

Questions for Developer:

1. With office trends tending more towards density of employees, open work spaces, etc, are 250 parking spaces adequate to serve the anticipated parking demand? Or would you anticipate office users also committing to parking permits for other garages in the municipal system? Activating the alley for outdoor seating doesn't seem too compatible given the amount of delivery, ride share drop-offs, etc expected to occur. Is there willingness to consider a design that creates more of a focus of the public spaces towards Evergreen/ Valley Court Park?

Parking:

Whether we have sufficient parking spaces for the designed building will depend on the specific office users. However, we believe there is a demand for parking downtown East Lansing, and will continue to be so. We are committed to working with the city to assist with that demand. This may include a public structure, which may serve other adjacent uses.

Alley:

The activation of the Alley way does not involve seating or long term gathering or programmed space. The idea behind the alley is to keep it an alley, keep trucks passing through and delivering, keep areas for trash pickup, a place for utilities, etc. The activation is to allow something that is typically not attractive or engaging to be just that. A place for people to walk through, take pictures for social media and allow local and visitors to engage and be filled with wonder. The only activation is with public art, streetlights and potentially cameras. We see a safe walkable canvas where people can always visit and share.

Programmed Space:

- a) **As seen from the conceptual drawing facing the park, we have set back the 1st and 2nd floor and building cantilevering over the ground floor, creating programmable public space for occupants, patrons of tenants or citizens walking by.**
 - b) **We will also work with the city to design and offer more public or programmable space that would entice local people and visitors to patronage or visit East Lansing.**
2. With this building and height, would you be expecting to request a project-specific conditional rezoning to B-3 to allow for the 112 foot height?
Yes, we would plan to rezone to B-3 zoning as we believe it is the most appropriate zoning for this property, this area of the city and the concept.
 3. Is it possible to provide access through the City Parking Lot #15 without losing parking spaces?
As shown in our infrastructure plan, we believe we can make that transition work; we do not know how many spaces will remain after redesign, but it should be a similar amount.

4. Have you, or do you plan to reach out to the Peoples Church, neighborhood associations, adjacent property owners, and other stakeholders?

Yes, we have reached out to all the above. Our plan moving forward is a collaboration with all stakeholders to create a long term and standing development which benefits everyone involved.

5. You indicate state and local support totaling approximately \$14.6M. Can you provide any more detail on the conceptual breakdown of these estimates?

As this is conceptual and we have not had any talks with the City or the BRA, these numbers will change with the design/scope and we will address them transparently with the City.

6. Assuming brownfield TIF support from the City and BRA is anticipated, can you explain the main thrust of the eligible expenses anticipated? Does your plan include alignment with the [Council's policy on TIF](#), or would exceptions be requested?

- a) **Once our development team is able to sit down with the City representatives, we will be able to fully address the extent of eligible expenses. Today, we anticipate parking, infrastructure, environmental and social infrastructure as well as programmed space. Our plan will include alignment with the City's policies on TIF as much as possible.**
- b) **We also plan to work with LFDA or smartzone, MEDC**

7. Can you provide more details on your strategy for tenancy of the building? Do you have or expect to secure letters of intent from office users prior to City approvals? If so, can those be made public?

- a) **We currently have commitments that are sworn to confidentiality that would sizeable and prominent.**
- b) **We are currently working with LEAP, MEDC, and the Chamber to locate out of state occupants looking in Ingham County and Michigan.**

8. Previous Development Agreements negotiated by the City Council and DDA have included provisions to ensure that the project aligns as much as possible with the [Council's policy on prevailing wage](#). Do you expect your project to meet these expectations?

We are open to all ideas on how this 'community partnership' works best for everyone.