

August 22, 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 A

Dear Commissioners:

The following information is provided as a preliminary 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 meeting scheduled for August 27th. A color rendering of the building is attached, as well as a conditional loan commitment from PDIG's lender. We would also encourage everyone to explore the numerous existing Hotel Indigo franchises at www.hotelindigo.com.

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

PDIG - BUILDING A - ITEMS FOR CLARIFICATION/CORRECTION

Issue: Provide clarification on the following: On the residential floors, there is a proposed unit on the north side of the building that appears to be counted as a three-bedroom unit, but only two bedrooms are shown.

Response: Noted, the apartment unit to the northwest of the eastern interior stair is incorrectly shown, this will be corrected to represent 3 bedrooms in the final submissions.

Issue: Provide detailed reasoning and analysis for having parking provided on-site. Under the ordinance, on-site parking is only permitted with express approval of the City Council and is not approvable by-right. This includes an explanation of the proposed parking lifts and valet parking on the site.

Response: Hotel Indigo requires that onsite parking (either self-park or valet) be provided as a condition of the hotel franchise agreement. We have proposed that a privately owned, 100% valet-only parking ramp be developed to provide these services for the hotel and residential floors. Although the B-3 zoning typically requires that parking will be provided in the municipal system, current capacity in the Park District area is limited. Underground parking, with some stacking, eliminates the need for surface lots, screens the vehicles from view, and mitigates the need to expand the municipal parking system.

The ramps are individual hydraulic ramps that elevate one car above another; not all parking spaces have been designated for lifts as larger vehicles (Trucks/ SUV's) will not fit on a lift stacked space. Additionally, any spaces not used by the hotel or residential users can be utilized by the general public, on a pay-per-use basis.



Issue: Provide a revised underground parking layout with correct parking space and aisle dimensions, barrier free parking spaces, and removal of the parking space that prevents entry to the mechanical room in the northwest corner of the underground parking.

Response: The proposed parking ramp is privately owned and 100% valet services. The use of standardized parking spaces, aisles, and barrier free spaces is unnecessary for the proposed valet-only ramp and the deviations from Code are minimal. Expanding spaces would result in a net loss of parking spaces, place further burden on the municipal parking system, and reduce the parking spaces below the minimum number of spaces required by Hotel Indigo.

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 A.

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, pavement, and bike lanes;
- 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;

Issue: Provide hours of operation for the hotel restaurant.

Response: The hotel restaurant on the second floor will be open at 6:00 AM and close at 2:00 AM. This facility located inside the hotel is intended to be used by hotel guests including room service. The hours of operation provide a necessary amenity for the Hotel Indigo which dictates expanded hours.

Issue: Provide bicycle parking for both the residential tenants and visitors. Parking should be provided both internally and externally to accommodate both user groups.

Response: Exterior bicycle parking will be provided along the west side of the building adjacent to the pedestrian walkway and the interior parking will be developed in the lower level parking areas for residents to attain the requested 111 total bicycle parking spaces. This will be shown on the final plans.

PDIG – BUILDING A – BUILDING INSPECTOR COMMENTS

Issue: Egress doors swinging in wrong direction.

Response: Egress doors at the lower level stairs and second floor will be corrected to show the correct door swings. As the plans are finalized we will submit for building permit plan review in accordance with the City of East Lansing requirements.

Issue: First floor restaurant in Building A with insufficient exiting with one exit traversing through Loading/Receiving-Trash/Recycling Area.



Response: As the plans are finalized for the individual restaurant tenant we will submit for building permit plan review in accordance with the City of East Lansing requirements. 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. The continuity of the exit passageway will be corrected in the Loading/Receiving-Trash/Recycling Area to separate it from the exit passageway.

Issue: Only one exit shown in each Building A first floor retail space and in bank.

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. The continuity of the exit passageway will be corrected in the Loading/Receiving-Trash/Recycling Area to separate it from the exit passageway. As the plans for the individual tenants are developed, the locations of the secondary exits will be submitted for building permit plan review in accordance with the City of East Lansing requirements.

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

Response: The designation of the accessible apartment/hotel 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. The project will be fully ADA compliant.

PDIG – BUILDING A – FIRE DEPARTMENT COMMENTS

Issue: Building A, C, D & E are all high rise building and each is required to have a Fire Command Center, located per the Fire Department.

Response: Noted, we have proposed that the Fire Command Center be located on the first floor near the northwest stair for Building A. We will meet with the Fire Department to confirm this or another location acceptable to the Fire Department prior to submitting for building permit plan review.

Issue: Building A has issues with exiting and the Restaurant/Bar area on the second floor also has exiting issues.

Response: Egress doors and paths at the lower level stairs and second floor will be corrected to show the correct door swings and egress paths. As the plans are finalized we will submit for building permit plan review in accordance with the City of East Lansing requirements.

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 A – 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.

Issue: 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.

Issue: 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, pavement, and bike lanes;
- 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.

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 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;

Issue: 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.

Issue: 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.

Issue: 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 work with City Engineering Staff and the City's Engineering Consultant to include details for the connection as part of the submittal for Engineering Review.

Issue: 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.

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 A – OTHER ISSUES:

Issue: Will Building A 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 A serve to diversify housing?

Response: 1. Building A will provide upscale amenities not typically found in undergraduate student housing such as: valet parking; room service; dry cleaning pick-up and drop-off; onsite banking, restaurant and coffee shop; an eight-story atrium; and concierge services.

2. Building A will be a secure facility with security personnel and dedicated electronic access to elevators.

3. The residential units will be larger than those found throughout most of the City and offer high-rise views of the adjacent MSU campus.

4. Building A is adjacent to campus, the downtown, Peoples Church and close to the Valley Court Park and East Lansing City Hall.



5. Building A 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 including glass partitions
- 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 wine cooler, side by side refrigerators with in-door ice and water, microwave/range hood, and gas ranges
- Upgraded closet systems
- Larger easy access closets
- Solid interior doors/grand entry doors with foyer

Note also that the Hotel Indigo is not compatible with the typical college housing and bar scene.

Issue: What benefit will the developer receive from the use of city land?

Response: 1. A small portion of the "Old Bank Building" site owned by the ELDDA will be necessary to build the hotel. The remainder of the DDA parcel will be used for the realignment of Albert Road to be undertaken by PDIG. PDIG will pay the fair market value of the property transferred to it. If the DDA decides not to transfer its property, PDIG is presently prepared to proceed with an alternate seven-story project without a hotel. The hotel was approved by InterContinental Hotels Group with the DDA parcel as part of the project and we have been advised by IHG that the hotel will not be approved with a smaller footprint/room count if the DDA parcel is not included.

2. In exchange for the vacated Evergreen Avenue between Grand River and Albert Street, PDIG will transfer approximately 35 feet along Abbot to allow the expansion of Abbot to six lanes, which will provide more dedicated traffic lanes.

3. No church property will be transferred or deeded to PDIG.

Issue How will the Peoples Church Memorial Garden be affected?

Response: Currently, there remains a large dilapidated building on the property which overwhelms the Memorial Garden as permitted in the B-3 zoning district. Building A will be set back approximately 30 feet from the Peoples Church parcel. PDIG will construct a decorative masonry retaining wall between the church parcel and its property. In addition, another screening wall will be located in the 30' buffer to screen outdoor seating from the Peoples Church property as shown on the site plan.

Sincerely,



Todd C. Arend, AIA, PMP
Project Manager

