



EXHIBIT – DESCRIPTIVE TEXT

Per Section 50-37 of the City of East Lansing Zoning Code, the plans included with this submittal address the objective and criteria specified in said section in the following manner:

(6) A descriptive text which addresses the following items:

a. The design principles followed in preparing the plans and how the plans address the objectives and criteria specified in section 50-37;

SITE

- (1) The site has been designed to provide a logical relationship between functional elements, to serve the purposes for which the site is to be developed, and to be reasonably compatible with the surrounding properties;
- (2) The site has been designed to minimize the disruption or loss of its desirable natural elements and to enhance its overall appearance by incorporating those elements into open space, public gathering space, and setbacks.
- (3) The site has been designed and developed to provide safe and efficient access for all forms of travel and to minimize impacts on adjacent public facilities;
- (4) The site has been designed to facilitate the efficient provision and maintenance of adequate public services. Most specifically, the proposed improvements include a new public water main and new public sewer which will serve to improve service to the adjacent neighborhoods and businesses.
- (5) The site has been designed to minimize any risk of pollution of natural resources and to protect the public health, safety and welfare.

BUILDING A

- (1) Building A, as well as the remainder of the project, has been designed to enliven and greatly transform one of the downtown City of East Lansing's preeminent intersections – Grand River Avenue and Abbot Road. The intent of B-3 zoning is to bring a wide range of commercial and high density residential land uses to serve the residents and shoppers of the East Lansing area and intensify the core pedestrian activities.
- (2) Street level uses include retail and restaurant spaces with direct sidewalk access from Grand River Avenue, Abbot Road, portions of Albert Avenue, as well as the east main entrance and

drop-off for the hotel/residential/office lobby. The south side includes a covered colonnade in front of the retail/residential alongside the majority of the Grand River Avenue sidewalk with multiple points of entry from the sidewalk along the colonnade. The west side includes an approximate 30' buffer to the Peoples Church Memorial Garden and proposes that the space be used as a pedestrian courtyard and outdoor seating area. The north side provides access to the underground parking and loading dock, while maintaining an ample sidewalk and outdoor seating space for connectivity to Valley Court Park and the other portions of the Park District project. The east side includes the main building pedestrian entrance-lobby for the hotel/residential/office users and includes a vehicular drop-off for the hotel.

- (3) The second level is connected to the proposed parking garage for the majority of users arriving by car. An elevated skywalk connects Building A north across Albert Road to Building B and then onto the Parking Garage at Building C. The skywalk is a necessary feature of the project as it provides the protected environment for users between Building A and their cars.
- (4) The third level has access to an accessible rooftop and passive recreation area accessible by the hotel guests.
- (5) The interior of the building is bisected by a 9 story stepped atrium starting at the 2nd floor that allows natural light into both the east and west ends of the building. The atrium provides the opportunity for large scale interior plantings, interior balconies/views, and gathering spaces at various levels throughout the atrium.
- (6) The exterior of the building has been designed to break down the scale of the building in both massing and materials. The first two levels while predominately rectangular in plan, have relief in the façade at the colonnade, building entries, and massing elements at the corners of the building. Levels 3-11 step back from 10' to 30' on Grand River to create a varied architectural massing that creates visual interest and breaks the building massing into smaller pieces. Level 12 steps back 6' from the 11th floor below to create an opportunity for balconies space at the office floors, creating a truly Class A office space with views to MSU and East Lansing. The proposed building materials are compromised if limestone, natural stone (granite), brick, metal panels, and aluminum framing/glazing.

BUILDING B

- (1) Building B continues the high density massing established by building A. Sited to the North of Building A at the intersection of Abbot and Albert. Building B is a 12 story mixed use building.
- (2) The street level uses include retail and restaurant spaces with direct sidewalk access and outdoor seating areas for patrons. The building is set back from the sidewalk line on the east and south sides to provide a wider pedestrian area at the corner. The west side is adjacent to the north south alley and the north side is adjacent to the existing Dublin restaurant.
- (3) The second through the twelfth level is residential units consisting of studios and two bedrooms. The second level is connected to a skywalk that provides residents access to the parking structure in Building C.
- (4) The exterior of the building is designed to create an active pedestrian experience at the base, with large glass windows for transparency and streetscape providing green space and plaza spaces. The residential massing is setback at corners to allow for retail entrances with expressive canopies. The residential tower is articulated with brick towers, metal panel and balconies that provide relief in the tower elevation. The building materials are comprised of brick, metal panel and aluminum windows.

BUILDING C

- (1) Building C is located west of Building B and continues the mixed uses as A and B, but at a reduced massing. As the development progresses to the west the height of the buildings are lowered to transition to the park and the neighboring residential areas. Building C includes retail, residential and a parking structure.
- (2) Building C is designed as a liner building with residential units lining two sides of the parking structure. The street level includes a large retail use under the residential and parking structure. The large retail space is intended for an Urban Grocer concept with some food service. However, if it's determined the market cannot support a grocer, this space could be easily converted to retail, restaurant or office space. The south side is set back from Albert Street creating a large public plaza for outdoor dining and events and also allows for the main entry into the parking structure. The west side shares a green space with Building D. The green space is a pedestrian path that connects the northern residential area with downtown. The north side is adjacent to existing residential. The east side aligns with the north south alley.
- (3) The second level provides a skywalk from the parking structure that connects to Building A and B. The parking structure has an entrance that aligns with the existing city parking lot to the north, providing access to Abbot.
- (4) The upper levels are residential and parking structure. The parking structure aligns with the residential floors providing residents with direct access to their unit from parking. The residential portion is comprised of two bedroom units.
- (5) The exterior of building C is designed with pedestrian scale elements at the first level. Large storefront glazing opens to the public plaza for outdoor seating and events. The building materials are comprised of brick, metal panel and aluminum windows. The parking structure along the alley is left open for ventilation. The north side of the structure will have an aluminum louvered screen facing the residential area.

BUILDING D

- (1) Building D is located west of Building C and is an entirely residential building, creating a transition from the mixed use building and blending with the residential neighborhood to the north.
- (2) The first level of is designed as two bedroom row houses with stoop entrances along the streets. The first level is also comprised of four separate buildings allowing for pedestrian access through the building, providing views to the park and an internal courtyard.
- (3) The second through the sixth levels contain studios, one bedroom and two bedroom units.
- (4) The exterior of Building D is designed to reflect a brick row house at the first level, creating residential entrances with direct access to the sidewalk. This will promote a residential neighborhood. An entrance plaza opens up the main entry to the upper unit allowing views into the internal courtyard. The upper level massing is broken up by hallway connections, and balcony expressions. The building materials are comprised of brick, metal panel, cementitious panels and aluminum windows.

- b. **The type of occupants anticipated and the market the project is intended to serve; for nonresidential uses, the intended hours of operation and the expected number of employees; for residential uses, the expected occupancy, the period of leases, and the approximate range of sale prices or rental rates of the proposed dwelling units;**

GENERAL

The occupants and uses mix may change as we continue to search for a large office user, evaluate the possibility of for sale condos, and modify the mix of studios, one, two, and three bedroom units within each building to better serve that residential market. Over the coming months, if we are able to secure office users our intent would be to reduce the residential counts and replace that space with office. The most likely locations for the creation of office space would be in Bldg A, B, and possibly C.

BUILDING A

Building A is a mixed use project with retail, restaurant, hotel, multi-family residential, office space, and one story of underground parking. All proposed uses fall within the permitted or special use permitted uses for a B-3 project.

Retail (1st floor) – anticipated hours of operation are from 7:00 AM to 11:00 PM with an estimated employee count of 40.

Restaurant (1st floor) – anticipated hours of operation are from 6:00 AM to 2:00 AM with an estimated employee count of 15. The hotel is requiring that the proposed full-service restaurant be available to provide food service to the hotel guests.

Hotel – (2nd thru 4th floors) – 120 room hotel with of various sized rooms (1 & 2 bed + lofts) with an estimated employee count of 20.

Multi-Family Residential – (5th thru 11th floors) - consists of market rate apartments with a total of 119 units as follows: (84) 2 BR units, (14) 3 BR units, (14) 1 BR units, and (7) studio units. Leases will be for one-year at rental rates between \$950 and \$2450 per month. The applicant is requesting that, subject to certain leases materializing, that the residential uses on floors 5 through 11 also be approved for Class A office use as an alternative.

Office – (12th floor) – consists of Class A office lease space with an estimated employee count of 125.

Parking – (underground) – consists of approximately 48 standard parking spaces and 23 valet spaces. Storage and mechanical/electrical areas finish out the underground level.

BUILDING B

Building B is a mixed use project with retail, restaurant, and multi-family residential. All proposed uses fall within the permitted or special use permitted uses for a B-3 project.

Retail (1st floor) – anticipated hours of operation are from 7:00 AM to 11:00 PM with an estimated employee count of 10.

Restaurant (1st floor) – anticipated hours of operation are from 6:00 AM to 2:00 AM with an estimated employee count of 15.

Multi-Family Residential – (2nd thru 12th floors) - consists of market rate apartments with a total of 176 units as follows: (88) 2 BR units, (88) studio units. Leases will be for one-year at rental rates between \$750 and \$1750 per month.

BUILDING C

Building C is a mixed use project with retail, parking structure, and multi-family residential. All proposed uses fall within the permitted or special use permitted uses for a B-3 project.

Retail (1st floor) – anticipated hours of operation are from 6:00 AM to 11:00 PM with an estimated employee count of 50.

Parking Structure – anticipated 24 hour operation with 816 spaces. The Parking structure is currently drawn with all levels above grade and a total of 716 parking spaces, however it is contemplated in the financial proforma to also have 1 level of parking underground. If through further parking analysis and parking sharing adjustments including ZipCars, and other possibilities, we may be able to eliminate the underground parking level represented in the financial estimates.

Multi-Family Residential – (2nd thru 8th floors) - consists of market rate apartments with a total of 105 units as follows: (105) 2 BR units. Leases will be for one-year at rental rates between \$1500 and \$1700 per month.

BUILDING D

Building D is a multi-family project. Proposed use falls within the permitted or special use permitted uses for a B-3 project.

Multi-Family Residential – (1st thru 6th floors) - consists of market rate apartments with a total of 218 units as follows: (135) Studios units, (20) 1 BR units, (63) 2 BR units. Leases will be for one-year at rental rates between \$700 and \$1650 per month.

c. The land use statistics reflected in the proposed plans as measured against the required conditions in the applicable zoning district;

BUILDING A

The B-3 district does not have any requirements with respect to yard setback unless the property abuts a residential district. While the zoning requirements do not require any setbacks, the project is proposed to include setbacks and open space as follows:

- South Side (Grand River Ave.) – 0' required: 0' setback proposed, but a portion of the 13' adjacent to the sidewalk at street level is a covered colonnade, effectively increasing the existing sidewalk width by 13'.
- West Side – 0' required: 29.7' setback proposed to provide buffer to Peoples Church Memorial Garden and develop a pedestrian courtyard and opportunity for outdoor seating.
- North Side – 0' required; varies from 3.1' to 35.1' proposed setback to provide additional sidewalk width and opportunity for outdoor seating at the northeast corner.
- East Side – 0' required: varies 1.7' to 56.1' proposed setback to provide additional sidewalk width, additional open space at the Abbot/Grand River intersection, and a vehicular drop-off for the hotel.

The minimum floor area requirement is 125% of the site area. The site is 48,126 SF and Building A is a total of 366,640 GSF (excluding patios, porches, and roofs), or approximately 761% of the site area.

The maximum permitted building coverage is allowed to be 80% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. The site has 11,920 sf of patios, walkways, colonnade and landscaped areas plus 9,314 SF of rooftop garden area at the 3rd floor for a total of 21,234 SF of qualifying features x 5 SF = 106,170 SF of additional building coverage allowed. The combination of allowed building coverage (80% x 48,126) = 38,500 + 106,170 additional allowed is far in excess of the actual site area, so the maximum permitted building coverage is 100%. The actual building coverage is 36,206 GSF (including overhangs and canopies) / 48,126 SF of the site = 75.2%, a full 24% below the allowable 100% limit.

The maximum permitted ground coverage is allowed to be 85% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. The site has 11,920 sf of patios, walkways, colonnade and landscaped areas plus 9,314 SF of rooftop garden area at the 3rd floor for a total of 21,234 SF of qualifying features x 5 SF = 106,170 SF of additional ground coverage allowed. The combination of allowed building coverage (85% x 48,126) = 40,907 + 106,170 additional allowed is far in excess of the actual site area, so the maximum permitted ground coverage is 100%. Approximately 688 SF is proposed to be landscaped green areas and the remainder of the site is proposed to be covered in hard and streetscape surfaces (pavers, sidewalks, etc..) to facilitate pedestrian in and around the entire site, The actual ground coverage is 47,438 of building/ground coverage SF / 48,126 SF of the site = 98.6 % ground coverage.

Information related to proposed building setbacks, parking, and other relevant items are included in the attached drawings and demonstrate compliance with applicable codes

The proposed development includes a twelve-story mixed use building with a total height of 158'-0" (as measured from the finished floor at Abbot to the top of the building architectural features). Section 50-593 allows for the construction of buildings up to 140' in height subject to an affirmative vote of three-fourths of all members of city council for a building deemed to be of significant public benefit subject to a special use permit. The proposed building will require a variance to construct to the proposed height.

BUILDING B

The B-3 district does not have any requirements with respect to yard setback unless the property abuts a residential district. While the zoning requirements do not require any setbacks, the project is proposed to include setbacks and open space as follows:

- South Side (Albert) – 0' required: 0' setback proposed approximately 11' providing space for plaza area for outdoor seating.
- West Side (Alley)– 0' required: 8.8' proposed setback.
- North Side – 0' required; 0' proposed setback.
- East Side – 0' required: 2.7' proposed setback.

The minimum floor area requirement is 125% of the site area. The site is 15,370 SF and Building B is a total of 133,525 GSF or approximately 869% of the site area.

The maximum building height for this site is 8 stories or 112 feet. Section 50-593 allows for the construction of buildings up to 140' in height subject to an affirmative vote of three-fourths of all members of city council for a building deemed to be of significant public benefit subject to a special use permit. The proposed building is a twelve-story mixed use building with a total height of 140'-0" (as measured from the finished floor at Abbot to the top of the building architectural features).

The maximum permitted building coverage is allowed to be 80% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. The site has 2,873 sf of patios, walkways, and landscaped areas x 5 SF = 14,365 SF of additional building coverage allowed. The allowable building coverage is 15,370 SF x 80 % = 12,296 SF + 14,365 SF = 26,661 SF. The allowable building coverage is in excess of the actual site area of 15,370, so the maximum permitted building coverage is 100%. The actual building coverage is 12,497 SF (including overhangs)/ 15,370 SF site area or 81.3%, a full 19% below the allowable 100% limit.

The maximum permitted ground coverage is allowed to be 85% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. The site has 2,873 sf of patios, walkways, and landscaped areas x 5 SF = 14,365 SF of additional ground coverage allowed. The combination of allowed ground coverage (85% x 15,370) = 13,064 + 14,365 additional allowed is in excess of the actual site area of 15,370, so the maximum permitted building coverage is 100%. Approximately 95 SF is proposed to be landscaped green areas and the remainder of the site is proposed to be covered in hard and streetscape surfaces (pavers, sidewalks, etc..) to facilitate pedestrian in and around the entire site, The actual ground coverage is 15,275 SF of building/ground coverage SF / 15,370 SF of the site = 99.4 % ground coverage.

BUILDING C

The B-3 district does not have any requirements with respect to yard setback unless the property abuts a residential district. While the zoning requirements only require a setback on the north side, the project is proposed to include setbacks and open space as follows:

- South Side (Albert) – 0' required: 0' proposed setback from at the most outboard overhang (southwest corner) along Albert which is on an angle. The building is 95' back on the east side allowing for parking deck access and 18' back on the west at the retail entrance. The south side also has a large public plaza.
- West Side – 0' required: 20.71' proposed setback the northwest corner to the Evergreen ROW line.
- North Side (Residential) – 10' required; 10' at stair tower, 19.21' to parking deck.
- East Side (Alley) – 0' required: 7' to edge of north south alley.

The maximum building height for this site is 8 stories or 112 feet. The proposed building is an eight story mixed use building with a total height of 104'-0" (as measured from the finished floor at Albert to the top of the building architectural features).

BUILDING D

The B-3 district does not have any requirements with respect to yard setback unless the property abuts a residential district. While the zoning requirements do not require any setbacks, the project is proposed to include setbacks and open space as follows:

- South Side (Albert) – 0' required: 10.7' proposed setback to building face, stoop entrances built in setback.
- West Side (Evergreen) – 0' required: 2.7' proposed setback at the most outboard overhang, stoop entrances built in setback.
- North Side (Evergreen) – 0' required; 8.3' proposed setback to building face, stoop entrances built in setback.
- East Side (adjacent to Building C) – not applicable – interior to project site: proposed building separation of 24.6' as measured at the closest points between Buildings C and D.

The maximum building height for this site is 8 stories or 112 feet. The proposed building is a six story multi-family building with a total height of 65'-0" (as measured from the finished floor at Albert to the top of the building architectural features).

COMBINED SITE FOR BUILDINGS C AND D

The minimum floor area requirement is 125% of the site area. The site is 121,010 SF and the combined building area of Building C and D is a total of 513,245 GSF or approximately 424% of the site area.

The maximum permitted building coverage is allowed to be 80% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. The actual building coverage is 74,424 SF (building C and D including overhangs) / 121,010 SF site area = 61.5%, well below the 80% base allowable area without any increases.

The maximum permitted ground coverage is allowed to be 85% of the site area + 5 SF for every SF of site area occupied by a qualifying feature per 50-593.g.3 up to a maximum of 100%. 22,403 SF is proposed to be landscaped green areas and the remainder of the site is proposed to be covered in hard and streetscape surfaces (pavers, sidewalks, etc..) to facilitate pedestrian in and around the entire site, The actual ground coverage is 98,607 SF / 121,010 SF of the site = 81.5 % ground coverage, below the base allowable area without any increases.

- d. A rationale for any variances from the requirements of this chapter which may be requested as part of the application;**

BUILDING A

The requested variance to the height restrictions for the B-3 district is based on the need for increased residential density to help support the proposed retail/restaurant/hotel/grocery (Building C) developments.

BUILDING B

None required or requested.

BUILDING C

None required or requested.

BUILDING D

None required or requested.

- e. The proposed construction schedule and staging of the development.**

Refer to Orion Construction attachments regarding construction schedules and staging.