

October 2, 2014

By Electronic Mail

East Lansing Planning Commission
City of East Lansing
410 Abbot Road
East Lansing, Michigan 48823

RE: Park District Investment Group – proposed Building B

Dear Commissioners:

The following information is provided as a response to issues raised by planning staff or members of the Planning Commission during its meeting on August 13, 2014. Representatives of Bergmann will be available for further discussion at the next meeting. A color rendering of the building is attached.

It should be noted that although Building B can be developed in harmony with the DTN proposal, Building B is intended as a separate site plan application to be approved and developed independently.

PDIG - BUILDING B - ITEMS FOR CLARIFICATION/CORRECTION

Issue: Remove the reference to converting the first floor to residential units, depending on market conditions, as this is not something that has been contemplated in the public hearing or review and would substantially change the analysis of the mix of uses in the building.

Response: We will remove the reference as requested above and maintain the first floor as retail/office space.

Issue: Provide a parking plan, pursuant to Section 50-593, outlining where the residents and patrons will park for the proposed building.

Response: Retail tenants are expected to use the surface spaces adjacent to the building. The site plan indicates that there will be 22 parking spaces immediately to the South of Building B on the reconfigured Albert Street and 17 parking spaces across Valley Court to the West. No parking will be provided at the site for the residents, in accord with the B-3 zoning district. Those residents of Building B desiring to have motor vehicles will be required to present permits (or similar evidence) of parking arrangements within municipal ramps (such as Grove Street), the Michigan State University parking system, or private lots in the vicinity where parking is allowed. A detailed parking analysis, has been submitted on 9/8/14 for both Buildings A and B.

Issue: Clarify, in writing, which portions of the road and infrastructure construction Park District Investment Group will be responsible for constructing in connection with the site plan review of Building B.

Response: See the attached highlighted plan. Engineers estimate of construction costs and the same highlighted plans have been submitted to the City on 8/31/14.



Issue: Provide bicycle parking for both the residential tenants and for visitors. Parking should be provided both internally and externally to accommodate both user groups. The interior parking area needs to be further analyzed to determine how many bicycles can be stored.

Response: Exterior bicycle parking will be provided along the east side of the Building adjacent to the pedestrian walkway and the interior parking will be developed further to attain the requested 47 total bicycle parking spaces.

PDIG – BUILDING B – BUILDING INSPECTOR COMMENTS

Issue: Dead-end corridors on Levels 2-4 of Building B.

Response: While the details of the egress and construction components are not fully developed at this point, the building will be a separated mixed use group B and R-2, fully sprinklered and approximately 49.5' high, which will allow the construction type to be Type V A with a separation for the mixed uses. The allowable dead-end corridor in a R-2 use group that is fully sprinklered is 50' per MBC 1018.4 exception 2. The current dead-end corridor length is approx. 55' at the eastern stairs; we will relocate the exit stair one apartment width to the east to bring the dead-end corridor distance into compliance.

Issue: Exit stairway in middle of Building B not discharging directly to an exit discharge.

Response: The corridor in the center of the building (east to west) shall be constructed as a rated Exit Passageway in accordance with the MBC 1023. This exit passageway shall serve both the secondary exits from the retail spaces and the residential floors above.

Issue: No designation of required accessible hotel rooms or apartment units.

Response: The designation of the accessible apartment units and readily adaptable apartment units in accordance with the codes shall be defined as the drawings are developed further. Elevator access to each floor will allow for greater flexibility in the locating of the units.

PDIG – BUILDING B – FIRE DEPARTMENT COMMENTS

Issue: All buildings are required to meet local area radio coverage within the Buildings. The County system is a Harris EDACS Radio system with 97% in building radio coverage.

Response: Noted.

Issue: The plans lack the detail for a full review, but these are the major items that the detail is either missing or incorrect on the plans.

Response: Noted, as the plans are finalized we will submit for building permit plan review in accordance with the City of East Lansing requirements.

PDIG – BUILDING B – ENGINEERING REVIEW COMMENTS:

Issue: KEBs Topographical and Boundary Survey Drawings (3 Sheets):



- The three drawings are labeled as 1 of 4 thru 3 of 4- but only three drawings are provided and listed on the index on the cover sheet.

Response: This is a typographic error and will be corrected when the final plans are submitted to the City.

- Sheet 1 of 4- The overall legal description includes all building but Building "E". There are some discrepancies between the legal description and the boundaries identified on other drawings, including the crossing of Valley Court and the fact that the boundary follows the north ROW of Valley Court. This drawing may still reflect parts of City Center II.

Response: The final survey drawings will be updated to coordinate with the final approved Site Plans and will be submitted to the City at the appropriate time.

- Sheet 3 of 4- Some of the Tax Parcel Numbers and addresses are no longer accurate.

Response: The survey drawings will be revised and submitted at the time the final plans are submitted for Engineering Review.

Issue: Drawing C100 thru C120:

- It is not shown which Developers are responsible for which parts of the infrastructure improvements.

Response: Contingent upon the approval of the Building A Site Plan, PDIG will construct:

- **Generally, all of the utility infrastructure improvements as depicted on the C110 drawing, pending coordination, review and approval from the City Engineering Department;**
- **The realignment of Albert Road including, but not limited to, curb and gutter, sidewalks, pavement, and bike lanes;**
- **The realignment of Valley Court including, but not limited to, curb and gutter, sidewalks, and pavement.**
- **The improvements to Abbot including, but limited to, providing additional turn lanes and additional right-of-way from the intersection of Albert to the intersection at Grand River Avenue.**
- **See the attached highlighted site/utility/landscape plans.**

Issue: Drawing C101:

- The traffic pattern shown in Abbot Road and new lanes will need further study and consultation.

Response: We acknowledge this and will continue to work with the Traffic Consultant and Engineering Staff to come up with an acceptable design as part of the plan submittal for Engineering Review.

Issue: Drawing C110:

- The alley is shown as 17 feet wide face-to-face. This is only allows 14 feet of asphalt which is insufficient for two way traffic especially considering that trucks will likely use the alley for deliveries to Dublin Square and others.



Response: We acknowledge this and will coordinate with Dublin Square and the City to provide appropriate details of the alley improvements as part of the plan submittal for Engineering Review.

- The proposed project appears to have significantly more equivalent units. As such, we will have to review the previous sewer study to confirm the proper capacity required in the sewer system.

Response: Acknowledged.

- A new 36 inch diameter sewer will be required between Building "B" and Building "D" and connect to the various sewers at the intersection of Evergreen and Valley Court.

Response: We acknowledge this and will provide details for the sewer as part of the submittal for Engineering Review.

- Details will be needed showing the connection of the new sewer directly to the tunnel in Grand River Avenue.

Response: We acknowledge this and will provide details for the sewer as part of the submittal for Engineering Review.

- The new 12" water main shown on Albert needs to be looped back either to the 12" in Abbot (Building "E") or Grand River (Delta Street).

Response: We acknowledge this and will provide details for the water main as part of the submittal for Engineering Review.

Issue: Several minor issues regarding invert elevations and grades on Drawings C110 and C120 were noted for future discussions when the project progresses further.

Response: Acknowledged.

Issue: A comprehensive traffic study must be provided for all areas affected by the proposed work.

Response: The study has been submitted, and the Transportation Commission is currently reviewing it.

PDIG – BUILDING B – OTHER ISSUES:

Issue: Will Building B be LEED certified?

Response: Yes. Bergmann has staff available to pursue LEED certification. PDIG will agree in the Development Agreement to pursue the highest practicable LEED certification available.

Issue: How will Building B serve to diversify housing?

Response:

1. As noted by staff, Building B will provide unique floor plans due in part to its rounded façade, interior layout, and units will directly overlook the Valley Court Park.



2. **Building B will have a variety of retail on the first floor directly accessible to the residents.**
3. **Building B will be marketed towards residents without vehicular parking needs, residents will either not have a motor vehicles or will park elsewhere.**
4. **Building B will have superior fit and finish including:**
 - **Ikea upscale kitchen and bathroom cabinetry**
 - **Granite counter tops and back splashes in kitchen and bath**
 - **Bathrooms will predominantly be ceramic or stone walk in showers**
 - **Tubs will be spa style soaking tubs**
 - **Hardwood floors, stained concrete floors, ceramic floors, and carpeting depending upon the room**
 - **Track and recessed lighting**
 - **Stainless appliances including side by side refrigerators with in-door ice and water, microwave/range hood, and ranges**
 - **Upgraded closet systems**
 - **Larger easy access closets**
 - **Solid interior doors**
5. **Building B will be directly adjacent to the park.**

Issue: What benefit will the developer receive from the use of the Evergreen right of way between Buildings B and D for a parkway/pedestrian pathway?

Response: PDIG believes that the landscaped pedestrian pathway will provide a quality amenity in close proximity to Valley Court Park with the potential to decrease motor vehicle traffic to the north residential area in favor of walking and biking. However, if the City were to determine that it is preferable for Evergreen to remain open at that location, PDIG has no objection to that alternative.

Issue: Would PDIG agree to a conditional rezoning?

Response: Yes.

If you have any questions or require any clarifications prior to any public meetings, please do not hesitate to contact our office. We look forward to the upcoming Planning Commission meeting on October 8, 2014.

Sincerely,



Todd C. Arend, AIA, PMP
Project Manager



