWELLING UNITS** **125 SPACES FOR PUBLIC USE**
PARKING RATIO:	2.15 SPACES PER UNIT
ELECTRIC VEHICLE (E.V.) PARKING REQUIREMENTS:	10% OF PARKING SPACES IN MULTI-FAMILY RESIDENTIAL USES ARE TO BE E.V. PARKING SPACES
PARKING SPACES REQ'D.:	108 PARKING SPACES (SEE PARKING CALCS.)
REQ'D. E.V. PARKING SPACES:	108 x 0.10 = 10.8, ~ 11 E.V. PARKING SPACES
PROVIDED E.V. PARKING SPACES:	**11 SPACES** **+11 ADDITIONAL EV READY SPACES (CONDUIT RUN AND SPACE IN ELEC. PANEL FOR FUTURE INSTALLATION**
BICYCLE PARKING REQUIREMENTS (PER CITY OF FERNDALE PARKING MANUAL):	
MULTIFAMILY RESIDENTAIL:	0.5 SPACE PER DWELLING UNIT
108 DWELLINGS X 0.5 =	54 BIKE PARKING SPACES
RETAIL SALE ESTABLISHMENT:	1 SPACE PER 5,000 UFA, A MINIMUM OF 4
1,950 / 5,000 = 0.39 →	4 BIKE PARKING SPACES
TOTAL REQ'D. BIKE SPACES	**58 BIKE PARKING SPACES**
PROP. BICYCLE PARKING:	36 LONG-TERM INTERNAL (DERO DECKER OR EQUAL) 20 LONG-TERM INTERNAL (DERO HOOP OR EQUAL) 8 SHORT-TERM EXTERNAL (DERO HOOP OR EQUAL) **64 TOTAL BIKE PARKING SPACES**



Patent #8,950,592

Dero Decker Bike Storage

Not to Scale



Dero Hoop Rack

Not to Scale

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JASON P. KRIEGER
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North Arrow:

Sheet Title:

Architectural Site Plan

Project Number:

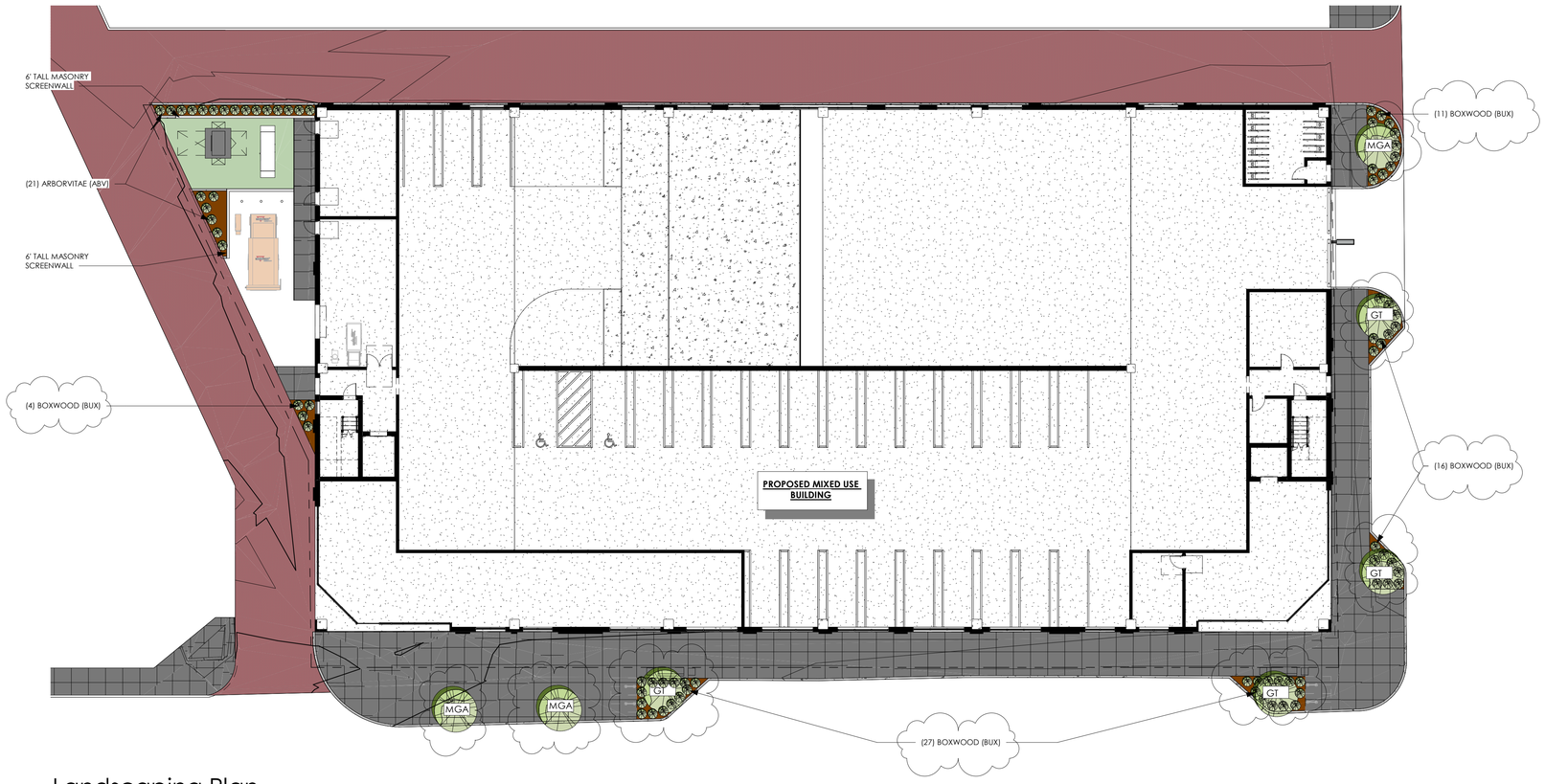
26-037

Scale:

As indicated

Sheet Number:

A.100



Landscaping Plan

1/16" = 1'-0"

Landscaping Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD,
FERNDALE, MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33,122 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

LANDSCAPING DEVIATIONS:

SITE TREES:	2 REQUIRED
PROPOSED SITE TREES:	0 PROPOSED
LANDSCAPE DEVIATION #9:	**2 SITE TREES**
DECIDUOUS STREET TREES:	19 REQUIRED
PROPOSED DECIDOUS STREET TREES:	4 PROPOSED
LANDSCAPE DEVIATION #10	**15 DECIDUOUS STREET TREES**
ORNAMENTAL STREET TREES:	8 REQUIRED
PROPOSED DECIDOUS STREET TREES:	3 PROPOSED
LANDSCAPE DEVIATION #11	**5 ORNAMENTAL STREET TREES**

ZONING REQUIREMENTS:

ZONING INFORMATION BELOW IS BASED ARTICLE 6 OF ZONING ORDINANCE

SITE TREES: 1 SITE TREE FOR EVERY 1,000 SQ.FT. OF UNPAVED SURFACE
UNPAVED SURFACE = 1,249 / 1000 = 2 SITE TREES REQ'D
0 SITE TREES PROPOSED

STREET TREES: 1 DECIDUOUS TREE PER 20 LINEAR FEET OF FRONTAGE
360.5' / 20 = 18.025 = ~ 19 DECIDOUS TREES REQ'D
4 DECIDOUS TREES PROPOSED

1 ORNAMENTAL TREE PER 50 LINEAR FEET OF FRONTAGE
360.5' / 50 = 7.21 = ~ 8 ORNAMENTAL TREES REQ'D
3 ORNAMENTAL TREES PROPOSED

1 SHRUB PER 5 LINEAR FEET OF FRONTAGE
360.5' / 5 = 72.1 = ~ 73 SHRUBS REQ'D
73 SHRUBS PROPOSED

DUMPSTERS, COMPACTOR, TRANSFORMER, GENERATOR SCREENING: MASONRY SCREENWALL 6' TALL (MIN.) OR 1' ABOVE WHAT IT IS SCREENING

LANDSCAPING ADJACENT TO BUILDINGS: 3' LANDSCAPING (PLANTING BEDS OR POTTED PLANTS) ACROSS 25% OF THE FRONTAGE.

NOTE: NOT PROVIDING LANDSCAPING ADJACENT TO BUILDINGS DUE TO BUILDING PLACEMENT AND DESIRED SIDEWALK WIDTH FOR PEDESTRIAN SAFETY.

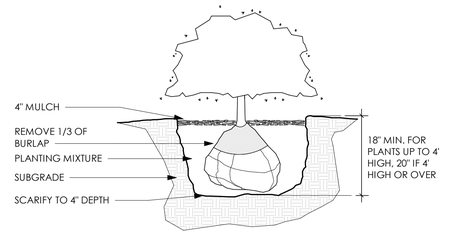
PLANTING LEGEND

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
MGA	3	MAGNOLIA	MAGNOLIA	2 1/2" CAL.
GT	4	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2 1/2" CAL.
ABV	21	THUJA OCCIDENTALIS	ARBORVITAE	6'-8' HGT.
BUX	58	BUXUX SEMPERVIRENS	BOXWOOD	24" DIA.

NOTE:

1. ALL TREES ARE TO COMPLY WITH TREE PROTECTION DETAILS
2. LAWN SOD MIX:
   30% PERENNIAL RYGRASS
   20% PARK KENTUCKY BLUEGRASS
   45% CREEPING RED FESCUE
   5% ANNUAL RYEGRASS

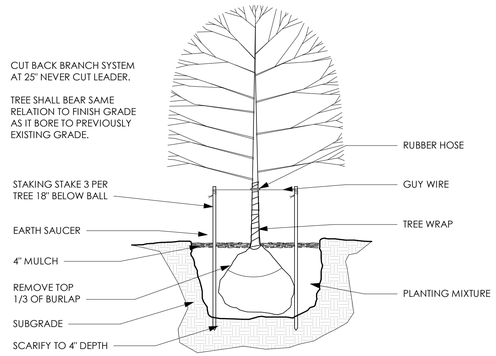
GREENSPACE SPACE TOTAL & PERCENTAGE : 1,249 SF (3.0%)



Landscape Planting Shrub Detail

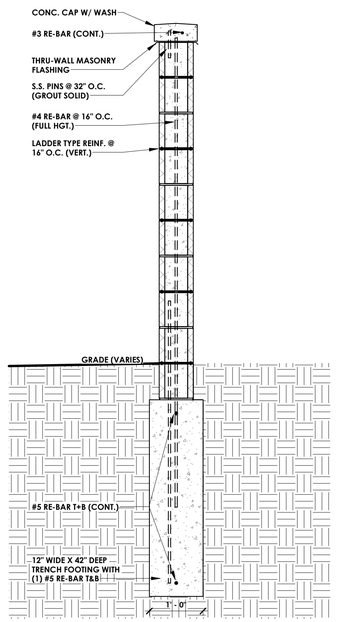
1/16" = 1'-0"

1. CUT BACK BRANCH SYSTEM AT 25" NEVER CUT LEADER.
2. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.



Landscaping Planting Tree Detail

1/16" = 1'-0"



Screening Wall Section Detail

3/4" = 1'-0"

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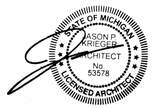

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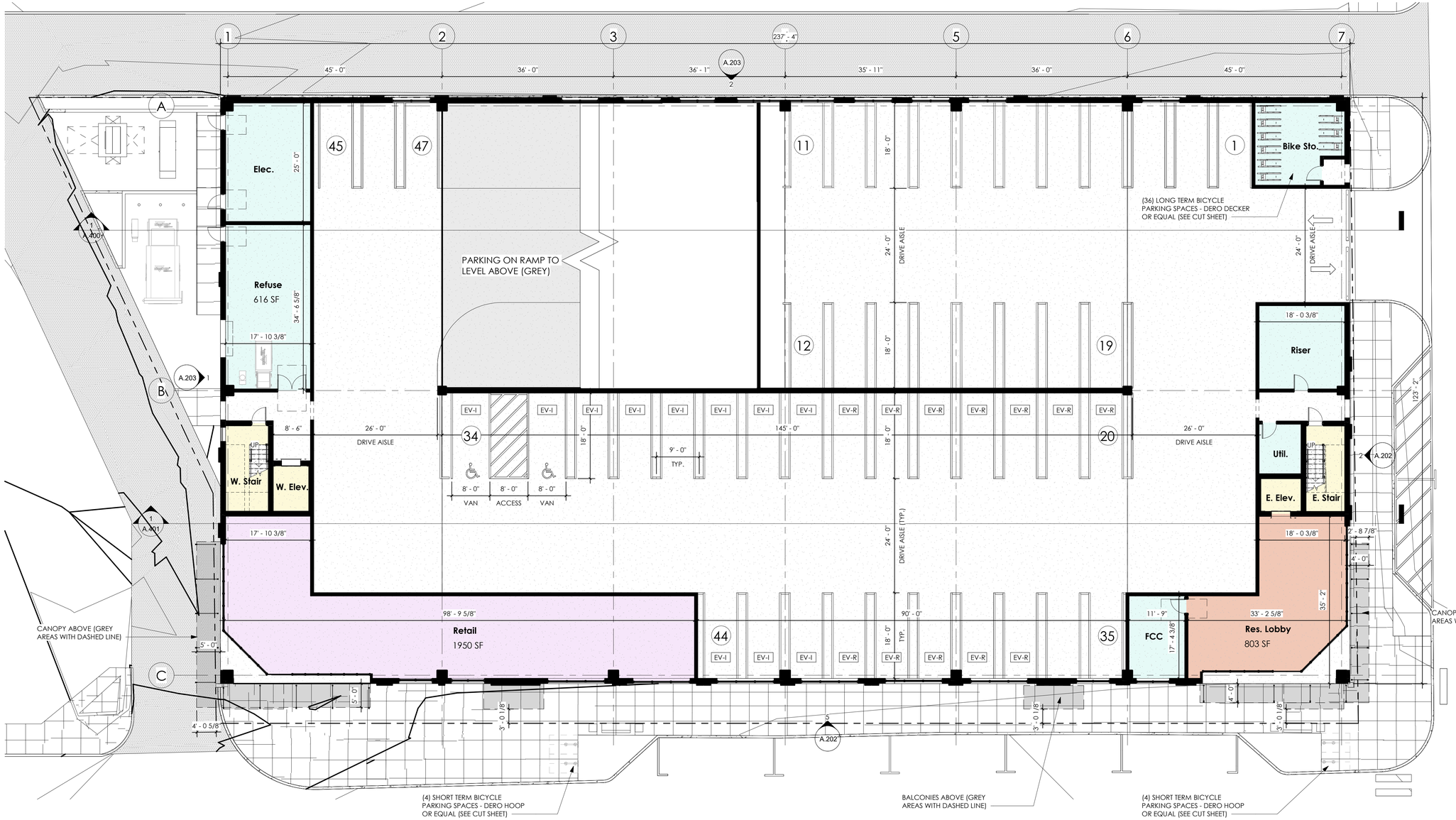
North Arrow:

Sheet Title:
Landscaping Plan

Project Number:
26-037

Scale:
As indicated

Sheet Number:
L.100



Ground Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- Amenity
- Commercial
- Common
- Utilities

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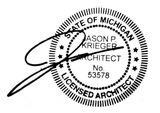

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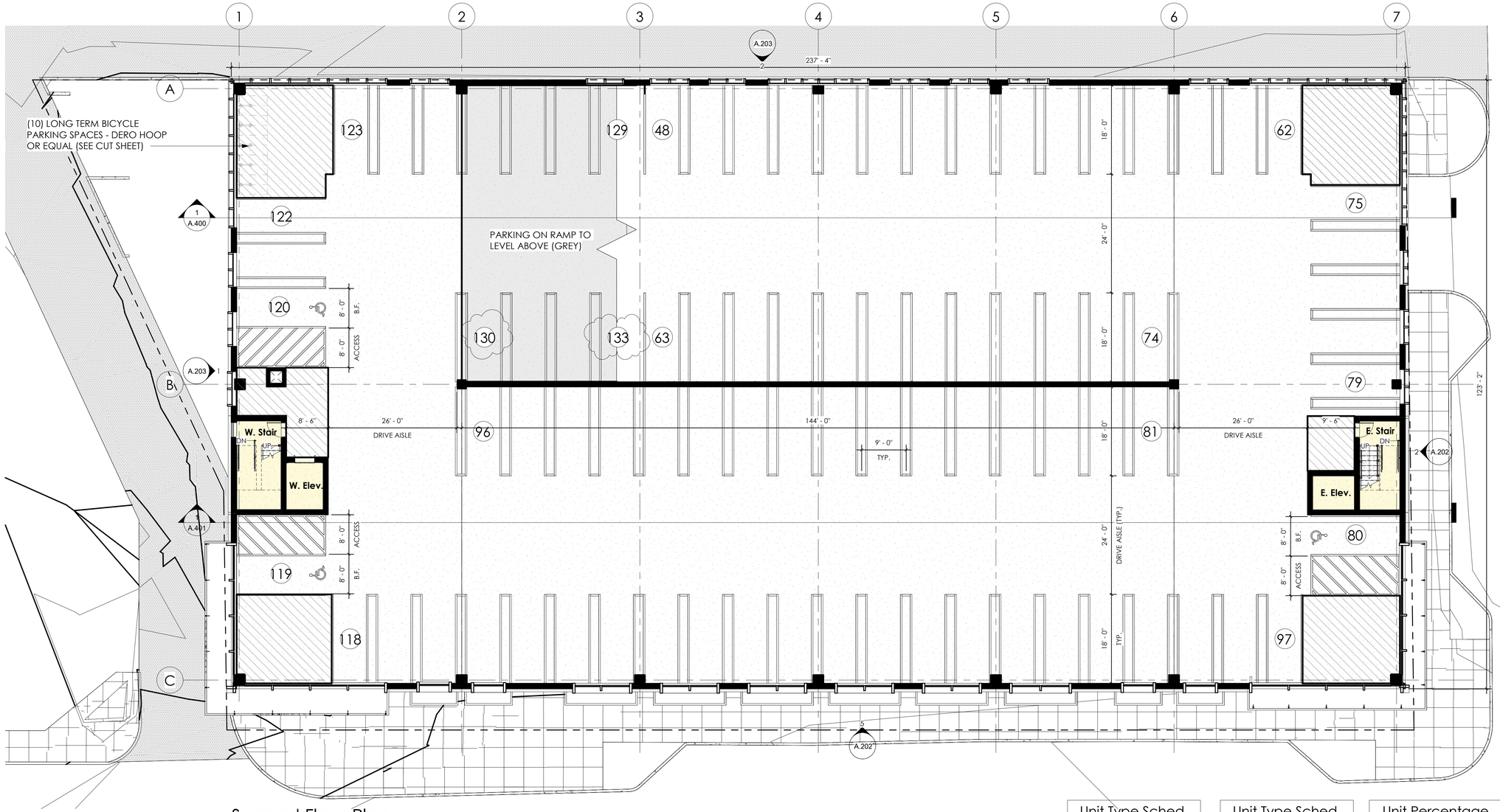
Sheet Title:
Ground Floor Plan

Project Number:
26-037

Scale:
3/32" = 1'-0"

Sheet Number:
A.101



Second Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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www.kriegerklatt.com

Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
05-14-2026	PC Discussion Item	
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	
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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Parking Deck Floor Plans

Project Number:

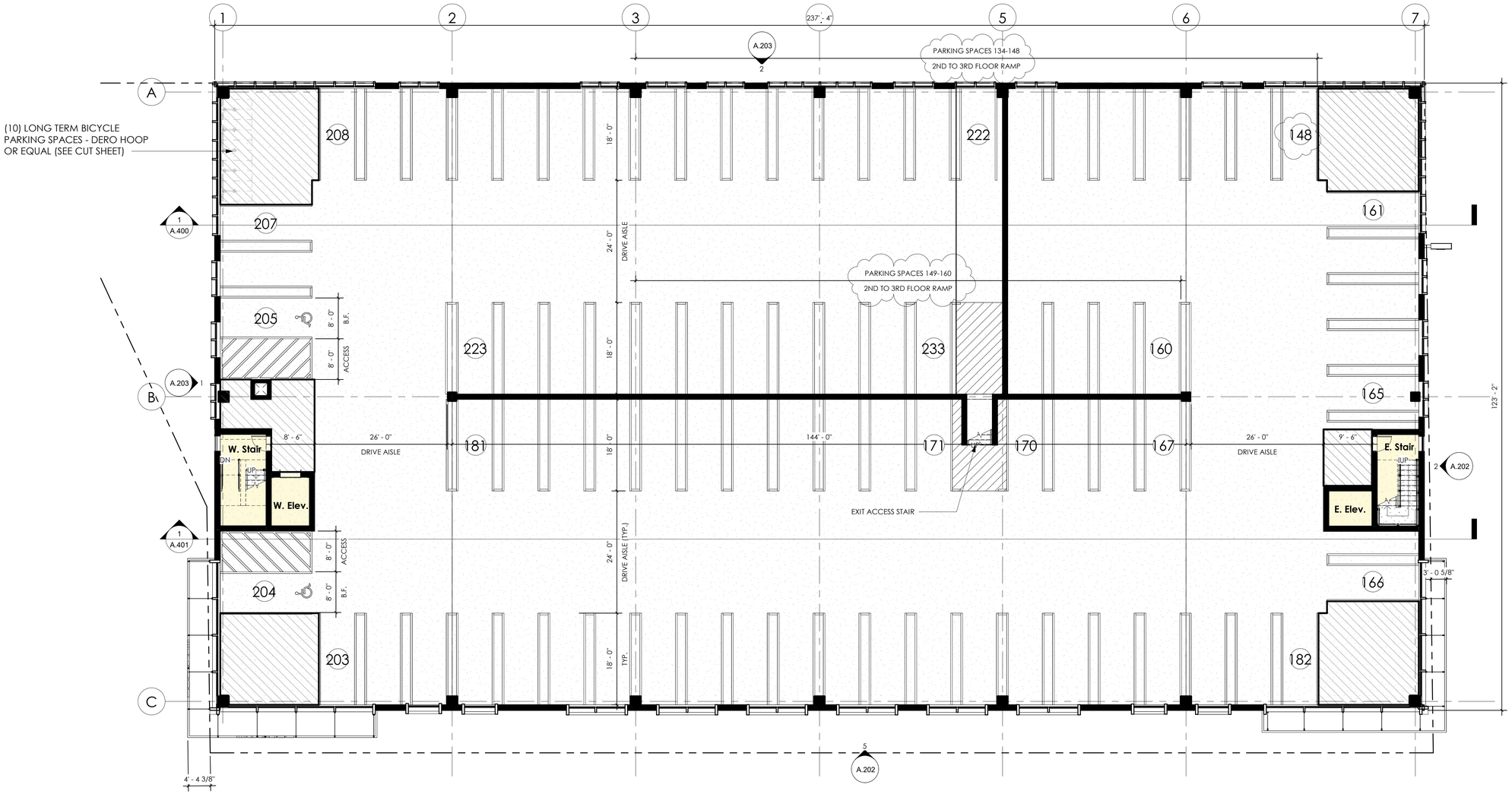
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.102



Third Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
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North Arrow:

Sheet Title:

Parking Deck Floor Plans

Project Number:

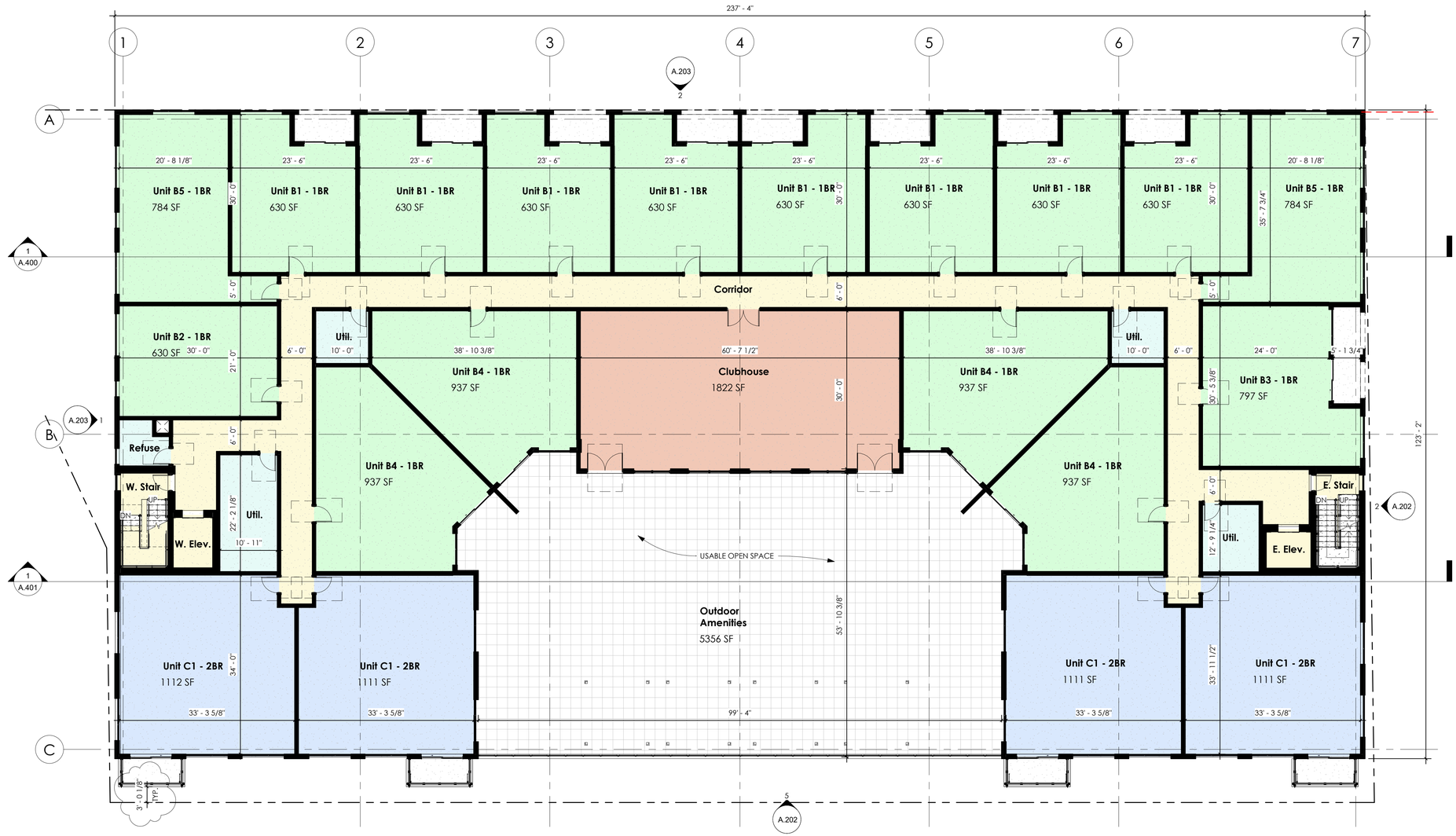
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.103



Fourth Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Amenity
- Common
- Unconditioned Space
- Utilities

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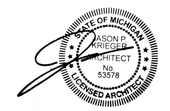

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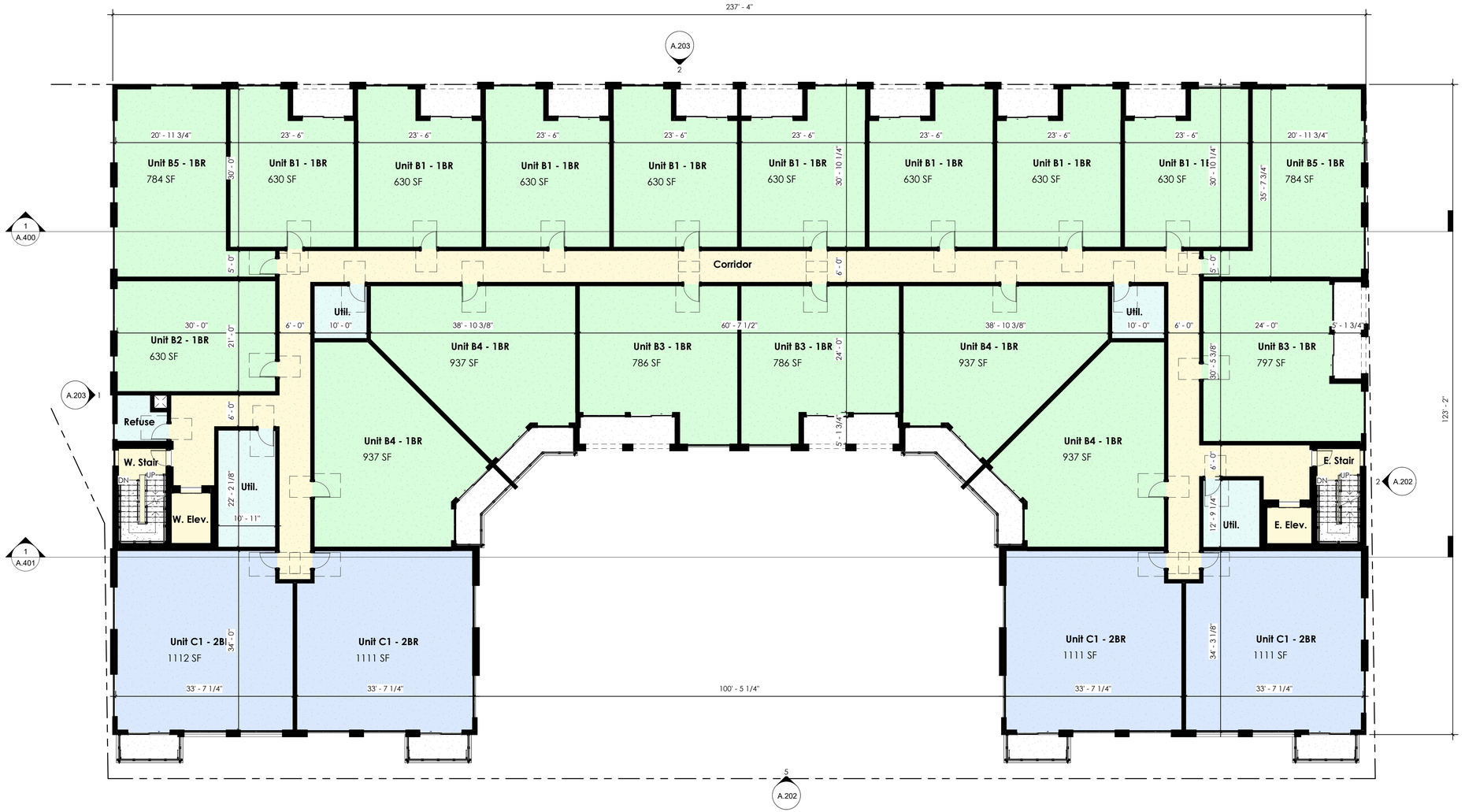
North Arrow:

Sheet Title:
Fourth Floor Plan

Project Number:
26-037

Scale:
3/32" = 1'-0"

Sheet Number:
A.104



Typ. Residential Floor Plan (Fifth - Eighth)

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Common
- Utilities

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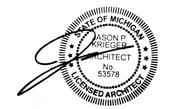

Note:

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North Arrow:

Sheet Title:

Typ. Residential Floor Plan (Fifth - Eighth)

Project Number:

26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.105



1 A.101 **Front (South) Elevation**

3/32" = 1'-0"



2 A.101 **Right (East) Side Elevation**

3/32" = 1'-0"

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Seal:



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North Arrow:

Sheet Title:

Exterior Elevations

Project Number:

26-037

Scale:

3/32" = 1'-0"

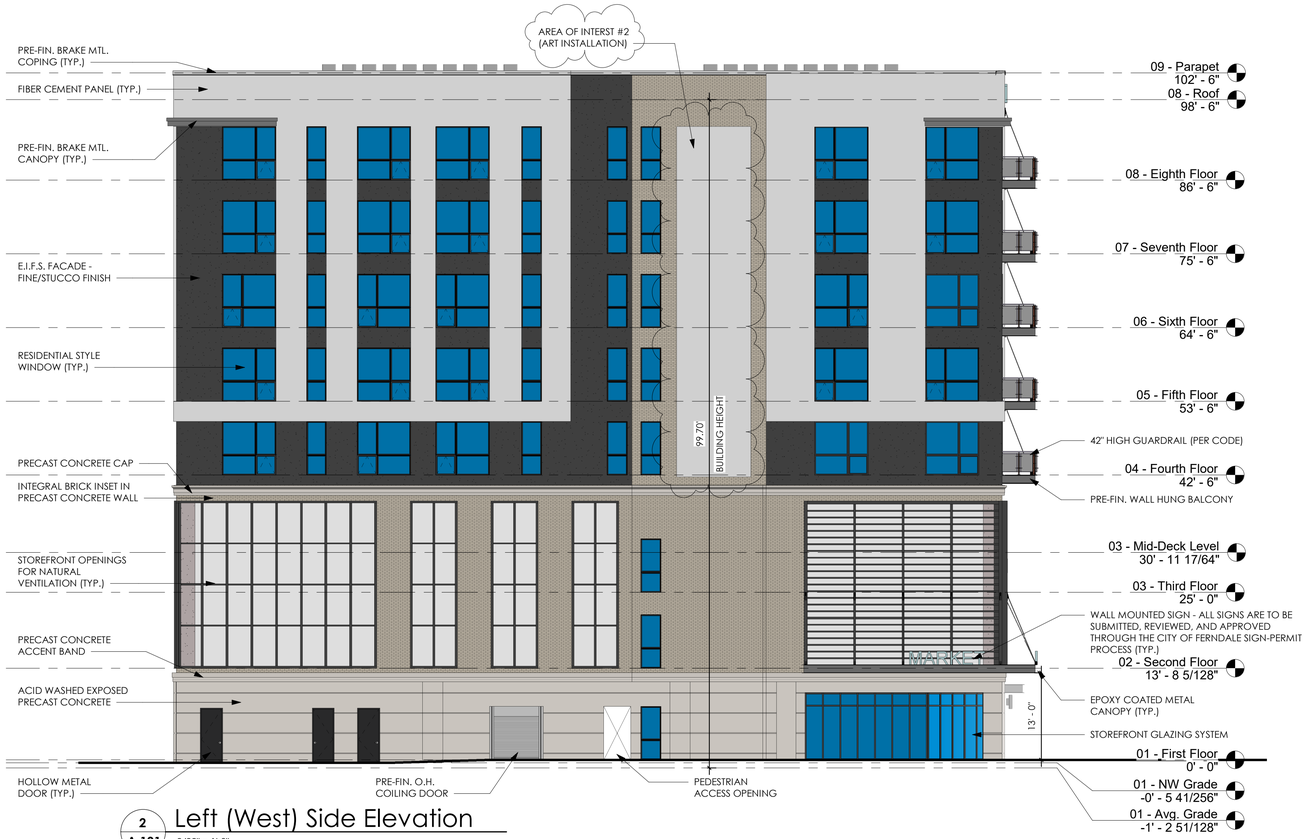
Sheet Number:

A.200



1 A.101 Rear (North) Elevation

3/32" = 1'-0"



2 A.101 Left (West) Side Elevation

3/32" = 1'-0"

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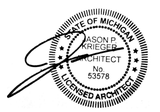
Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations

Project Number:

26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.201



Front (South) Elevation - Material Calculations

1/16" = 1'-0"

STREET FRONTAGE = 237'-4"
STOREFRONT = 156'-10"
% OF STOREFRONT = **66.1%**
WAIVER REQ'D.

Building Material Calculations

LOCATION	TOTAL	PRIMARY	SECONDARY	GLAZING
FRONT (SOUTH) ELEV.				
GROUND FLOOR	1,896 SQ.FT.	1,896 SQ.FT. **(100.0%)**	0 SQ.FT.	1,549 SQ.FT. **(45%)** **WAIVER REQ'D.**
UPPER FLOORS	7,300 SQ.FT.	5,105 SQ.FT. **(70%)**	2,195 SQ.FT. **(30%)**	7,928 SQ.FT. **(52%)**
RIGHT (EAST) SIDE ELEV.				
GROUND FLOOR	1,412 SQ.FT.	1,412 SQ.FT. **(100.0%)**	0 SQ. FT.	501 SQ.FT. **(26%)**
UPPER FLOORS	6,560 SQ.FT.	4,915 SQ.FT. **(74.9%)**	1,645 SQ. FT. **(25.1%)**	4,426 SQ.FT. **(40%)**

SEC. 4.03(A) ARCHITECTURAL AND DESIGN STANDARDS:
1. PRIMARY MATERIALS MUST BE USED TO COMPOSE A MINIMUM **75%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS
2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

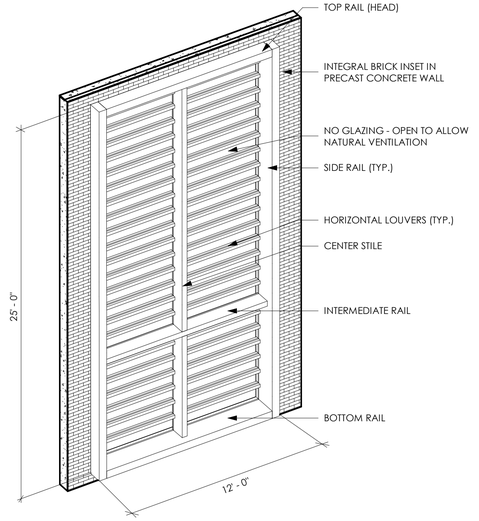
= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION



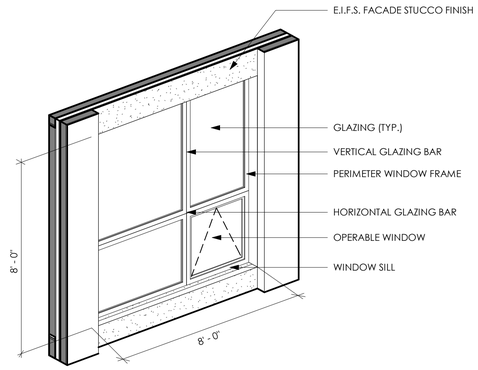
Right (East) Side Elevation - Material Calculations

1/16" = 1'-0"

STREET FRONTAGE = 123'-2"
STOREFRONT = 62'-4"
% OF STOREFRONT = **50.1%**



Typ. Louvered Window Design



Typ. Residential Window Design

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Project:
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Ferndale, MI 48220

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Seal:



Note:
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North Arrow:

Sheet Title:
Exterior Elevations - Material Calculations

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.202



Rear (North) Elevation - Material Calculations Copy 1

1/16" = 1'-0"

Building Material Calculations

LOCATION	TOTAL MATERIAL	PRIMARY MATERIAL	SECONDAY MATERIAL
REAR (NORTH) ELEV.			
GROUND FLOOR	2,538 SQ.FT.	2,538 SQ.FT. **(100.0%)**	0 SQ.FT.
UPPER FLOORS	11,255 SQ.FT.	7,064 SQ.FT. **(62.7%)**	4,191 SQ.FT. **(37.3%)**
LEFT (WEST) SIDE ELEV.			
GROUND FLOOR	1,156 SQ.FT.	1,156 SQ.FT. **(100.0%)**	0 SQ. FT.
UPPER FLOORS	6,933 SQ.FT.	5,148 SQ.FT. **(74.2%)**	1,785 SQ. FT. **(25.8%)**

SEC. 4.03(A) ARCHITECTURAL AND DESIGN STANDARDS:
1. PRIMARY MATERIALS MUST BE USED TO COMPOSE A MINIMUM **75%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS
2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION



Left (West) Side Elevation - Material Calculations Copy 1

1/16" = 1'-0"

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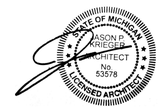
Seal:


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North Arrow:

Sheet Title:
Exterior Elevations - Material Calculations

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.203



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Bermuda St.

FOR REFERENCE ONLY



Aerial Rendering From The Northwest

FOR REFERENCE ONLY



Aerial Rendering From The Southwest

FOR REFERENCE ONLY

PRELIMINARY NOT FOR CONSTRUCTION

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Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
REGISTERED ARCHITECT

Note:

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North Arrow:

Sheet Title:

Renderings

Project Number:

26-037

Scale:

Sheet Number:

A.204



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Woodward

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY

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STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

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North Arrow:

Sheet Title:

Renderings

Project Number:

26-037

Scale:

Sheet Number:

A.205

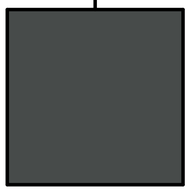


Material Board



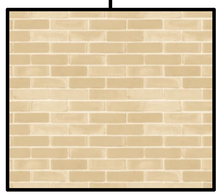
Fiber Cement Siding

Manufacturer: Nichiha or Sim.
Color: Illumination Cotton or Sim.
Finish: Smooth



E.I.F.S

Manufacturer: Sto. Coro. or Sim.
Color: SW 7069 Iron Ore or Sim.
Finish: Classic Coarse



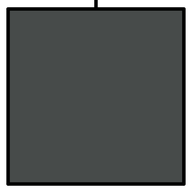
Brick Veneer

Manufacturer: BrickTech or Sim.
Color: Shade 343 Tan or Sim.
Finish: Standard Finish



Exposed Precast Concrete

Manufacturer: To Be Done By Precaster
Color: Integral Colored - Tan
Finish: Acid Washed



Brake Metal

Manufacturer: PAC-CLAD
Color: Antique Bronze



Pre-Fab. Metal Louveres

Manufacturer: Ruskin EV630 or Sim.
Color: Dark Grey

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STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 53578 LICENSED ARCHITECT

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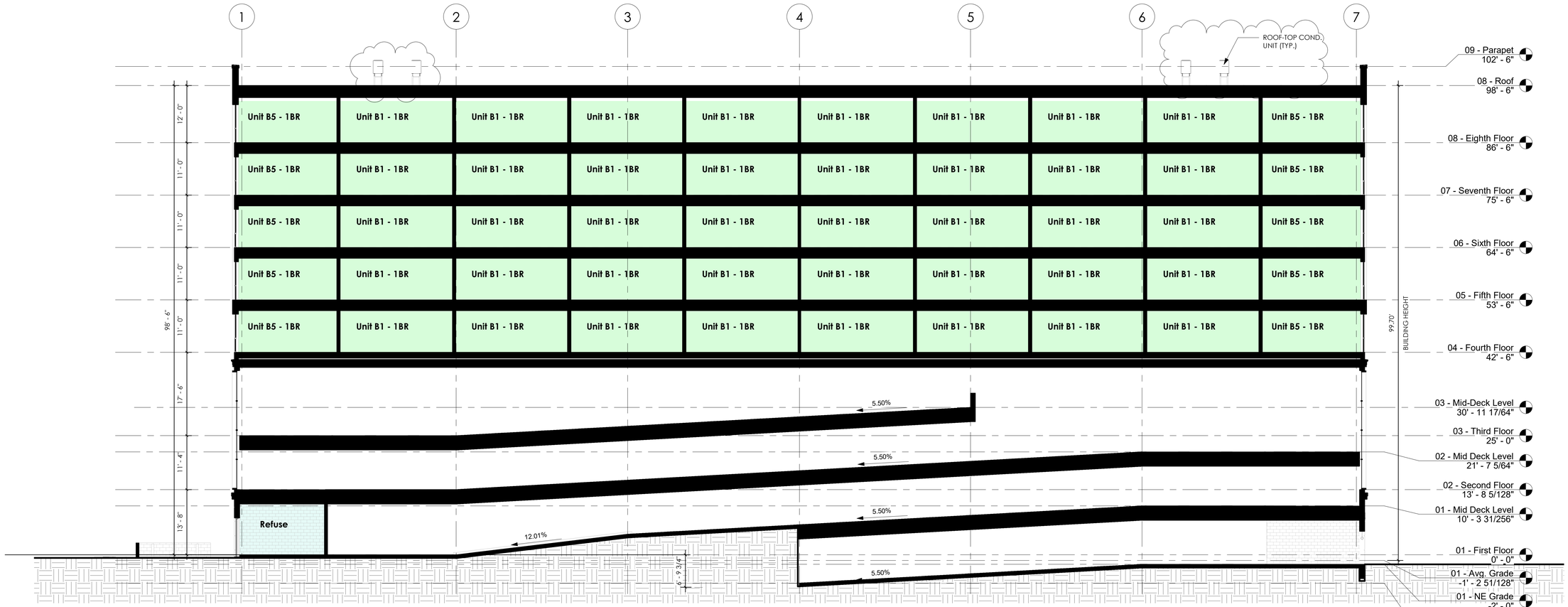
North Arrow:

Sheet Title:
Material Board

Project Number:
26-037

Scale:

Sheet Number:
A.206



1 A.101 Building Section 1

3/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS

400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
05-14-2026	PC Discussion Item	
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	
10-15-2026	SPA/PUD Submittal 2	

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 53578 LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Building Sections

Project Number:

26-037

Scale:

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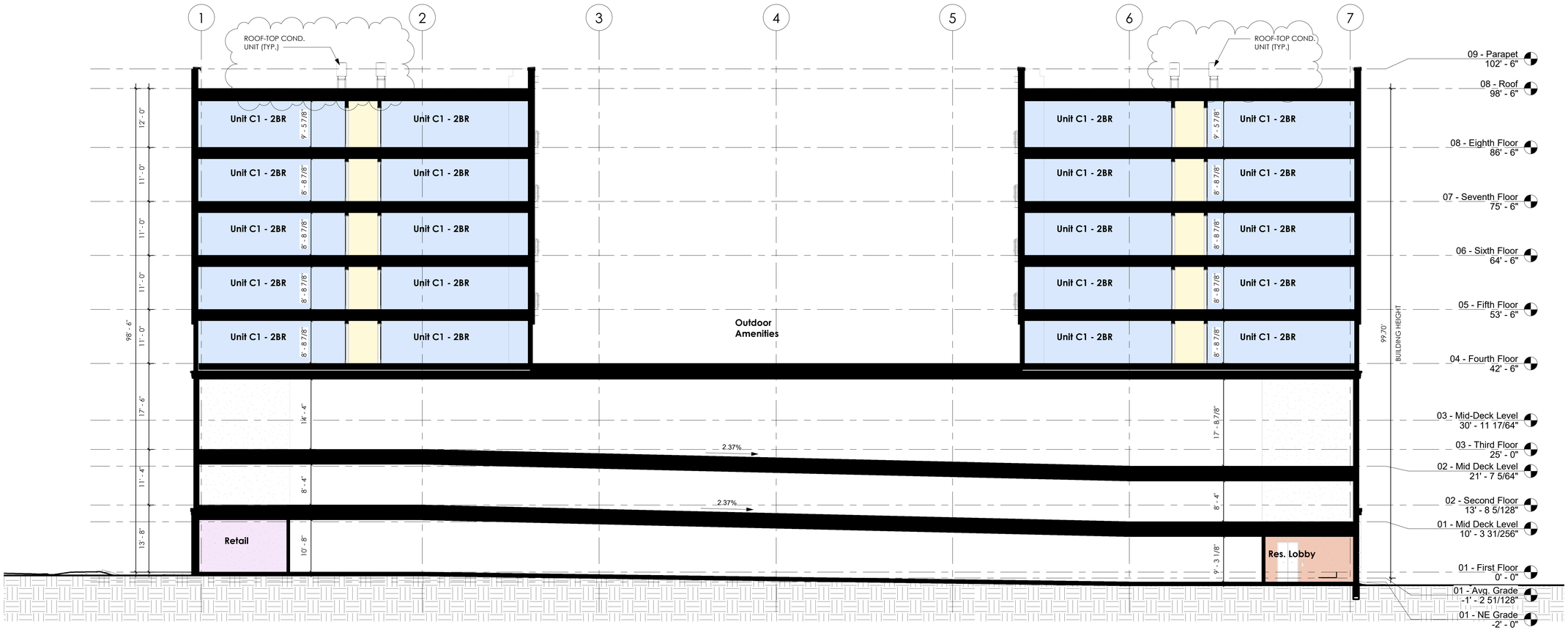
Sheet Number:

A.400



1 / A.101 Building Section 2

3/32" = 1'-0"

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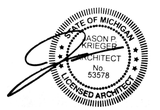
Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Building Sections

Project Number:

26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.401

Cypress Partners "The Luxe" PLANNED UNIT DEVELOPMENT AGREEMENT

Entered into between:

City of Ferndale, a Michigan Municipal Corporation

and

Cypress Partners LLC

Dated:_____ 2026

TABLE OF CONTENTS

RECITALS

1) SUMMARY DESCRIPTION OF THE DEVELOPMENT
2) ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT
3) INTENT OF DEVELOPMENT
4) ADHERENCE TO ORDINANCES
5) PERMITS AND AUTHORIZATIONS
6) SITE PLAN
7) ENGINEERING PLAN
8) WATER, SANITARY AND STORM SEWER SYSTEMS
9) PARKING
10) REIMBURSABLE COSTS
11) MISCELLANEOUS

CYPRESS PARTNERS PLANNED UNIT DEVELOPMENT AGREEMENT

This Cypress Partners Apartments PLANNED UNIT DEVELOPMENT AGREEMENT (the "Development Agreement") is made and entered into this _____ day of _____ 2026, by and between THE CITY OF FERNDALE ("City") a Michigan municipal corporation, with offices located at 300 East Nine Mile Road, Ferndale, MI 48220, and Cypress Partners LLC, ("Developer"), with offices located at 237 N. Old Woodward.-suite 203 Birmingham, MI 48009.

RECITALS

1. The purpose and intent of this Development Agreement is to establish a community theme and regulate the placement of rental units within the property. This development shall be known as "The Luxe" a proposed community of one hundred and eight (108 housing dwelling units), approxiumatley 1950 square feet of retail and a 233 space parking deck located at 165 E. 9 Mile and the City lot located on 9 Mile Rd. These improvements will be completed pursuant to a comprehensive development plan known as the "The Luxe" Planned Unit Development, which is hereinafter be referred to as the "PUD" or "Development".

2. Developer has entered into a Purchase Agreement with 165 E. 9 Mile LLC for the project property, and has enterned into a non binding LOI with the City of Ferndale on the city lot together these properties constitute "The Property". The legal descriptions for both are attached hereto on **Exhibit A**.

3. Developer intends to improve the property as a mixed-use development, including a max of 108 dwelling units, approximately 1950 square feet of commercial space and a 233 space parking deck.

4. The proposed Development will be a benefit to the community through the redevelopment of an underutilized property.

5. The property includes two parcels which are currently zoned CBD. Prior to execution of the Development Agreement, the Property shall be rezoned to Planned Unit Development (PUD), contingent on City Council approval.

6. Subject to execution and recording of this Development Agreement, the Development illustrated and described in this Development Agreement and in the Exhibits attached hereto, is hereby approved in accordance with the authority granted to and vested in the City Board pursuant to Michigan Public Act 110 of 2006, as amended (the Michigan Zoning Enabling Act); Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act); and in accordance with the Zoning Ordinance of the City, as amended, as permitted by the PUD Agreement and subject to the terms of this Development Agreement. The approval of the Cypress Partners Planned Unit Development does not relieve the Developer from compliance with the City Zoning Ordinance, except as

modified herein, nor shall it be deemed to confer any approval other than required by law.

7. The City and the Developer now desire to enter into this Agreement which, among other things, shall set forth the mutual and respective covenants, obligations, and undertakings of the City and Developer with respect to the Planned Unit Development. All successors and assigns of Developer shall be bound by the terms of this Agreement.

NOW, THEREFORE, it is hereby agreed as follows:

1. **SUMMARY DESCRIPTION OF THE DEVELOPMENT**

The Development covers an area comprising 85,000 square feet of garage space, 1950 square feet of retail and 115,000 square feet of MF on approximately .75 acres.The Property is located between Woodward Avenue and Bermuda Street on the north side of 9 mile in The City of Ferndale. Developer is proposing to construct a mixed-use development and upper-level, multiple-family residential community. The proposed use is as follows:

a) Max of 108 upper-level residential dwelling units and 1950 square feet of retail. The Developer will be responsible for the maintenance of all common areas as well as the building exterior maintenance for the dwelling units and retail.
b) The project shall be built in one phase**.**
c) Storm water shall adhere to Oakland County requirements and the City of Ferndale zoning ordinance.
d) The development will include amenities for the use of the residents. Internal amenities include a multi-purpose space and fitness room.

2. ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT

The Property shall be developed and improved in full compliance with the following ("Development Documents"):

a) The Code of Ordinances for the City of Ferndale.
b) The Approval Standards set forth in Section 11.04 of the City's Zoning Ordinance, as shown in **Exhibit E**.
c) The Final Plan for the Development prepared by Krieger Klatt Architects and PEA.
d) Conditions imposed on the Development by the City Planning Commission in its_____ , 2026 recommendation to the City Council, including the conditions recommended by the City's Planner and Engineer, and any other reasonable conditions which may be subsequently imposed by the City Council with respect to Cypress Partners PUD approval and the Planning Commission with respect to the Site Plan or other required approvals.
e) The City of Ferndale Engineering Design Standards and any other reasonable conditions which might be required by the City's Engineer.

f) This Development Agreement and any conditions imposed herein.

Furthermore, all development and improvement of the Property by Developer and all use of the Property shall be subject to and in accordance with all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances, the Development Documents and state laws for the respective components of the Project. To the extent that there are conflicts or discrepancies between respective provisions of the Development Documents, or between provisions of the Development Documents and City Ordinances, this Development Agreement shall apply. In the event the Development Agreement is silent on any matters otherwise covered by the Site Plan or City Ordinances and regulations, the Site Plan and City Ordinances and regulations shall apply.

The Developer and City acknowledge and agree that rezoning of the Property to PUD constitutes approval of the Site Plan as the plans for general configuration, road layout, location and amount of land occupied by permitted uses, building separation and setbacks, subject to final site plan review.

All future owner(s) of the Property shall be bound by the terms of this Development Agreement and the Developer's authority and responsibilities stated herein. It shall be the responsibility of the Developer to provide notice of these requirements to all future owner(s) of the Property.

3. INTENT OF DEVELOPMENT

"The Luxe" will be a quality residential community designed to appeal to prospective Ferndale individuals looking for high-quality living in the "heart of town". This project will provide attractive housing to the City of Ferndale as well as activate this portion of 9 Mile Rd with retail and quality secured parking.

4. ADHERENCE TO ORDINANCES

Developer shall comply with the Zoning Ordinance of the City in effect at the time of development, except where modified by this Development Agreement. Developer acknowledges that certain provisions of this Development Agreement may exceed the requirements of the Zoning Ordinance, and the City acknowledges that items shown in the Plan may be less than the requirements of the Zoning Ordinance. Developer shall fully comply with all engineering and other local, state, and federal codes and regulations in effect at the time of construction of the Development, unless superseded or otherwise covered in this Development Agreement and the Site Plan. Permitted uses shall be limited to single-family and condominium residences and all accessory uses thereof as regulated by the City of Ferndale Zoning Ordinance.

Development standards will conform to the Site Plan as shown on **Exhibit B** and established per the Schedule of Regulations and Modifications within the City of Ferndale PUD

Ordinance. The Site Plan has been generally developed according to the Central Business District (CBD) zoning standards. Specific waivers being sought from the PUD provisions are shown in **Exhibit D.**

5. PERMITS AND AUTHORIZATIONS

The City shall grant to Developer and its contractors and subcontractors all City permits and authorizations necessary to modify the existing utilities including electric, telephone, gas, cable television, water, storm and sanitary sewer to the Property and to otherwise develop and improve the Property in accordance with the Site Plan, provided the Developer has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the City will be processed in the customary manner. The City will cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the Site Plan, and this Planned Unit Development Agreement.

i. The Developer is permitted to lease units in "The Luxe" from an offsite location within the City or the surrounding area in lieu of a temporary leasing trailer, if desired by the Developer.

ii. Building Permits: Building permits for the development shall not be issued until all public site improvements have been accepted and approved by the governmental agency having jurisdiction. Alternatively, the Developer may post sufficient bonding or a letter of credit to obtain building permits prior to final installation and acceptance of such facilities. Upon completion of the improvements, the original Letter of Credit(s) shall be reduced to a 2-year maintenance bond or Letter of Credit calculated at 25% of the estimated cost of the improvements. Other governmental approvals: It is understood that construction of some of the improvements included in the Development will require the approval from other governmental agencies.

6. SITE PLAN

The Site Plan noted on **Exhibit B** was recommended for approval by the Ferndale Planning Commission on _____ 2026 and approved by the Ferndale City Council on _____ 2026.

7. ENGINEERING PLAN

The Developer shall prepare and submit for review and approval detailed phased engineering plans for improvements. Such plans shall be reviewed by the City Engineer and other staff as necessary to ensure that they are substantially consistent with the Site Plan and other applicable requirements. The Developer will make diligent and good faith efforts to obtain all approvals and permits on a timely basis, and the City will, in a timely manner, process all reviews and approvals required of it.

8. WATER, SANITARY AND STORM SEWER SYSTEMS

Developer shall, at its sole expense, construct and install all connections tying into the municipal water and sanitary sewer systems. The Developer shall convey to the City easements necessary for the City's access to sewer and water facilities within the Development or such facilities will be installed in City rights-of-way.

9. PARKING

Parking shall be provided onsite in the designated spaces as shown on **Exhibit B** and on-street parking may be permitted consistent with the City's right-of-way policy.

10. REIMBURSABLE COSTS

a) Developer shall reimburse the City for the following costs:

i. All reasonable planning, engineering and any consultant fees incurred in connection with the review and approval of the Development, in accordance with the City's Planning Services Fee Schedule.

ii. All reasonable planning, engineering and any consultant fees, along with applicable permit and inspection fees, which may be incurred throughout the construction of the Project as a result of any required inspections or actions taken to ensure compliance with the Development documents.

iii. In addition, Developer shall be responsible for all costs associated with the submission to the City and consideration of all plans and documents associated with the Development, including, but not limited to, site plans, landscaping plans, engineering plans including the storm water detention and conveyances on parkland, as-built plans, permits, inspections, etc. Further, Developer shall be responsible for all costs related to variance

requests, special use requests, and review and approval of any other agreements associated with the Development, including but not limited to, petition for any special assessment district, and other similar documents, plans and costs.

iv. In addition, Developer shall be responsible for all costs associated with the brownfield approvals and bond procurement approval process.

11. MISCELLANEOUS

a. Binding Effect

This Development Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. The rights and obligations contained in this Development Agreement shall run with the Property.

b. Authority

This Development Agreement has been duly authorized by all necessary action of Developer and the City, the recommendation of the Planning Commission on _____ 2026 and approval of the City Council at the public meeting held on _____ 2026 in accordance with the laws of the State of Michigan, and the Ordinances of the City. By the execution of this Development Agreement, the parties each warrant that they have the authority to execute this Development Agreement and bind the Property in its respective entities to its terms and conditions.

c. Amendment

This Development Agreement may not be modified, replaced, amended, or terminated without the prior written consent of the City Council and the Developer or its successors in title to the Property as of the date of the modification, replacement, amendment, or termination. The City of Ferndale Zoning Board of Appeals shall not have any authority to grant any variances for any of the subject matter contained within this PUD Agreement. Modifications to the Site Plan shall be made in accordance with the requirements and procedures set forth in City zoning ordinance.

The Developer and the City may mutually agree to amend this Development Agreement and the Exhibits attached hereto as may be necessary or required to comply with the requirements of any federal, state, or county statute, ordinance, rule, regulation, or requirement relating to the Planned Unit Development, and that any such amendment shall be effective as if originally set forth herein. In addition, the Developer and the City may mutually agree to amend this Agreement and the Exhibits attached hereto as may be appropriate, necessary, or required in order to conform to any final surveys and

engineering requirements and any final plats or plans that shall have been approved by the City of Ferndale from time to time.

d. **City Not Responsible for Damages**

The Developer agrees that, absent gross negligence or willful misconduct on the part of the City, its employees, agents, representatives or contractors, or by reason of the City's course of conduct resulting in a continuing or material default of its obligations under this Development Agreement, the City shall not be responsible to the Developer for damages arising out of a claimed breach of this Agreement. In such event, the Developer's sole remedy (except in the event of a material defect) shall be a claim for specific performance in the Oakland County Circuit Court.

e. **Service Charge Analysis and Report**

Cypress Partners LLC commits to cooperate with the CED Department, by providing requested data in a timely manner, in the development of a report, to be delivered by the CED Department to City Council within 16 months of Development Agreement approval by Ferndale City Council, that analyzes the efficacy of any service charge assessed to the project, and recommends, as appropriate and within the bounds of applicable state and federal laws, any adjustment to the service charge and/or additional payment to be made by the project to the City of Ferndale

f. **Entire Development Agreement: Termination**

This Development Agreement constitutes the entire agreement between the parties relating to the subject matter herein and may not be modified, replaced, or amended, without the prior written consent of the Developer and The City of Ferndale.

g. **Notice**

Unless later information is provided, notices under this Development Agreement will be provided to:

To Owner and Developer

Cypress Partners
237 N. Old Woodward -Suite 203
Birmingham, MI 48009

To City:

City of Ferndale
Attention: Dean Lent, City Clerk
300 East Nine Mile Road
Ferndale, MI 48220
Email: dlent@ferndalemi.gov

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be executed on the day and year recited above.

CITY OF FERNDALE
a Michigan municipal corporation

_____
By:
Its: Mayor

_____
By:
Its: Clerk

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing Agreement was acknowledged before me by , the Mayor and Clerk (respectively) of the City of Ferndale, on the ____day of _____, 2026.

_____
_____, Notary Public
Oakland County, Michigan
My Commission Expires: _____
Acting in Oakland County

(Signatures continued on next page)

Cypress Partners a Michigan limited partnership

By Cypress Partners LLC

_____
By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing Agreement was acknowledged before me in _____ by _____, the _____ of Cypress Partners, a Michigan LLC on the __ day of _____, 2026.

_____
_____, Notary Public
____ County, Michigan
My Commission expires: _____
Acting in _____ County

Table of Exhibits

Exhibit A: Legal Descriptions

Exhibit B: Site Plan

Exhibit C: Conceptual Architecture Drawings

Exhibit D: List of Requested Deviations

Exhibit E: Planned Unit Development Approval Standards

Exhibit F: Affordable Housing Conditions

Exhibit G: Unified Control Documents

Exhibit A

Legal Descriptions

[Following]

Exhibit A

Legal Descriptions

Land in the Cit of Ferndale, Oakland County, MI, described as follows:

Lots 1, 2 and 3, Woodward Heights Subd'n, according to the plat therof as recorded in Liber 10 of Plats, Page 2, Oakland County Records.

Land in the City of Ferndale, Oakland County, MI, described as follows:

Lots(s) 4 and 5 of Woodward Heights Subdivision, according to the plat therof as recorded in Liber 10 of Plats, Page 2 of Oakland County Records.

Exhibit B

Final Site Plan

[Following]

Exhibit C

Conceptual Architecture Drawings

[Following]

The Luxe

165 E. 9 Mile Rd.
Ferndale MI 48220

Owner

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009
P - 248.540.9300

Architect

Krieger | Klatt Architects Inc.
400 E. Lincoln Ave. Ste. A
Royal Oak, MI 48067
P - 248.414.9270

Civil Engineer

PEA Group
1849 Pond Run
Auburn Hills, MI 48326
P - 248.689.9090

Parking Deck Engineer

Rich & Associates
26877 Northwestern Hwy. Ste. 208
Southfield, MI 48033
P - 248.353.5080

Architectural Sheet Index

Sheet No	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1	10-15-2026 SPA/PUD Submittal 2
G.001	Cover Sheet		*	*	*
A.006	Sun Studies		*	*	*
A.100	Architectural Site Plan	*	*	*	*
L.100	Landscaping Plan			*	*
A.101	Ground Floor Plan	*	*	*	*
A.102	Parking Deck Floor Plans	*	*	*	*
A.103	Parking Deck Floor Plans	*	*	*	*
A.104	Fourth Floor Plan	*	*	*	*
A.105	Typ. Residential Floor Plan (Fifth - Eighth)	*	*	*	*
A.200	Exterior Elevations		*	*	*
A.201	Exterior Elevations		*	*	*
A.202	Exterior Elevations - Material Calculations				*
A.203	Exterior Elevations - Material Calculations				*
A.204	Renderings	*	*	*	*
A.205	Renderings		*	*	*
A.206	Material Board		*	*	*
A.400	Building Sections	*	*	*	*
A.401	Building Sections		*	*	*

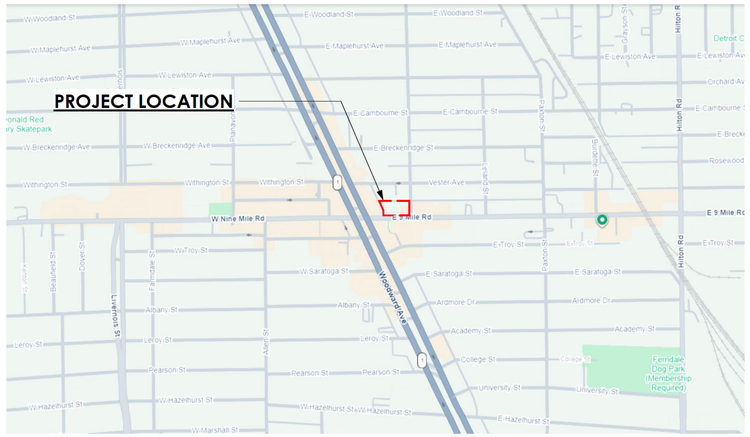
Civil Sheet Index

Sheet No.	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1	10-15-2026 SPA/PUD Submittal 2
1	Topographic Survey		*	*	*
C-1 (Sheet 1)	Engineering Site Plan		*	*	*
C-2 (Sheet 2)	Preliminary Site Plan			*	*



Preliminary Perspective Rendering

FOR REFERENCE ONLY



Location Map
NTS



North

Aerial Map
NTS

KRIEGER KLATT ARCHITECTS
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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

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North Arrow:

Sheet Title:

Cover Sheet

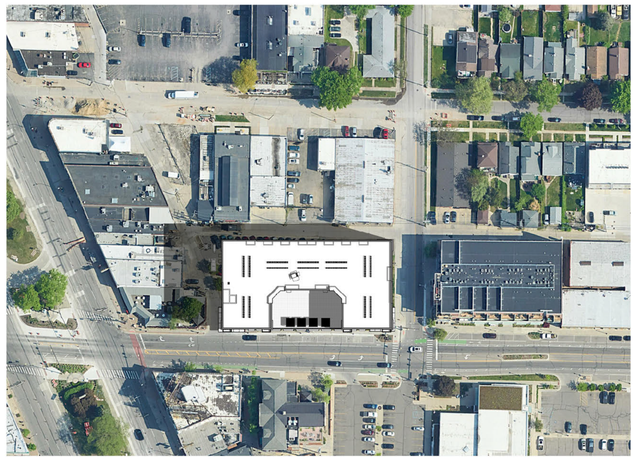
Project Number:

26-037

Scale:

Sheet Number:

G.001



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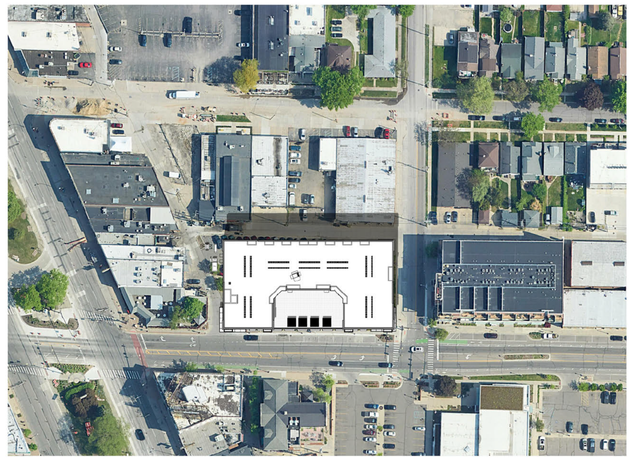
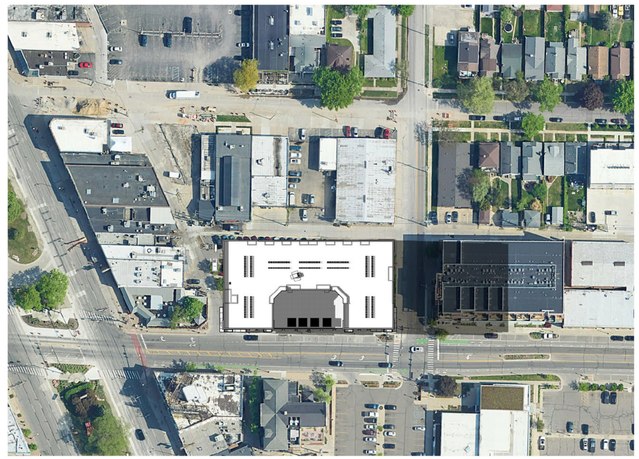


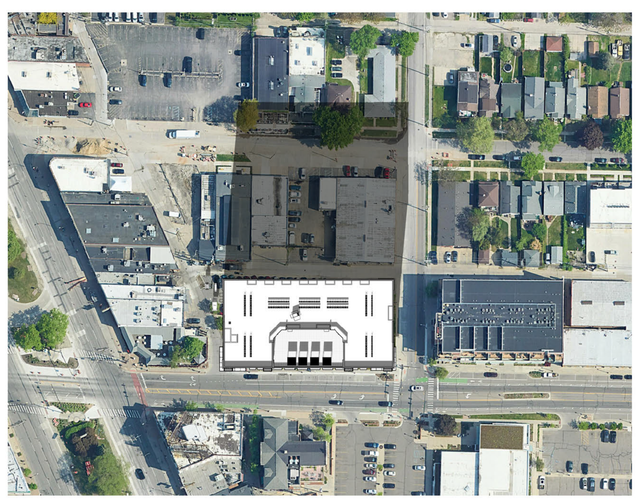
Jun. 21st - 12pm



Jun. 21st - 4pm



Dec. 21st - 9am



Dec. 21st - 12pm



Dec. 21st - 2pm

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak MI 48067
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Seal:



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North Arrow:



Sheet Title:

Sun Studies

Project Number:

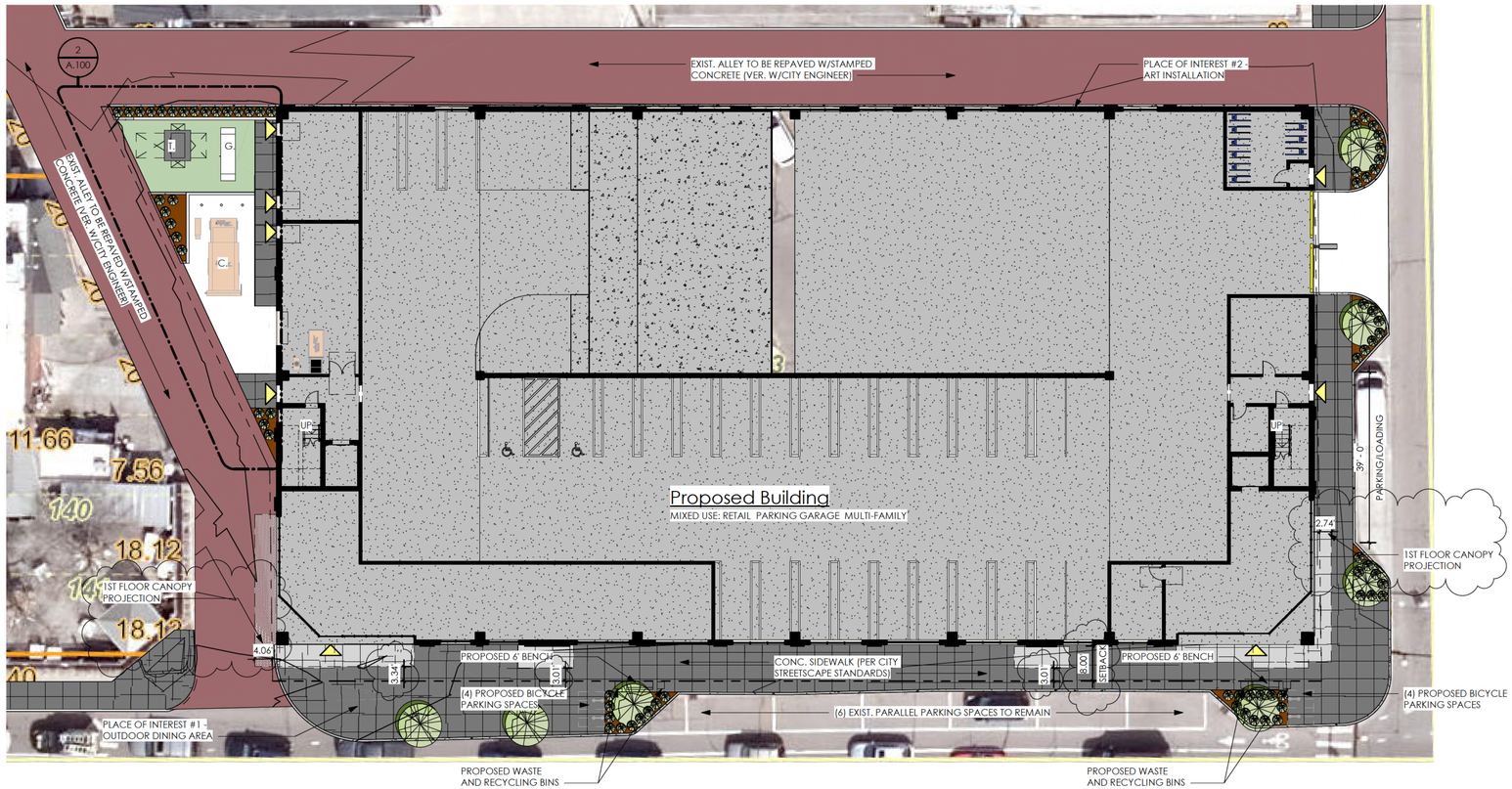
26-037

Scale:

1" = 100 -0"

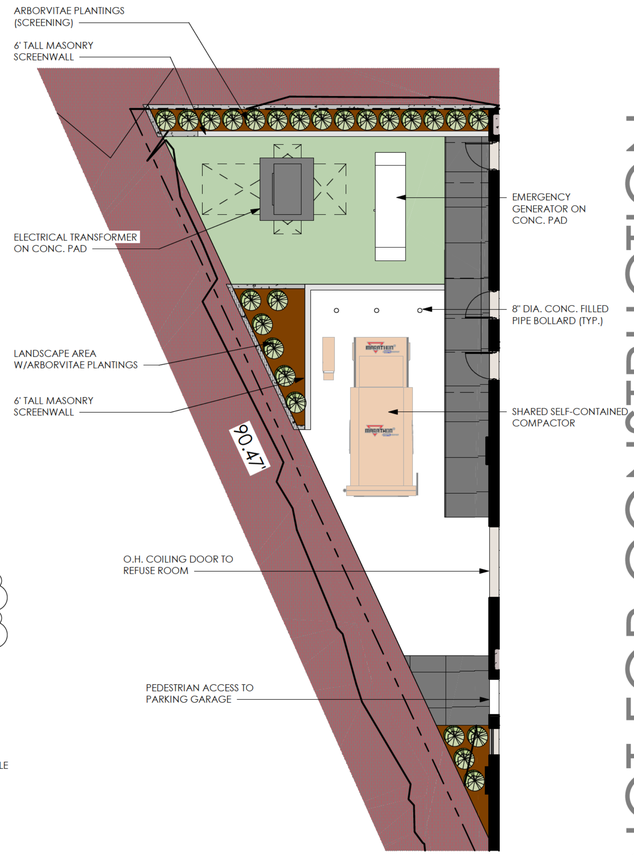
Sheet Number:

A.006



Architectural Site Plan

1/16" = 1'-0"



Architectural Site Plan - Enlarged NE Corner

1/8" = 1'-0"

Zoning Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD
FERNDALE MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33 118 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

MAX. BUILDING HEIGHT:	55'-0"
PROPOSED BUILDING HEIGHT:	99'-9"
DEVIATION #1:	**44'-9"**
UPPER STORY SETBACK:	15'-0"
PROPOSED SETBACK:	0'-0"
DEVIATION #2:	**15'-0"**
OCCUPIABLE 2ND FLOOR:	REQUIRED
PROPOSED:	NOT PROPOSED
DEVIATION #3:	**NO OCCUPIABLE 2ND FLOOR**
STOREFRONT WIDTH:	80% @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	66.1%
DEVIATION #4:	**13.9%**
GLAZING REQUIREMENT:	60% @ PRINCIPAL GROUND FLOOR (9 MILE RD.)
PROPOSED:	52%
DEVIATION #5	**8%**
DOOR LOCATION:	60' MAX. @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	206'-0"
DEVIATION #6:	**146'-0"**
CANOPY PROJECTIONS:	3' MIN. FROM PROPERTY LINES
PROPOSED:	4.06' INTO WEST R.O.W. 2.74' INTO EAST R.O.W.
DEVIATION #7:	**7.06' WEST, 5.74' EAST**
MAX. ALLOWED PARKING:	119 SPACES (110% OF THE REQ'D. PARKING)
PROPOSED:	233 SPACES
DEVIATION #8:	**114 SPACES**

ZONING REQUIREMENTS:

MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29 227 / 33 122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**99'-9" (AVG. GRADE TO TOP OF FLAT ROOF)**
MAX. DENSITY:	NONE
USABLE OPEN SPACE:	10% OF LOT AREA
PROP. OPEN SPACE:	5 356 SQ.FT. (FOURTH FLOOR AMENITY DECK) 5 356 / 33 122 = **16.17%**
FRONT SETBACK:	0' MIN.
PRIMARY FRONTAGE:	240'-0" (ON 9 MILE RD)
PROP. FRONT SETBACK:	0'-0" FOR 237'-4" WIDTH OF BUILDING 237'-4" / 240'-0" = **98.8% FRONTAGE WITHIN 0'-10'**
REAR SETBACK:	0' MIN.
PROP. REAR SETBACK:	**0'-0"**
SIDE SETBACK:	0' MIN.
PROP. EAST SETBACK:	**0'-0"**
PROP. WEST SETBACK:	**0'-10 3/4"**
MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29 227 / 33 122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**102'-6" TOP OF PARAPET**
MAX. DENSITY:	NONE
UPPER STORY SETBACK:	15'-0" SETBACK ABOVE THE 3RD FLOOR
PROP. SETBACK:	**8'-0" BUILDING SETBACK FROM PROPERTY LINE** **0'-0" SETBACK OF BUILDING FACE ON 4TH-8TH FLOORS**
OCCUPIABLE 2ND FLOOR:	OCCUPIABLE 2ND FLOOR SPACE MUST BE PROVIDED
PROP. 2ND FLOOR:	**PARKING (NOT OCCUPIABLE)**

BICYCLE, ELECTRIC, & GENERAL VEHICLE PARKING REQUIREMENTS:

REQUIRED PARKING:	
RESIDENTIAL:	*1 SPACE PER UPPER LEVEL DWELLING UNIT*
NUMBER OF DWELLING UNITS:	108 UNITS 108 X 1 = **108 SPACES REQUIRED**
TOTAL REQUIRED PARKING:	**108 PARKING SPACES**
PROVIDED PARKING:	**233 PARKING SPACES** **108 SPACES DEDICATED TO DWELLING UNITS** **125 SPACES FOR PUBLIC USE**
PARKING RATIO:	2.15 SPACES PER UNIT
ELECTRIC VEHICLE (E.V.) PARKING REQUIREMENTS:	10% OF PARKING SPACES IN MULTI-FAMILY RESIDENTIAL USES ARE TO BE E.V. PARKING SPACES
PARKING SPACES REQ'D.:	108 PARKING SPACES (SEE PARKING CALCS.)
REQ'D. E.V. PARKING SPACES:	108 x 0.10 = 10.8 ~ 11 E.V. PARKING SPACES
PROVIDED E.V. PARKING SPACES:	**11 SPACES** **+11 ADDITIONAL EV READY SPACES (CONDUIT RUN AND SPACE IN ELEC. PANEL FOR FUTURE INSTALLATION**
BICYCLE PARKING REQUIREMENTS (PER CITY OF FERNDALE PARKING MANUAL):	
MULTIFAMILY RESIDENTAIL:	0.5 SPACE PER DWELLING UNIT
108 DWELLINGS X 0.5 =	54 BIKE PARKING SPACES
RETAIL SALE ESTABLISHMENT:	1 SPACE PER 5 000 UFA A MINIMUM OF 4
1 950 / 5 000 = 0.39 →	4 BIKE PARKING SPACES
TOTAL REQ'D. BIKE SPACES	**58 BIKE PARKING SPACES**
PROP. BICYCLE PARKING:	36 LONG-TERM INTERNAL (DERO DECKER OR EQUAL) 20 LONG-TERM INTERNAL (DERO HOOP OR EQUAL) 8 SHORT-TERM EXTERNAL (DERO HOOP OR EQUAL) **64 TOTAL BIKE PARKING SPACES**



Patent #8,950,592

Dero Decker Bike Storage

Not to Scale



Dero Hoop Rack

Not to Scale

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P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Architectural Site Plan

Project Number:

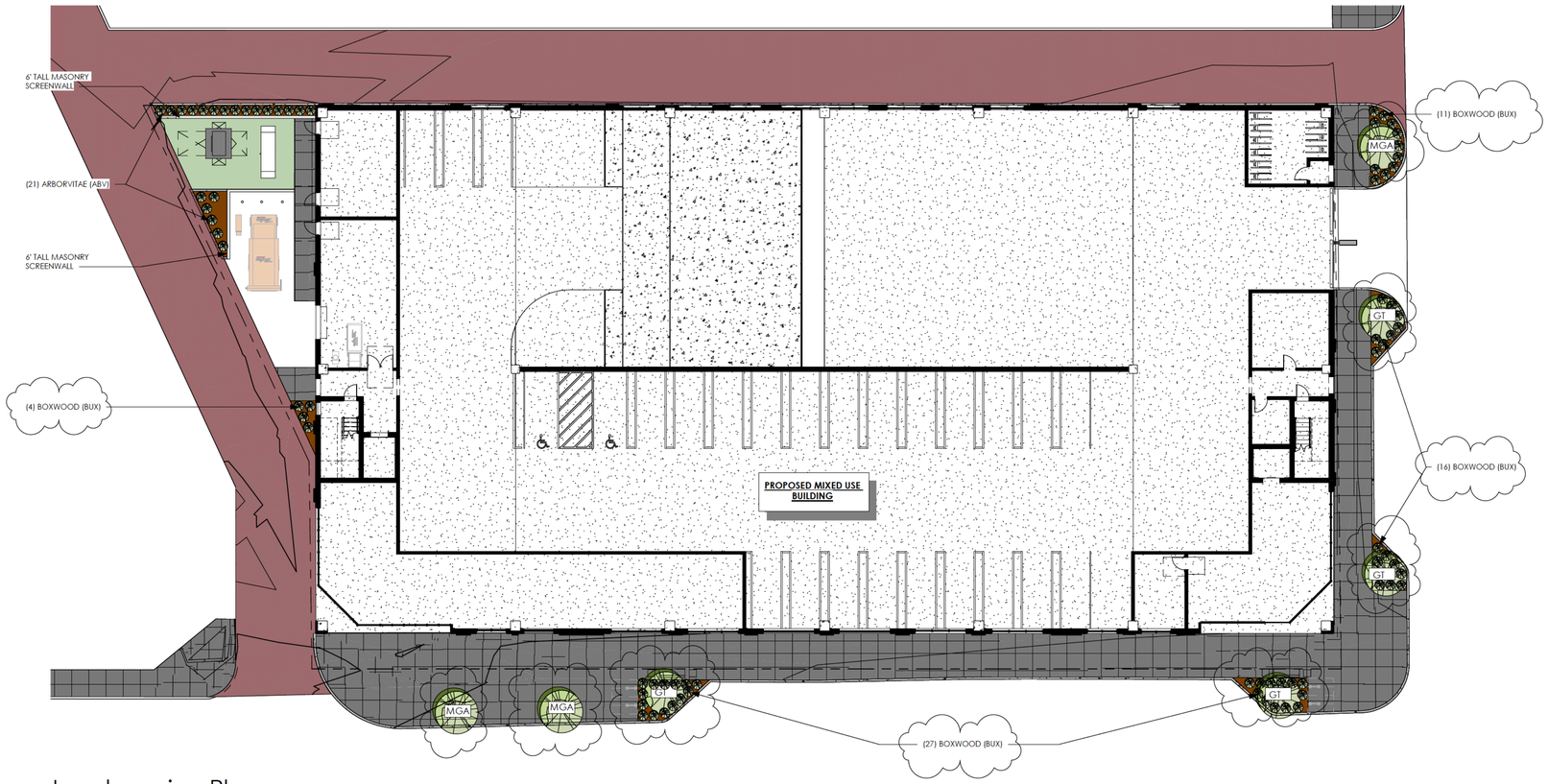
26-037

Scale:

As indicated

Sheet Number:

A.100



Landscaping Plan

1/16" = 1'-0"

Landscaping Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD
FERNDALE MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33 122 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

LANDSCAPING DEVIATIONS:

SITE TREES:	2 REQUIRED
PROPOSED SITE TREES:	0 PROPOSED
LANDSCAPE DEVIATION #9:	**2 SITE TREES**
DECIDUOUS STREET TREES:	19 REQUIRED
PROPOSED DECIDOUS STREET TREES:	4 PROPOSED
LANDSCAPE DEVIATION #10	**15 DECIDUOUS STREET TREES**
ORNAMENTAL STREET TREES:	8 REQUIRED
PROPOSED DECIDOUS STREET TREES:	3 PROPOSED
LANDSCAPE DEVIATION #11	**5 ORNAMENTAL STREET TREES**

ZONING REQUIREMENTS:

ZONING INFORMATION BELOW IS BASED ARTICLE 6 OF ZONING ORDINANCE

SITE TREES: 1 SITE TREE FOR EVERY 1 000 SQ.FT. OF UNPAVED SURFACE
UNPAVED SURFACE = 1 249 / 1000 = 2 SITE TREES REQ'D
0 SITE TREES PROPOSED

STREET TREES: 1 DECIDUOUS TREE PER 20 LINEAR FEET OF FRONTAGE
360.5' / 20 = 18.025 = ~ 19 DECIDOUS TREES REQ'D
4 DECIDOUS TREES PROPOSED

1 ORNAMENTAL TREE PER 50 LINEAR FEET OF FRONTAGE
360.5' / 50 = 7.21 = ~ 8 ORNAMENTAL TREES REQ'D
3 ORNAMENTAL TREES PROPOSED

1 SHRUB PER 5 LINEAR FEET OF FRONTAGE
360.5' / 5 = 72.1 = ~ 73 SHRUBS REQ'D
73 SHRUBS PROPOSED

DUMPSTERS COMPACTOR TRANSFORMER GENERATOR SCREENING: MASONRY SCREENWALL 6' TALL (MIN.) OR 1' ABOVE WHAT IT IS SCREENING

LANDSCAPING ADJACENT TO BUILDINGS: 3' LANDSCAPING (PLANTING BEDS OR POTTED PLANTS) ACROSS 25% OF THE FRONTAGE.

NOTE: NOT PROVIDING LANDSCAPING ADJACENT TO BUILDINGS DUE TO BUILDING PLACEMENT AND DESIRED SIDEWALK WIDTH FOR PEDESTRIAN SAFETY.

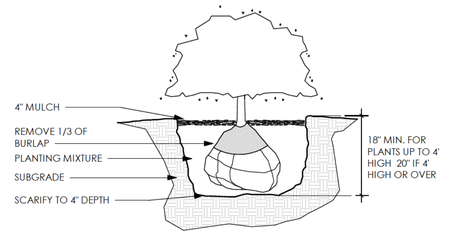
PLANTING LEGEND

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
MGA	3	MAGNOLIA	MAGNOLIA	2 1/2" CAL.
GT	4	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2 1/2" CAL.
ABV	21	THUJA OCCIDENTALIS	ARBORVITAE	6'-8' HGT.
BUX	58	BUXUX SEMPERVIRENS	BOXWOOD	24" DIA.

NOTE:

1. ALL TREES ARE TO COMPLY WITH TREE PROTECTION DETAILS
2. LAWN SOD MIX:
   30% PERENNIAL RYGRASS
   20% PARK KENTUCKY BLUEGRASS
   45% CREEPING RED FESCUE
   5% ANNUAL RYEGRASS

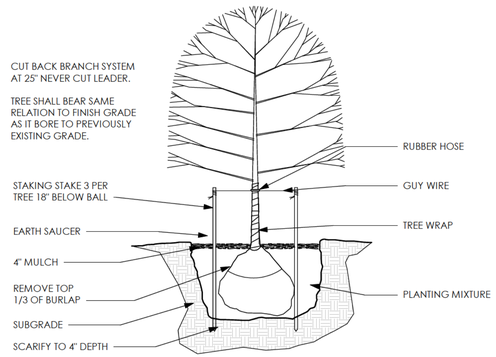
GREENSPACE SPACE TOTAL & PERCENTAGE : 1,249 SF (3.0%)



Landscape Planting Shrub Detail

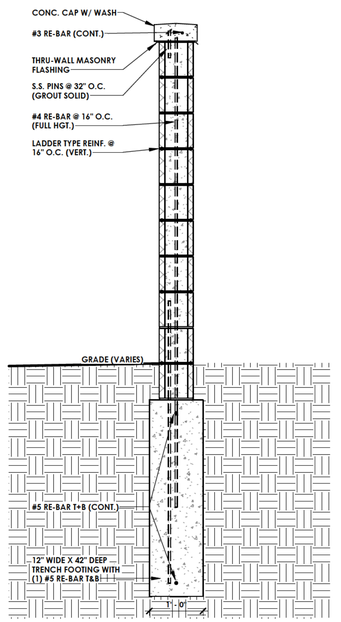
1/16" = 1'-0"

1. CUT BACK BRANCH SYSTEM AT 25" NEVER CUT LEADER.
2. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.



Landscaping Planting Tree Detail

1/16" = 1'-0"



Screening Wall Section Detail

3/4" = 1'-0"

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Client:

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280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Landscaping Plan

Project Number:

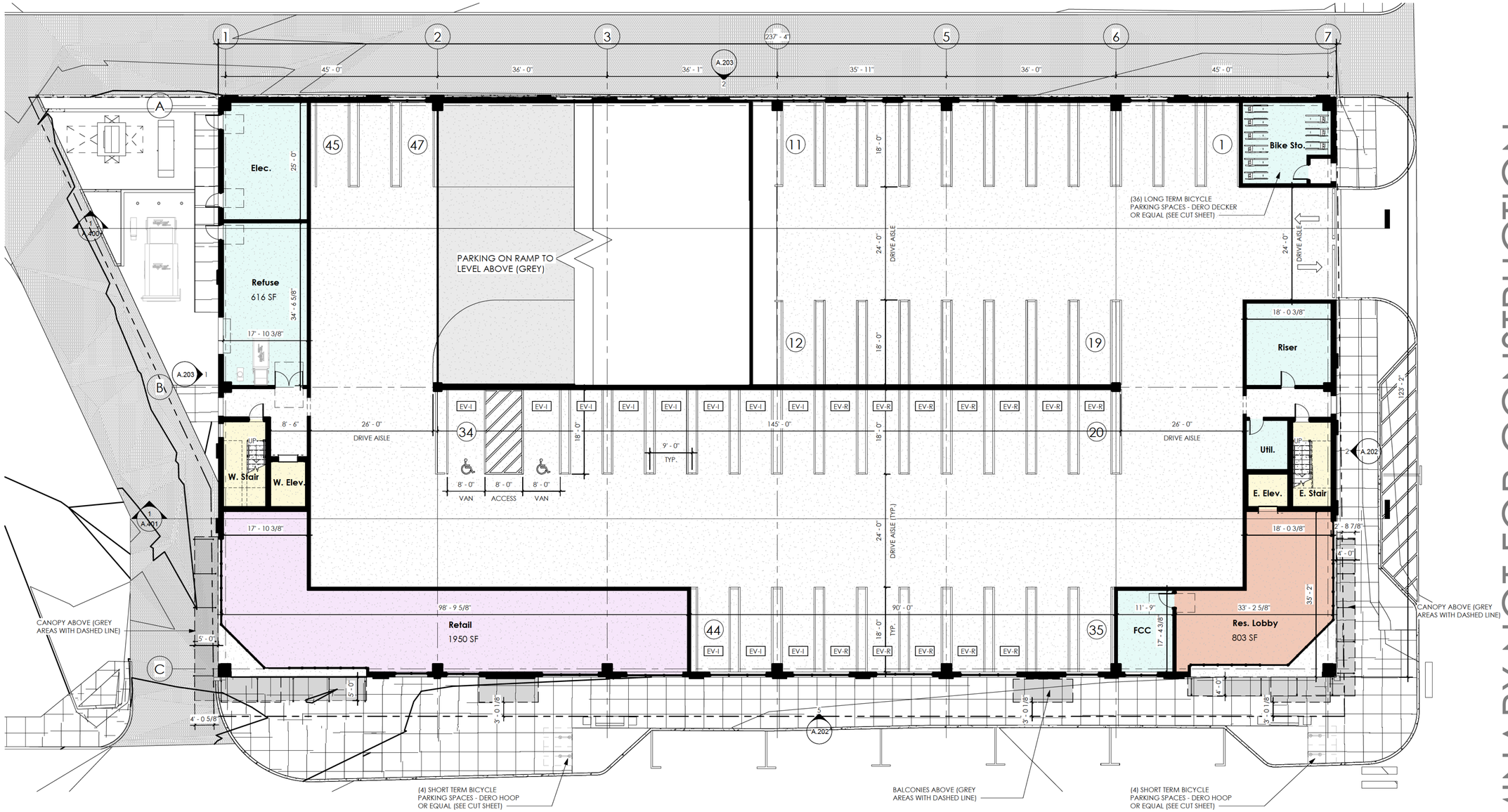
26-037

Scale:

As indicated

Sheet Number:

L.100



Ground Floor Plan

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- Amenity
- Commercial
- Common
- Utilities

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Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Ground Floor Plan

Project Number:

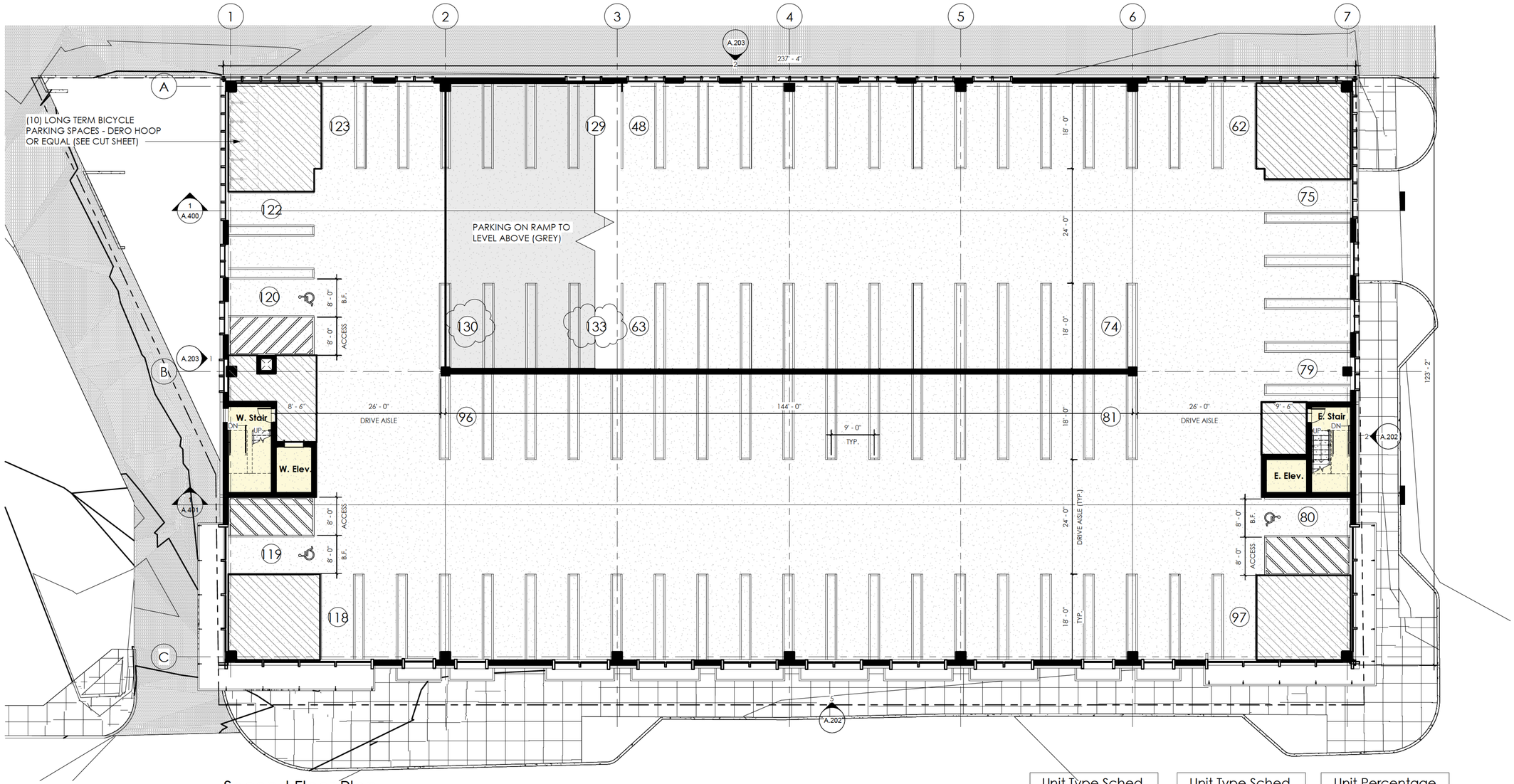
26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.101



Second Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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Client:
Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:
The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 53578 LICENSED ARCHITECT

Note:
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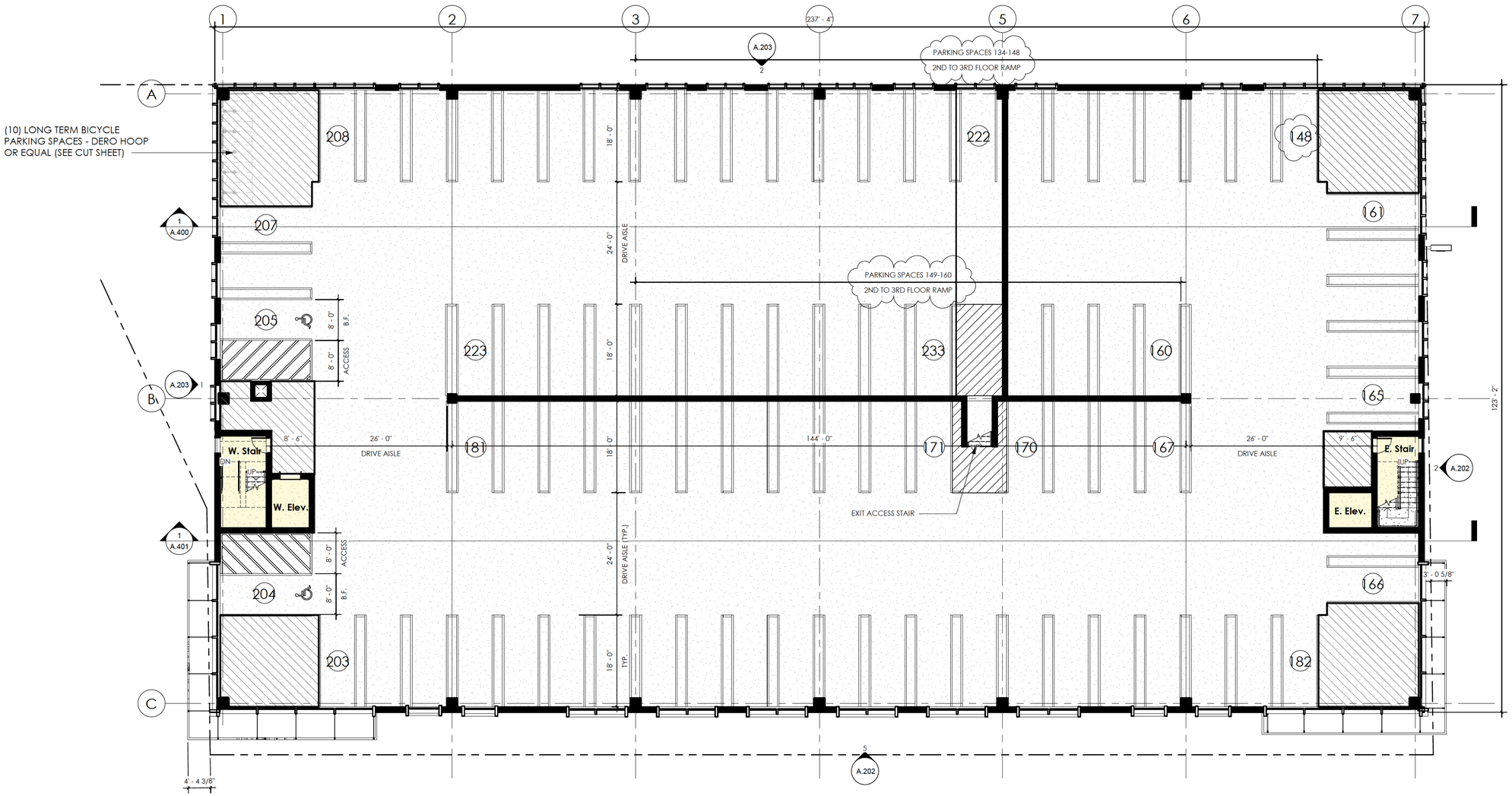
North Arrow:

Sheet Title:
Parking Deck Floor Plans

Project Number:
26-037

Scale:
3/32" = 1 -0"

Sheet Number:
A.102



Third Floor Plan

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

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North Arrow:

Sheet Title:

Parking Deck Floor Plans

Project Number:

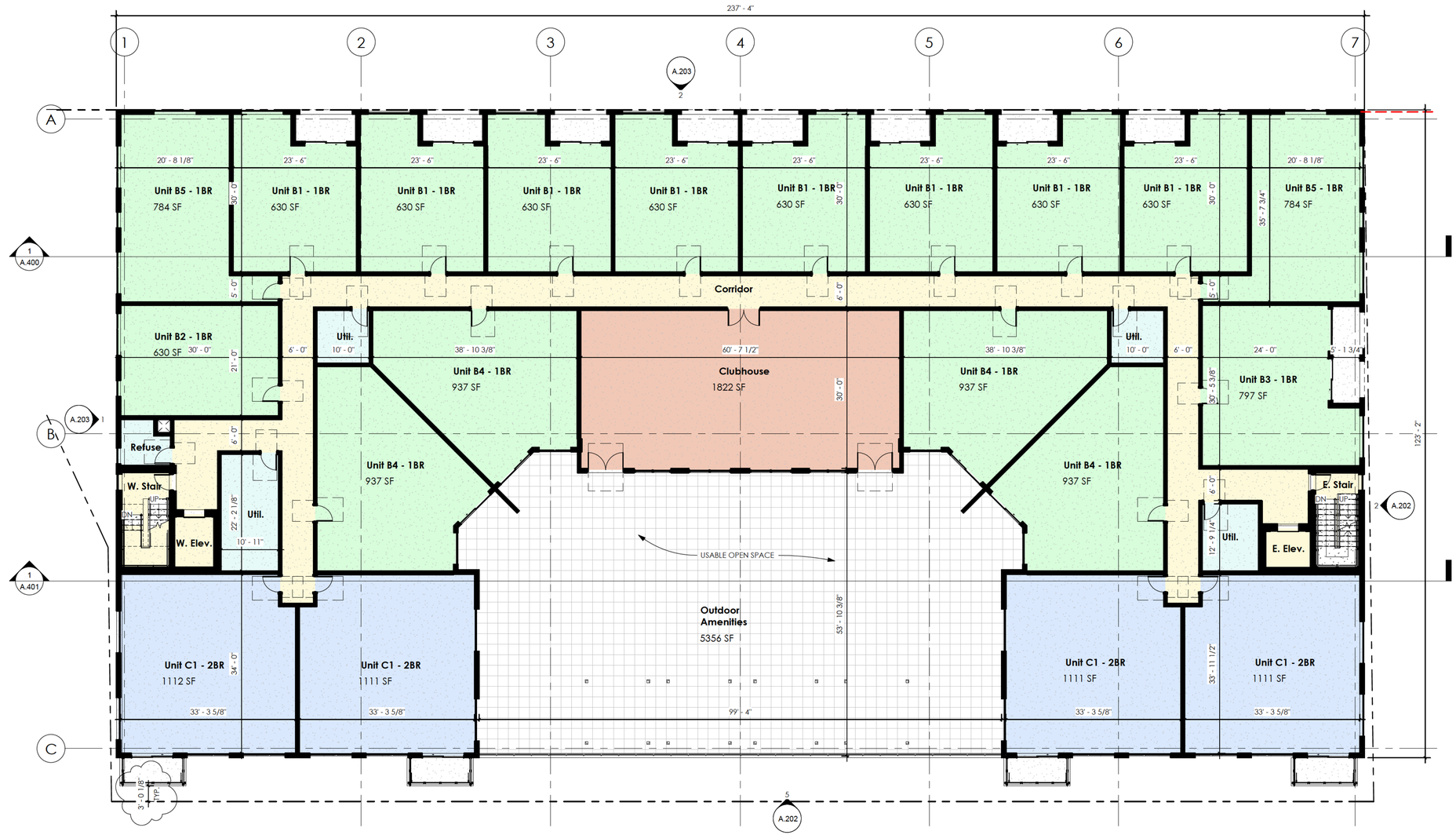
26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.103



Fourth Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Amenity
- Common
- Unconditioned Space
- Utilities

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Seal:

STATE OF MICHIGAN · JASON P. KREGEL · ARCHITECT · No. 53578 · LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Fourth Floor Plan

Project Number:

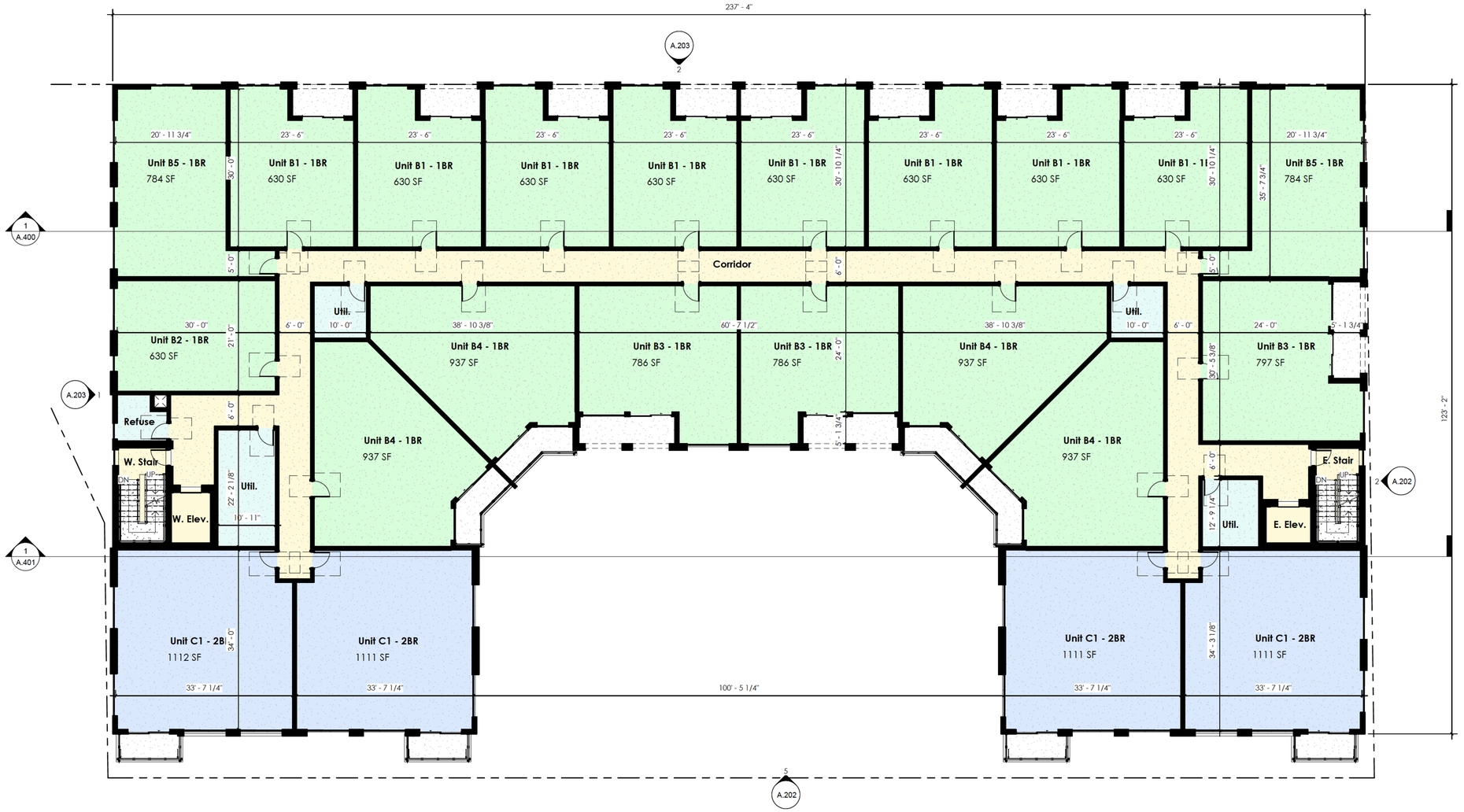
26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.104



Typ. Residential Floor Plan (Fifth - Eighth)

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Common
- Utilities

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165 E 9 Mile Rd,
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PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
05-14-2026	PC Discussion Item	
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	
10-15-2026	SPA/PUD Submittal 2	

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Typ. Residential Floor Plan (Fifth - Eighth)

Project Number:

26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.105



1 A.101 **Front (South) Elevation**

3/32" = 1'-0"



2 A.101 **Right (East) Side Elevation**

3/32" = 1'-0"

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Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
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Ferndale, MI 48220

Issued	Description	By
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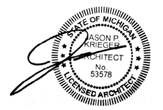
Seal:



Note:

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North Arrow:

Sheet Title:

Exterior Elevations

Project Number:

26-037

Scale:

3/32" = 1 -0"

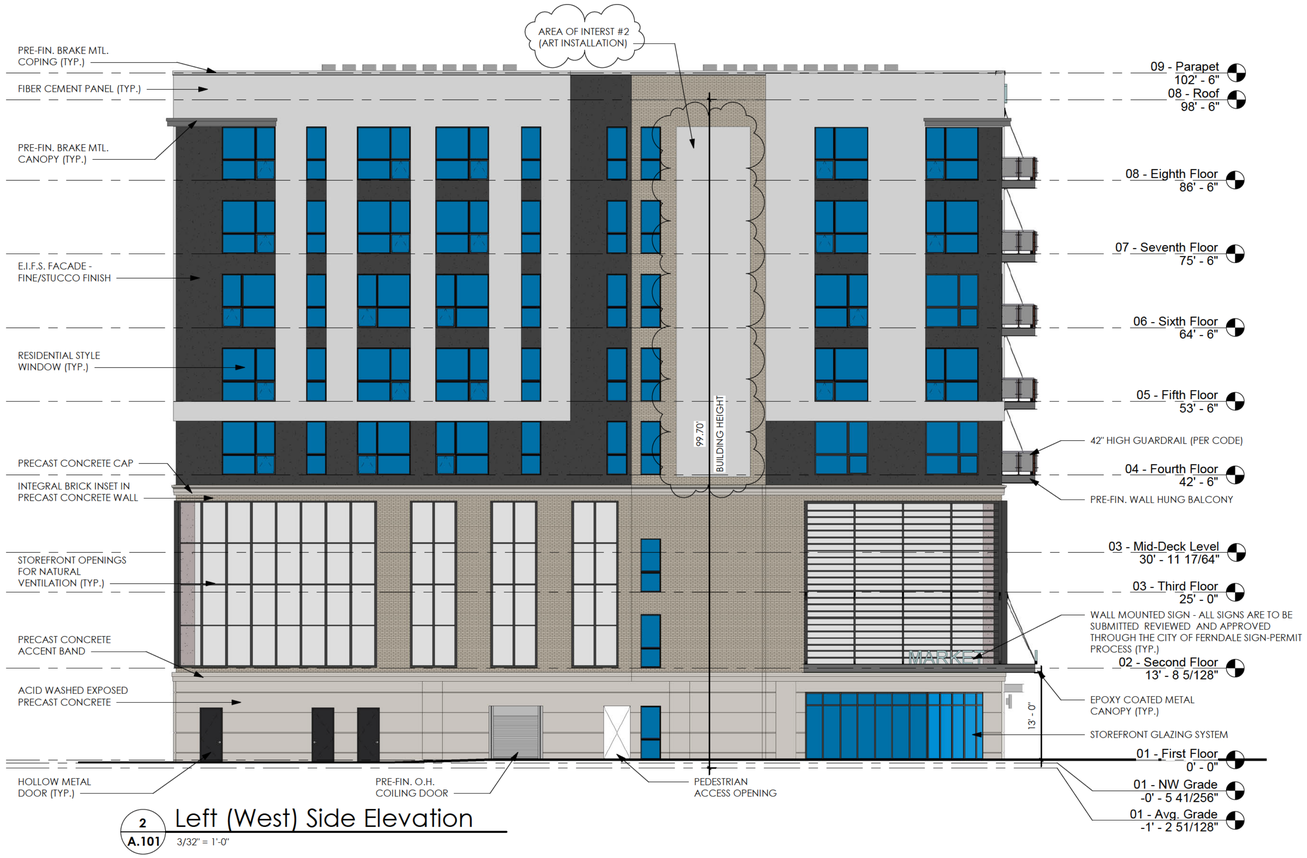
Sheet Number:

A.200



1 A.101 **Rear (North) Elevation**

3/32" = 1'-0"



2 A.101 **Left (West) Side Elevation**

3/32" = 1'-0"

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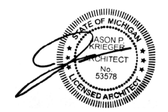
Seal:



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Sheet Title:

Exterior Elevations

Project Number:

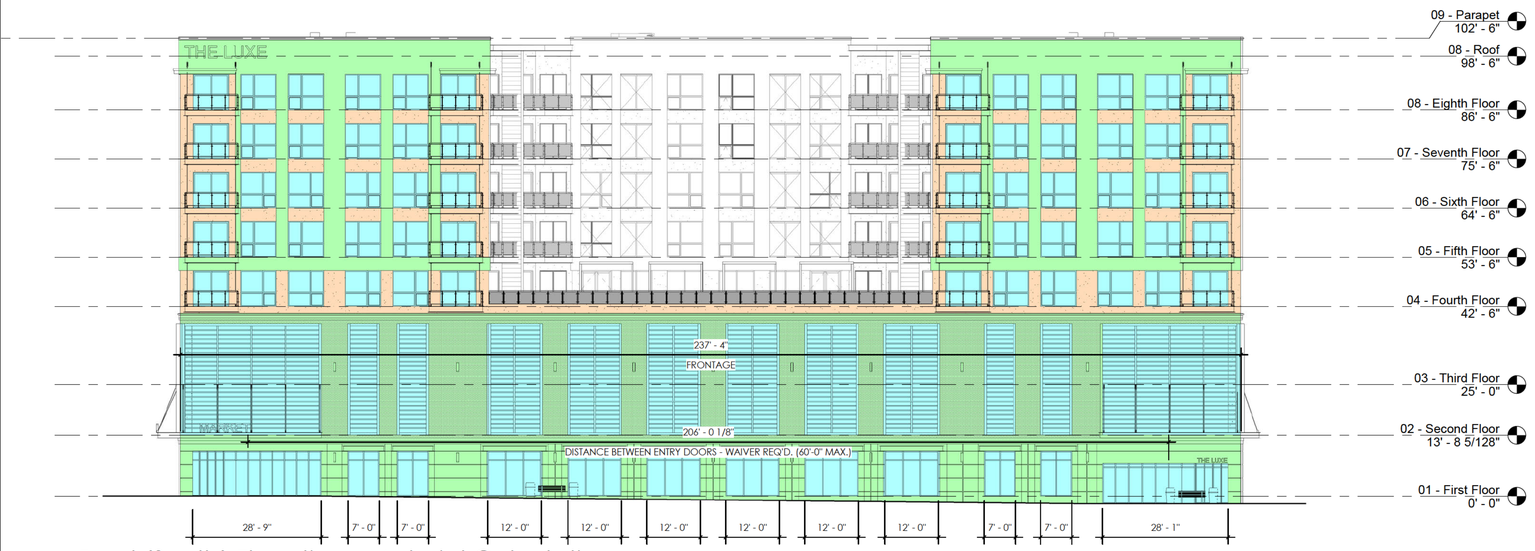
26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.201



Front (South) Elevation - Material Calculations

1/16" = 1'-0"

STREET FRONTAGE = 237'-4"
STOREFRONT = 156'-10"
% OF STOREFRONT = **66.1%**
WAIVER REQ'D.

Building Material Calculations

LOCATION	TOTAL	PRIMARY	SECONDARY	GLAZING
FRONT (SOUTH) ELEV.				
GROUND FLOOR	1 896 SQ.FT.	1 896 SQ.FT. **(100.0%)**	0 SQ.FT.	1 549 SQ.FT. **(45%)** **WAIVER REQ'D.**
UPPER FLOORS	7 300 SQ.FT.	5 105 SQ.FT. **(70%)**	2 195 SQ.FT. **(30%)**	2 928 SQ.FT. **(52%)**
RIGHT (EAST) SIDE ELEV.				
GROUND FLOOR	1 412 SQ.FT.	1 412 SQ.FT. **(100.0%)**	0 SQ. FT.	501 SQ.FT. **(26%)**
UPPER FLOORS	6 560 SQ.FT.	4 915 SQ.FT. **(74.9%)**	1 645 SQ. FT. **(25.1%)**	4 426 SQ.FT. **(40%)**

SEC. 4.03(A) ARCHITECTURAL AND DESIGN STANDARDS:
1. PRIMARY MATERIALS MUST BE USED TO COMPOSE A MINIMUM **75%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS
2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

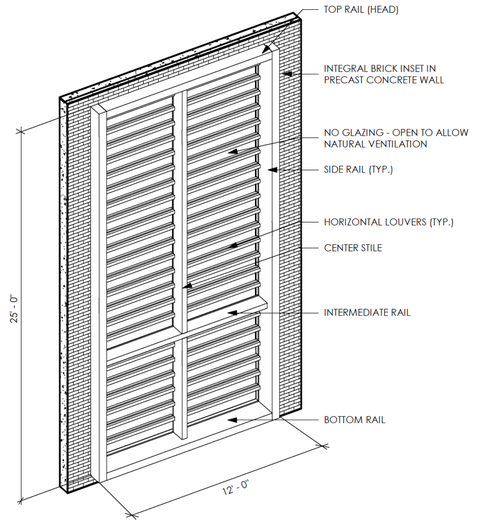
= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION



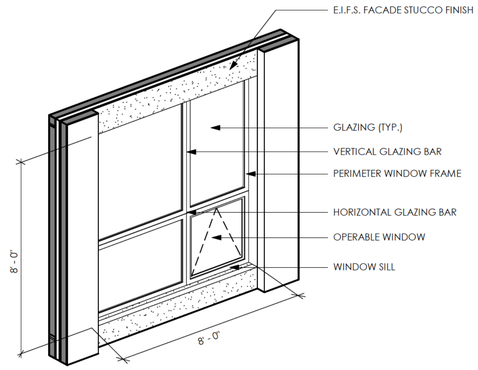
Right (East) Side Elevation - Material Calculations

1/16" = 1'-0"

STREET FRONTAGE = 123'-2"
STOREFRONT = 62'-4"
% OF STOREFRONT = **50.1%**



Typ. Louvered Window Design



Typ. Residential Window Design

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Ferndale, MI 48220

Issued	Description	By
08-26-2026	SPA/PUD Submittal	
10-15-2026	SPA/PUD Submittal 2	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:
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North Arrow:

Sheet Title:
Exterior Elevations - Material Calculations

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.202



Rear (North) Elevation - Material Calculations Copy 1

1/16" = 1'-0"

Building Material Calculations

LOCATION	TOTAL MATERIAL	PRIMARY MATERIAL	SECONDAY MATERIAL
REAR (NORTH) ELEV.			
GROUND FLOOR	2 538 SQ.FT.	2 538 SQ.FT. **(100.0%)**	0 SQ.FT.
UPPER FLOORS	11 255 SQ.FT.	7 064 SQ.FT. **(62.7%)**	4 191 SQ.FT. **(37.3%)**
LEFT (WEST) SIDE ELEV.			
GROUND FLOOR	1 156 SQ.FT.	1 156 SQ.FT. **(100.0%)**	0 SQ. FT.
UPPER FLOORS	6 933 SQ.FT.	5 148 SQ.FT. **(74.2%)**	1 785 SQ. FT. **(25.8%)**

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2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION



Left (West) Side Elevation - Material Calculations Copy 1

1/16" = 1'-0"

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Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.203



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Bermuda St.

FOR REFERENCE ONLY



Aerial Rendering From The Northwest

FOR REFERENCE ONLY



Aerial Rendering From The Southwest

FOR REFERENCE ONLY

PRELIMINARY NOT FOR CONSTRUCTION

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North Arrow:

Sheet Title:

Renderings

Project Number:

26-037

Scale:

Sheet Number:

A.204



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Woodward

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY

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North Arrow:

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Renderings

Project Number:

26-037

Scale:

Sheet Number:

A.205

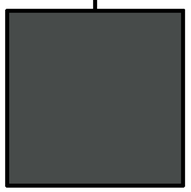


Material Board



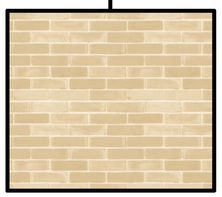
Fiber Cement Siding

Manufacturer: Nichiha or Sim.
Color: Illumination Cotton or Sim.
Finish: Smooth



E.I.F.S

Manufacturer: Sto. Coro. or Sim.
Color: SW 7069 Iron Ore or Sim.
Finish: Classic Coarse



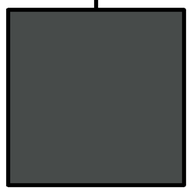
Brick Veneer

Manufacturer: BrickTech or Sim.
Color: Shade 343 Tan or Sim.
Finish: Standard Finish



Exposed Precast Concrete

Manufacturer: To Be Done By Precaster
Color: Integral Colored - Tan
Finish: Acid Washed



Brake Metal

Manufacturer: PAC-CLAD
Color: Antique Bronze



Pre-Fab. Metal Louveres

Manufacturer: Ruskin EV630 or Sim.
Color: Dark Grey

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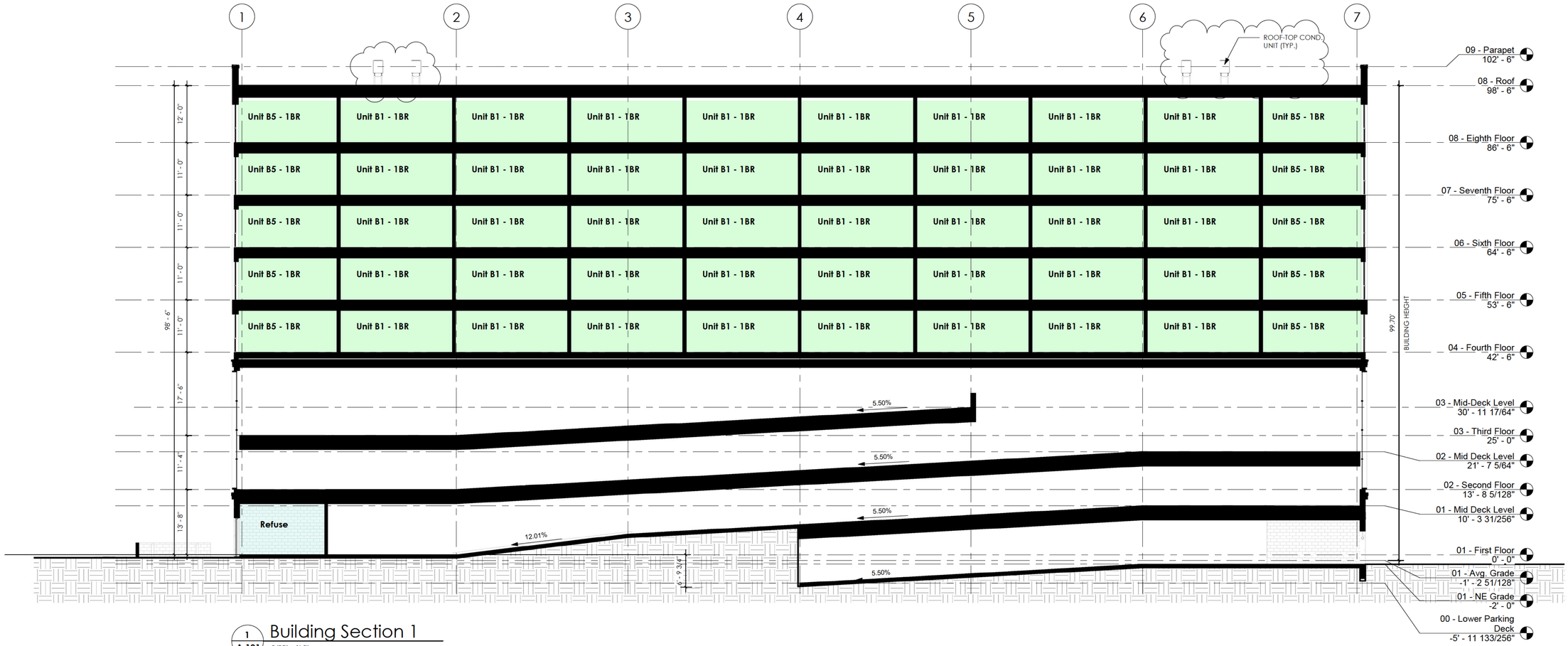
North Arrow:

Sheet Title:
Material Board

Project Number:
26-037

Scale:

Sheet Number:
A.206



1 A.101 Building Section 1

3/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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North Arrow:

Sheet Title:

Building Sections

Project Number:

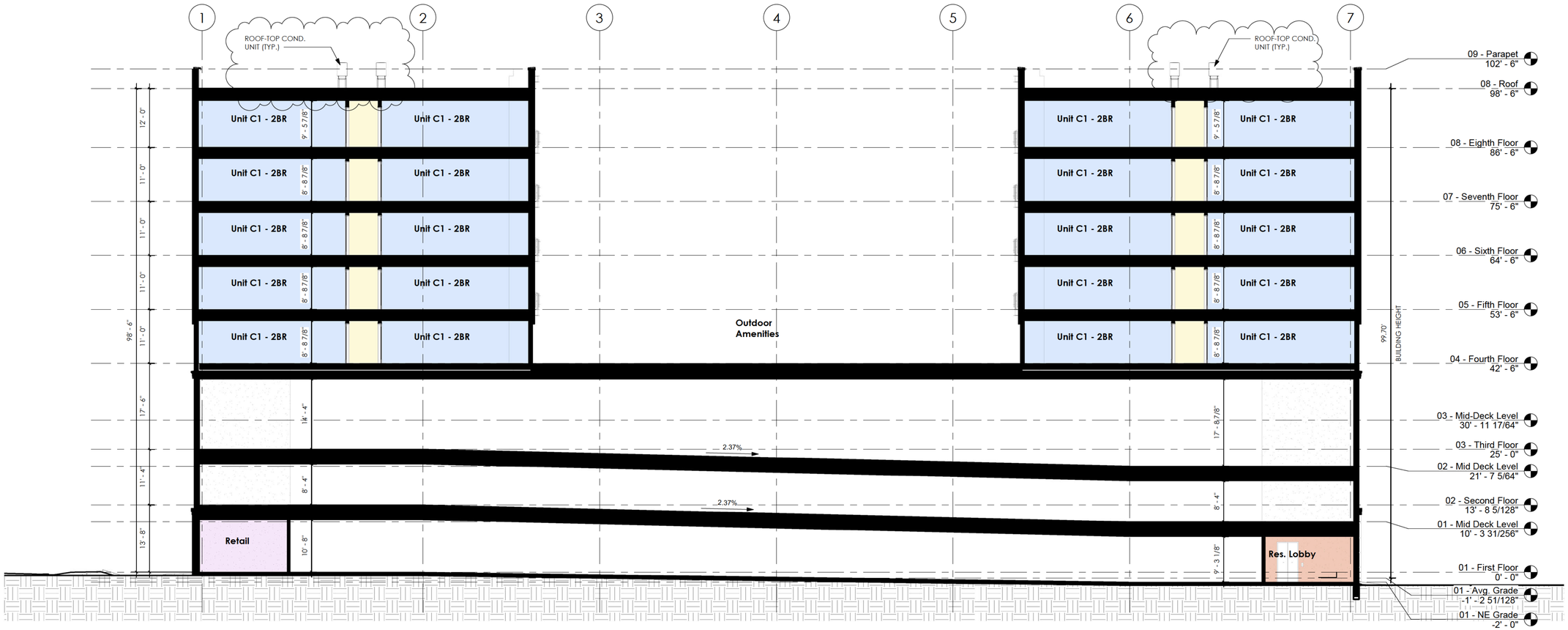
26-037

Scale:

3/32" = 1 -0"

Sheet Number:

A.400



1 / A.101 Building Section 2

3/32" = 1'-0"

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3/32" = 1 -0"

Sheet Number:

A.401

Exhibit D

List of Requested Deviations

[Following]

Exhibit E – The Luxe – List of Requested Deviations

Deviation #1 – Building Height:

Requirement – 55’-0” (maximum)
Proposed – 99’-9”
Deviation Requested – 44’-9”
Justification – Helping alleviate the current parking deficit in the area by providing 125 public parking spaces (city owned/operated) serving the surrounding businesses and downtown core.

Deviation #2 – Upper Floor Setback:

Requirement – 15’-0” exterior wall setback above the third floor
Proposed – 0’-0”
Deviation Requested – 15’-0”
Justification – Dramatic exterior material change and outdoor amenity deck in the middle of the building, fronting 9 Mile Rd. on floor 4, activates the upper floors and provides architectural relief along this southern facade.

Deviation #3 – Occupied Second Floor:

Requirement – Occupiable space on the second floor
Proposed – Not provided
Deviation Requested – No occupiable space on the second floor
Justification - Maximizing the parking on the second floor to help alleviate the current parking deficit in the area.

Deviation #4 – Storefront Width:

Requirement – 80% along principal frontage (9 Mile Rd.)
Proposed – 66.1%
Deviation Requested – 13.9%
Justification - Structural column locations in the parking garage and building design with window rhythm/masonry pilasters make adding storefront width impractical.

Deviation #5 – Glazing Requirements:

Requirement – 60% glazing on ground floor of principal frontage (9 Mile Rd.)
Proposed – 52%
Deviation Requested – 8%

Justification - Structural column locations in the parking garage and building design with window rhythm/masonry pilasters make adding storefront width impractical.

Deviation #6 – Public Entrance Spacing:

Requirement – 60'-0" (maximum) spacing of public pedestrian entries along principal frontage (9 Mile Rd.)
Proposed – 206'-0"
Deviation Requested – 146'-0"
Justification - Pedestrian entries are provided to the two ground floor spaces. Depending on tenants that occupy the spaces, additional doors may be added, but it still will not meet the 60' maximum spacing. There is no opportunity to add additional doors between the current doors as there is parking between the occupiable spaces.

Deviation #7 – Canopy Projections:

Requirement – 2'-0" (maximum) projection into required setbacks from building. Projections must be 3' from property lines.
Proposed – 4'-6" projection over Western Alley R.O.W. and 3'-0" projection over the Bermuda R.O.W.
Deviation Requested - 4'-6" projection over Western Alley R.O.W. and 3'-0" projection over the Bermuda R.O.W.
Justification - Canopies on East and West sides of the building are continuations of the canopies above the entry doors that highlight the pedestrian entries and complete the look of the building.

Deviation #8 – Maximum Allowable Parking:

Requirement – 119 parking spaces maximum (110% of the 108 parking spaces required for the residential use)
Proposed – 233 spaces
Deviation Requested – 114 spaces
Justification - Additional parking spaces provided are for public use and help alleviate the current parking deficit in the area.

Deviation #9 – Site Trees:

Requirement – 2 trees

Proposed – 0 trees
Deviation Requested – 2 trees
Justification - Zero lot line building in the CBD results in minimal site area for landscaping. We are maximizing the proposed landscaping in any unused space.

Deviation #10 – Deciduous Street Trees:

Requirement – 19 trees
Proposed – 4 trees
Deviation Requested – 15 trees
Justification - Zero lot line building with minimal site area for landscaping. We are proposing appropriate street trees within the ROW while maintaining the current streetscape, sidewalks, and parallel parking spaces.

Deviation #11 – Ornamental Street Trees:

Requirement – 8 trees
Proposed – 3 trees
Deviation Requested – 5 trees
Justification - Zero lot line building with minimal site area for landscaping. We are proposing appropriate street trees within the ROW while maintaining the current streetscape, sidewalks, and parallel parking spaces.

Exhibit E

Planned Unit Development Approval Standards

[Following]

Section 11.04 Approval Standards – Zoning Ordinance

A. Compliance with the Master Plan.

a. Master Plan (2022) defines this parcel as "Downtown" which calls for a mixture of residential and employment uses with retail that caters to residents and workers. The proposed building meets this intent.

B. Use and Zoning District Compatibility.

a. The current CBD zoning district calls for a traditional mix of retail stores, restaurants, entertainment, public spaces, offices, and residential uses and related activities that are mutually supportive and serve the needs of both Ferndale and surrounding communities. The proposed building fits this description and the surrounding properties are also zoned CBD.

C. Affordable Housing.

a. The Developer proposes that 10% of the residential units within the development be designated as income-restricted units. A full response can be found in a separate document shown as **Exhibit F** in the PUD Agreement.

D. Utilities, Soil Erosion, Sedimentation Control, and Drainage.

a. All utilities and site engineering have been designed to comply with all applicable standards and will not adversely affect the current system capacities.

E. Transportation, Mobility, and Circulation.

a. The project location and proposed uses will naturally create a pedestrian oriented development. Vehicle entry/exit is from Bermuda which creates the best traffic flow for the site. The proposed improvements to the western and northern alleys will enhance pedestrian and vehicle circulation around this site which will be a huge benefit to the surrounding businesses. Bus routes are present on 9 Mile and Woodward to offer additional transit options. Bicycle parking for the residential dwellings are proposed within the parking garage.

F. Landscaping and Screening.

a. This project is essentially built to the property lines as is typical in the CBD zoning district. The NW corner of the site is where the transformer, generator, and shared compactor are proposed. We are screening these items with screenwalls (per ordinance) to reduce visibility. We are proposing small plantings in this area to soften the look/feel of this area that pedestrians frequently travel.

G. Green Infrastructure and Natural Resources.

a. Again, with this project being built to the property lines, there is little opportunity for site landscaping and natural resources.

H. Lighting.

a. Site photometric plans have been provided and comply with the zoning ordinance.

I. Building Form and Design Standards.

a. The proposed building will relate to and be harmonious with the surrounding area with the use of brick/masonry façade on the ground floor, activated street frontage with the retail and amenity spaces. The residential amenity deck above the garage offers another layer of activation. All entries will be barrier free.

J. General Development or Use Requirements.

a. We feel that the proposed project meets the requirements of Articles 3 and 5. The signage (Article 8) will be designed and submitted for permits at a later date. What is shown on the current plans is a graphical representation of what the signage could be.

K. Conformance with the Intent of a PUD.

a. We feel that the proposed project meets these requirements. The mixed use building contains retail and amenity space on the ground floor, public parking, multifamily residential units, private parking for the multifamily residential units, and an elevated outdoor amenity deck. The public parking will provide some much needed parking support to the surrounding businesses. The multifamily dwelling will provide more patrons to support the surrounding businesses. The retail will provide street activation and attract more pedestrians to the area.

L. Compatibility with Adjacent Uses.

a. As mentioned above, the building design, screening of parking, and screening of outdoor equipment has been designed to fit in the surrounding area context.

M. Public Service.

a. As mentioned above, all utilities and engineering have been designed to the city standards and will not overburden the city mains.

N. Traffic and Mobility.

a. A traffic/trip generation has been submitted. Bicycle parking has been provided within the building as previously mentioned.

O. Connectivity.

a. The project is not over 500' in width. The project is built to the property lines so no traffic calming techniques are proposed. Sidewalks are mostly outside of the property line within the city ROWs. We are proposing short term parking/loading areas along 9 Mile and Bermuda to offer a space for deliveries, mail trucks, ride sharing, and grocery/meal delivery. We are also proposing a widened sidewalk at the SW corner of the site to provide a space for outdoor dining/seating to support the proposed retail space.

P. Streetscape Design.

a. We will work with the city to determine the best streetscape design features. As mentioned, we are widening the sidewalk to support the proposed retail space. Decorative lighting will be present on all street facing facades.

Q. Usable Open Space.

a. The usable open spaces in the proposed project will consist of outdoor dining/retail support space at the SW corner of the site and outdoor amenity deck for the multifamily dwelling units. We feel that the alley enhancements and reopening on the E/W alley north of the property should also be taken into account.

R. Design Features.

a. Public transit is available via bus routes on 9 Mile and Woodward. Also, bicycle parking spaces provide another transit option. 10% of the required parking spaces (11 spaces) are required to have EV charging. We are proposing 11 total EV charging spaces in the parking garage. The proposed project is utilizing a vacant piece of land in the heart of downtown Ferndale.

S. Preservation of Natural, Cultural, or Historic Features.

a. As mentioned, the current site consists of vacant land and a public parking lot. So, there are no natural, cultural, or historic features to preserve.

T. Positive Economic Impact.

a. The mixed use project provides a benefit to the surrounding area by providing much needed public parking, a street activated retail space, and more residents to support surrounding businesses.

U. Unified Control.

a. As detailed in letter of intent between City of Ferndale and Cypress Partners LLC in **Exhibit G**. The remaining issues to be detailed in a separate development agreement to be an executed between City of Ferndale and Cypress Partners LLC.

V. Compatible with Adjacent Uses and an Improvement to Community.

a. As mentioned above, the proposed uses in the building improve and support the surrounding properties. Screening of the parking deck and building utilities have been incorporated into the design.

Exhibit F

Affordable Housing Conditions

[Following]

Exhibit F – Affordable Housing Conditions

Number and bedroom mix of income-restricted units
The Developer proposes that 10% of the residential units within the development be designated as income-restricted units. The restricted units will be reasonably distributed among the bedroom types offered within the development. Specific unit designations may float among comparable units over time, provided that the required number of income-restricted units is continuously maintained and replacement units are of a comparable bedroom type and quality.

Eligible household-income limits
The income-restricted units will be available to households with incomes at or below 120% of Area Median Income (AMI), adjusted for household size. Household eligibility will be determined using the applicable income limits published for the geographic area and a methodology generally consistent with MSHDA income-certification practices for comparable income-restricted rental housing.

Method used to calculate maximum rents
Maximum rents for the income-restricted units will be established based upon the applicable AMI restriction using a methodology generally consistent with MSHDA practices for comparable income-restricted rental housing. Maximum rents will be reviewed and adjusted periodically as applicable income and rent limits are updated. Fixed dollar rents will not be established in the PUD Agreement because income limits and corresponding permissible rents change over time.

Treatment of tenant-paid utilities and utility allowances
Where tenants are responsible for payment of utilities in addition to rent, an applicable utility allowance will be considered in establishing the maximum tenant-paid rent. Utility allowances will be based upon a recognized utility-allowance schedule or methodology generally consistent with MSHDA practices for comparable rental housing. Where utilities are included in the tenant's rent and paid by the owner, no corresponding utility allowance deduction will be required.

Affordability period
The 10% income-restricted unit commitment will remain in effect for a minimum of ten years, commencing upon initial occupancy of the income-restricted units. The affordability requirement will apply only for the stated affordability period and will terminate upon expiration of that period unless otherwise mutually agreed by the parties.

Initial and annual household certification
Prior to initial occupancy of an income-restricted unit, the owner or property manager will obtain sufficient documentation to verify that the household satisfies the applicable income limitation. Thereafter, household eligibility and continued compliance will be reviewed using reasonable certification and recertification procedures generally consistent with MSHDA practices for comparable income-restricted rental housing. Certification requirements will be administered in a manner that provides sufficient documentation of compliance without

imposing requirements beyond those reasonably necessary to verify the affordability commitment.

Monitoring and reporting responsibilities
The owner or property manager will maintain records reasonably necessary to demonstrate compliance with the required number of income-restricted units, applicable income limitations, and rent restrictions. An annual compliance report may be provided to the City or its designated administrator identifying the restricted units, applicable AMI level, rents charged, applicable utility allowances, occupancy status, and confirmation of household eligibility. The parties may establish reasonable forms and administrative procedures for annual reporting consistent with generally accepted MSHDA attainable-housing monitoring practices.

Enforcement and remedies for noncompliance
In the event of a material compliance deficiency, the owner will receive written notice identifying the deficiency and a reasonable opportunity to cure. Corrective action may include adjustment of rents, designation of a replacement income-restricted unit, completion of required documentation, or other reasonable action necessary to restore compliance with the 10% affordability commitment. Enforcement should be proportionate to the nature of the deficiency and provide an opportunity to cure before additional remedies are pursued.

Treatment and replacement of units that become unavailable
Temporary vacancy, tenant turnover, maintenance, repair, rehabilitation, or casualty affecting an income-restricted unit will not constitute noncompliance, provided the unit is returned to service within a reasonable period or a comparable replacement unit is designated. If an income-restricted unit becomes permanently unavailable, another comparable unit within the development may be substituted so that the development continues to maintain the required 10% income-restricted unit commitment. Income-restricted units may float among comparable units provided that the required number and general bedroom mix are maintained.

Obligations applicable to future owners, successors and assigns
The affordability, monitoring, and reporting obligations will remain applicable to the development for the remainder of the stated affordability period notwithstanding a sale or transfer of the property. Any future owner, successor, or assign acquiring the property during the affordability period will assume the remaining obligations applicable to the income-restricted units. All such obligations will terminate upon expiration of the established affordability period.

Exhibit G

Unified Control Documents

[Following]

CYPRESS
PARTNERS
A Limited Liability Company

City of Ferndale
300 East Nine Mile Road Ferndale, MI 48220
To: Colleen O'Toole – City Manager

4/22/26

Please accept this as a letter of intent for the inclusion of the city surface parking lot on East 9-mile road behind Como's restaurant into a state-of-the-art combined parking deck and multifamily (MF) project with first class amenities.

Purchaser/Developer:	Cypress Partners LLC on behalf of a special purpose entity to be formed.
Due Diligence Period:	In accordance with the City of Ferndale approval schedule.
Closing:	30 days following all approvals.

Development Requirements, General Outline and Incentive:

- We would combine property located at 165 East Nine mile "The Dorfman Property" and the city parking lot directly behind Como's restaurant.
- We would develop a parking deck of 3 stories (total of 250 spaces) and 4 stories of MF built on top of the deck. Current MF unit count is 86 units. The MF would be parked at a ratio of 1 to 1 per unit or 86 units and the rest would be general public parking.
- We would structure the project with 100% market rate units.
- To help offset the extraordinary cost of developing an urban in fill location and to fill the potential gap of the annual cost of the parking deck we are suggesting that a TIF be created for the project. The cost of the parking deck is "TIF Eligible" and the majority of the captured annual tax from the MF (estimated at approx. of $275,000 a year) will be contributed to the city to help offset the annual cost of the bond. We are hoping the daily + monthly use fees, the TIF contribution and potentially a contribution from the DDA would be enough to cover the annual cost of the garage. If not, Cypress would close the gap or otherwise reach mutually acceptable terms for closing the gap..

- City would contribute city parking lot and obtain a bond to cover the cost of parking structure and collect all revenue from the parking including the parking for the MF units. We would develop it on behalf of the city as a "build to suit" project. The approximate all-in cost is $11,750,000 to $12,000,000. Cypress will provide the City with a detailed budget for final approval at the appropriate time.

- We would design the structure to be very aesthetically appealing at the street level, not just a garage side. The street level elevation will include key amenity space for the multi-family as well as 2,000-3,000 square feet of retail.

- We would provide $$ for improving the alley to connect the retail, restaurants and garage/MF project and create an excellent "place making" experience.

- We would process the project as a PUD as discussed.

- We would agree no later than 90 days for TIF Tables and Bonding evaluations to be prepared and presented to City of Ferndale.

- We would agree no later than 180 days on submittal to City of Ferndale boards and commissions, including PC, incentive committee, DDA, Brownfield Authority and Council.

- KKA will be our architect, they have tremendous experience with multi-family

- Length of time to build the project is approximately 10-12 months for garage and 10-12 months for the MF.

This letter is intended solely and exclusively as an expression of general intentions. The parties mutually intend that neither party shall have a binding contractual obligation to the other party unless and until a formal written contract has been prepared with adequate opportunity for review by legal counsel and has been fully executed and delivered by the parties.

Cypress Partners:

Creating value in real estate through careful acquisition, development/rehab & management. Cypress Partners has successfully completed numerous "in fill" projects of similar style and scope. Cypress Partners is led by Mike Parks who has been involved with over $1B worth of real estate projects in his career.

Complete information can be found on our website: cypressmi.com

Sincerely Yours,

Mike Parks
Managing Member

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: 5445 Corporate Drive, Suite 175, Troy, MI 48098
(248)458-7200
Issuing Office's ALTA® Registry ID: 1123059
Commitment Number: NCS-1278633-MICH
Issuing Office File Number: NCS-1278633-MICH
Property Address: 165 East 9 Mile Road, Ferndale, MI 48220
Revision Number:

SCHEDULE A

1. Commitment Date: September 19, 2025 at 8:00 AM

2. Policy to be issued:
   a. ALTA® Extended Owner's Policy
   Proposed Insured: Cypress Partners, LLC
   Proposed Amount of Insurance: [redacted]
   The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   165 E 9 Mile, LLC, a Michigan limited liability company

5. The Land is described as follows:

   See Schedule C attached hereto and made a part hereof

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Commitment No. NCS-1278633-MICH

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Pay unpaid taxes and assessments unless shown as paid.

6. All Taxes paid to and including 2024
   2024 Winter Taxes PAID in the amount of [redacted]
   2025 Summer Taxes PAID in the amount of [redacted] includes [redacted] for DDA Operating
   Tax Item No. 25-27-382-020
   Property Address: 165 E 9 Mile Rd, Ferndale, MI 48220
   If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.

   Special Assessment: None

7. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

8. Submit to the Company a Certificate of Good Standing of 165 E 9 Mile, LLC, a Michigan limited liability company issued by the Corporation, Securities & Land Development Bureau of the Michigan Department of Consumer & Industry Services.

9. With respect to 165 E 9 Mile, LLC, a Michigan limited liability company we will require a full copy of the operating agreement and any amendments, together with an affidavit signed by the managing members stating that it is a true copy and that there have been no further amendments. Other requirements may be made following the review of such documents.

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10. Submit to the Company a Certificate of Good Standing of Cypress Partners, LLC issued by the Corporation, Securities & Land Development Bureau of the Michigan Department of Consumer & Industry Services.

11. With respect to Cypress Partners, LLC we will require a full copy of the operating agreement and any amendments, together with an affidavit signed by the managing members stating that it is a true copy and that there have been no further amendments. Other requirements may be made following the review of such documents.

12. Warranty Deed from 165 E 9 Mile, LLC, a Michigan limited liability company to Cypress Partners, LLC.

13. Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.

14. Submit ALTA/NSPS land title survey or other survey satisfactory to the Company by an approved surveyor. Additional Exceptions may be made for easements, parties in possession of the land, encroachments, overlaps, boundary line discrepancies, and other matters which may be disclosed by the survey. This requirement is waived if the land is a lot in a recorded subdivision and the improvement is a one-to-four family residential structure which was constructed more than 18 months ago.

15. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

16. Termination of the interest of Rev G. Knechtel Treasurer of the Church Extention Society of the Michigan Conference of the Evangelical Association of Bay City, Michigan as disclosed in the Warranty Deed recorded May 23, 1917, in Liber 302, Page 36.

17. The Michigan Commercial Real Estate Broker Lien Act applies to a sale, lease, option, loan or other transfer of commercial real estate. The Company must be provided proof, in affidavit form from the Seller and Purchaser, satisfactory to the Company, (a) of payment in full of any broker's services which have been engaged with regard to the management, sale, purchase, lease, option or other conveyance or proposed conveyance of any interest in the subject commercial real estate, together with a lien waiver or estoppel letter from any party determined by such affidavit to have a right to file a broker's lien, and (b) that no notice of lien for any such services has been received. In the event that said affidavit(s) contain any qualification with respect to any such services, proof of payment in full for all such services, together with a lien waiver or estoppel letter from such identified Broker(s) must be obtained.

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NOTE: Where the possibility of a right to file a broker's lien is determined and no lien waiver or estoppel letter provided to the Company, the following exception will be included in the policy to be issued pursuant to this Commitment.

Any broker's lien, or right to a broker's lien, imposed by law.

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Commitment No. NCS-1278633-MICH

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

6. Taxes and assessments not due and payable at Commitment Date.

7. The terms and provisions contained in the document entitled Warranty Deed recorded May 23, 1917 as Liber 302, Page 36.

8. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.

9. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

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10. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the Land.

11. Rights of tenants under unrecorded leases.

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Commitment No. NCS-1278633-MICH

SCHEDULE C

Land in the City of Ferndale, Oakland County, MI, described as follows:

Lot(s) 4 and 5 of Woodward Heights Subdivision, according to the plat thereof as recorded in Liber 10 of Plats, Page 2 of Oakland County Records.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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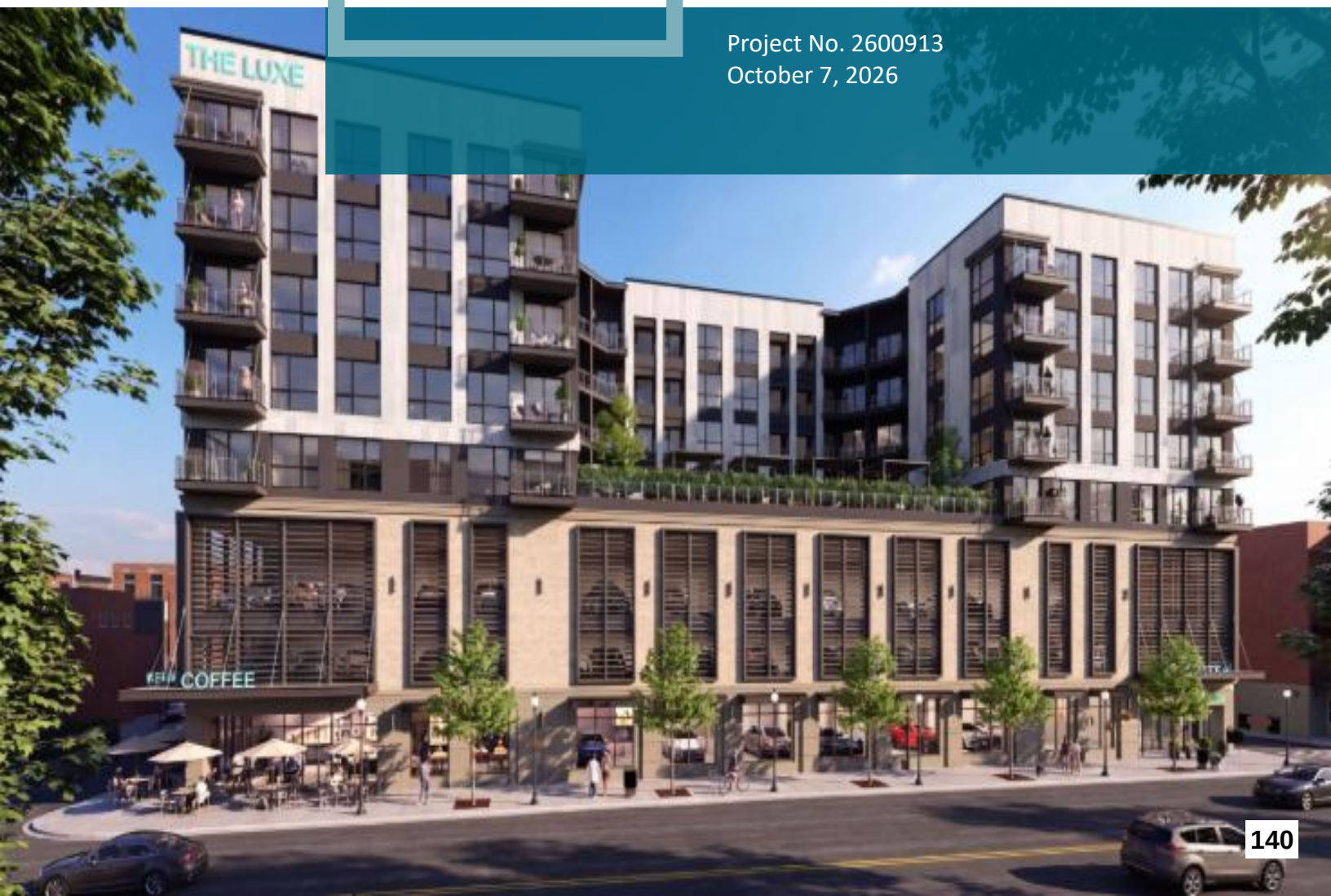
fishbeck
Engineers | Architects | Scientists | Constructors

Preliminary Market and Financial Review of The Luxe Property and Proposed Parking Structure

Ferndale, Michigan

Project No. 2600913
October 7, 2026



fishbeck
Engineers | Architects | Scientists | Constructors

4775 Campus Drive
Kalamazoo, Michigan 49008

269.375.3824 | fishbeck.com

October 7, 2026

Shate'ja Curry
Community Development Fellowship Program Manager
Community Economic Development Association of Michigan (CEDAM)
1118 S. Washington Avenue
Lansing, MI 48910

Final Report
Preliminary Market and Financial Review of The Luxe Property and Proposed Parking Structure
Ferndale, Michigan

Project Understanding

Cypress Partners is pursuing a mixed-use development at Bermuda Street and 9 Mile Road in downtown Ferndale, Michigan. The site is currently a City of Ferndale (City) public parking lot and a privately owned vacant lot. The development will include approximately 1,950 square feet of commercial space, 233 parking spaces, and 108 residential units. Cypress Partners will own the commercial space and residential units, and the City will own the parking structure portion.

Cypress Partners is guaranteeing the construction cost of $12 million for the parking structure. The City plans on debt-financing the $12 million through revenue bonds. The market and financial review is intended to consider the future operating and capital expenses, potential revenue, and financing structure to develop a preliminary financial proforma for the City-owned parking structure portion of the development.



Market Conditions

Parking Rates and Fees

Publicly available parking in downtown Ferndale is largely controlled by Park Ferndale with limited private parking options. Paid public parking not owned by the City is limited to the Ferndale Foods parking lot at 600 W. 9 Mile Road through the AirGarage mobile application. There are several private parking lots around the downtown that are reserved for customers of specific businesses or organizations. The largest private parking location is the Credit Union ONE parking structure at 400 East 9 Mile Road; however, it is reserved for employees and visitors and not available for public parking.

Considering the market conditions with Park Ferndale having a near monopoly on paid public parking, it is difficult to separate the proposed parking structure from other Park Ferndale operations. Daily rates will need to be similar to other Park Ferndale locations or parkers will not use the facility. Similarly, discounted parking or incentives that pull parkers away from other Park Ferndale locations potentially shift revenue from those locations to the structure without gaining overall system revenue but simply shifting the revenue source. With this in mind, the proposed hourly parking rate for the first year of operation is $1.45 with subsequent

adjustments regularly throughout the 30-year term. This methodology is consistent with City parking rate adjustments over the past few years.

The Luxe will have 108 residential units that will have access to 108 reserved parking spaces priced at $150 per month. The parking spaces are not part of the base rent and will be leased at an additional cost on a first-come, first-served basis. The parking spaces will be located on the top levels of the parking structure and secured from general access parking. Cypress Partners is guaranteeing Park Ferndale the monthly revenue from the residential reserved parking ($150 per space/per month in Year One; adjusted annually) throughout the 30-year pro-forma.

Parking Demand

The review of parking demand is limited to the east side of Woodward Avenue. The west side of Woodward Avenue has ample parking currently with The dot garage and various parking lots. While many pedestrians cross Woodward Avenue regularly, patrons of businesses and organizations east of Woodward Avenue will generally seek parking in close proximity to their destination.

East of 9 Mile Road, Park Ferndale operates on-street parking and five parking lots. There are 310 public off-street parking spaces, including the 46-space Como's parking lot currently on the site of the proposed development. Public parking on the east side of 9 Mile Road can fill to near capacity at certain times. Friday and Saturday evenings are busy in downtown Ferndale, with public parking east of 9 Mile Road regularly exceeding 80% to 90% occupancy. Monday through Wednesday evenings are significantly lower than the weekend. Thursday evening can have increased parking demand but often fall below Friday and Saturday activity. Sundays are free parking at all facilities.

Weekday daytime parking across Ferndale can be below 50% occupancy. Ferndale has limited demand for daytime workforce parking. Without significant daytime employers, many parking spaces are underutilized other than the evening and weekend peaks. One of the largest daytime employers, Credit Union ONE, has their own parking. The Ferndale Area District Library and City Hall draw people downtown during the day and are adequately served by on-site parking lots operated by Park Ferndale.

We reviewed historic Park Ferndale vehicle count data to understand parking occupancy and usage. While we did not conduct public engagement for this review, our experience conducting the 2024 City Parking Study in Ferndale informed us that patrons of downtown Ferndale think there is a parking shortage at times. That may be an accurate perception during the peak times on weekend evenings when the restaurants and entertainment venues operate at high capacity. However, downtown Ferndale has adequate parking throughout most of the week. The peaks are intense on Friday and Saturday evenings, but only account for a few hours (8 to 12) out of the week. This small amount of peak parking demand limits the opportunities for parking revenue.

The following chart shows parking usage at 8:00 p.m. over the first six months of 2026.

Current Public Parking East of Woodward

Day of the Week	# of Off-Street Public Parking Spaces	Average Demand at 8 PM	
		Occupancy %	# of Vehicles
Monday	310	51%	159
Tuesday	310	57%	176
Wednesday	310	65%	202
Thursday	310	70%	216
Friday	310	83%	257
Saturday	310	82%	255

The Luxe development will create parking demand, but mostly from the residents living in the rental units. The 108 residential units will be served by the 108 reserved parking spaces and will not impact the public parking supply. Depending on the nature of the 1,950 square feet of retail on the first floor, there may be six to twelve additional vehicles needing parking. Visitors to the apartments may generate an additional 12 to 16 parkers at peak times.

Additional parking demand may be generated by development near the project site. The new residential building at 141 Vester may have a shortage of parking spaces for residents and visitors. The City estimates demand for as many as 26 vehicles at peak times. The former Otus Supply building (345 East 9 Mile Road) is being considered for use as a restaurant that could drive parking demand on busy evenings. As a restaurant, peak parking for this property would likely coincide with current parking demand peaks across downtown. There will be an increase in parking from patrons of the new restaurant, but that revenue gain may be limited to just a few hours a week similar to the current condition.

Potential Increases in Parking Demand			
The Luxe Residents	108	Vehicles	Accomodated on site in the garage
The Luxe Visitors / Retail Space	22	Vehicles at peak	Accomodated in public parking system
141 Vester Residents Underparked	26	Vehicles at peak	Accomodated in public parking system
New restaurant at 345 E. 9 Mile	83	Vehicles at peak	Accomodated in public parking system
Potential new vehicles in public parking	131		

If The Luxe is constructed, there will be 389 public off-street parking spaces east of Woodward Avenue. The additional spaces will help accommodate the peak demand times, but the additional spaces may go underutilized throughout the remainder of the week, as is currently the condition. The revenue projections reflect heavy use of the parking spaces on Friday and Saturday evenings, with lower usage throughout the rest of the week.

Public Parking East of Woodward After 9 Mile Road and Bermuda Street Parking Structure			
Day of the Week	# of Off-Street Public Parking Spaces	Average Demand at 8 PM	
		Occupancy %	# of Vehicles
Monday	389	59%	231
Tuesday	389	64%	248
Wednesday	389	76%	294
Thursday	389	86%	334
Friday	389	100%	389
Saturday	389	99%	387

Operating Plan

Park Ferndale is a department of the City government and administers the public parking system. The City creates parking policy, sets rates, and oversees the financial performance of Park Ferndale through the same budgeting and oversight process of other City departments. The parking inventory includes eleven parking lots, The dot

parking structure and on-street parking in the downtown area. Park Ferndale operations are managed by a private parking vendor (Republic Parking) through a third-party management contract. Republic is responsible for staffing, collecting revenue, paying expenses, parking enforcement, parking facility housekeeping, light maintenance, and parking operations planning in coordination with City leadership.

Park Ferndale will manage the proposed structure as part of the downtown public parking system. While this review is considering just the 9 Mile Road and Bermuda Street facility, the operations, staffing, and policies will be similar to those currently utilized. Park Ferndale anticipates operating with the following policies and technology.

- The 108 residential reserved permit parking spaces will be located on the top levels of the structure.
  - Permit spaces to be separated from the other spaces by fencing and a rolling gate on Level 3.
  - Access to the segregated permit spaces using License Plate Recognition (LPR) cameras and technology.
- The 125 public parking spaces will be operated as daily parking.
  - Parking paid on an hourly basis consistent with time and fees of other Park Ferndale locations.
    - Mobile phone payment application.
    - Parking paystations located on the main pedestrian routes on Level 1.
      - Credit card
      - Coin payments
  - Payment enforcement conducted by Park Ferndale staff utilizing LPR software.
    - Fixed mount LPR on the structure.
    - Mobile LPR on Park Ferndale enforcement vehicles.
    - Citations issued by staff for unpaid or vehicles staying beyond payment period.
- Park Ferndale staff will be responsible for daily operations.
  - Empty trash, clean parking levels and stairwells, sweep elevators, etc.
  - Snow and ice control, elevator, sprinkler, and lighting maintenance.
  - Revenue collection, permit management, and administrative oversight.

The proposed parking structure will operate similarly and should incorporate with other Park Ferndale locations seamlessly for both the patrons and administration.

Potential Revenue

Permits

Revenue will be generated by the two identified user groups, resident permits from The Luxe and daily parkers. The residential permits will be priced initially at $150 per month. Cypress Partners is guaranteeing permit revenue or participation by 108 parkers. The city is not going to offer permits beyond the residents of The Luxe. Permits at the standard prices ($30 to $50 per month) would undermine the reserved residential spaces and reduce the number of $150 permits purchased.

Daily Parking

The location of the proposed parking structure is advantageous for attracting daily parkers. The Como's lot is the highest revenue producing parking lot in the Park Ferndale system on a revenue per space basis. These existing spaces provide a solid starting point even though there are only 46 spaces and the new structure will have 125 spaces for public parking. Based on the current parking demand on the east side of 9 Mile Road, it is not likely that the additional 79 parking spaces can produce revenue at the same rate as the current 46 spaces in the Como's lot. The anticipated hourly rate in 2029 is $1.45 per hour for 13 hours per day (11am – Midnight). The City has traditionally adjusted hourly rates every other year to account for inflation. The revenue projections reflect this approach throughout the 30-year term. Estimated daily revenue in Year 1 is $386,000.

District Court Revenue

The District Court collects all the parking citation revenue from Park Ferndale enforcement activity. The Court remits a lump sum of $240,000 annually to Park Ferndale in enforcement revenue. There is no anticipation that the Court will increase the annual payment, even with additional citations likely from the new facility. Accordingly, citation revenue is not included in the pro-forma. The City should annually review citation activity and determine if this payment should be adjusted in the future.

Tax Increment Financing (TIF)

The preliminary agreement with the City directs a portion of the TIF dollars from the overall The Luxe project toward debt payment on the parking structure. Bendzinksi & Co. estimated the TIF payments as part of the bond consultation process with the City. The first full year of TIF revenue is estimated at $420,000 with the remaining years' disbursement shown in the pro-forma. This assumes the State will authorize State education property taxes to be captured. Without this provision, the financial sustainability of the project cannot be achieved.

Potential Expenses

Operational Expenses

The proposed parking structure will benefit from being incorporated into the existing Park Ferndale operating structure. Staff for housekeeping, enforcement, and administration are already in place and can be augmented to manage the new parking facility. While there may be a need for additional employees, a separate staffing structure for the new facility is not necessary. Current management and supervisory staff are sufficient for the additional parking spaces. Beyond staffing there are operational costs including bank and credit processing fees, a share of enforcement and LPR software costs, housekeeping and basics maintenance, and various supplies and administrative costs.

Debt Service

The largest expense for the parking structure will be debt payments for construction of the facility. Estimates from Cypress Partners and the City are $12 million for complete construction, financing, and equipping of the new parking structure. With 233 spaces, the all-in cost to the City is $51,500 per space. The debt service will be paid in two payments per year by the City. The payment schedule has total payments of $672,114 in 2029 and increasing annually to over $1 million in 2047 to 2052 and decreasing slightly until retirement in 2057. The interest rates vary due to utilizing the tax-exempt bonds for the public parking spaces (125 spaces, 53%) and taxable bonds for the residential reserved spaces (108 spaces, 47%).

The City is planning on issuing Revenue Bonds for the $12 million construction cost. While the final terms are not yet established, it is estimated the Revenue Bonds will require a 1.2 coverage ratio. This ratio requires the revenue from the parking operation to exceed expenses by 20%. The sample debt schedule is shown with the pro-forma. Actual bond issuance terms, debt, and payment schedule will be established at bond issuance.

Long Term Expenses and Adjustments

Outside of operational expense there is a Maintenance Reserved Fund with a contribution of $110 per space per year (with inflationary adjustments) for structure maintenance. This fund is targeted for new equipment, concrete and sealant repairs, systems maintenance, and long-term care of the parking structure. Ongoing maintenance of the facility is critical for long-term use and managing future repairs. While the $110 per space, per year, will not be adequate for all repairs such as eventual elevator replacement, new lighting, and structural repairs, the fund will provide funding for standard maintenance to support long-term care of the facility and help fund future capital maintenance projects.

An additional adjustment of $135,000 annually was made to account for the lost revenue the Como's lot currently earns for the Park Ferndale system. As a system, Park Ferndale has budget requirements and revenue from that lot is integral to the overall system wide budget. The loss of the Como's lot revenue is accounted for as an annual $135,000 transfer outside of the operating budget of the new facility.

30 Year Pro-Forma

Utilizing the Revenue and Expense assumptions outlined above, a 30-year project pro-forma was created. The following proposed construction schedule was provided by Cypress Partners and was utilized to develop the cost pro-forma schedule and when both costs and revenue would be applied to the project.

- Break Ground – March 2027.
- Open first floor of parking structure for vehicle parking – April 2028.
- First tenants move into the residential units – November 2028.
- Full occupancy of residential units – July 2029.

Key Elements of the Pro-Forma

Revenue

Parking demand and revenue were projected utilizing multiple metrics. The final revenue estimates are based on the following.

- 108 residential parking spaces at $150 per month ($194,400 in 2029), guaranteed by Cypress Partners.
  - The monthly rate is adjusted 3% annually through the 30-year term.
- Daily parking revenues based on occupancy demand and Ferndale hourly parking rate of $1.45 per hour starting in July 2029.
  - Hourly parking rates will be adjusted $0.10 every two years through the 30-year term.
- TIF revenue of $420,000 in July 2029.
  - TIF revenue adjusted 2% annually throughout the 30-year term.
- The Ferndale DDA will contribute $50,000 annually, without adjustment, through the 30-year term.
- Total revenue will exceed $1 million in the first year of full use, July 2029 to June 2030.

Operational Expenses

Operational expenses are estimated at $169,500 in the first full year of operation, adjusting each year based on a variety of factors.

- Staffing adjusted 3.5% annually throughout the 30-year term.
- Other cost items are adjusted 3% annually for inflation.

Operational revenue and expenses were discussed with Park Ferndale management and determined to be reasonable assumptions.

Other Items

- The only year showing a gap in the debt service coverage ratio is during construction (2027-2028) when there is limited revenue, but debt service payments have begun. Capitalized interest covers much of the debt, with a $99,000 shortfall.
- The Parking Fund balance for this facility is estimated to remain positive throughout the 30-year term, finishing with a balance of $887,000 in 2057.
  - The balance does not exceed $500,000 until the final three years of the term.
  - The fund balance includes payments to the City for capital maintenance and the $135,000 in lost revenue from Como's lot.

The pro-forma shows the parking revenue covering the cost of operations, debt, and the coverage ratio over the 30-year term. The full pro-forma has been delivered to the City and is attached to this letter report.

Summary

The proposed parking structure at 9 Mile Road and Bermuda Street will provide 125 public parking spaces east of 9 Mile Road. These spaces help replace the 46 spaces removed at Como's lot and 75 spaces at the 141 Vester private parking lot that was open for public use but is now an apartment building. The new parking spaces will help support peak parking demand times on the east side of 9 Mile Road.

Parking demand in downtown Ferndale fluctuates based on the time of day and day of the week with heavy peaks on weekend evenings. The peaks coupled with relatively lower usage during the remainder of the week make it difficult to finance new parking infrastructure with parking fees alone. There are not enough high demand hours in the week to generate peak revenue consistently. The use of TIF dollars to assist with debt payments is a key element in balancing the pro-forma projection.

Assumptions

- The proposed parking structure will operate as part of Park Ferndale. While additional housekeeping, maintenance, enforcement and support staff may be necessary for operation, there will not be an increase of management staff for Park Ferndale or the City.
    - Park Ferndale currently pays the city an administrative fee to support the parking system with accounting, legal, IT, and various other support services. The addition of a new location will not increase that expense, as the fee is applied to Park Ferndale overall.
    - Expenses that are directly attributed to services will be divided among all Park Ferndale locations and will impact the cost of managing the proposed new structure.
        - Banking and financial services fees for transactions at the new location.
        - Software costs for enforcement, payment, and permit management applications as a percentage of spaces managed.
- Cypress Partners developed the parking layout utilizing an architect (Krieger Klatt), a parking designer (Rich and Associates), and a general contractor providing pricing. The review does not address items related to the design of the structure, cost, layout, function or occupancy schedule. The structure features are assumed to be accurate and feasible.
- The bonded debt amount ($12 million) includes all construction, 2 years of capitalized interest, and related costs to opening a fully functioning parking structure. Park Ferndale will not have to additionally provide parking equipment, signs, cameras, EV charging stations, etc., in order to operate the facility.
- The parking structure will see full funding of the 108 residential parking spaces as part of the agreement with Cypress Partners.
- All Bond and TIF information were prepared by Bendzinski & Co. The review utilized the information they generated to incorporate into the pro-forma.

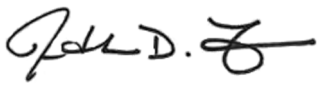
Disclaimer

Any opinions, projections, estimates, analyses, or assessments provided by Fishbeck are not intended or represented as determinations of the economic feasibility, financial viability, or long-term economic sustainability of the Project. Such opinions, projections, estimates, analyses, and assessments are inherently uncertain and are influenced by factors beyond Fishbeck's control, including market conditions, economic trends, operating policies, facility maintenance, operating costs, revenues, financing terms, regulatory changes, user demand, and future business decisions. Accordingly, Fishbeck does not warrant, represent, or guarantee that the Project will achieve any projected financial performance, generate anticipated revenues, recover costs, attain any specified return on

investment, or remain economically self-sustaining. Any use of or reliance upon such opinions, projections, estimates, analyses, or assessments by Client or any third party for purposes of evaluating economic sustainability, preparing a business plan, obtaining financing, making investment decisions, or operating the Project shall be at the sole risk of Client or such third party.

If you have questions or require additional information, please contact me at 616.330.5233 or jforster@fishbeck.com.

Sincerely,



Jon Forster
Parking and Mobility Planner

Attachments
By email
Copy: Joshua Rozeboom, PE – Fishbeck (jrozeboom@fishbeck.com)

fishbeck

Appendix

The Luxe Concepts

A

The Luxe

165 E. 9 Mile Rd.
Ferndale MI 48220

Owner

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009
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F - 248.988.8867

Architect

Krieger | Klatt Architects Inc.
400 E. Lincoln Ave. Ste. A
Royal Oak, MI 48067
P - 248.414.9270
F - 248.414.9275

Civil Engineer

PEA Group
1849 Pond Run
Auburn Hills, MI 48326
P - 248.689.9090

Parking Deck Engineer

Rich & Associates
26877 Northwestern Hwy. Ste. 208
Southfield, MI 48033
P - 248.353.5080

Architectural Sheet Index

Sheet No	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1
G.001	Cover Sheet		*	*
A.006	Sun Studies		*	*
A.100	Architectural Site Plan	*	*	*
L.100	Landscaping Plan			*
A.101	Ground Floor Plan	*	*	*
A.102	Parking Deck Floor Plans	*	*	*
A.103	Parking Deck Floor Plans	*	*	*
A.104	Fourth Floor Plan	*	*	*
A.105	Typ. Residential Floor Plan (Fifth - Eighth)	*	*	*
A.200	Exterior Elevations		*	*
A.201	Exterior Elevations		*	*
A.202	Renderings	*	*	*
A.203	Renderings		*	*
A.204	Material Board		*	*
A.400	Building Sections	*	*	*
A.401	Building Sections		*	*

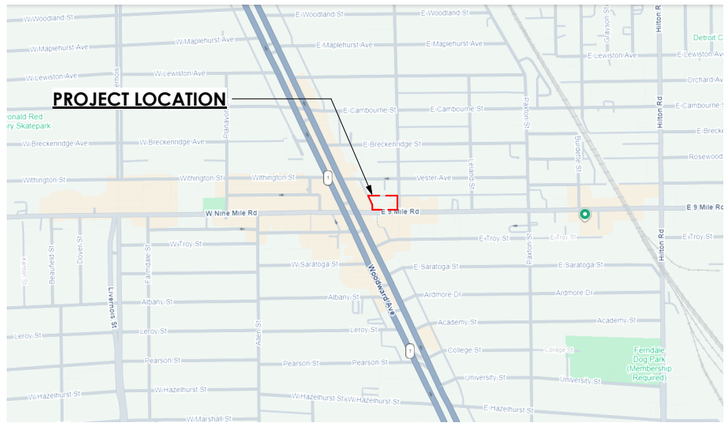
Civil Sheet Index

Sheet No.	Title	05-14-2026 PC Discussion Item	08-26-2026 SPA/PUD Submittal	09-17-2026 SPA/PUD Submittal 1
C-1 (Sheet 1)	Engineering Site Plan		*	*
C-2	Topographic Survey		*	*



Preliminary Perspective Rendering

FOR REFERENCE ONLY



Location Map
NTS



North

Aerial Map
NTS

KRIEGER KLATT ARCHITECTS
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www.kriegerklatt.com

Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
05-14-2026	PC Discussion Item	
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 63578 LICENSED ARCHITECT

Note:

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North Arrow:

Sheet Title:

Cover Sheet

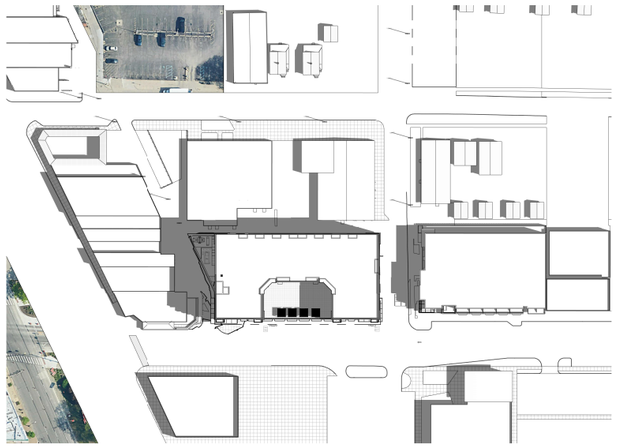
Project Number:

26-037

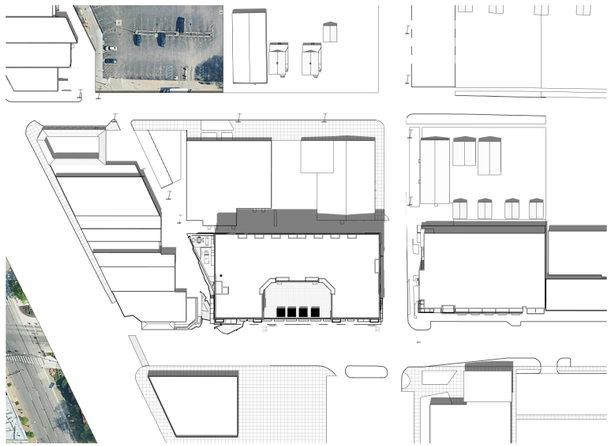
Scale:

Sheet Number:

G.001



Jun. 21st - 9am



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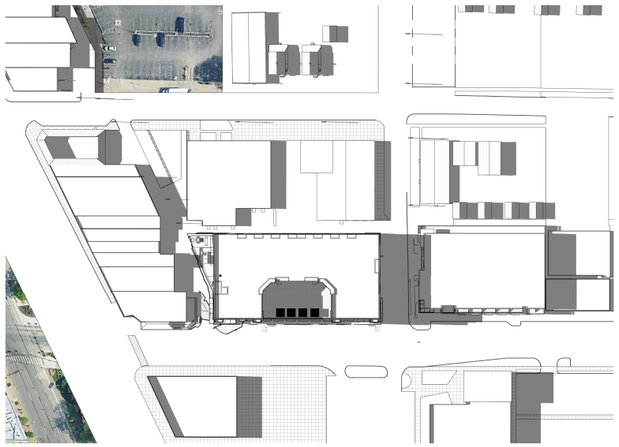
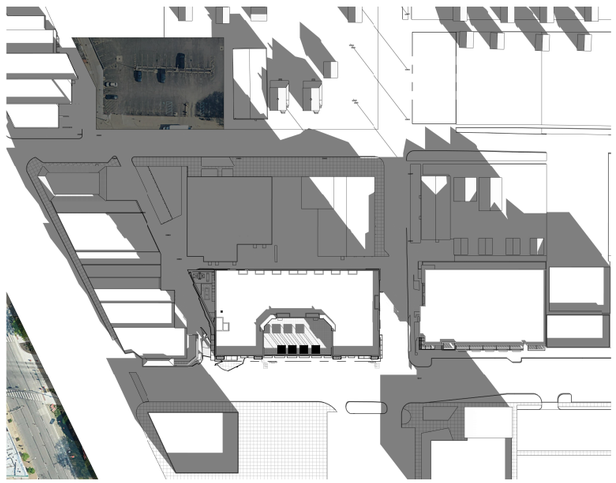
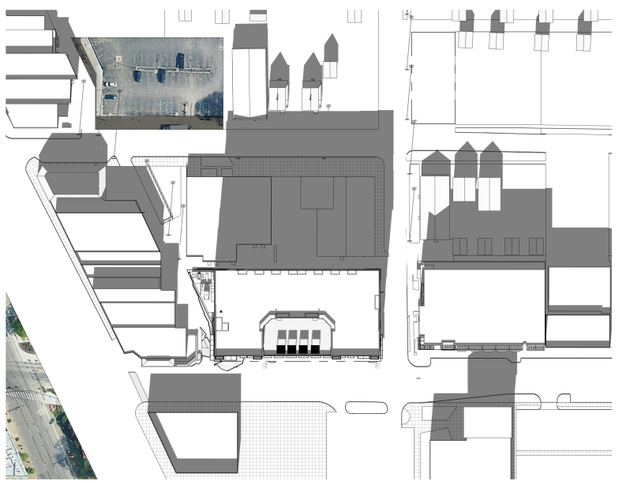


Jun. 21st - 4pm



Dec. 21st - 9am



Dec. 21st - 12pm



Dec. 21st - 4pm

KRIEGER KLATT
ARCHITECTS

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Client:

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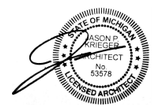

Note:

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North Arrow:



Sheet Title:

Sun Studies

Project Number:

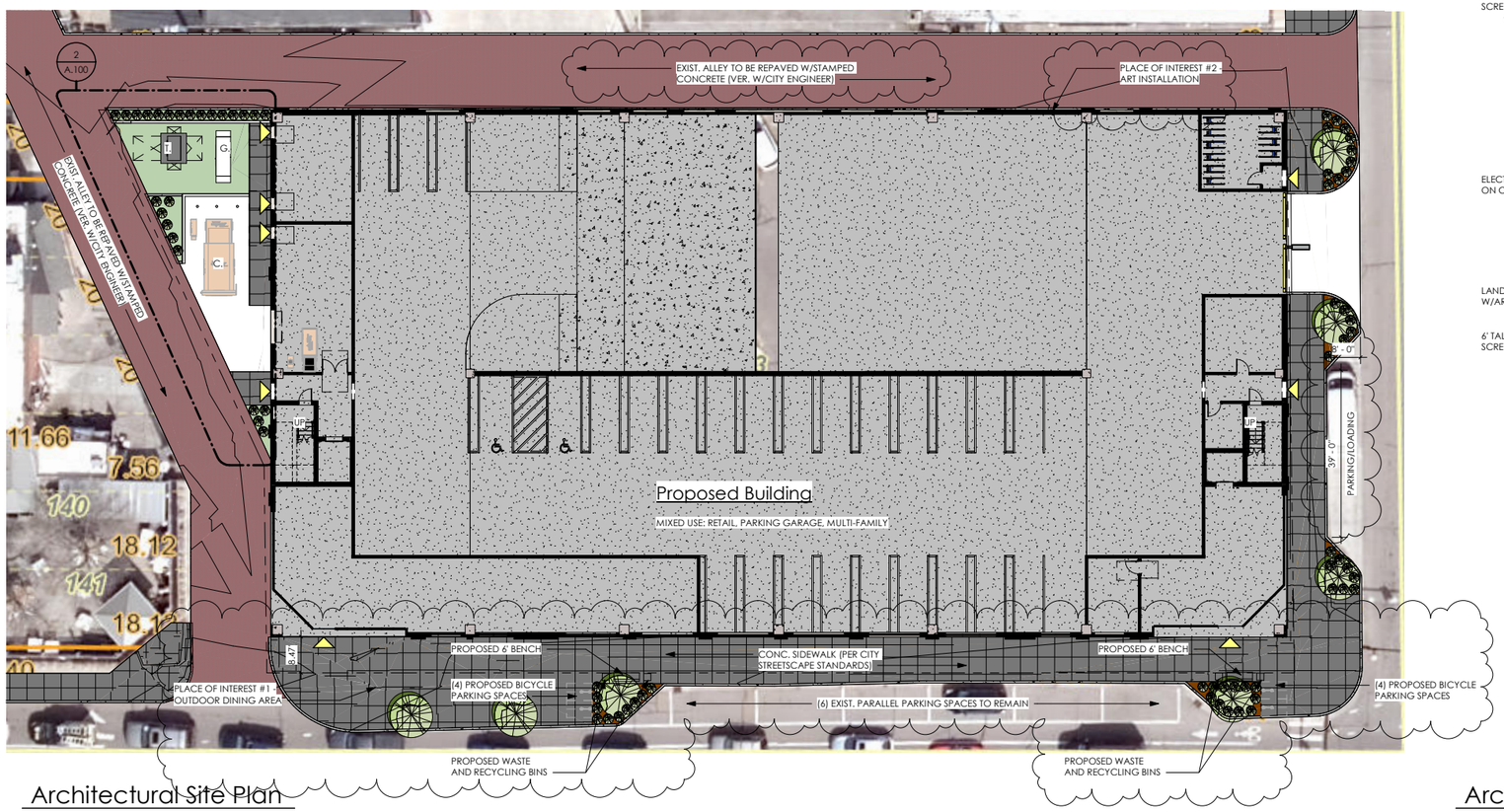
26-037

Scale:

1" = 100'-0"

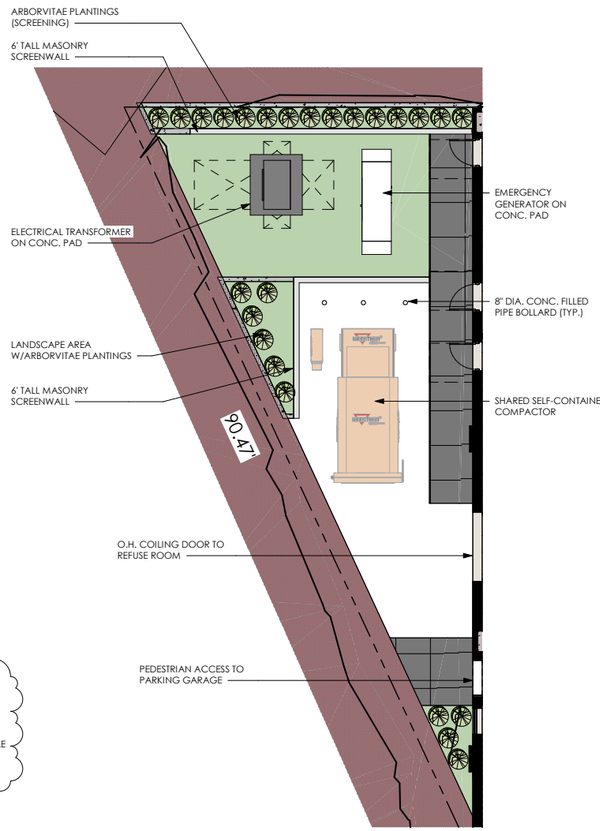
Sheet Number:

A.006



Architectural Site Plan

1/16" = 1'-0"



Architectural Site Plan - Enlarged NE Corner

1/8" = 1'-0"

Zoning Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD,
FERNDALE, MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33,122 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

MAX. BUILDING HEIGHT:	55'-0"
PROPOSED BUILDING HEIGHT:	99'-9"
DEVIATION #1:	**44'-9"**
UPPER STORY SETBACK:	15'-0"
PROPOSED SETBACK:	0'-0"
DEVIATION #2:	**15'-0"**
OCCUPIABLE 2ND FLOOR:	REQUIRED
PROPOSED:	NOT PROPOSED
DEVIATION #3:	**NO OCCUPIABLE 2ND FLOOR**
STOREFRONT WIDTH:	80% @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	66.1%
DEVIATION #4:	**13.9%**
GLAZING REQUIREMENT:	60% @ PRINCIPAL GROUND FLOOR (9 MILE RD.)
PROPOSED:	52%
DEVIATION #5	**8%**
DOOR LOCATION:	60' MAX. @ PRINCIPAL FRONTAGE (9 MILE RD.)
PROPOSED:	206'-0"
DEVIATION #6:	**146'-0"**

ZONING REQUIREMENTS:

MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29,227 / 33,122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**99'-9" (AVG. GRADE TO TOP OF FLAT ROOF)**
MAX. DENSITY:	NONE
USABLE OPEN SPACE:	10% OF LOT AREA
PROP. OPEN SPACE:	5,356 SQ.FT. (FOURTH FLOOR AMENITY DECK) 5,356 / 33,122 = **16.17%**
FRONT SETBACK:	0' MIN.
PRIMARY FRONTAGE:	240'-0" (ON 9 MILE RD)
PROP. FRONT SETBACK:	0'-0" FOR 237'-4" WIDTH OF BUILDING 237'-4" / 240'-0" = **98.8% FRONTAGE WITHIN 0'-10'**
REAR SETBACK:	0' MIN.
PROP. REAR SETBACK:	**0'-0"**
SIDE SETBACK:	0' MIN.
PROP. EAST SETBACK:	**0'-0"**
PROP. WEST SETBACK:	**0'-10 3/4"**
MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	29,227 / 33,122 = **88.4%**
MIN./MAX. BLDG. HEIGHT:	25'-0" MIN. / 55'-0" MAX.
PROP. BLDG. HEIGHT:	**102'-6" TOP OF PARAPET**
MAX. DENSITY:	NONE
UPPER STORY SETBACK:	15'-0" SETBACK ABOVE THE 3RD FLOOR
PROP. SETBACK:	**8'-8" BUILDING SETBACK FROM PROPERTY LINE 0'-0" SETBACK OF BUILDING FACE ON 4TH-8TH FLOORS**
OCCUPIABLE 2ND FLOOR:	OCCUPIABLE 2ND FLOOR SPACE MUST BE PROVIDED
PROP. 2ND FLOOR:	**PARKING (NOT OCCUPIABLE)**

BICYCLE, ELECTRIC, & GENERAL VEHICLE PARKING REQUIREMENTS:

REQUIRED PARKING:	
RESIDENTIAL:	*1 SPACE PER UPPER LEVEL DWELLING UNIT*
NUMBER OF DWELLING UNITS:	108 UNITS 108 X 1 = **108 SPACES REQUIRED**
TOTAL REQUIRED PARKING:	**108 PARKING SPACES**
PROVIDED PARKING:	**233 PARKING SPACES** **108 SPACES DEDICATED TO DWELLING UNITS** **125 SPACES FOR PUBLIC USE**
PARKING RATIO:	2.15 SPACES PER UNIT
ELECTRIC VEHICLE (E.V.) PARKING REQUIREMENTS:	10% OF PARKING SPACES IN MULTI-FAMILY RESIDENTIAL USES ARE TO BE E.V. PARKING SPACES
PARKING SPACES REQ'D.:	108 PARKING SPACES (SEE PARKING CALCS.)
REQ'D. E.V. PARKING SPACES:	108 x 0.10 = 10.8, ~ 11 E.V. PARKING SPACES
PROVIDED E.V. PARKING SPACES:	**11 SPACES** **+11 ADDITIONAL EV READY SPACES (CONDUIT RUN AND SPACE IN ELEC. PANEL FOR FUTURE INSTALLATION**
BICYCLE PARKING REQUIREMENTS (PER CITY OF FERNDALE PARKING MANUAL):	
MULTIFAMILY RESIDENTAIL:	0.5 SPACE PER DWELLING UNIT
108 DWELLINGS X 0.5 =	54 BIKE PARKING SPACES
RETAIL SALE ESTABLISHMENT:	1 SPACE PER 5,000 UFA, A MINIMUM OF 4
1,950 / 5,000 = 0.39 =	4 BIKE PARKING SPACES
TOTAL REQ'D. BIKE SPACES	**58 BIKE PARKING SPACES**
PROP. BICYCLE PARKING:	36 LONG-TERM INTERNAL (DERO DECKER OR EQUAL) 20 LONG-TERM INTERNAL (DERO HOOP OR EQUAL) 4 SHORT-TERM EXTERNAL (DERO HOOP OR EQUAL) **60 TOTAL BIKE PARKING SPACES**



Patent #8,950,592

Dero Decker Bike Storage

Not to Scale



Dero Hoop Rack

Not to Scale

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Birmingham, MI 48009

Project:
The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
05-14-2026	PC Discussion Item	
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN · JASON P. KRIEGER · ARCHITECT · No. 53578 · LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

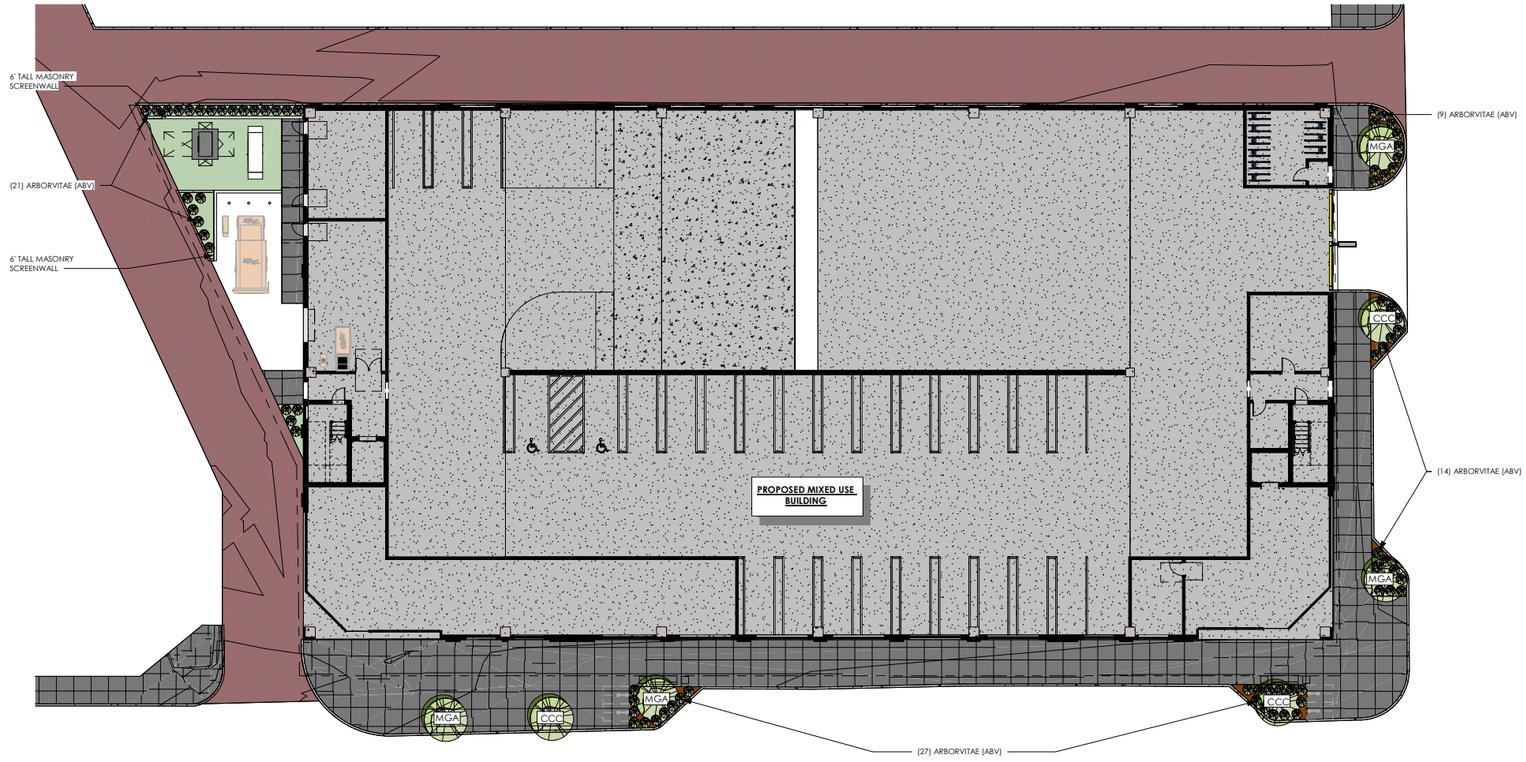
North Arrow:

Sheet Title:
Architectural Site Plan

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.100



Landscaping Plan

1/16" = 1'-0"

Landscaping Information (City of Ferndale)

PROJECT ADDRESS:

165 E. 9 MILE ROAD,
FERNDALE, MI 48220

CURRENT ZONING: CBD (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING: CBD SUB-DISTRICT URBAN FLEX WITH PUD OVERLAY

LOT AREA: 33,122 SQ.FT. (0.76 ACRES)

LIST OF DEVIATIONS REQUESTED:

LANDSCAPING DEVIATIONS:

SITE TREES:	2 REQUIRED
PROPOSED SITE TREES:	0 PROPOSED
LANDSCAPE DEVIATION #1:	**2 SITE TREES**
DECIDUOUS STREET TREES:	19 REQUIRED
PROPOSED DECIDOUS STREET TREES:	4 PROPOSED
LANDSCAPE DEVIATION #2	**15 DECIDUOUS STREET TREES**
ORNAMENTAL STREET TREES:	8 REQUIRED
PROPOSED DECIDOUS STREET TREES:	3 PROPOSED
LANDSCAPE DEVIATION #3	**5 ORNAMENTAL STREET TREES**

ZONING REQUIREMENTS:

ZONING INFORMATION BELOW IS BASED ARTICLE 6 OF ZONING ORDINANCE

SITE TREES: 1 SITE TREE FOR EVERY 1,000 SQ.FT. OF UNPAVED SURFACE
UNPAVED SURFACE = 1,249 / 1000 = 2 SITE TREES REQ'D
0 SITE TREES PROPOSED

STREET TREES: 1 DECIDUOUS TREE PER 20 LINEAR FEET OF FRONTAGE
360.5' / 20 = 18.025 = ~ 19 DECIDOUS TREES REQ'D
4 DECIDOUS TREES PROPOSED

1 ORNAMENTAL TREE PER 50 LINEAR FEET OF FRONTAGE
360.5' / 50 = 7.21 = ~ 8 ORNAMENTAL TREES REQ'D
3 ORNAMENTAL TREES PROPOSED

1 SHRUB PER 5 LINEAR FEET OF FRONTAGE
360.5' / 5 = 72.1 = ~ 73 SHRUBS REQ'D
73 SHRUBS PROPOSED

DUMPSTERS, COMPACTOR, TRANSFORMER, GENERATOR SCREENING: MASONRY SCREENWALL 6' TALL (MIN.) OR 1' ABOVE WHAT IT IS SCREENING

LANDSCAPING ADJACENT TO BUILDINGS: 3' LANDSCAPING (PLANTING BEDS OR POTTED PLANTS) ACROSS 25% OF THE FRONTAGE.

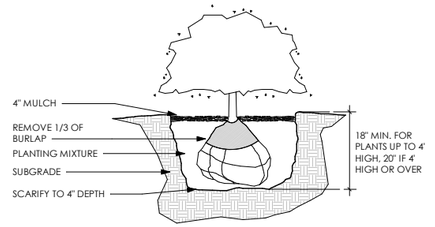
NOTE: NOT PROVIDING LANDSCAPING ADJACENT TO BUILDINGS DUE TO BUILDING PLACEMENT AND DESIRED SIDEWALK WIDTH FOR PEDESTRIAN SAFETY.

PLANTING LEGEND

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
MGA	4	MAGNOLIA	MAGNOLIA	2 1/2" CAL.
CCC	3	CERCIS CANADENSIS	REDBUD	2 1/2" CAL.
ABV	73	THUJA OCCIDENTALIS	ARBORVITAE	2 1/2" CAL.

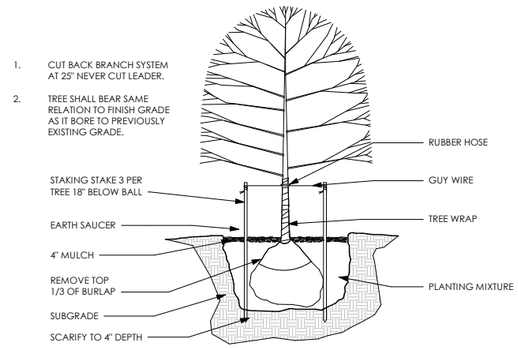
NOTE:
1. ALL TREES ARE TO COMPLY WITH TREE PROTECTION DETAILS
2. LAWN SOD MIX:
   30% PERENNIAL RYGRASS
   20% PARK KENTUCKY BLUEGRASS
   45% CREEPING RED FESCUE
   5% ANNUAL RYEGRASS

GREENSPACE SPACE TOTAL & PERCENTAGE : 1,249 SF (0.03%)



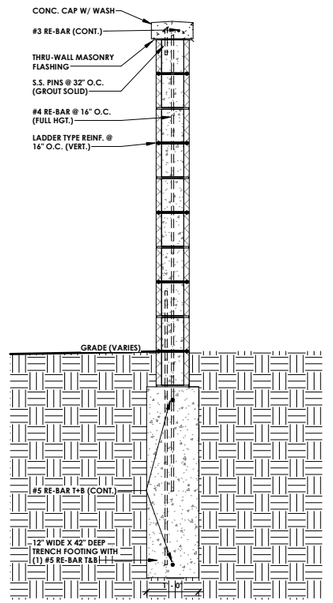
Landscape Planting Shrub Detail

1/16" = 1'-0"



Landscaping Planting Tree Detail

1/16" = 1'-0"



Screening Wall Section Detail

3/4" = 1'-0"

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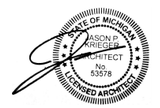
Seal:



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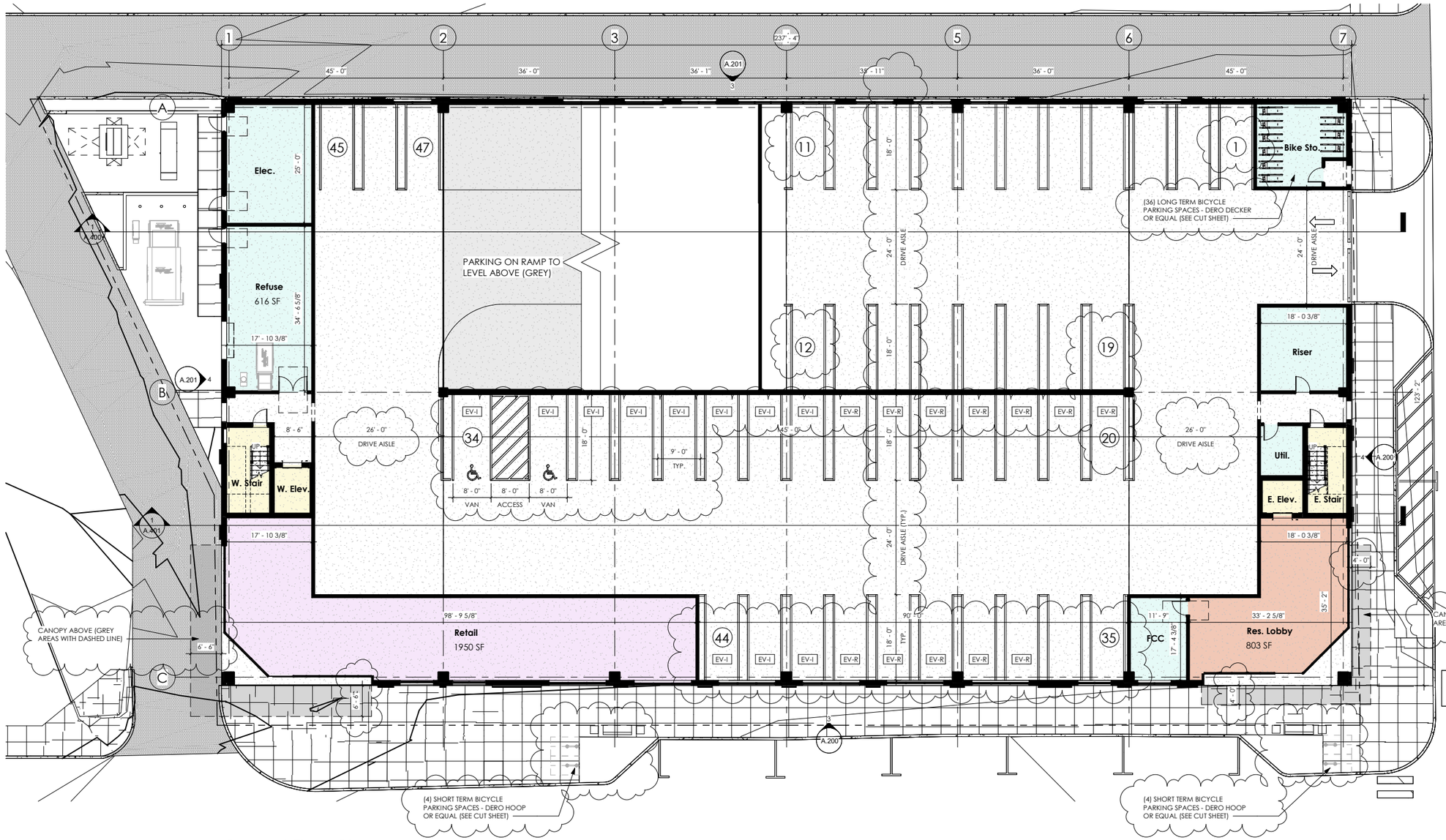
North Arrow:

Sheet Title:
Landscaping Plan

Project Number:
26-037

Scale:
As indicated

Sheet Number:
L.100



Ground Floor Plan

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- Amenity
- Commercial
- Common
- Utilities

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09-17-2026	SPA/PUD Submittal 1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:
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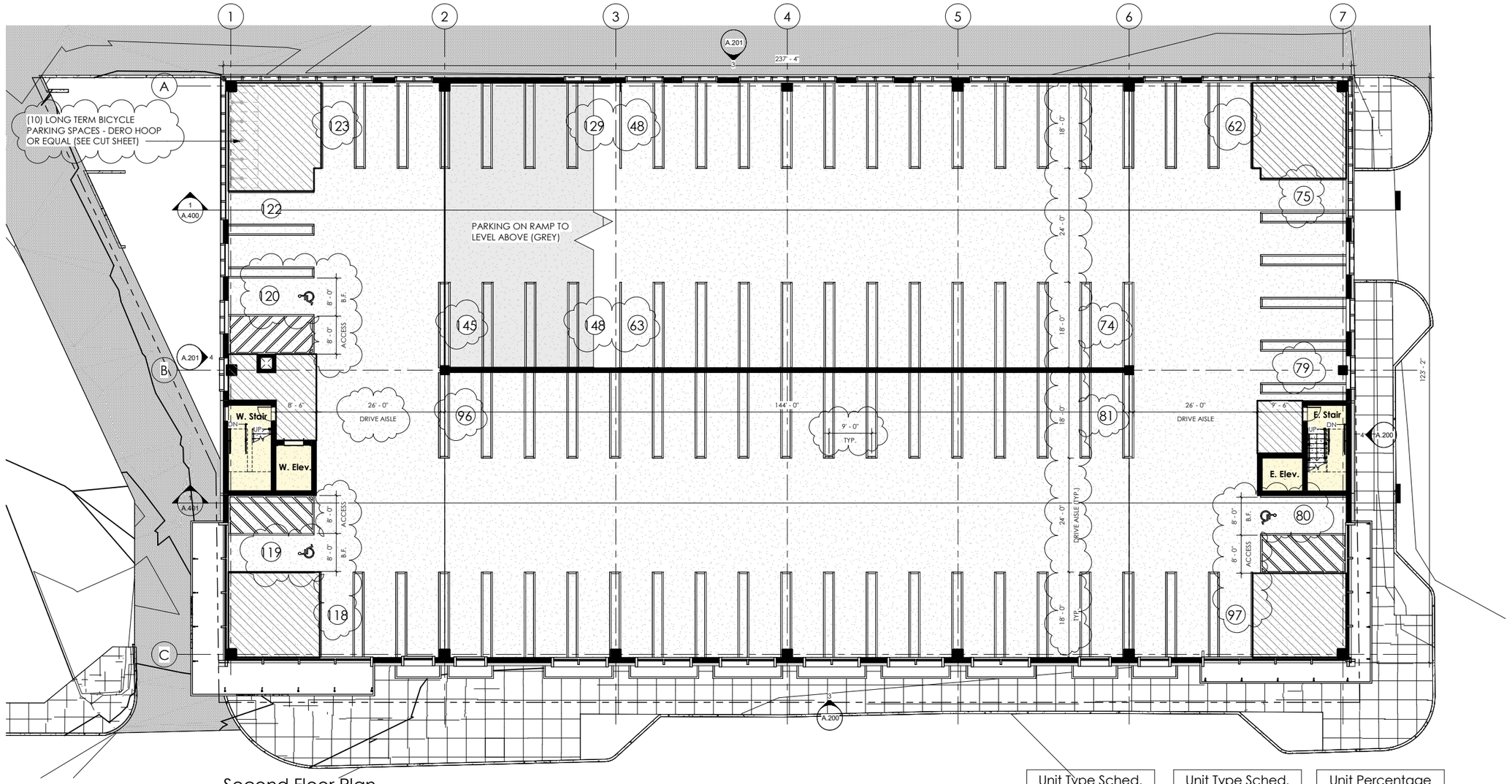
North Arrow:

Sheet Title:
Ground Floor Plan

Project Number:
26-037

Scale:
3/32" = 1'-0"

Sheet Number:
A.101



Second Floor Plan

3/32" = 1'-0"

Unit Type Sched.

Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.

Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage

Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule

Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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Project:

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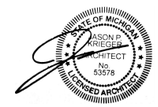

Note:

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North Arrow:

Sheet Title:

Parking Deck Floor Plans

Project Number:

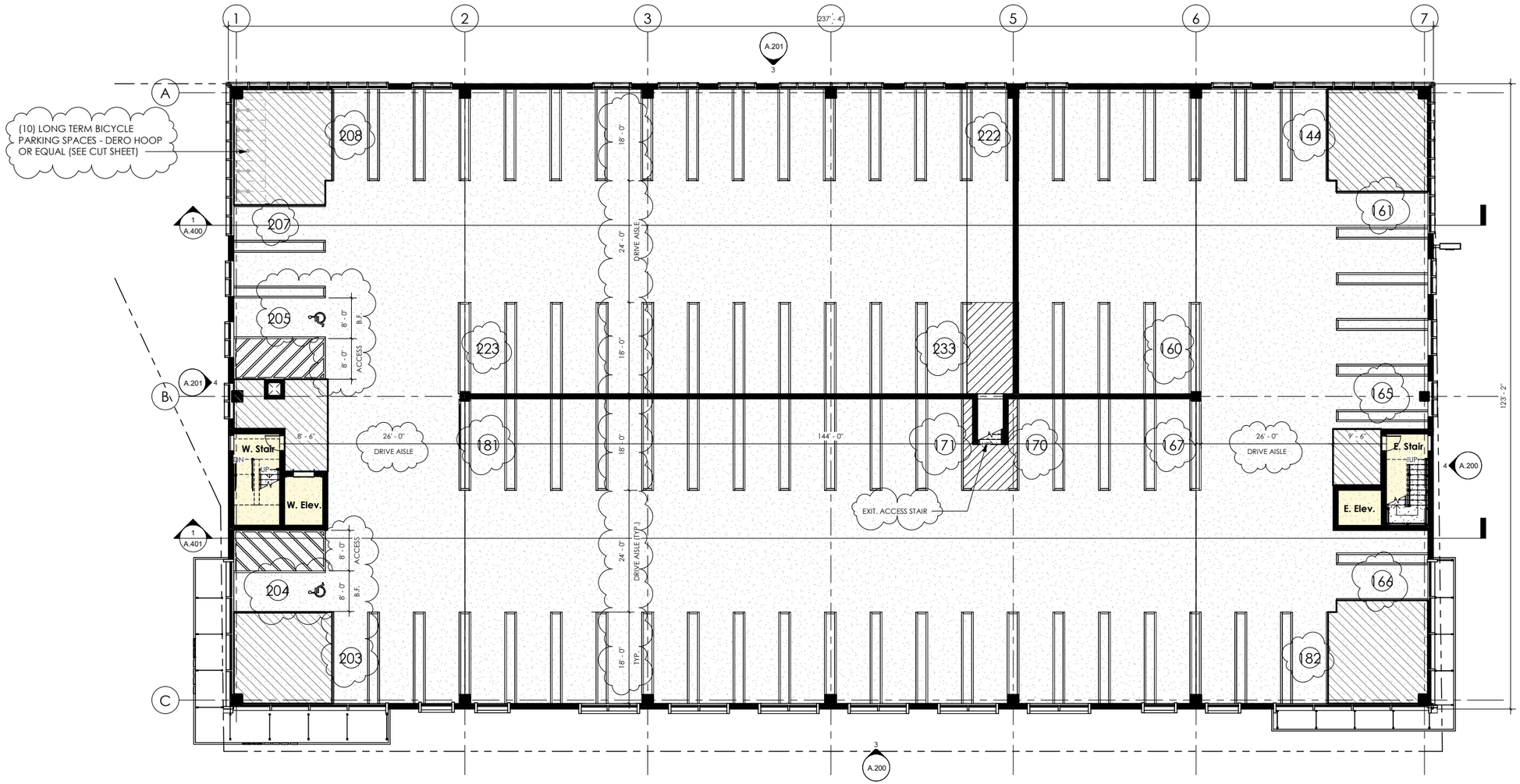
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.102



Third Floor Plan

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

Common

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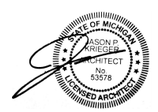

Note:

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North Arrow:

Sheet Title:

Parking Deck Floor Plans

Project Number:

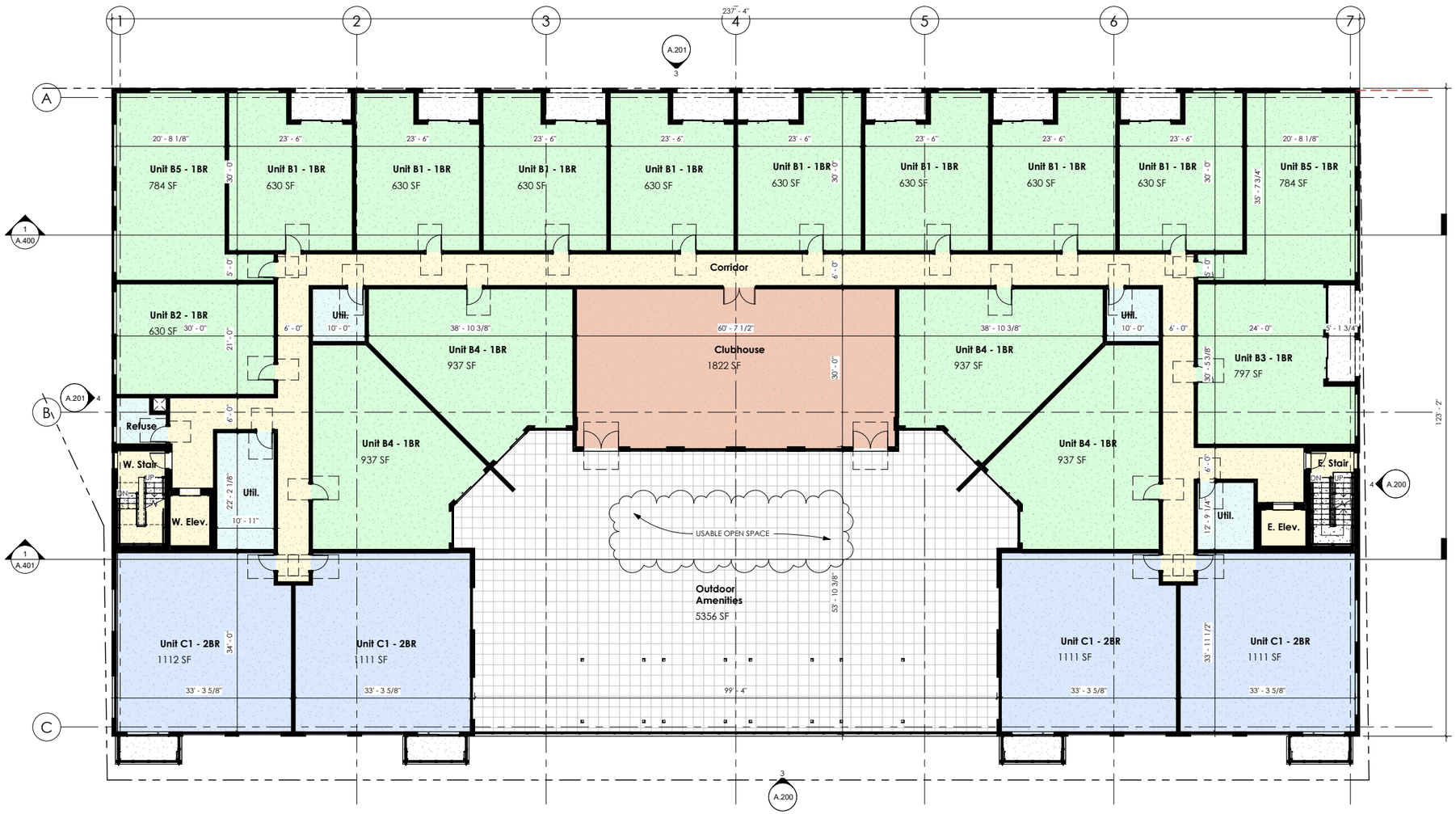
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.103



Fourth Floor Plan

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Amenity
- Common
- Unconditioned Space
- Utilities

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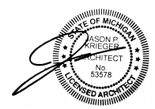
Seal:



Note:

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North Arrow:

Sheet Title:

Fourth Floor Plan

Project Number:

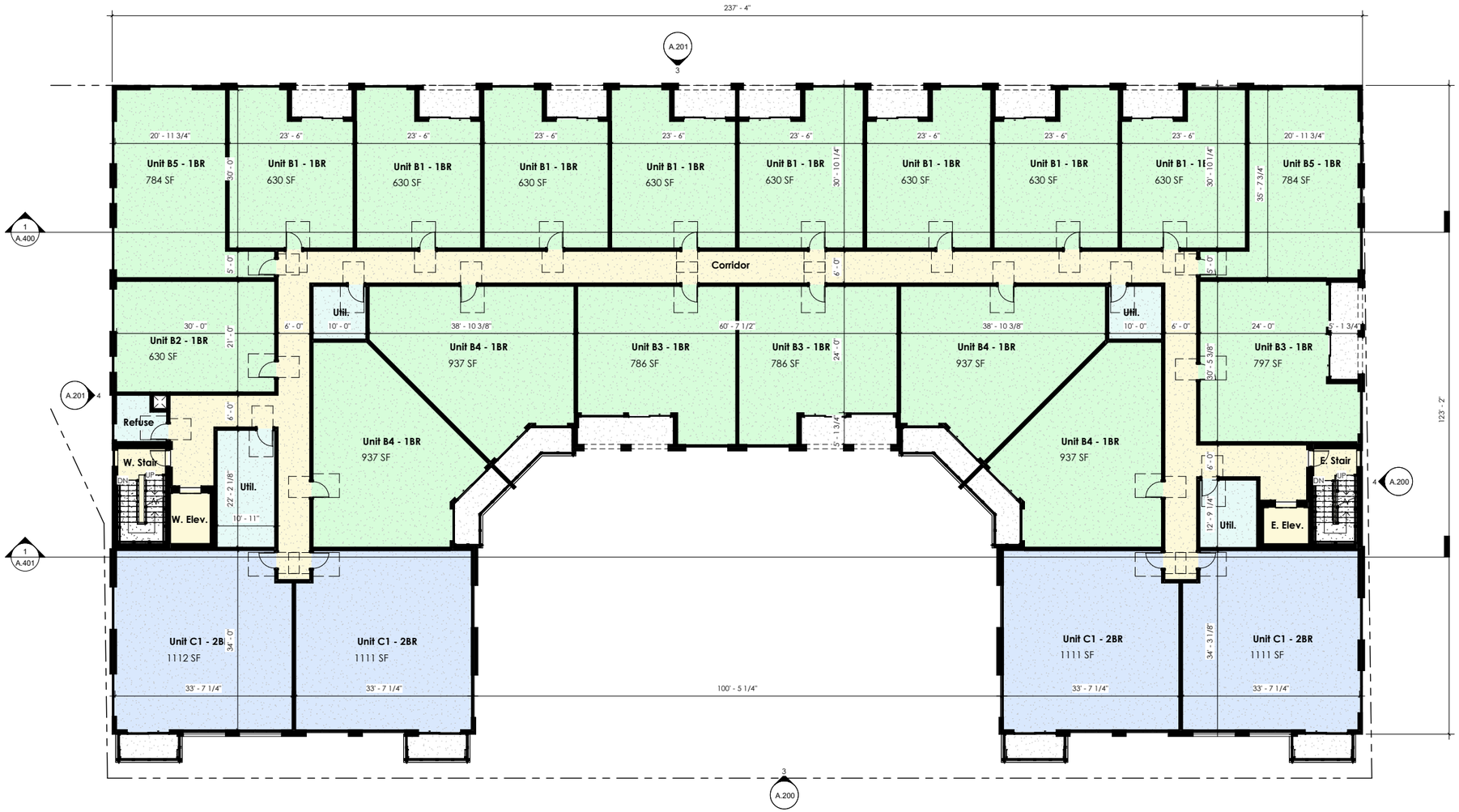
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.104



Typ. Residential Floor Plan (Fifth - Eighth)

3/32" = 1'-0"

Unit Type Sched.	
Name	Count
04 - Fourth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	20
05 - Fifth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	3
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit C1 - 2BR	4
	22
06 - Sixth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22

Unit Type Sched.	
Name	Count
07 - Seventh Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
08 - Eighth Floor	
Unit B1 - 1BR	8
Unit B2 - 1BR	1
Unit B3 - 1BR	1
Unit B4 - 1BR	4
Unit B5 - 1BR	2
Unit B6 - 1BR	2
Unit C1 - 2BR	4
	22
Total Units	108

Unit Percentage		
Department	Count	Unit %
1 Bedroom	88	81%
2 Bedroom	20	19%
Grand total	108	

Parking Schedule		
Family	Count	Level
Parking Spaces	47	1ST FLOOR
Parking Spaces	86	2ND FLOOR
Parking Spaces	100	3RD FLOOR

Legend

- 1 Bedroom
- 2 Bedroom
- Common
- Utilities

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400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

Cypress Partners, LLC
280 W. Maple Rd. Ste. 230
Birmingham, MI 48009

Project:

The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
05-14-2026	PC Discussion Item	
06-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Typ. Residential Floor Plan (Fifth - Eighth)

Project Number:

26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.105



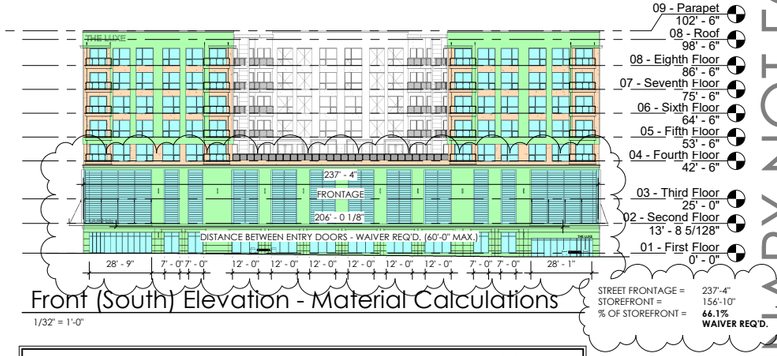
1 A.101 Front (South) Elevation

3/32" = 1'-0"



2 A.101 Right (East) Side Elevation

3/32" = 1'-0"



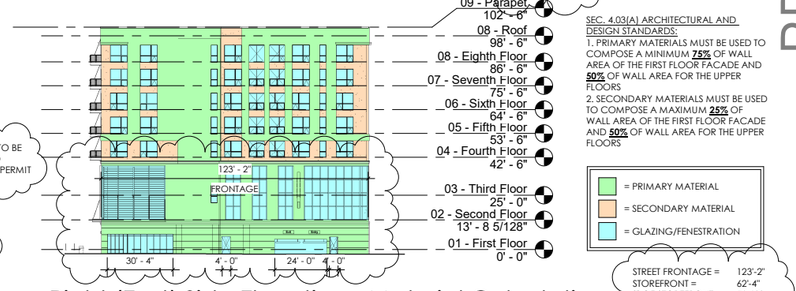
Front (South) Elevation - Material Calculations

1/32" = 1'-0"

STREET FRONTAGE = 237'-4"
STOREFRONT = 156'-10"
% OF STOREFRONT = **66.1%**
WAIVER REQ'D.

Building Material Calculations

LOCATION	TOTAL	PRIMARY	SECONDARY	GLAZING
FRONT (SOUTH) ELEV.				
GROUND FLOOR	1,896 SQ.FT.	1,896 SQ.FT. **(100.0%)**	0 SQ.FT.	1,549 SQ.FT. **(45%)**
UPPER FLOORS	7,300 SQ.FT.	5,105 SQ.FT. **(70%)**	2,195 SQ.FT. **(30%)**	7,928 SQ.FT. **(52%)** **WAIVER REQ'D.**
RIGHT (EAST) SIDE ELEV.				
GROUND FLOOR	1,412 SQ.FT.	1,412 SQ.FT. **(100.0%)**	0 SQ. FT.	501 SQ.FT. **(26%)**
UPPER FLOORS	6,560 SQ.FT.	4,915 SQ.FT. **(74.9%)**	1,645 SQ. FT. **(25.1%)**	4,426 SQ.FT. **(40%)**



Right (East) Side Elevation - Material Calculations

1/32" = 1'-0"

SEC. 4.03(A) ARCHITECTURAL AND DESIGN STANDARDS:
1. PRIMARY MATERIALS MUST BE USED TO COMPOSE A MINIMUM **75%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS
2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION

STREET FRONTAGE = 123'-2"
STOREFRONT = 62'-4"
% OF STOREFRONT = **50.1%**

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Project:
The Luxe
165 E 9 Mile Rd,
Ferndale, MI 48220

Issued	Description	By
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 63578 LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.200



1 A.101 Rear (North) Elevation

3/32" = 1'-0"



2 A.101 Left (West) Side Elevation

3/32" = 1'-0"



Rear (North) Elevation - Material Calculations

1/32" = 1'-0"

Building Material Calculations

LOCATION	TOTAL MATERIAL	PRIMARY MATERIAL	SECONDAY MATERIAL
REAR (NORTH) ELEV.			
GROUND FLOOR	2,538 SQ.FT.	2,538 SQ.FT. **(100.0%)**	0 SQ.FT.
UPPER FLOORS	11,255 SQ.FT.	7,064 SQ.FT. **(62.7%)**	4,191 SQ.FT. **(37.3%)**
LEFT (WEST) SIDE ELEV.			
GROUND FLOOR	1,156 SQ.FT.	1,156 SQ.FT. **(100.0%)**	0 SQ. FT.
UPPER FLOORS	6,933 SQ.FT.	5,148 SQ.FT. **(74.2%)**	1,785 SQ. FT. **(25.8%)**

SEC. 4.03(A) ARCHITECTURAL AND DESIGN STANDARDS:
1. PRIMARY MATERIALS MUST BE USED TO COMPOSE A MINIMUM **75%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS
2. SECONDARY MATERIALS MUST BE USED TO COMPOSE A MAXIMUM **25%** OF WALL AREA OF THE FIRST FLOOR FACADE AND **50%** OF WALL AREA FOR THE UPPER FLOORS

= PRIMARY MATERIAL
= SECONDARY MATERIAL
= GLAZING/FENESTRATION



Left (West) Side Elevation - Material Calculations

1/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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Birmingham, MI 48009

Project:
The Luxe
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Ferndale, MI 48220

Issued	Description	By
08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

Seal:

STATE OF MICHIGAN JASON P KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
26-037

Scale:
As indicated

Sheet Number:
A.201



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile

FOR REFERENCE ONLY



Aerial Rendering From The Northwest

FOR REFERENCE ONLY



Aerial Rendering From The Southwest

FOR REFERENCE ONLY

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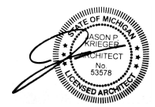
PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Renderings

Project Number:

26-037

Scale:

Sheet Number:

A.202



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Nighttime Perspective Rendering From Bermuda St.

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Woodward

FOR REFERENCE ONLY



Perspective Rendering From Nine Mile & Bermuda St.

FOR REFERENCE ONLY

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:

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North Arrow:

Sheet Title:

Renderings

Project Number:

26-037

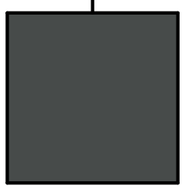
Scale:

Sheet Number:

A.203

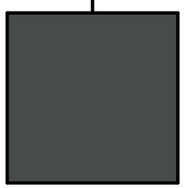


Material Board



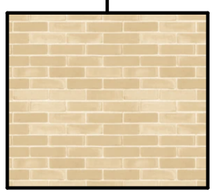
Brake Metal

Manufacturer: TBD
Color: Dark Grey
Finish: TBD by Manufacturer



E.I.F.S

Manufacturer: Dryvit or Sim.
Color: Dark Grey
Finish: TBD by Manufacturer



Brick Veneer

Manufacturer: TBD
Color: Tan
Finish: TBD by Manufacturer



Exposed Precast Concrete

Manufacturer: TBD
Color: Tan
Finish: Acid Washed



Pre-Fab. Metal Louveres

Manufacturer: TBD
Color: Dark Grey
Finish: TBD by Manufacturer



Fiber Cement Siding

Manufacturer: TBD
Color: White
Finish: TBD by Manufacturer

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

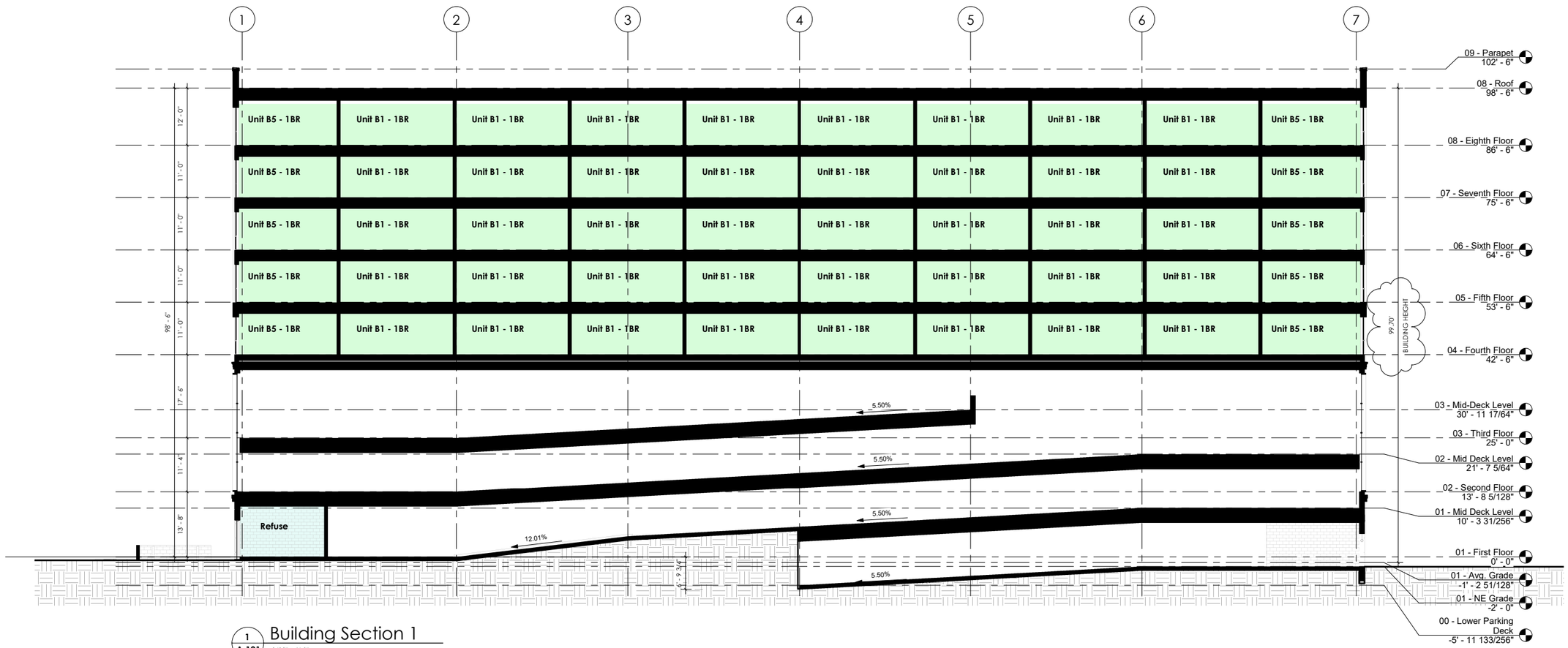
North Arrow:

Sheet Title:
Material Board

Project Number:
26-037

Scale:

Sheet Number:
A.204



1 A.101 Building Section 1

3/32" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Building Sections

Project Number:

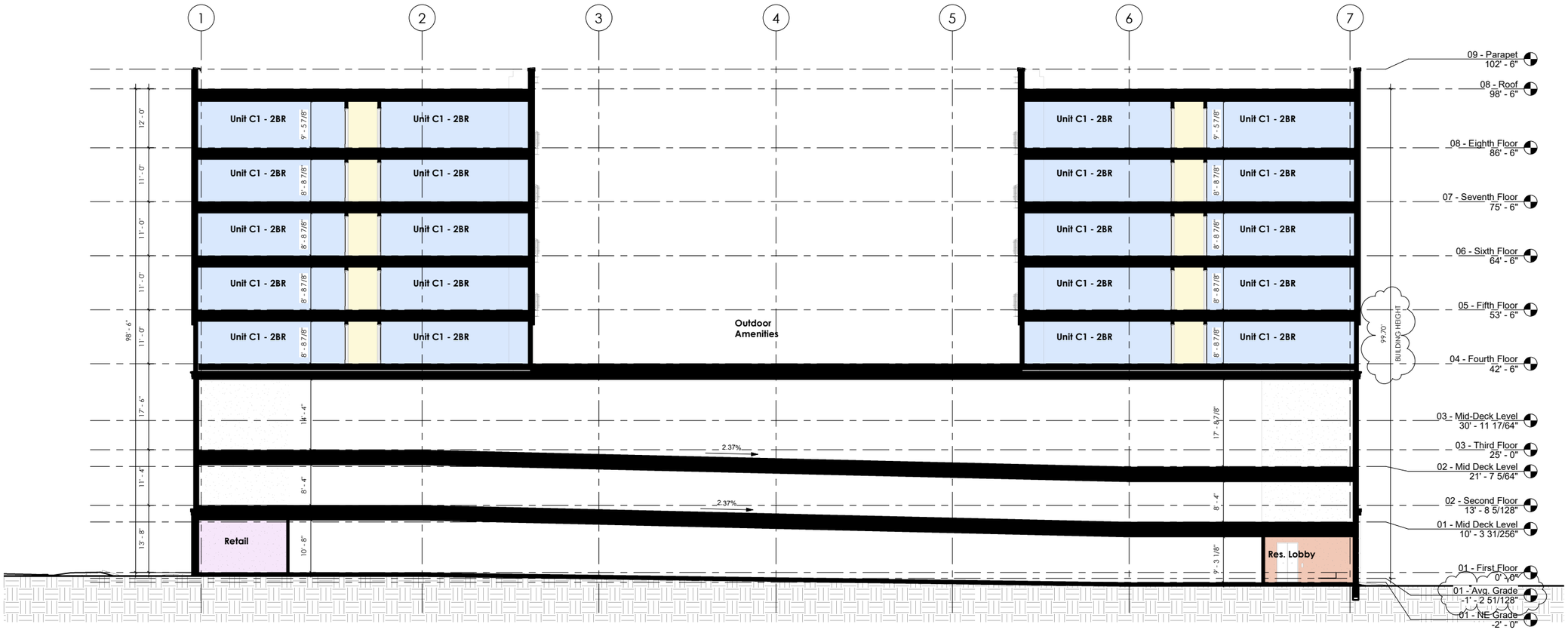
26-037

Scale:

3/32" = 1'-0"

Sheet Number:

A.400



1 A.101 Building Section 2
3/32" = 1'-0"

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Project:
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PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
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08-26-2026	SPA/PUD Submittal	
09-17-2026	SPA/PUD Submittal 1	

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

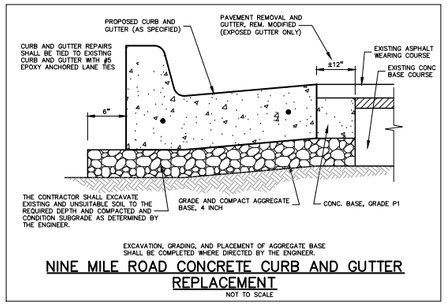
North Arrow:

Sheet Title:
Building Sections

Project Number:
26-037

Scale:
3/32" = 1'-0"

Sheet Number:
A.401



NINE MILE ROAD CONCRETE CURB AND GUTTER REPLACEMENT

NOT TO SCALE

10 YEAR STORAGE VOLUME

AREA	**0.76** Ac
C-VALUE	**0.95**
Q-ALLOW	0.3 CFS/Ac
Q-OUT	0.23 CFS
Qo =	0.32
	=Qout/(AxC)
T =	119 min
	=-25+SQRT(6562.5*Qo)
Vs =	7174 CF/Ac.Imp.
	=((10500*T)/(T+25))-(40*Qo*T)
Vt =	5180 CF STORAGE REQUIRED

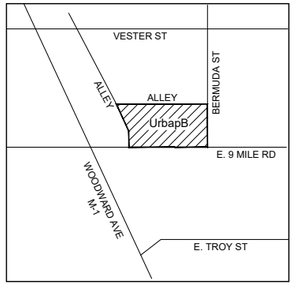
GENERAL NOTES AND ENVIRONMENTAL ASSESSMENT:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. DOMESTIC WATER SERVICE AND FIRE PROTECTION TO BE PROVIDED BY CONNECTING TO MAIN IN 9 MILE ROAD.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY CONNECTING TO EXISTING COMBINED SANITARY SEWER UNDERNEATH ALLEYWAY WEST OF THE BUILDING.
4. STORM WATER GENERATED ONSITE TO BE COLLECTED AND CONVEYED THROUGH A STORM SEWER SYSTEM TO AN UNDERGROUND DETENTION SYSTEM AND TO BE RELEASED AT AN AGRICULTURAL RATE TO AN EXISTING COMBINED SEWER IN THE ALLEY PARALLEL TO 9 MILE ROAD PER CITY OF FERNDALE STANDARDS FOR A 10 YEAR STORM.
5. SOIL EROSION PERMIT WILL BE OBTAINED FROM OAKLAND COUNTY WRC.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE DATA, APARTMENT DATA, ZONING, AND PARKING REQUIREMENT DATA.

PROPOSED LEGEND:

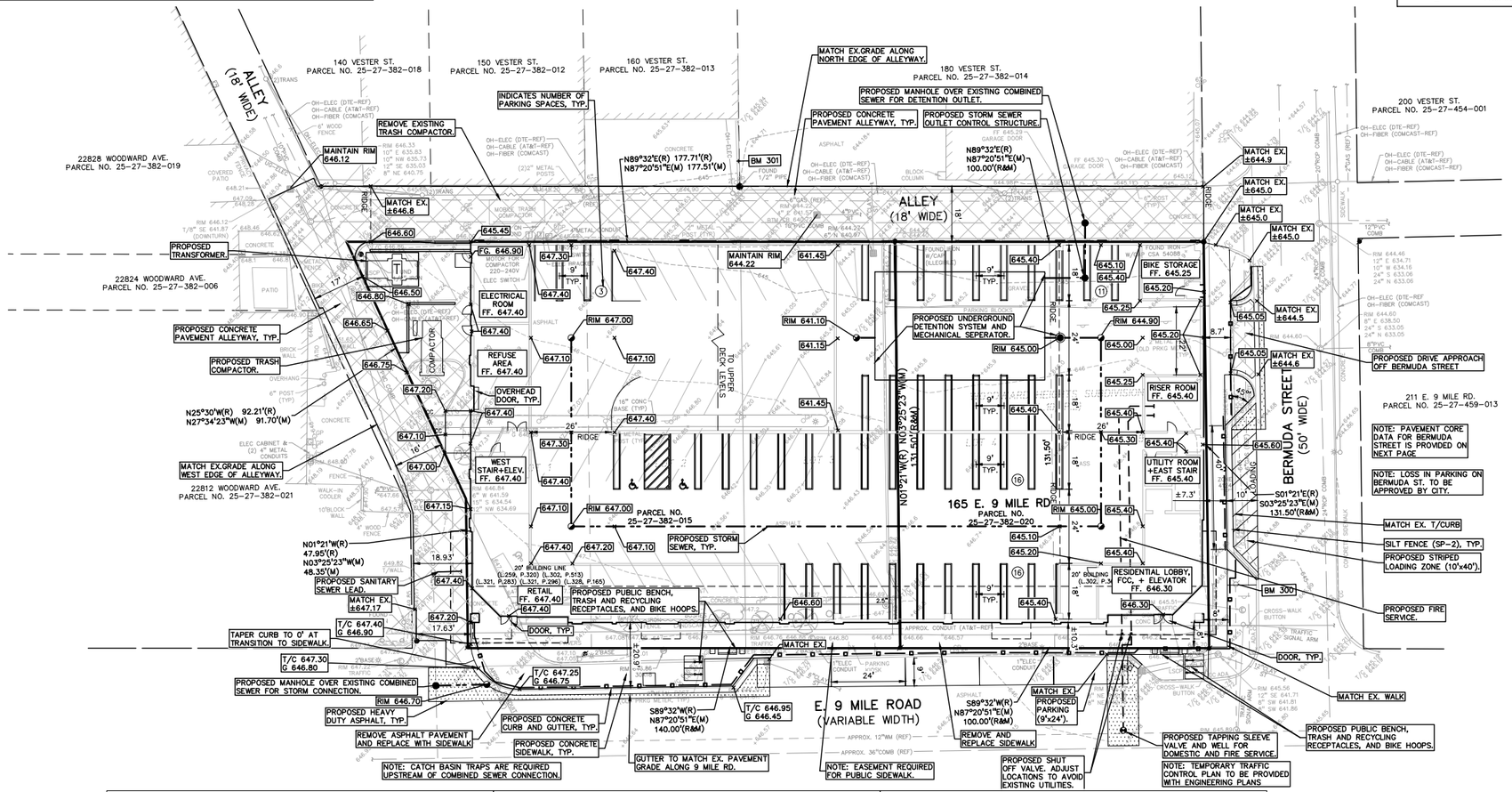
- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- ASPHALT PAVEMENT (HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SILT FENCE - (OCWRC SP-2)



SOIL MAP:
(SCALE: N.T.S.)

ACCORDING TO THE WEB SOIL SURVEY FOR OAKLAND COUNTY PER THE UDSA, CITED JUNE 29, 2026, THE SITE CONSISTS OF THE FOLLOWING SOILS:

1. UrbapB—URBAN LAND-FORTRESS FAMILY COMPLEX, DENSE SUBSTRATUM, 0 TO 4 PERCENT SLOPES



EXISTING LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX, U,G, CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX, U,G, ELEC,MANHOLE & METER
- EX. GAS LINE
- EX, GAS VALVE & GAS LINE MARKER
- EX, TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX, HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX, WATER VALVE BOX & SHUTOFF
- EX, SANITARY SEWER
- EX, SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX, STORM SEWER
- EX, CLEANOUT, MANHOLE & CULVERT
- EX, SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX, YARD DRAIN, ROOF DRAIN & DOWNSPOUT
- EX, UNIDENTIFIED STRUCTURE
- EX, MAILBOX, SIGN & GUARD POST
- EX, LIGHT POLE & YARD LIGHT
- EX, PUBLIC LIGHTING MANHOLE
- EX, FENCE
- EX, GUARD RAIL
- EX, DEC, TREE, CONIFEROUS TREE & SHRUB
- EX, TREE TAG, & TREE LINE
- EX, SPOT ELEVATION
- EX, CONTOUR
- EX, WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- (R) (M) (C) RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 322-352, DATED 04/30/2026
CABLE	AT&T MAP A1, DATED 05/07/2026
FIBER OPTIC	COMCAST MAP, EMAIL DATED 05/03/2026
GAS	CONSUMER MAP 0161274, DATED 04/29/2026
COMBINED SEWER	CITY OF FERNDALE SEWER SYSTEM MAP
WATER MAIN	CITY OF FERNDALE WATER MAIN RECONSTRUCTION MAP

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED AT THE NORTHEAST CORNER OF E. 9 MILE ROAD & BERMUDA STREET.
ELEV - 648.50

BM #301
MAG NAIL W/PA WASHER LOCATED IN CURB ON THE NORTH SIDE OF THE ALLEY, SOUTH OF 160 VESTER STREET.
ELEV - 645.52

LEGAL DESCRIPTION:
(Per FIRST AMERICAN TITLE COMMITMENT NO.: NCS-1294221-MICH, DATED: JANUARY 26, 2026)

PARCEL NO. 25-27-382-015

LAND IN THE CITY OF FERNDALE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, WOODWARD HEIGHTS SUBD'N, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 10 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

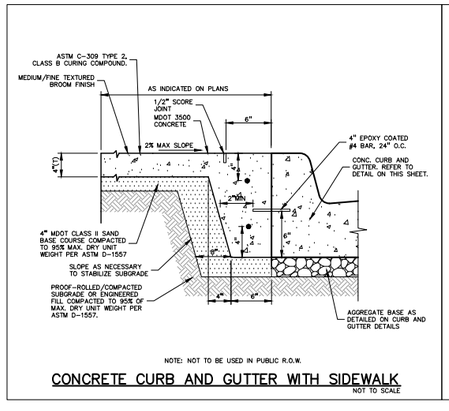
(Per FIRST AMERICAN TITLE COMMITMENT NO.: NCS-1278633-MICH, DATED: SEPTEMBER 19, 2025)

PARCEL NO. 25-27-382-020

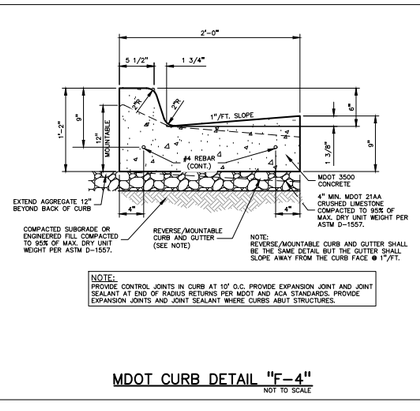
LAND IN THE CITY OF FERNDALE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOT(S) 4 AND 5 OF WOODWARD HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 10 OF PLATS, PAGE 2 OF OAKLAND COUNTY RECORDS.

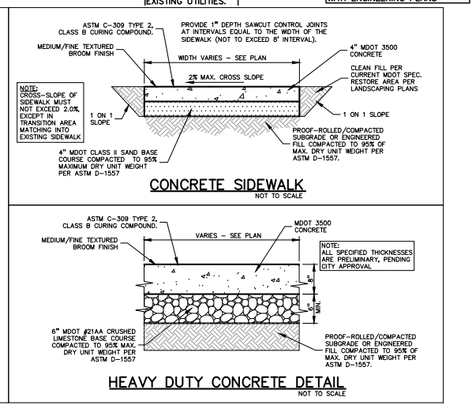
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0684F, DATED 9/29/2006.



CONCRETE CURB AND GUTTER WITH SIDEWALK
NOT TO SCALE



MDOT CURB DETAIL "F-4"
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JAMES BUTLER BRANCH — No. 39906 — PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

WOODWARD/9 MILE LLC
280 WEST MAPLE ROAD, SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE

THE LUXE
NEAR NE CORNER 9 MILE RD. AND WOODWARD AVE.
FERNDALE, MI

REVISIONS	
CITY COMMENTS	08-26-26
CITY COMMENTS	09-02-26
CITY COMMENTS	09-17-26

ORIGINAL ISSUE DATE:
JULY 2, 2026

DRAWING TITLE

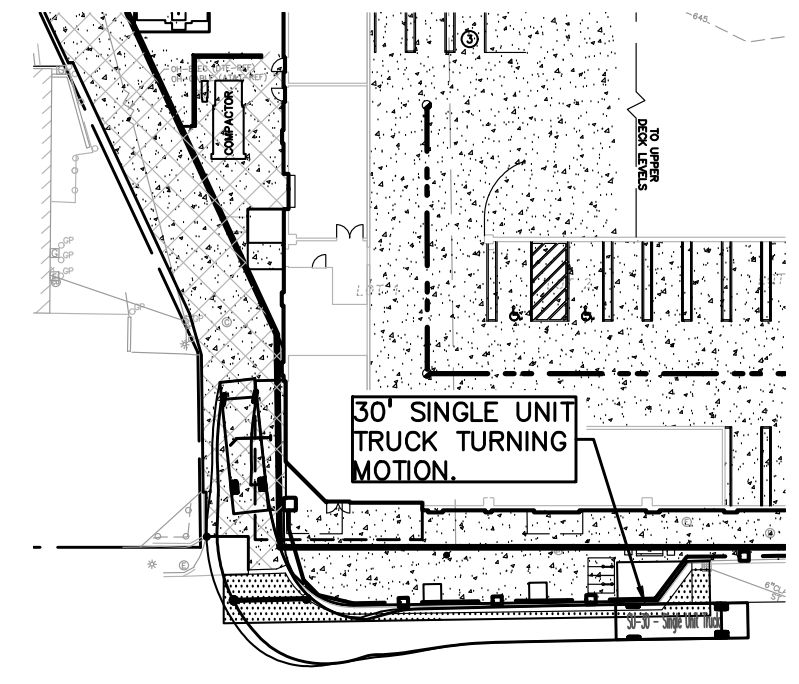
ENGINEERING SITE PLAN

PEA JOB NO.	26-0052
P.M.	JPB
DN.	KM
DES.	KM

DRAWING NUMBER:

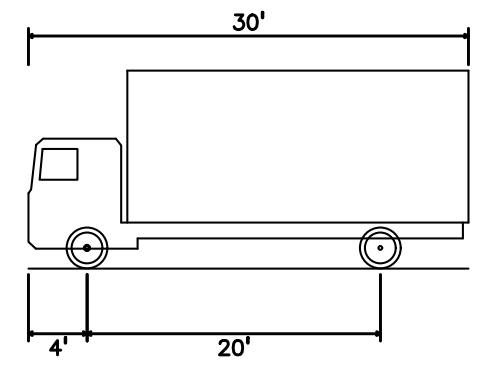
NOT FOR CONSTRUCTION SHEET 1

S:\PROJECTS\2026\26-0052 FERNDALE 9 AND WOODWARD\DWG\2_SITE_PLAN\SHEET 1 ENG-260052.dwg PLOT DATE: 9/17/2026 2:08 PM BY: Kyle Miller

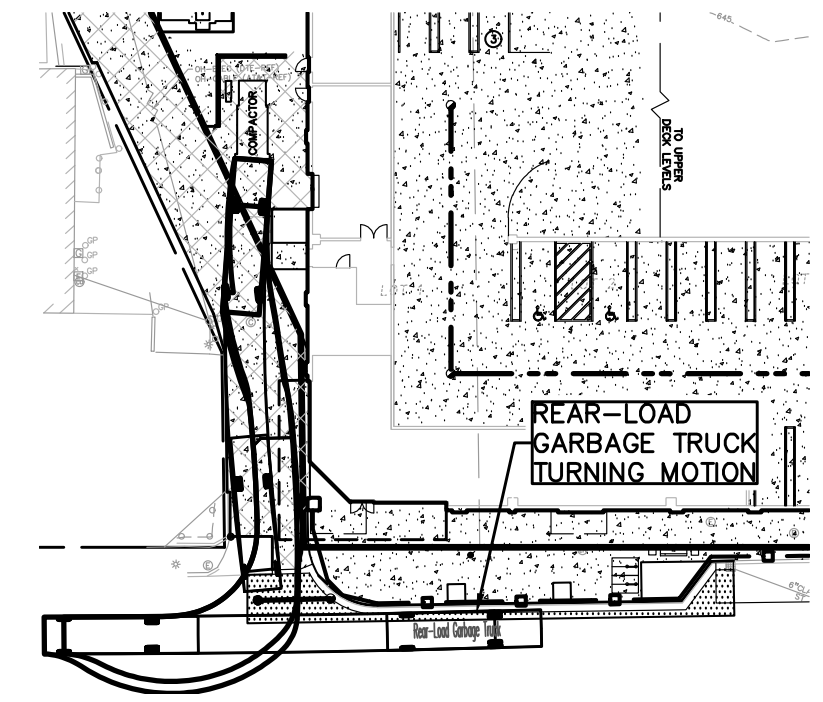


30' SINGLE UNIT TRUCK TURNING MOTION

SCALE: 1" = 40'

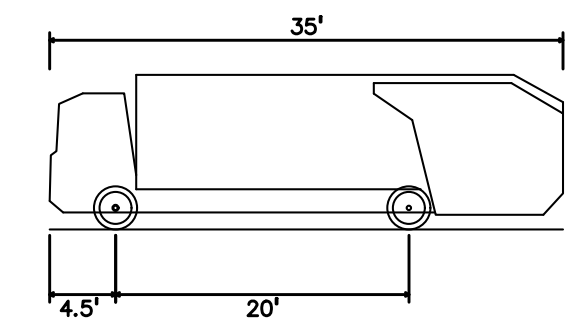


SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle	40.00°



REAR-LOAD GARBAGE TRUCK TURNING MOTION

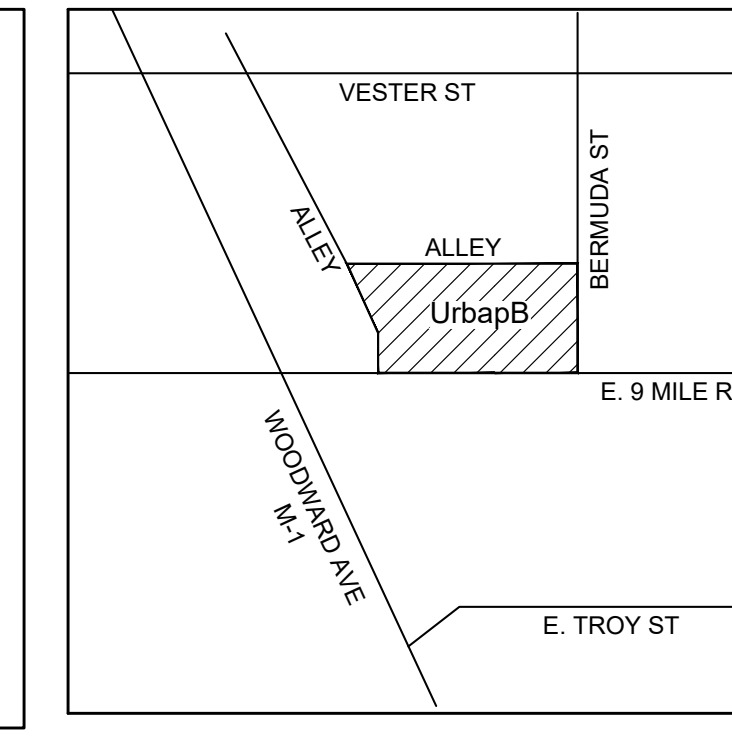
SCALE: 1" = 40'



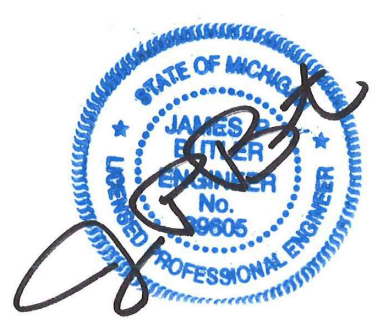
Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

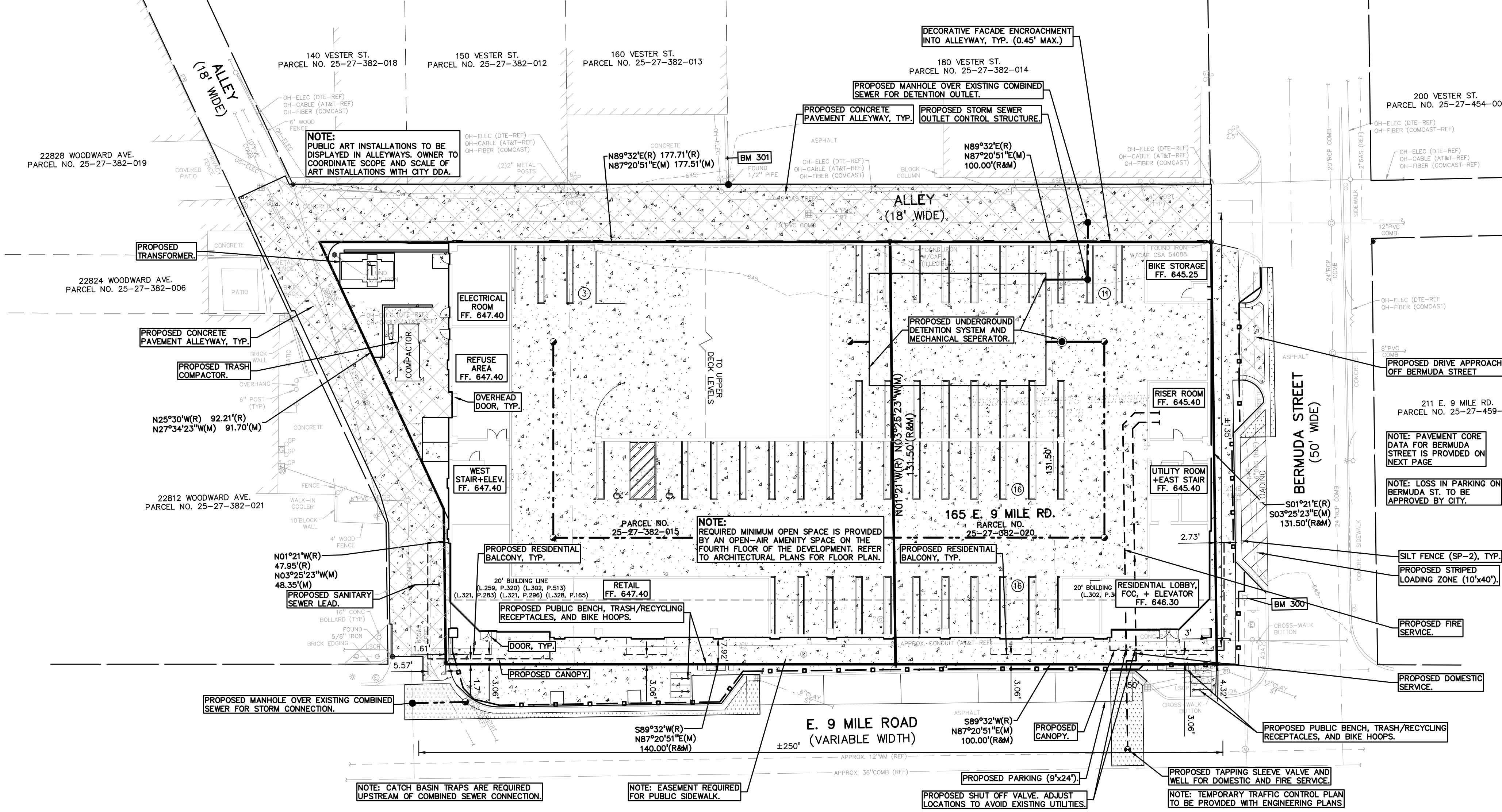
PROPOSED LEGEND:

Symbol	Description
STD DUTY / HEAVY DUTY	CONCRETE PAVEMENT
HEAVY DUTY	ASPHALT PAVEMENT
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT AND GATE VALVE
	PROPOSED TAPPING SLEEVE, VALVE & WELL
	PROPOSED SANITARY SEWER
C.O.	PROPOSED SANITARY CLEANOUT & MANHOLE
	PROPOSED STORM SEWER
C.O.	PROPOSED STORM SEWER CLEANOUT & MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SILT FENCE - (OCWRC SP-2)



PEA GROUP
t: 844.813.2949
www.peagroup.com





SOIL MAP:
(SCALE: N.T.S.)

ACCORDING TO THE WEB SOIL SURVEY FOR OAKLAND COUNTY PER THE UDSA, CITED JUNE 29, 2026, THE SITE CONSISTS OF THE FOLLOWING SOILS:

1. UrbapB—URBAN LAND-FORTRESS FAMILY COMPLEX, DENSE SUBSTRATUM, 0 TO 4 PERCENT SLOPES

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

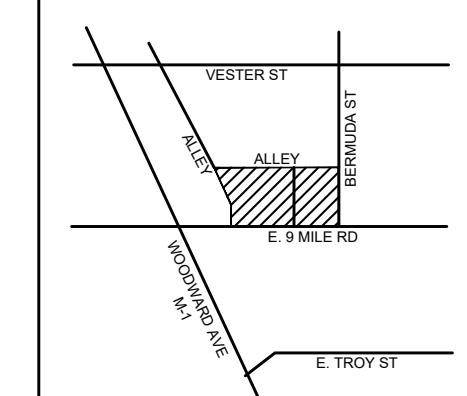
CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

EXISTING LEGEND:

Symbol	Description
OH-ELEC	EX. OH. ELEC, POLE & GUY WIRE
UG-CATV	EX. U.G. CABLE TV & PEDESTAL
UG-COMM	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC	EX. U.G. ELEC,MANHOLE & METER
	EX. GAS LINE
GAS	EX. GAS VALVE & GAS LINE MARKER
	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
	EX. SANITARY CLEANOUT & MANHOLE
	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
	EX. CLEANOUT, MANHOLE & CULVERT
	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
Y.D.	EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
	EX. UNIDENTIFIED STRUCTURE
GP	EX. MAILBOX, SIGN & GUARD POST
	EX. LIGHT POLE & YARD LIGHT
	EX. PUBLIC LIGHTING MANHOLE
X	EX. FENCE
	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
724	EX. TREE TAG, & TREE LINE
+696.91	EX. SPOT ELEVATION
670	EX. CONTOUR
	EX. WETLAND
	IRON FOUND / SET
	NAIL FOUND / NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND / SET
	SECTION CORNER FOUND
(R) (M) (C)	RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

ELECTRIC	DTE ELECTRIC MAP 322-352, DATED 04/30/2026
CABLE	AT&T MAP A1, DATED 05/07/2026
FIBER OPTIC	COMCAST MAP, EMAIL DATED 05/03/2026
GAS	CONSUMER MAP 0161274, DATED 04/29/2026
COMBINED SEWER	CITY OF FERNDALE SEWER SYSTEM MAP
WATER MAIN	CITY OF FERNDALE WATER MAIN RECONSTRUCTION MAP



CLIENT
WOODWARD/9 MILE LLC
280 WEST MAPLE ROAD, SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
THE LUXE
NEAR NE CORNER 9 MILE RD. AND WOODWARD AVE.
FERNDALE, MI

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED AT THE NORTHEAST CORNER OF E. 9 MILE ROAD & BERMUDA STREET.
ELEV - 648.50

BM #301
MAG NAIL W/PA WASHER LOCATED IN CURB ON THE NORTH SIDE OF THE ALLEY, SOUTH OF 160 VESTER STREET.
ELEV - 645.52

REVISIONS	
CITY COMMENTS	08-26-26
CITY COMMENTS	09-02-26
CITY COMMENTS	09-17-26

UTILITIES, STORMWATER, AND PUBLIC SERVICES NOTES:

1. PROPOSED WATER AND SANITARY CONNECTIONS HAVE BEEN PROVIDED TO THE CITY OF FERNDALE FOR PRELIMINARY REVIEW. BASIS OF DESIGN CALCULATIONS WILL BE PROVIDED DURING ENGINEERING REVIEW.
2. STORM WATER GENERATED ONSITE TO BE COLLECTED AND CONVEYED THROUGH A STORM SEWER SYSTEM TO AN UNDERGROUND DETENTION SYSTEM AND TO BE RELEASED AT AN AGRICULTURAL RATE TO AN EXISTING COMBINED SEWER IN THE ALLEY PARALLEL TO 9 MILE ROAD PER CITY OF FERNDALE STANDARDS FOR A 10 YEAR STORM. .
3. SILT FENCE AROUND LIMITS OF DISTURBED AREAS HAVE BEEN INDICATED ON SHEET 1. ADDITIONAL CONSTRUCTION EROSION CONTROL BMP'S WILL BE INCLUDED AS NEEDED DURING ENGINEERING REVIEW.
4. OWNER TO ENTER A LONG TERM OPERATION AND MAINTENANCE AGREEMENT WITH THE CITY PER OCWRC STANDARDS. CONTRACT AND LEGAL EXHIBITS TO BE PROVIDED DURING ENGINEERING REVIEW.
5. PUBLIC ALLEYWAY REPAVING ALONG THE NORTH AND WEST PROPERTY LINES ARE PROPOSED AS PART OF THE DEVELOPMENT.
6. SIDEWALK REPLACEMENT IS PROPOSED AS PART OF THE DEVELOPMENT.
7. PRELIMINARY UTILITY LOCATIONS HAVE BEEN PROVIDED TO THE CITY OF FERNDALE FOR PRELIMINARY REVIEW. NO PUBLIC UTILITY EASEMENTS ARE PROPOSED AS PART OF THE PROJECT. CITY STORMWATER MAINTENANCE EASEMENTS WILL BE DRAFTED AS PART OF A LONG TERM STORMWATER OPERATION AND MAINTENANCE AGREEMENT BETWEEN THE PROPERTY OWNER AND CITY.
8. CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES WILL BE MANAGED BY THE CONTRACTOR AND OWNER AS REQUIRED.
9. PROPOSED FIRE AND EMERGENCY ACCESS HAS BEEN REVIEWED BY THE CITY OF FERNDALE FIRE DEPARTMENT.
10. A TRASH COMPACTOR ON THE WEST SIDE OF THE BUILDING IS PROPOSED FOR REFUSE COLLECTION .
11. WORK WITHIN PUBLIC RIGHTS OF WAY WILL BE PERMITTED BY THE AHJ PRIOR TO CONSTRUCTION ACTIVITIES WITHIN ANY PUBLIC RIGHT-OF-WAY.
12. PROPOSED UTILITY SERVICE LOCATIONS ARE SHOWN ON THESE PLANS. PROVIDERS AND OUTSIDE AGENCIES WILL BE COORDINATED WITH AS NEEDED DURING PERMITTING AND CONSTRUCTION.

PUD SITE STANDARDS NARRATIVE:

THE FOLLOWING NOTES IDENTIFY SELECT SITE-SPECIFIC STANDARDS LISTED IN ARTICLE 11, SECTION 04 OF THE CITY OF FERNDALE ZONING CODE (AMENDED 06/23/2025) AND THE PROPOSED DESIGN ELEMENTS/REQUESTED WAIVERS ADDRESSING THEM.

11.04.F - LANDSCAPING AND SCREENING: SITE SCREENING AND LANDSCAPING ELEMENTS ARE DETAILED ON THE ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS FOR SCREENING AND LANDSCAPING TABLES.

11.04.G - GREEN INFRASTRUCTURE AND NATURAL RESOURCES: REFER TO ARCHITECTURAL PLANS FOR DETAILED LANDSCAPE DESCRIPTION.

11.04.O - CONNECTIVITY:

- THE PROPOSED DEVELOPMENT MAINTAINS PUBLIC ACCESS TO EXISTING ALLEYWAYS ALONG NINE MILE ROAD AND BERMUDA STREET, MAINTAINING THE MAXIMUM 500' BLOCK LENGTH FOR WALKABILITY.
- NO CUL-DE-SACS ARE PROPOSED AS PART OF SITE IMPROVEMENTS.
- THE 9 MILE ALLEYWAY CURB CUT IS BEING REDUCED IN LENGTH.
- RELOCATING PARKING ACCESS FROM THE EXISTING 9 MILE RD. ALLEYWAY TO BERMUDA ST. REDUCES THE FREQUENCY OF VEHICULAR-PEDESTRIAN CONFLICTS AT THE 9 MILE ALLEYWAY THROUGH REDIRECTING AUTOMOBILE TRAFFIC TO THE ADJACENT SIDE STREET.
- EXISTING SIDEWALKS, ALLEYWAYS, AND BIKE LANES ALONG PROPERTY LINES TO REMAIN. ENCLOSED BIKE PARKING IS PROPOSED AS PART OF THE DEVELOPMENT.

11.04.P - STREETSCAPE DESIGN: THE PROPOSED DEVELOPMENT INCLUDES DECORATIVE, PEDESTRIAN SCALE LIGHTING ALONG THE BUILDING FRONTAGE, AND BENCH SEATING WITH PUBLICLY ACCESSIBLE TRASH/RECYCLING RECEPTACLES.

11.04.Q - USEABLE OPEN SPACE: THE PROPOSED DEVELOPMENT INCLUDES AN APPROXIMATELY 4,990 SF. RESIDENT OUTDOOR AMENITY AREA ON THE FOURTH FLOOR OF THE BUILDING. (15.07% OF 33,118 SF SITE AREA) REFER TO ARCHITECTURAL PLANS FOR OUTDOOR AMENITY DETAILS. EXTENDED DEPTH SIDEWALK ALONG THE COMMERCIAL STOREFRONT WILL SUPPORT OUTDOOR DINING AND PUBLIC ART DISPLAYS ARE PROPOSED TO BE INSTALLED ALONG THE ALLEYWAYS.

11.04.R - SUSTAINABLE DESIGN FEATURES: THE PROPOSED DEVELOPMENT FURTHER ENHANCES THE QUALITY OF EXISTING ON-SITE ALTERNATIVE TRANSPORTATION INFRASTRUCTURE WITH PROPOSED ENCLOSED BICYCLE PARKING AND 11 ADDITIONAL EV CAPABLE PARKING STALLS. THE PROJECT ALSO REDEVELOPS AN EXISTING SURFACE PARKING LOT INTO A MULTI-USE PUBLIC PARKING, COMMERCIAL SPACE, AND MULTIFAMILY FACILITY.

BUILDING SETBACK TABLE:

THE PROPOSED DEVELOPMENT IS A PUD LOCATED ON PARCELS CURRENTLY ZONED 'CBD' - CENTRAL BUSINESS DISTRICT

SETBACKS AND PROJECTIONS:

SETBACK REQUIREMENTS:	CBD STANDARDS:	PROPOSED:
• FRONT (SOUTH)	0'-15' (°)	7.92' (7.92'*)
• FRONT (EAST)	0'-15'	0.00'
• REAR (WEST)	0'	1.01'
• REAR (NORTH)	0'	0.00'

°FRONT SETBACKS INCREASE TO 15' MIN. FROM THIRD FLOOR ONWARD WHEN FRONTING ON 9 MILE ROAD BETWEEN PLANAVON AND BERMUDA)

REQUIRED YARD PROJECTIONS:
SECTION 3.03.A
ARCHITECTURAL FEATURES (CANOPY/FACADE)

• LOCATION:	REQUIRED SETBACK:	PROPOSED:
•• N. ALLEYWAY	3'	0.45' ENCROACHMENT*
•• W. ALLEYWAY	3'	5.57' ENCROACHMENT*
•• BERMUDA ST.	3'	2.73' ENCROACHMENT*
•• NINE MILE RD.	3'	1.70' SETBACK*

• PORCHES/PATIOS/DECKS

• LOCATION:	REQUIRED SETBACK:	PROPOSED:
•• N. ALLEYWAY	3.00'	N/A
•• W. ALLEYWAY	3.00'	5.57' ENCROACHMENT*
•• BERMUDA ST.	7.50'	3.00' SETBACK*
•• NINE MILE RD.	7.50	3.06' SETBACK*

A WAIVER IS REQUESTED TO ALLOW PROPOSED SETBACKS/ENCROACHMENTS AS LISTED ABOVE AGAINST MINIMUM SETBACKS AS REQUIRED IN SECTION 3.03.A OF THE ZONING CODE

LEGAL DESCRIPTION:
(Per FIRST AMERICAN TITLE COMMITMENT NO.: NCS-1294221-MICH, DATED: JANUARY 26, 2026)

PARCEL NO. 25-27-382-015

LAND IN THE CITY OF FERNDALE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, WOODWARD HEIGHTS SUBD'N, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 10 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

(Per FIRST AMERICAN TITLE COMMITMENT NO.: NCS-1278633-MICH, DATED: SEPTEMBER 19, 2025)

PARCEL NO. 25-27-382-020

LAND IN THE CITY OF FERNDALE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOT(S) 4 AND 5 OF WOODWARD HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 10 OF PLATS, PAGE 2 OF OAKLAND COUNTY RECORDS.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0684F, DATED 9/29/2006.

ORIGINAL ISSUE DATE:
JULY 2, 2026

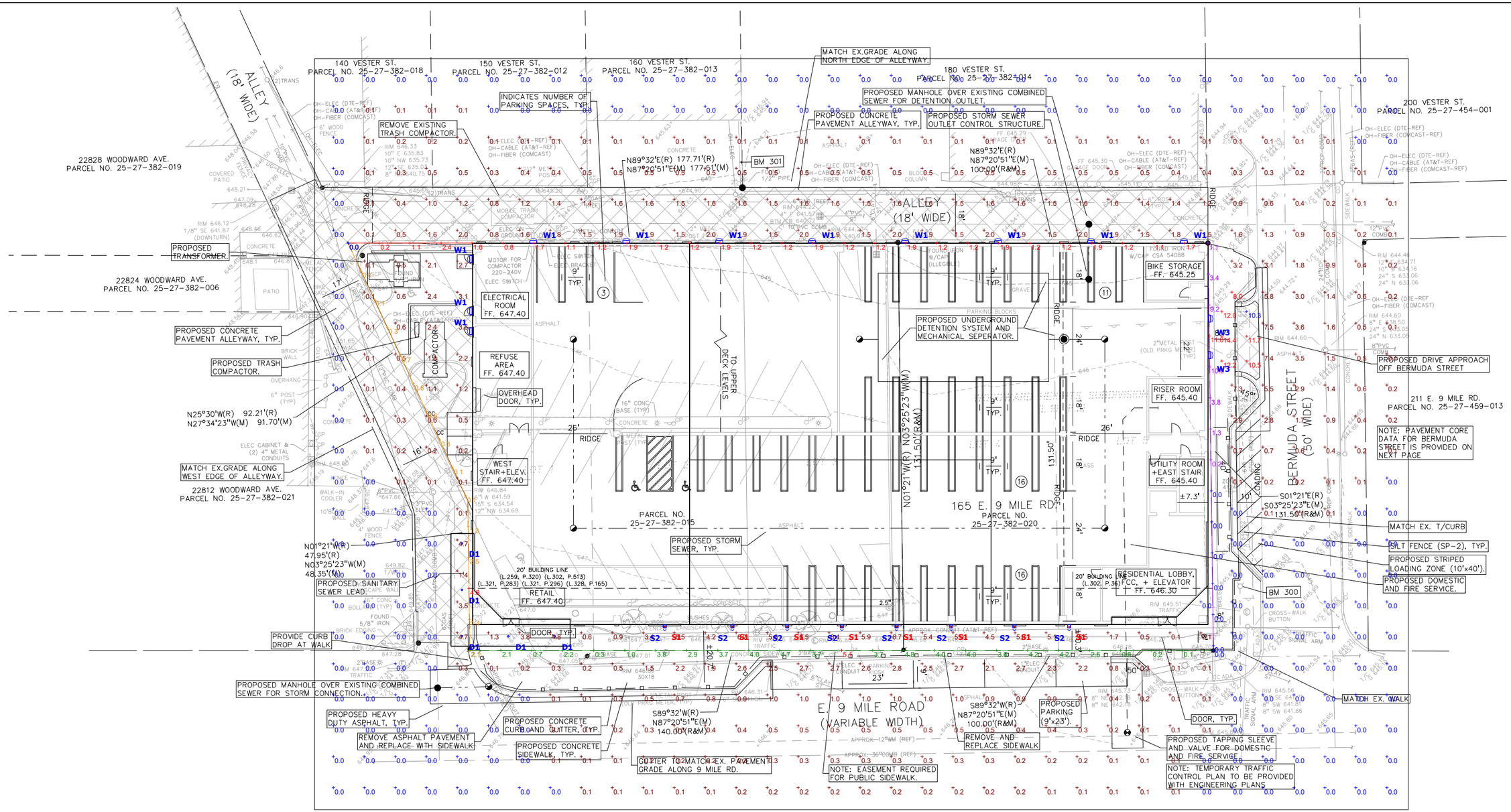
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	26-0052
P.M.	JPB
DN.	KM
DES.	KM

DRAWING NUMBER:
SHEET 2

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0052 FERNDALE 9 AND WOODWARD\DWG\2_SITE_PLAN\(SHEET 2) SITE-260052.dwg PLOT DATE: 9/17/2026 2:08 PM BY: Kyle Miller



Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Plan View

Scale - 1" = 15ft

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	D1	5	Lithonia Lighting	LDN6 30/05 LW6AR LD	6IN LDN WALLWASH, 3000K, 500LM, CLEAR, MATTE DIFFUSE REFLECTOR	1	517	0.9	7.65	9'-0"
	S1	8	BROWNLEE LIGHTING INC	7115-49-H32-30K		1	3758	0.9	32.1	5'-0"
	S2	8	BEGA	24135K3		1	2045	0.9	39	30'-0"
	W1	11	Lithonia Lighting	DSXW1 LED P1 30K 80CRI T3M	2000 3000K 80CRI Type 3 Medium	1	1652	0.9	12.37	10'-0"
	W2	0	Lithonia Lighting	DSXW1 LED P2 30K 80CRI TFTM	3000 3000K 80CRI Forward Throw Medium	1	2001	0.9	14.58	10'-0"
	W3	2	Lithonia Lighting	DSXW1 LED P7 30K 80CRI TFTM	10000 3000K 80CRI Forward Throw Medium	1	8974	0.9	72.52	10'-0"

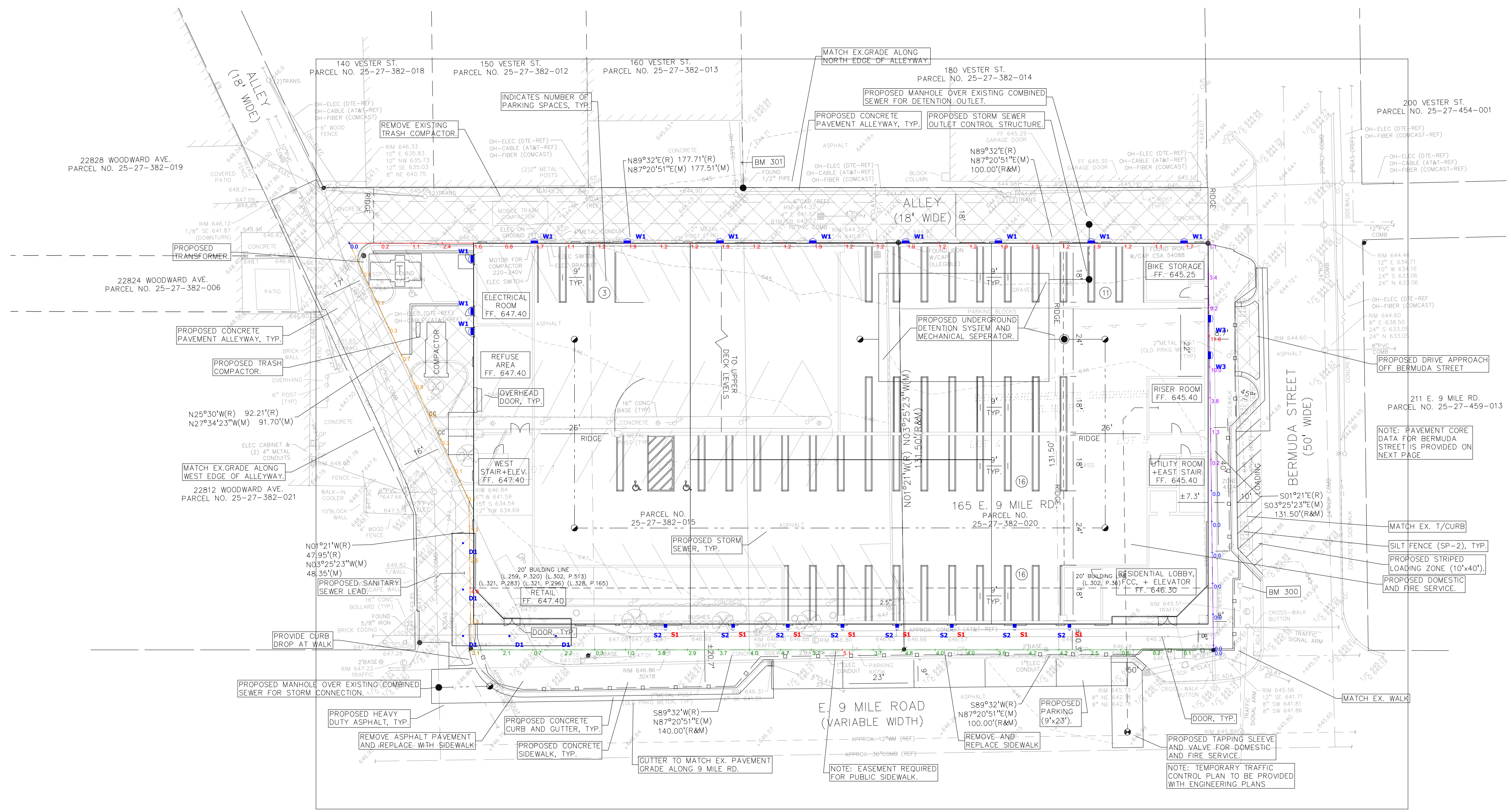
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
EAST PROPERTY LINE	+	2.9 fc	11.6 fc	0.0 fc	N/A	N/A	0.3:1
NORTH PROPERTY LINE	+	1.3 fc	2.4 fc	0.0 fc	N/A	N/A	0.5:1
PARKNG GARAGE ENTRY/EXIT	+	11.8 fc	14.4 fc	10.3 fc	1.4:1	1.1:1	0.8:1
SITE	+	0.7 fc	8.0 fc	0.0 fc	N/A	N/A	0.1:1
SOUTH PROPERTY LINE	+	2.7 fc	5.1 fc	0.0 fc	N/A	N/A	0.5:1
WEST PROPERTY LINE	+	1.0 fc	4.8 fc	0.0 fc	N/A	N/A	0.2:1

GASSER BUSH ASSOCIATES

THE LUXE
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: KRIEGER KLATT ARCHITECTS
WWW.GASSERBUSH.COM

Designer NB/KB
Date 07/08/2026 rev. 9/17/2026
Scale Not to Scale
Drawing No. #26-60625-V2
1 of 4



Plan View
Scale - 1" = 20ft

CAPSULE-SQ

PROJECT:
MODEL #:
FIXTURE TYPE:

STANDARD SPECIFICATIONS

HOUSING
Heavy duty commercial-grade assembly is constructed of formed aluminum (0.080" thickness) with welded ends. Two countersunk stainless steel fasteners are regressed behind the trim at each end of the fixture. No exposed hardware on the sides of the fixture. Rear mount plate includes factory installed closed-cell foam gasket.

DIFFUSER
UV stabilized frosted acrylic, extruded.

LED PERFORMANCE - 3500K STANDARD
120-277V - 3500K, 90+ CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 60°C / 140°F

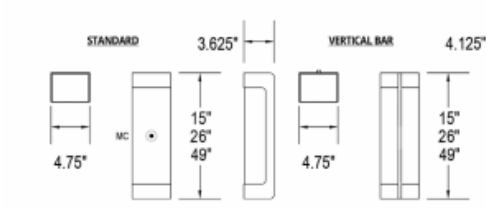
Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
15" Size: H08 - 8W nominal, .07 A input - 1060 lm. Dimmable (0-10V).
15" Size: H16 - 16W nominal, .14 A input - 1835 lm. Dimmable (0-10V).
26" Size: H16 - 16W nominal, .14 A input - 1828 lm. Dimmable (0-10V).
26" Size: H32 - 32W nominal, .27 A input - 3772 lm. Dimmable (0-10V).
49" Size: H32 - 32W nominal, .27 A input - 3758 lm. Dimmable (0-10V).
49" Size: H63 - 63W nominal, .53 A input - 7516 lm. Dimmable (0-10V).



MOUNTING
Directly to 4x4 j-box (by others). 26" and 49" size contains thru-holes for anchoring located toward top and bottom of mount plate and should be utilized to achieve a firm connection to the surface throughout (anchoring hardware by others).

FINISH
All 7115 parts are prepared using a three step pre-treatment/sealing process, followed by a powder coat primer prior to applying any of the Brownlee finishes.

WARRANTY
5 year limited warranty on this LED product. Consult factory for details.



WET · ADA · RoHS COMPLIANT ELECTRONICS · BAA+BABAA OPTIONS

ORDERING INFORMATION

7115 - ____ - ____ - ____ - ____ - ____ - ____
Model, 2., 3., 4., 5., 6., 7. (if required)

2. SIZE
15" 15" length
26" 26" length
49" 49" length

3. FINISH
BL Black
BZ Bronze
MB Metallic Bronze
NT Nickel Tone
WH White
TB Textured Black
TG Textured Grey
TW Textured White
TZ Textured Bronze
Note: TB, TG, TW, TZ are ultra fine textured matte finishes. Contact your local representative for color swatches.

4. WATTAGE
15 SIZE
H08 8W H Series LED
H16 16W H Series LED
26 SIZE
H16 16W H Series LED
H32 32W H Series LED
49 SIZE
H32 32W H Series LED
H63 63W H Series LED

5. TRIM
VB0 No Vertical Bar
VB1 1 Vertical Bar*
*Does not meet ADA requirements

6. COLOR TEMPERATURE
35K 3500K standard color temperature
30K 3000K color temperature
40K 4000K color temperature

7. AVAILABLE OPTIONS
BAB[1] Build America, Buy America Compliant (BABAA)
BAC[1] Buy American Compliant (BAA)
DTR[4] Triac (Line Voltage) Dimming (120V)
ECW[5] Extreme Cold Weather (-40°C / -40°F min.)
FCL[7] French Canadian Labels
T24[9] Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if superscript is shown in Options section): (0) 90R - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. 1) BAC/BAB - www.brownlee.com/resources/usa. (2) BBI/BBC - cannot combine with ECW or EXT. (3) BLD - integral microwave motion sensor (step-dim). Cannot combine with DTR. (4) DTR - cannot combine with BLD. (5) ECW - cannot combine with BBI, BBC, or DTR. (7) FCL - cannot combine with BAC. (8) OCC - integral microwave motion sensor (ON/OFF). (9) T24 - includes JA8 labeling and 90 CRI LEDs. (10) PCH/PC4 - cannot combine with BLD or OCC.
Add'l Notes: *BBI/BBC - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F.
**BLD - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%.
2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.
Specifications subject to change without notice.

BROWNLEE LIGHTING
www.brownlee.com
REVISED 2025.07.25

Wall washer · Light emission on two sides **BEGA**

Application
Wall washer with light output both up and down. This luminaire is ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are a great design element for a host of lighting applications. For downlight applications only.

Materials
Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Galvanized zinc-plated mounting bracket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Weight: 6.6 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	33.6W
System wattage	3.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 80
Luminaire lumens	2052 lm
LED service life (L70)	60000 hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
Natural Bronze (NTB) RAL:
CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
CUS Custom finish
MGU Marine grade undercoat
NTB Natural bronze (premium finish)
RAL RAL Classic, matte finish





Wall washer · Light emission on two sides

	LED	A	B	C
B24135	33.6W	7	7	6 7/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	D1	5	Lithonia Lighting	LDN6 30/05 LW6AR LD	6IN LDN WALLWASH, 3000K, 500LM, CLEAR, MATTE DIFFUSE REFLECTOR	1	517	0.9	7.65
	S1	8	BROWNLEE LIGHTING INC	7115-49-H32-30K		1	3758	0.9	32.1
	S2	8	BEGA	24135K3		1	2045	0.9	39
	W1	11	Lithonia Lighting	DSXW1 LED P1 30K 80CRI T3M	2000 3000K 80CRI Type 3 Medium	1	1652	0.9	12.37
	W2	0	Lithonia Lighting	DSXW1 LED P2 30K 80CRI TFTM	3000 3000K 80CRI Forward Throw Medium	1	2001	0.9	14.58
	W3	2	Lithonia Lighting	DSXW1 LED P7 30K 80CRI TFTM	10000 3000K 80CRI Forward Throw Medium	1	8974	0.9	72.52

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
EAST PROPERTY LINE	+	2.9 fc	11.6 fc	0.0 fc	N/A	N/A	0.3:1
NORTH PROPERTY LINE	+	1.3 fc	2.4 fc	0.0 fc	N/A	N/A	0.5:1
PARKNG GARAGE ENTRY/EXIT	+	11.8 fc	14.4 fc	10.3 fc	1.4:1	1.1:1	0.8:1
SITE	+	0.7 fc	8.0 fc	0.0 fc	N/A	N/A	0.1:1
SOUTH PROPERTY LINE	+	2.7 fc	5.1 fc	0.0 fc	N/A	N/A	0.5:1
WEST PROPERTY LINE	+	1.0 fc	4.8 fc	0.0 fc	N/A	N/A	0.2:1

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Designer
NB/KB
Date
07/08/2026
rev. 9/17/2026
Scale
Not to Scale
Drawing No.
#26-60625-V2
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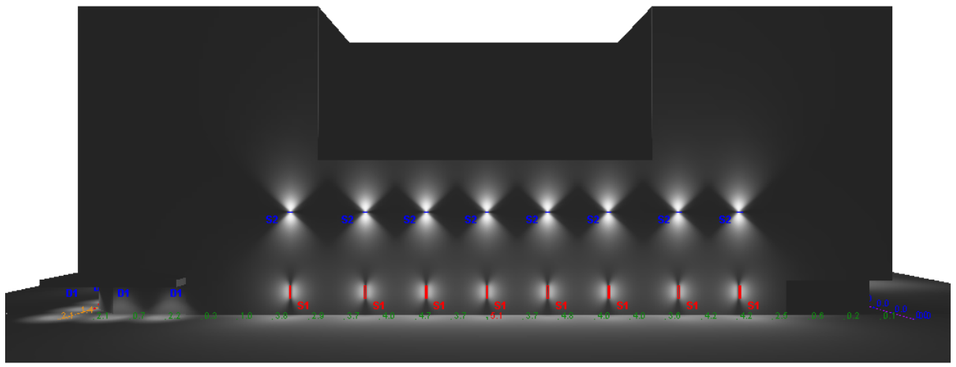
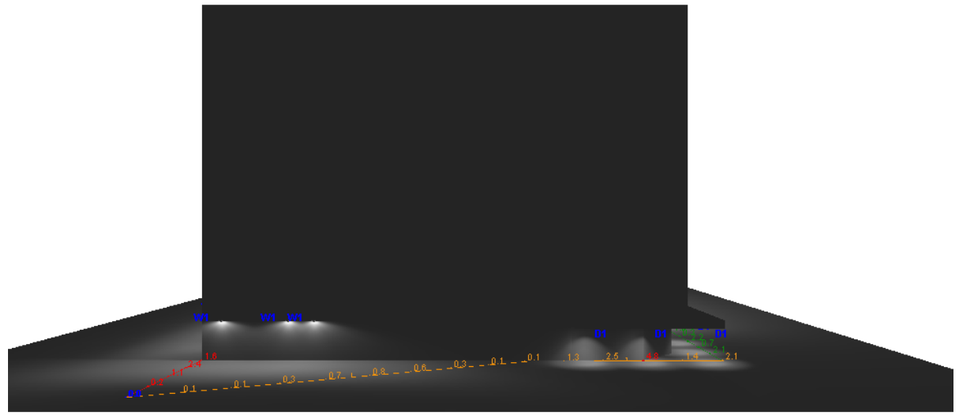
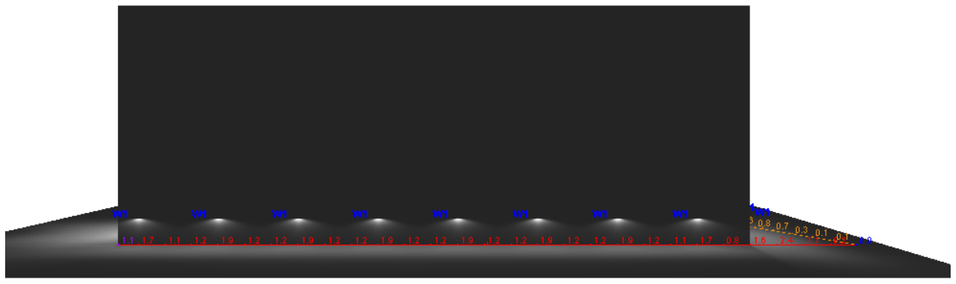


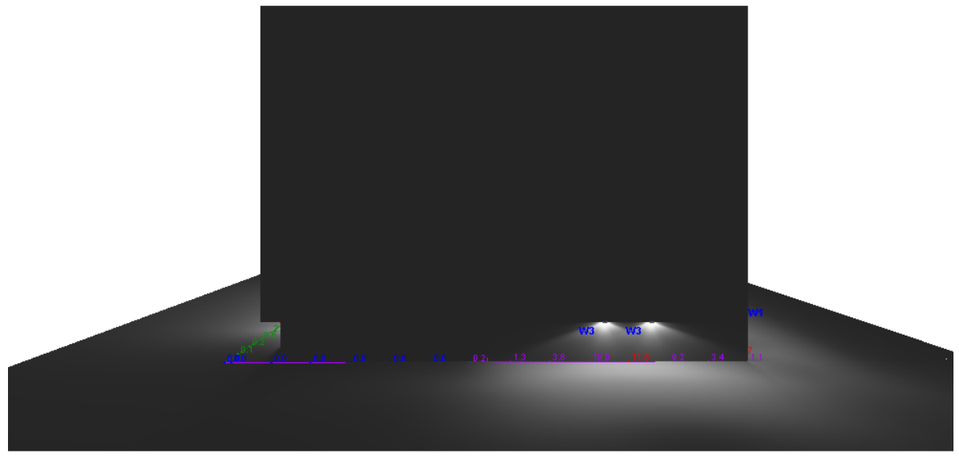
FRONT ELEVATION



EAST ELEVATION



REAR ELEVATION



WEST ELEVATION

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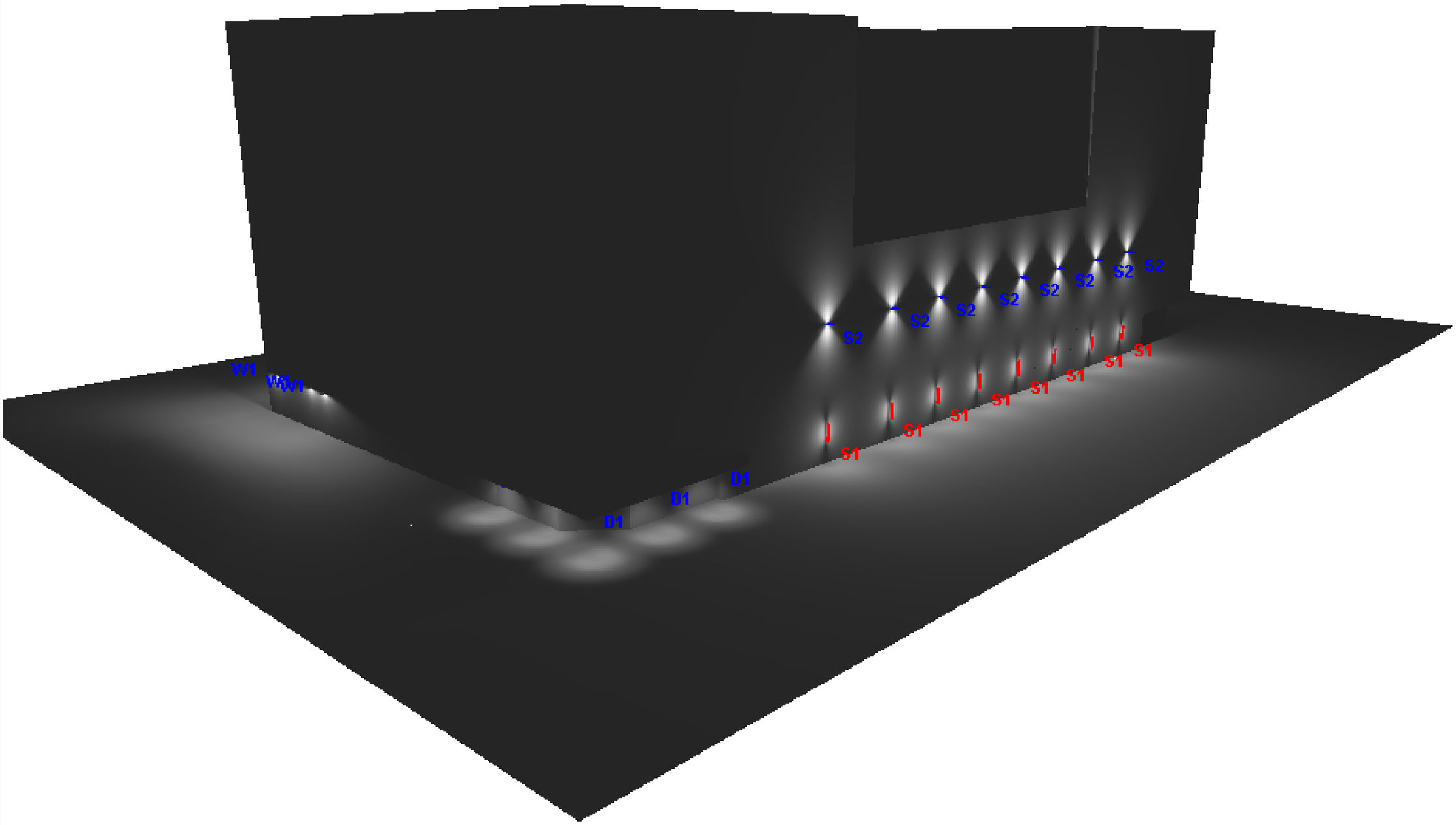

PERSPECTIVE #1

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fishbeck

Appendix

The Luxe Parking Structure Financial Model

B

9 Mile Road and Bermuda Street Parking Structure
Parking Pro-Forma
September 25, 2026

In this scenario, the City is reponsible for all costs of the new parking deck, including O&M and debt service. The City receives all revenues and has full control of rates.

Project Timing:	*Feb 2027: break ground*	*March 2028: initial parking opens (75-80 spaces?)*	*Nov. 2028 - initial occupancy; First full FY parking operations*	*mid-2029: fully occuppied*

Fiscal Year:	**2026/2027**	**2027/2028**	**2028/2029**	**2029/2030** 1st full year	**2030/2031**	**2031/2032**	**2032/2033**	**2033/2034**	**2034/2035**	**2035/2036**	**2036/2037**	**2037/2038**	**2038/2039**	**2039/2040**	**2040/2041**	**2041/2042**	**2042/2043**	**2043/2044**	**2044/2045**	**2045/2046**	**2046/2047**	**2047/2048**	**2048/2049**	**2049/2050**	**2050/2051**	**2051/2052**	**2052/2053**	**2053/2054**	**2054/2055**	**2055/2056**	**2056/2057**
Assumptions																															
Parking spaces -Total			233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233
Monthly permit rate			$ 150.00	$ 150.00	$ 154.50	$ 159.14	$ 163.91	$ 168.83	$ 173.89	$ 179.11	$ 184.48	$ 190.02	$ 195.72	$ 201.59	$ 207.64	$ 213.86	$ 220.28	$ 226.89	$ 233.70	$ 240.71	$ 247.93	$ 255.36	$ 263.03	$ 270.92	$ 279.04	$ 287.42	$ 296.04	$ 304.92	$ 314.07	$ 323.49	$ 333.19
Monthly permit price escalator				0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Reserved spaces for apartments			108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108
% Annual Occupancy - monthly permits			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Monthly public space revenue		$ 456.30	$ 456.30	$ 490.10	$ 490.10	$ 523.90	$ 523.90	$ 557.70	$ 557.70	$ 591.50	$ 591.50	$ 625.30	$ 625.30	$ 659.10	$ 659.10	$ 692.90	$ 692.90	$ 726.70	$ 726.70	$ 760.50	$ 760.50	$ 794.30	$ 794.30	$ 828.10	$ 828.10	$ 861.90	$ 861.90	$ 895.70	$ 895.70	$ 929.50	$ 929.50
Paid parking hours per space per day		13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
% Occupancy - hourly public spaces		10%	38%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%	52.5%
# Days per month of paid parking		26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
Hourly rate escalator					$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -	$ 0.10	$ -
Assumed hourly rate		$ 1.35	$ 1.35	$ 1.45	$ 1.45	$ 1.55	$ 1.55	$ 1.65	$ 1.65	$ 1.75	$ 1.75	$ 1.85	$ 1.85	$ 1.95	$ 1.95	$ 2.05	$ 2.05	$ 2.15	$ 2.15	$ 2.25	$ 2.25	$ 2.35	$ 2.35	$ 2.45	$ 2.45	$ 2.55	$ 2.55	$ 2.65	$ 2.65	$ 2.75	$ 2.75
Public hourly spaces		125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
Total assumed paid hours per year		50,700	192,660	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175	266,175
Other Revenue & Cost Escalation Factors																															
TIF revenue escalator					2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
DDA revenue escalator					0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
District Court revenue escalator					0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Staffing cost escalator				3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Capital maintenance cost escalator					10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Other O&M costs escalator				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Revenues				$ 2,491																											
Monthly permits rate-private MF		no revenue until apts are occupied																													
	$ -		$ 194,400	$ 194,400	$ 200,232	$ 206,239	$ 212,426	$ 218,799	$ 225,363	$ 232,124	$ 239,087	$ 246,260	$ 253,648	$ 261,257	$ 269,095	$ 277,168	$ 285,483	$ 294,047	$ 302,869	$ 311,955	$ 321,314	$ 330,953	$ 340,882	$ 351,108	$ 361,641	$ 372,491	$ 383,665	$ 395,175	$ 407,030	$ 419,241	$ 431,819
Monthly Public space rate		$ 68,445	$ 260,091	$ 385,954	$ 385,954	$ 412,571	$ 412,571	$ 439,189	$ 439,189	$ 465,806	$ 465,806	$ 492,424	$ 492,424	$ 519,041	$ 519,041	$ 545,659	$ 545,659	$ 572,276	$ 572,276	$ 598,894	$ 598,894	$ 625,511	$ 625,511	$ 652,129	$ 652,129	$ 678,746	$ 678,746	$ 705,364	$ 705,364	$ 731,981	$ 731,981
District Court (tickets)				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TIF reimbursement/contribution from Cypress	$ -	$ -		$ 420,000	$ 428,400	$ 436,968	$ 445,707	$ 454,622	$ 463,714	$ 472,988	$ 482,448	$ 492,097	$ 501,939	$ 511,978	$ 522,217	$ 532,662	$ 543,315	$ 554,181	$ 565,265	$ 576,570	$ 588,101	$ 599,863	$ 611,861	$ 624,098	$ 636,580	$ 649,311	$ 662,298	$ 675,544	$ 689,055	$ 702,836	$ 716,892
DDA Contribution				$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Total Revenue	**$ -**	**$ 68,445**	**$ 454,491**	**$ 1,000,354**	**$ 1,014,586**	**$ 1,055,778**	**$ 1,070,705**	**$ 1,112,609**	**$ 1,128,266**	**$ 1,170,918**	**$ 1,187,342**	**$ 1,230,781**	**$ 1,248,011**	**$ 1,292,276**	**$ 1,310,354**	**$ 1,355,488**	**$ 1,374,456**	**$ 1,420,505**	**$ 1,440,410**	**$ 1,487,419**	**$ 1,508,309**	**$ 1,556,328**	**$ 1,578,254**	**$ 1,627,335**	**$ 1,650,350**	**$ 1,700,548**	**$ 1,724,709**	**$ 1,776,083**	**$ 1,801,449**	**$ 1,854,058**	**$ 1,880,692**
Operations & Maintenance Expenditures																															
Staffing		$ 15,500	$ 62,000	$ 64,170	$ 66,416	$ 68,741	$ 71,146	$ 73,637	$ 76,214	$ 78,881	$ 81,642	$ 84,500	$ 87,457	$ 90,518	$ 93,686	$ 96,965	$ 100,359	$ 103,872	$ 107,507	$ 111,270	$ 115,164	$ 119,195	$ 123,367	$ 127,685	$ 132,154	$ 136,779	$ 141,566	$ 146,521	$ 151,649	$ 156,957	$ 162,451
Supplies		$ 1,520	$ 5,903	$ 6,080	$ 6,262	$ 6,450	$ 6,644	$ 6,843	$ 7,048	$ 7,260	$ 7,478	$ 7,702	$ 7,933	$ 8,171	$ 8,416	$ 8,669	$ 8,929	$ 9,197	$ 9,473	$ 9,757	$ 10,049	$ 10,351	$ 10,661	$ 10,981	$ 11,311	$ 11,650	$ 12,000	$ 12,360	$ 12,730	$ 13,112	$ 13,506
Phones, Vehicle, Gas, Cameras, other Support		$ 1,030	$ 4,000	$ 4,120	$ 4,244	$ 4,371	$ 4,502	$ 4,637	$ 4,776	$ 4,919	$ 5,067	$ 5,219	$ 5,376	$ 5,537	$ 5,703	$ 5,874	$ 6,050	$ 6,232	$ 6,419	$ 6,611	$ 6,810	$ 7,014	$ 7,224	$ 7,441	$ 7,664	$ 7,894	$ 8,131	$ 8,375	$ 8,626	$ 8,885	$ 9,152
Utilities		$ 8,369	$ 32,500	$ 33,475	$ 34,479	$ 35,514	$ 36,579	$ 37,676	$ 38,807	$ 39,971	$ 41,170	$ 42,405	$ 43,677	$ 44,988	$ 46,337	$ 47,727	$ 49,159	$ 50,634	$ 52,153	$ 53,718	$ 55,329	$ 56,989	$ 58,699	$ 60,460	$ 62,273	$ 64,142	$ 66,066	$ 68,048	$ 70,089	$ 72,192	$ 74,358
Contractual Services (Elevators/Fire & Safety/Plowing/Landscaping)		$ 2,369	$ 9,200	$ 9,476	$ 9,760	$ 10,053	$ 10,355	$ 10,665	$ 10,985	$ 11,315	$ 11,654	$ 12,004	$ 12,364	$ 12,735	$ 13,117	$ 13,511	$ 13,916	$ 14,333	$ 14,763	$ 15,206	$ 15,662	$ 16,132	$ 16,616	$ 17,115	$ 17,628	$ 18,157	$ 18,702	$ 19,263	$ 19,841	$ 20,436	$ 21,049
Contractual Services (Software Subscription Fees)		$ 7,389	$ 28,696	$ 29,557	$ 30,444	$ 31,357	$ 32,298	$ 33,267	$ 34,265	$ 35,292	$ 36,351	$ 37,442	$ 38,565	$ 39,722	$ 40,914	$ 42,141	$ 43,405	$ 44,707	$ 46,049	$ 47,430	$ 48,853	$ 50,319	$ 51,828	$ 53,383	$ 54,985	$ 56,634	$ 58,333	$ 60,083	$ 61,886	$ 63,742	$ 65,654
Credit card processing / bank fees (3.0% permit & hourly revenues)		$ 2,396	$ 13,635	$ 17,411	$ 17,586	$ 18,564	$ 18,750	$ 19,740	$ 19,937	$ 20,938	$ 21,147	$ 22,161	$ 22,382	$ 23,409	$ 23,644	$ 24,685	$ 24,934	$ 25,990	$ 26,254	$ 27,325	$ 27,606	$ 28,694	$ 28,992	$ 30,097	$ 30,413	$ 31,537	$ 31,872	$ 33,016	$ 33,372	$ 34,537	$ 34,914
Insurance		$ 536	$ 2,080	$ 2,142	$ 2,207	$ 2,273	$ 2,341	$ 2,411	$ 2,484	$ 2,558	$ 2,635	$ 2,714	$ 2,795	$ 2,879	$ 2,966	$ 3,055	$ 3,146	$ 3,241	$ 3,338	$ 3,438	$ 3,541	$ 3,647	$ 3,757	$ 3,869	$ 3,985	$ 4,105	$ 4,228	$ 4,355	$ 4,486	$ 4,620	$ 4,759
Management fee		$ 773	$ 3,000	$ 3,090	$ 3,183	$ 3,278	$ 3,377	$ 3,478	$ 3,582	$ 3,690	$ 3,800	$ 3,914	$ 4,032	$ 4,153	$ 4,277	$ 4,406	$ 4,538	$ 4,674	$ 4,814	$ 4,959	$ 5,107	$ 5,261	$ 5,418	$ 5,581	$ 5,748	$ 5,921	$ 6,098	$ 6,281	$ 6,470	$ 6,664	$ 6,864
Capital Maintenance Fund		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total O&M Expenditures		**$ 39,881**	**$ 161,014**	**$ 169,521**	**$ 174,580**	**$ 180,601**	**$ 185,991**	**$ 192,354**	**$ 198,097**	**$ 204,825**	**$ 210,945**	**$ 218,060**	**$ 224,582**	**$ 232,112**	**$ 239,060**	**$ 247,032**	**$ 254,437**	**$ 262,879**	**$ 270,770**	**$ 279,714**	**$ 288,123**	**$ 297,602**	**$ 306,563**	**$ 316,612**	**$ 326,162**	**$ 336,819**	**$ 346,997**	**$ 358,302**	**$ 369,149**	**$ 381,145**	**$ 392,706**
Available for Debt Service	$ -	$ 28,564	$ 293,477	$ 830,833	$ 840,006	$ 875,177	$ 884,714	$ 920,255	$ 930,168	$ 966,094	$ 976,397	$ 1,012,720	$ 1,023,429	$ 1,060,165	$ 1,071,293	$ 1,108,456	$ 1,120,020	$ 1,157,626	$ 1,169,640	$ 1,207,705	$ 1,220,186	$ 1,258,726	$ 1,271,691	$ 1,310,723	$ 1,324,188	$ 1,363,729	$ 1,377,713	$ 1,417,781	$ 1,432,300	$ 1,472,913	$ 1,487,987
Capitalized Interest		$ (637,114)	$ (637,114)																												
Debt Service																															
Debt Service -Tax Exempt (4.75%-30 year)		$ 311,354	$ 311,354	$ 341,354	$ 350,343	$ 378,963	$ 386,492	$ 413,596	$ 419,482	$ 414,862	$ 425,098	$ 454,590	$ 467,433	$ 484,187	$ 474,641	$ 469,859	$ 464,651	$ 504,031	$ 520,721	$ 520,837	$ 504,965	$ 488,965	$ 472,709	$ 456,325	$ 439,749	$ 423,077	$ 406,277	$ 389,349	$ 377,293	$ 359,905	$ 342,485
Debt Service -Non Exempt (5.25%-30 year)		$ 325,760	$ 325,760	$ 330,760	$ 330,538	$ 330,313	$ 330,083	$ 329,851	$ 334,617	$ 369,140	$ 366,971	$ 364,753	$ 362,512	$ 375,248	$ 392,170	$ 427,986	$ 441,590	$ 434,058	$ 426,386	$ 453,504	$ 478,477	$ 526,339	$ 555,598	$ 602,076	$ 629,732	$ 659,448	$ 635,930	$ 607,118	$ 583,061	$ 553,707	$ 524,354
Total Debt Service		**$ 637,114**	**$ 637,114**	**$ 672,114**	**$ 680,881**	**$ 709,276**	**$ 716,575**	**$ 743,447**	**$ 754,099**	**$ 784,002**	**$ 792,069**	**$ 819,343**	**$ 829,945**	**$ 859,435**	**$ 866,811**	**$ 897,845**	**$ 906,241**	**$ 938,089**	**$ 947,107**	**$ 974,341**	**$ 983,441**	**$ 1,015,303**	**$ 1,028,306**	**$ 1,058,400**	**$ 1,069,480**	**$ 1,082,524**	**$ 1,042,206**	**$ 996,466**	**$ 960,353**	**$ 913,612**	**$ 866,839**
Operations & Debt Surplus/(Deficit)	$ -	$ 28,564	$ 293,477	$ 158,719	$ 159,125	$ 165,902	$ 168,139	$ 176,808	$ 176,069	$ 182,092	$ 184,328	$ 193,378	$ 193,485	$ 200,730	$ 204,482	$ 210,612	$ 213,779	$ 219,537	$ 222,534	$ 233,364	$ 236,745	$ 243,423	$ 243,385	$ 252,323	$ 254,708	$ 281,205	$ 335,507	$ 421,315	$ 471,947	$ 559,301	$ 621,148
Debt Service Coverage Ratio (target: 1.2)		1.04	1.46	1.24	1.23	1.23	1.23	1.24	1.23	1.23	1.23	1.24	1.23	1.23	1.24	1.23	1.24	1.23	1.23	1.24	1.24	1.24	1.24	1.24	1.24	1.26	1.32	1.42	1.49	1.61	1.72
Gap to meet 1.2 DSCR target		$ 98,858																													
Additional Expenditures not Included in DSCR																															
Capital Maintenance						$ 26,000	$ 28,600	$ 31,460	$ 34,606	$ 38,067	$ 41,873	$ 46,061	$ 50,667	$ 55,733	$ 61,307	$ 67,437	$ 74,181	$ 81,599	$ 89,759	$ 98,735	$ 108,608	$ 119,469	$ 131,416	$ 144,558	$ 159,014	$ 174,915	$ 192,406	$ 211,647	$ 232,812	$ 256,093	$ 281,702
Transfer to Park Ferndale	utilize other lots/assume net zero impac			$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000

	2028	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	**2057**
Revenues	$ 705,559	$ 1,091,605	$ 1,000,354	$ 1,014,586	$ 1,055,778	$ 1,070,705	$ 1,112,609	$ 1,128,266	$ 1,170,918	$ 1,187,342	$ 1,230,781	$ 1,248,011	$ 1,292,276	$ 1,310,354	$ 1,355,488	$ 1,374,456	$ 1,420,505	$ 1,440,410	$ 1,487,419	$ 1,508,309	$ 1,556,328	$ 1,578,254	$ 1,627,335	$ 1,650,350	$ 1,700,548	$ 1,724,709	$ 1,776,083	$ 1,801,449	$ 1,854,058	$ 1,880,692
Expenditures	$ 676,995	$ 798,128	$ 976,635	$ 990,461	$ 1,050,876	$ 1,066,166	$ 1,102,261	$ 1,121,802	$ 1,161,893	$ 1,179,887	$ 1,218,463	$ 1,240,193	$ 1,282,280	$ 1,302,178	$ 1,347,314	$ 1,369,858	$ 1,417,567	$ 1,442,635	$ 1,487,789	$ 1,515,172	$ 1,567,374	$ 1,601,285	$ 1,654,570	$ 1,689,655	$ 1,729,258	$ 1,716,609	$ 1,701,415	$ 1,697,314	$ 1,685,850	$ 1,676,246
Net Rev (Exp)	$ 28,564	$ 293,477	$ 23,719	$ 24,125	$ 4,902	$ 4,539	$ 10,348	$ 6,463	$ 9,025	$ 7,455	$ 12,317	$ 7,818	$ 9,996	$ 8,175	$ 8,174	$ 4,598	$ 2,938	$ (2,225)	$ (371)	$ (6,863)	$ (11,046)	$ (23,031)	$ (27,235)	$ (39,306)	$ (28,710)	$ 8,100	$ 74,667	$ 104,135	$ 168,208	$ 204,446
Fund Balance	$ 28,564	$ 322,042	$ 345,760	$ 369,886	$ 374,787	$ 379,327	$ 389,675	$ 396,138	$ 405,163	$ 412,618	$ 424,935	$ 432,753	$ 442,750	$ 450,925	$ 459,099	$ 463,698	$ 466,636	$ 464,410	$ 464,040	$ 457,176	$ 446,130	$ 423,099	$ 395,864	$ 356,558	$ 327,848	$ 335,948	$ 410,616	$ 514,751	$ 682,959	$ 887,404

$12,000,000
CITY OF FERNDALE
COUNTY OF OAKLAND, STATE OF MICHIGAN
2026 REVENUE BONDS

SCHEDULE OF PRINCIPAL AND INTEREST REQUIREMENTS
30 Years

	Tax-Exempt					Taxable					
Fiscal Year Begnning July 1	Principal Due April 1 NEXT	Interest Rate	Interest Due October 1	Interest Due April 1 *NEXT*	Principal & Interest Requirements	Principal Due April 1 *NEXT*	Interest Rate	Interest Due October 1	Interest Due April 1 *NEXT*	Principal & Interest Requirements	Total Principal & Interest Requirements
2027			155,677.00	155,677.00	311,354.00	-		162,880.00	162,880.00	325,760.00	637,114.00
2028			155,677.00	155,677.00	311,354.00	-		162,880.00	162,880.00	325,760.00	637,114.00
2029	$30,000	3.37%	155,677.00	155,677.00	341,354.00	5,000	4.45%	162,880.00	162,880.00	330,760.00	672,114.00
2030	40,000	3.45%	155,171.50	155,171.50	350,343.00	5,000	4.50%	162,768.75	162,768.75	330,537.50	680,880.50
2031	70,000	3.53%	154,481.50	154,481.50	378,963.00	5,000	4.60%	162,656.25	162,656.25	330,312.50	709,275.50
2032	80,000	3.62%	153,246.00	153,246.00	386,492.00	5,000	4.63%	162,541.25	162,541.25	330,082.50	716,574.50
2033	110,000	3.74%	151,798.00	151,798.00	413,596.00	5,000	4.68%	162,425.50	162,425.50	329,851.00	743,447.00
2034	120,000	3.85%	149,741.00	149,741.00	419,482.00	10,000	4.77%	162,308.50	162,308.50	334,617.00	754,099.00
2035	120,000	3.97%	147,431.00	147,431.00	414,862.00	45,000	4.82%	162,070.00	162,070.00	369,140.00	784,002.00
2036	135,000	4.08%	145,049.00	145,049.00	425,098.00	45,000	4.93%	160,985.50	160,985.50	366,971.00	792,069.00
2037	170,000	4.21%	142,295.00	142,295.00	454,590.00	45,000	4.98%	159,876.25	159,876.25	364,752.50	819,342.50
2038	190,000	4.34%	138,716.50	138,716.50	467,433.00	45,000	5.03%	158,755.75	158,755.75	362,511.50	829,944.50
2039	215,000	4.44%	134,593.50	134,593.50	484,187.00	60,000	5.13%	157,624.00	157,624.00	375,248.00	859,435.00
2040	215,000	4.55%	129,820.50	129,820.50	474,641.00	80,000	5.23%	156,085.00	156,085.00	392,170.00	866,811.00
2041	220,000	4.64%	124,929.25	124,929.25	469,858.50	120,000	5.33%	153,993.00	153,993.00	427,986.00	897,844.50
2042	225,000	4.72%	119,825.25	119,825.25	464,650.50	140,000	5.38%	150,795.00	150,795.00	441,590.00	906,240.50
2043	275,000	4.84%	114,515.25	114,515.25	504,030.50	140,000	5.48%	147,029.00	147,029.00	434,058.00	938,088.50
2044	305,000	4.88%	107,860.25	107,860.25	520,720.50	140,000	5.63%	143,193.00	143,193.00	426,386.00	947,106.50
2045	320,000	4.96%	100,418.25	100,418.25	520,836.50	175,000	5.73%	139,252.00	139,252.00	453,504.00	974,340.50
2046	320,000	5.00%	92,482.25	92,482.25	504,964.50	210,000	5.78%	134,238.25	134,238.25	478,476.50	983,441.00
2047	320,000	5.08%	84,482.25	84,482.25	488,964.50	270,000	5.83%	128,169.25	128,169.25	526,338.50	1,015,303.00
2048	320,000	5.12%	76,354.25	76,354.25	472,708.50	315,000	5.88%	120,298.75	120,298.75	555,597.50	1,028,306.00
2049	320,000	5.18%	68,162.25	68,162.25	456,324.50	380,000	5.88%	111,037.75	111,037.75	602,075.50	1,058,400.00
2050	320,000	5.21%	59,874.25	59,874.25	439,748.50	430,000	5.88%	99,865.75	99,865.75	629,731.50	1,069,480.00
2051	320,000	5.25%	51,538.25	51,538.25	423,076.50	485,000	5.88%	87,223.75	87,223.75	659,447.50	1,082,524.00
2052	320,000	5.29%	43,138.25	43,138.25	406,276.50	490,000	5.88%	72,964.75	72,964.75	635,929.50	1,042,206.00
2053	320,000	5.33%	34,674.25	34,674.25	389,348.50	490,000	5.93%	58,558.75	58,558.75	607,117.50	996,466.00
2054	325,000	5.35%	26,146.25	26,146.25	377,292.50	495,000	5.93%	44,030.25	44,030.25	583,060.50	960,353.00
2055	325,000	5.36%	17,452.50	17,452.50	359,905.00	495,000	5.93%	29,353.50	29,353.50	553,707.00	913,612.00
2056	325,000	5.38%	8,742.50	8,742.50	342,485.00	495,000	5.93%	14,676.75	14,676.75	524,353.50	866,838.50
	$6,375,000		$3,199,970.00	$3,199,970.00	$12,774,940.00	$5,625,000		$3,891,416.25	$3,891,416.25	$13,407,832.50	$26,182,772.50