

CITY OF EAST LANSING
LAND USE DEVELOPMENT APPLICATION

04-10-09

PROPERTY ADDRESS: 341-345 Evergreen Avenue

PARCEL ID NO(S):: 33-20-01-13-226-001

PROPERTY OWNER: Park District Investment Group, LLC
(Or its legal representative)
Mailing Address: c/o Bergmann Associates

Office/Cell/Fax Nos.: 517-272-9835 _____ 517-272-9836

E-mail Address: tarend@bergmannpc.com

APPLICANT: Bergmann Associates 48823
(If not property owner)

Mailing Address: 1427 W. Saginaw St., #200, East Lansing MI

Office/Cell/Fax Nos.: 517-272-9835 _____ 517-272-9836

E-mail Address: tarend@bergmannpc.com

LEGAL STANDING: Design Consultant
(If non-owner applicant)

DESIGN CONSULTANT: Bergmann Associates

Mailing Address: 1427 W. Saginaw St., #200, East Lansing MI 48823

Office/Cell/Fax: 517-272-9835 _____ 517-272-9836

E-mail Address: tarend@bergmannpc.com

Note: The property owner, applicant and design consultant; as identified above will be mailed copies of meeting agendas, staff reports and other official communications related to this application. If co-applicants or additional consultants are involved and should also receive these materials, please list their name and mailing address on the back of this form.

PROPOSED ACTION(S): Develop four-story mixed-use
(Describe proposed development) retail/office and residential building

I (we) hereby grant permission for members of the East Lansing City Council, its Planning Commission, its staff and its consultants the right to enter onto the property described in this application in my (our) absence for the purpose of gathering information, including but not limited to the taking and use of photographs.

Please check one: Yes No

By the signature(s) below, I (we) certify that the information provided in this application, including the accompanying plans and other documentation is, to the best of my (our) knowledge, true and accurate.

Charles W. Church
Owner (mandatory)

6-11-14
Date

[Signature]
Applicant

6/11/14
Date

SUBMIT TO: Department of Planning & Community Development
East Lansing City Hall, Room 222, 410 Abbot Road, East Lansing, MI 48823
Phone: 517/319-6930 Fax: 337-1607 E-mail: dschmitt@cityofeastlansing.com

Land Use Summary Information
(To be submitted as part of application)

04-10-09

Application: _____

Existing Site Conditions

	Acreage	Square Footage
Total Site Area ¹	0.53	23,087
Net Site Area ²	0.53	23,087
Wetland Area	NA	0

Proposed Site Conditions

	Square Footage	Percent of Site ³
Building Coverage (all structures)	16,289	79.7%
Roads, driveways and parking spaces	0	NA
Sidewalks, patios, other impervious surfaces	3,070	13.3
Building Coverage (all structures)	NA	NA
Total Ground Coverage ⁴	21,309	92.3
Wetland area to be preserved	NA	NA
Wetland area to be filled or drained	NA	NA
Proposed wetland mitigation area	NA	NA

Proposed Development Parameters

Nonresidential Uses

	Gross Floor Area	Net Floor Area
Total Floor Area	_____	_____
Basement	_____	_____
Total Floor Area	_____	_____
Basement	_____	_____
First Floor	see next page	_____
Second Floor	_____	_____
Other Floors	_____	_____
Other Elements	_____	_____

Residential Uses

	Total Number	Average Floor Area
Efficiency Units	_____	_____
One-bedroom Units	_____	_____
Two-Bedroom Units	_____	_____
Three-Bedroom Units	_____	_____
Other Units	_____	_____

Total Number Parking Spaces Provided

Total Spaces _____ Small Car Spaces _____ Barrier-free Spaces _____

Prepared by: _____

Date: _____

¹ Based on legal description and/or current survey

² Excluding existing street rights-of-way

³ Based on Net Site Area

⁴ Buildings and all impervious surfaces

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CITY OF EAST LANSING
CODE ENFORCEMENT

June 11, 2014

City of East Lansing
410 Abbot Road
East Lansing, MI 48823

**RE: 341 Evergreen Avenue and 345 Evergreen Avenue
(Tax Parcel No. 33-20-01-13-226-001)**

Dear East Lansing Commission and Board Members and City Staff:

Please be advised that Park District Investment Group, LLC ("Park District") authorizes Bergmann Associates ("Bergmann") to act as our representative in all proceedings related to the rezoning process for the above-described property (note that Park District owns City Center Two Project, LLC, the fee owner of the property). In this capacity, Bergmann may represent Park District at all board, commission, and council meetings, communicate on our behalf with city staff, and sign and submit necessary permits and applications.

Thank you.

Sincerely,



Charles Crouch, Member
and Authorized Agent

June 11, 2014

Park District
East Lansing, MI

Park District Investment Group, LLC

Bergmann Associates
BA Project # 8500.01



Building B Program Summary - Use Group SF Calculations

Building B (4 story multi-use building)												
LEVEL	USE	overall GSF	building common SF	resid. common SF	patios/ porches SF	retail tenant SF	resid. tenant SF	RESIDENTIAL UNITS				
								1 BR	2BR	3BR		
First Floor	retail/residential	18,239	1,168	2,528	3523	11,020	0	0	0	0	0	
Second Floor	residential units	17,506	0	1,678	0	0	15,828	1	11	2	2	
Third Floor	residential units	17,506	0	1,678	0	0	15,828	1	11	2	2	
Fourth Floor	residential units	17,506	0	1,678	0	0	15,828	1	11	2	2	
SUBTOTAL		70,757	1,168	7,562	3,523	11,020	47,484	3	33	6	6	

1BR residential units average 890 gross square feet (excluding patios/porches)
 2BR residential units average 1,045 gross square feet (excluding patios/porches)
 3BR residential units average 1,450 gross square feet (excluding patios/porches)

** GENERAL NOTE: THE INTERIOR LAYOUT AND MIX OF THE OF VARIOUS TYPES OF RESIDENTIAL UNITS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION DOCUMENTS AND MARKET DEMAND AT THE TIME OF CONSTRUCTION **

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CITY OF EAST LANSING
CODE ENFORCEMENT

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.
- (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 B

- (1) Building B will be situated to the Northwest of Building A at the intersection of Valley Court and Evergreen. Building B will be a four story mixed-use building.
- (2) The street level uses will include retail spaces with direct sidewalk access and entry points on the east and west sides to the residential units above. The building is set back from the sidewalk line on the north, south, and west sides to provide wider pedestrian circulation paths. The east side is adjacent to the Evergreen right-of-way.
- (3) The second through the fourth floors will be residential units consisting of one, two, and three bedroom units.
- (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 north, south, and east sides of the first floor will have a 6' to 10' covered colonnade that provide cover for the retail uses as well as some massing relief for the building, creating shadows with buildings fenestration. The residential floors above are articulated in the plan to provide visual interest and relief in building elevations. The building materials are comprised of brick, metal panel and aluminum windows.
- (5) Pursue highest LEED certification that is reasonably practicable.
- (6) Depending upon market conditions, applicant alternatively contemplates residential or office on the northern half of the first floor of the building.

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;

BUILDING B

Building B is a mixed-use project with retail and residential. All proposed uses fall within that permitted for a B-3 project (the applicant has applied for rezoning).

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

Multi-Family Residential – (2nd thru 4th floors) - consists of market rate apartments with a total of 42 units as follows: (2) 1 BR units, (33) 2 BR units, and (6) 3BR units. Leases will be for one-year at rental rates between \$750 and \$1750 per month.

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

BUILDING B

The B-3 district (assuming the rezoning application is approved) does not have any requirements with respect to yard setback unless the property abuts a residential district. Although Applicant seeks a B-3 rezoning, the project is proposed to include setbacks and open space as follows:

- South Side (city owned parking lot) – 0' required: 5' setback proposed
- West Side (Valley Court)– 0' required: 4.6' to 13.4' proposed setback.
- North Side (Valley Court) – 0' required; 4.6' to 23.8' proposed setback.
- East Side (Evergreen) – 0' required: 1.0' proposed setback.

The minimum floor area requirement is 125% of the site area (assuming the rezoning application is approved). The site is 22,924 SF and Building B is a total of 70,757 GSF or approximately 308% of the site area.

The maximum building height for this site (assuming the rezoning application is approved) is 4 stories and 64 feet by right. The proposed building is a four-story mixed-use building with a total height of 50'-0" (as measured from the finished floor at Valley Court to the top of the building's roof at the highest portion excluding parapets, stair/elevator shafts and mechanical penthouses).

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% (assuming the rezoning application is approved). The actual building coverage is 79.0%, 21% 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% (assuming the rezoning application is approved). The actual ground coverage is 92.3% ground coverage.

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

BUILDING B

None required or requested except as noted above.

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

Refer to Park District Project Schedule Buildings A & B.