



Department of Planning &
Community Development

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PRELIMINARY STAFF REPORT
January 17, 2008
Special Use Permit/Site Plan Approval
CADA Investment Group, LLC. (Kevin McGraw)
100 West Grand River

SUBJECT

An application for site plan and special use permit approval for a mixed-use development consisting of a ten story, mixed-use building with retail space, restaurants, office space, and residential units, a five-story mixed-use building with retail space, eight two-bedroom units and sixteen three-bedroom units, a six level public parking structure with 621 spaces, a four-story apartment building with 41 two-bedroom units and 7 three-bedroom units, and two, three-story townhouse buildings with fourteen three-bedroom units. The buildings will be located along Albert and Evergreen Avenues, between Valley Court Park and Abbot Road. The site is 6.31 acres in size and is to be rezoned into the B-3, City Center Commercial, RM-32, City Center Multiple Family Residential, P, Parking District, and C, Community Facilities, districts with Ordinances 1187 and 1188.

EXISTING CONDITIONS

The subject properties are located in the area of the northwest corner of Grand River Avenue and Abbot Road. A copy of the area maps of the properties in question are included with Ordinances 1187 and 1188. Generally, the boundaries of the project are properties on both sides of Evergreen Avenue, from Grand River Avenue north until Valley Court Drive. These properties have multiple zoning classifications: either RM-32 in the northern end of the area, B-3 along Abbot and Grand River, or B-1 towards the middle and west of the project area. The properties are currently home to a variety of uses, including apartment buildings, vacant retail/office buildings, and surface parking lots. The combined parcels consist of 6.31 acres of land. The majority of the property included for development are existing structures or pavement, all of which is proposed to be removed and reconfigured for the proposed mixed-use project.

Properties in the surrounding areas are mostly developed, with a variety of zoning classifications. To the north is RM-32, City Center Multiple Family zoning. The properties in the area are multiple family structures, either converted single-family homes or buildings intended originally for multiple dwellings. To the east, across Abbot Road, is the western edge of the downtown, which is zoned B-3, City Center Commercial. The buildings in this area are multi-story buildings, with a City surface parking lot to the rear, along Albert Street. To the south is Grand River Avenue, with

Michigan State University on the other side of the road, zoned U, University District. And property to the west is zoned B-1, General Office Business, B-2, Retail Sales Business, RM-32 south of Valley Court Drive, and C, Community Facilities to the north of Valley Court Drive. This area to the north of Valley Court Drive is the location of Valley Court Park. The properties along Grand River Avenue are People's Church (directly adjacent to the site, historically designated structure), Showroom Shine carwash, Crunchy's restaurant, and Beaner's Coffee. The West Village project is located further to the northwest, on the west side of Delta Street. These properties are zoned B-1 in the east and B-2 as you travel further northwest.

The current traffic and pedestrian circulation in the redevelopment area has created a perceived disconnection between the Valley Court Park area (The Park District) and the central downtown area to the east (The Cultural District). There are several elements creating this perception, including:

- Traffic circulation issues caused by the narrow width of Abbot Road at the corner of Grand River Avenue and the narrow width between the existing buildings that would prevent the road from being widened
- Traffic issues caused by the offset of Albert Avenue on opposite sides of the intersection with Abbot Road
- A large public surface parking lot between Evergreen Avenue and Valley Court Drive that acts as a vehicle and pedestrian cut through

PROPOSED DEVELOPMENT

A total of six separate buildings are being proposed, with a pedestrian overpass being provided to link three of these buildings, along with a variety of pedestrian plazas, a new public park area, and a variety of road and infrastructure improvements.

Roadway and infrastructure improvements in the area are substantial. The applicant is proposing to utilize part of their property for additional lanes on Abbot Road, along with other enhancements to the road. After construction, Abbot Road, south of Albert Avenue, will include a dedicated left turn lane (existing), a center lane that will allow right hand turning movements or direct southbound traffic (enhanced), and a dedicated right hand turn lane (new), which will begin approximately 150 feet to the north of Grand River Avenue. Abbot Road north of Albert Avenue will also be enhanced, with a dedicated right hand turn lane (new), beginning approximately 150 feet north of Albert Avenue. There will also be an added, dedicated left hand turn lane on Abbot to Albert, creating an opportunity for residents to get safely into the neighborhood, at an intersection where turning movements will be monitored and promoted, rather than turning onto side streets, where no traffic signals are located.

Valley Court Drive is proposed to be vacated by the City and additional right-of-way granted for the extension and realignment of Albert Avenue. Albert Avenue is proposed to be completely reconstructed with three lanes (east, west, center turn) to align with Albert Avenue at the east side of Abbot Road and extending to the parking area along the south side of Valley Court Park. On-street parking is proposed at the far western

area, adjacent to the townhomes. Improvements are also proposed to the People's Church parking area and drop off area, both of which will be accessed from the new road. Lastly, the alley between Evergreen and Abbot will be reconfigured slightly in the location where it intersects with Albert Avenue.

Evergreen Avenue is proposed to be reconstructed from 420 Evergreen to the south until it intersects with the new Albert Avenue. The alignment is essentially being reversed, with the road curving to the west at the north end, instead of the current alignment that curves east at the south end. The road is also being shifted to the west. The portion of the road extending to Grand River Avenue is being eliminated.

For each of these roadway enhancements, associated underground work will take place to remove and replace aging water, sanitary sewer, electric, and other franchise utility lines. The grade in the area will be altered, with the low points along Albert being brought up to a more appropriate grade, in conjunction with the surrounding area. A small landscape berm is also proposed between the townhome units and Valley Court Park.

The main building (Building A) will be located at the northwest corner of Abbot Road and Grand River Avenue and will consist of a variety of possible uses, including restaurants, retail and/or office space, public exhibition space, a hotel, and residential units. The placement of the building on the site will allow for the construction of the additional lanes to mitigate traffic on Abbot Road, a pedestrian colonnade along Grand River and Abbot Road, and a pedestrian plaza adjacent to People's Church. The building is currently proposed to be ten stories tall (138 feet) and will have one additional below grade level, consisting of 66 parking spaces.

The second building (Building B), located along Abbot Road to the north of Albert Avenue, will also be a mixed use building, consisting of retail on the first floor with residential units on the upper floors. This building is proposed to be five stories tall (76 feet) at its highest point, which is the pedestrian circulation tower on the western edge of the building footprint. This tower (Building C) will connect pedestrians to an overhead walkway (Building F) that runs between Buildings A, B, and D. There is also a large pedestrian plaza along Albert Avenue and Abbot Road that is proposed with this building.

The third building (Building D) is the publicly owned and operated parking deck that is proposed as part of the public-private partnership associated with this project. In the B-3 zoning district, parking is not permitted for new developments, except in very limited circumstances. It is intended that the municipal parking system will be the parking provider in the area, as is the case throughout the remainder of the downtown. The parking structure will be six levels tall (70 feet) and will include approximately 621 parking spaces. Additionally, the offices for the City's municipal parking services will be moved to this new building and the bicycle parking for the project will be located on the first floor, in a covered, dedicated area. The structure will be accessible from both Albert Avenue and Abbot Road.

The fourth building (Building E) is a single-use building that is proposed to be located along the realigned Evergreen Avenue. The building will include 48 total apartments in four stories (57 feet). These will be a mix of two-bedroom and three-bedroom units. There is a large public greenspace/pedestrian walkway proposed between this building and Building D and a decorative archway connecting the buildings to bring interest to the area and tie this building into the remainder of the project more prominently.

The remaining buildings (Buildings G1 and G2) are three-story townhouses that are located along Valley Court Park, adjacent to the realigned Evergreen Avenue and the realigned and extended Albert Avenue. Garages will be located underneath and behind the units, with a small amount of additional parking located to the rear of the buildings. The units and their main entrances will face the roadways. In addition, a publicly owned park will be constructed at the northwest corner of Evergreen and Albert Avenues, acting as a focal point for the project and the Park District.

PRELIMINARY STAFF REVIEW – Site Plan

A site plan application must meet the specific use and dimensional standards of the zoning district in which it is to be located and a number of other required conditions for development specified in the Zoning Code. A site plan application must substantially comply with the general standards of review specified in Sec. 50-38 of the Code. A site plan must also comply with other applicable local ordinances and state and federal statutes, and be consistent with the objectives of the City's Comprehensive Plan. A site plan may be approved subject to certain conditions or modifications necessary to bring the plan into conformance with these requirements, including the approval of any variance that may be granted by the Zoning Board of Appeals.

A. Zoning District Standards

There are four proposed zoning districts associated with this application:

- B-3, City Center Commercial – This zoning is intended to provide for a wide range of dense commercial and residential land uses to serve residents and shoppers from the City and the University and to act as the City's downtown core area. It aims to foster a unique social environment, interesting pedestrian scale spaces, and strong diversity of uses. Given the small land area associated with the downtown, emphasis is on providing multiple uses in a single-building, with taller building heights than are permitted elsewhere in the community.
- RM-32, City Center Multiple Family Residential – This zoning is a complement to the B-3 district and is intended to provide areas of higher density residential development in close, walkable proximity to the downtown area. It acts as a transition to surrounding single-family residential areas, with buildings on a smaller scale than the downtown core.
- C, Community Facilities – The Community Facilities district is intended to provide a district specifically for public or semipublic spaces. This is the district that the City's parks are located in and the new park at the corner of Albert and Evergreen is proposed to be located in this district.

- P, Parking – This district is permitted entirely for the development of both surface parking lots and parking structures.

As indicated on the attached Zoning Analysis forms, the application largely meets the required conditions of the applicable District, with one exception:

1. RM-32 Lot Coverage, Townhome buildings (G1 & G2): The applicant is proposing to build two buildings, consisting of 14 total townhouses, and associated parking/maneuvering lanes. The total lot coverage in the RM-32 zoning district is permitted to be 60%. The applicant is currently showing 71% lot coverage, after taking out the proposed public park at the corner of Evergreen and Albert. The applicant is currently investigating a number of options to resolve this situation, including the use of pervious pavement and reduction of the total amount of paving.

B. General Standards of Review for Site Plan Approval

(For a detailed list of the standards, please see Sec. 50-38 of the Code)

- 1) **General site conditions.** *The site shall be designed and developed to provide a logical relationship between functional elements, to effectively serve the purposes for which it is to be developed, and to be reasonably compatible with surrounding properties.*

The site is internally designed to flow from the main point of activity, the corner of Grand River Avenue and Abbot Road, with pedestrian connections in every direction. The overhead walkway allows for connections between buildings for patrons of the parking structures, especially during times of inclement weather. The applicant is proposing to link the pedestrian areas and the buildings with pathways and greatly improve the vehicular environment as well. The taller buildings are located closer to Grand River and Abbot, with the smaller buildings located adjacent to the existing park. There are activity nodes and unique spaces throughout the project (the space between People's Church and Building A, the new park area, and area between Buildings D and E) that will invite pedestrians and be interesting to the motoring public as well. The road network will be substantially better integrated into the surrounding area after reconstruction.

- (2) **Natural features.** *The site shall be designed and developed to minimize the disruption or loss of its desirable natural qualities and to enhance its overall appearance. There shall be no net loss in either wetland area or wetland benefits due to development of the site.*

There are no wetlands or woodlands on the subject properties, with the exception of some trees along the streets. The overall appearance of the property will be substantially increased, with multiple obsolete, blighted buildings being replaced with new, well constructed, modern facilities. The pedestrian scale environment

will be improved as well, with a variety of landscaping and street trees throughout the site, intermixed with the hardscape pedestrian plazas.

Ultimately, the proposal should have a positive impact on the environment, as additional trees and green spaces are being proposed and the applicant intends to seek LEED certification for a portion of the project. Among the important environmental features proposed: a partially green roof on Building A, very little surface parking, utilization of brownfield sites, and potentially the use of pervious pavement.

- (3) **Traffic Access.** *The site shall be designed and developed to provide safe and efficient access for all forms of travel and to minimize impacts on adjacent public facilities.*

The Transportation Committee reviewed the traffic study for the proposed project at their meeting on January 14, 2008. Additional information was requested and further review will be conducted in February. When a recommendation is made, it will be forwarded along with this report.

The current traffic situation is poor. Albert Avenue intersects with Evergreen Avenue, which allows a driver to access Grand River Avenue with poor visibility, very close to the existing traffic light at Abbot Road. The terminus of Albert Avenue is a City owned parking lot, which allows cut through traffic to Valley Court Drive. This entrance is in the middle of a curve on Evergreen Avenue, creating poor sight lines heading westbound.

The proposed access will remedy the current situation of cutting through parking lots and provide actual roadways for travel between Valley Court Park and Abbot Road and the remainder of the downtown. Evergreen Avenue is proposed to be reconstructed, meeting current design standards, including the removal of the curb cut on Grand River Avenue, which is not a safe situation. Traffic on Abbot Road will be greatly aided by construction of dedicated right hand turns lanes in the areas south of City Hall. This proposal should also sharply reduce the amount of traffic attempting to cut through People's Church's parking lot, as there will now be a clear, dedicated path for traffic on the new road. Traffic heading into the neighborhood to the west of Abbot will be aided by the addition of the left hand turn lane on Abbot, allowing traffic onto Albert and quickly to their residences in the area.

- (4) **Utilities and public services.** *The site shall be designed and developed to facilitate the efficient provision and maintenance of adequate public services.*

Utilities and public services currently exist at the site, and this proposal is not expected to have any negative impact. Multiple utility upgrades and modifications will be made as a result of this project.

- (5) ***Environmental protection.*** *The site shall be designed and developed to minimize any risk of pollution of natural resources and to protect the public health, safety and welfare.*
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No risk to the public health, safety, or welfare is expected as result of this proposal. No pollution of natural resources can be reasonably expected from a development of this nature. The proposal would remove several buildings that have, over the years, had become rundown and been scenes of criminal activity.

C. Other Applicable Local Ordinances and State and Federal Regulations

Prior to the approval of final plans and the issuance of any construction permits, in addition to complying with all applicable local construction standards and specifications, the applicant will need to secure permits/approval from the Michigan Department of Transportation, which has jurisdiction over traffic and access on Grand River Avenue.

D. Objectives of the Comprehensive Plan

This site has two designations in the City's Comprehensive Plan: Mixed use, urban, up to 10 stories, and Mixed-use, 2 to 4 stories. The more urban area is located along Grand River and Abbot, while the transitional mixed use area is located nearer to Valley Court Park, along Evergreen Avenue. The site is located in Planning Area 7, which encompasses East Lansing's downtown area. The B-3 district strongly encourages mixed use types of development and the project as a whole is mixed use, fitting into the height guidelines that were established in the Master Plan for Land Use.

The project also is located within the subareas of The Park District and The Cultural District in the Comprehensive Plan, meeting the objectives of those areas by improving parking, pedestrian circulation, allowing for potential cultural opportunities, and diversifying the housing in the area. It will also greatly beautify what is considered the main intersection of the downtown. More specifically, this proposal would meet the following objectives of the overall Comprehensive Plan:

- Objective 2.1 – Create mixed-use neighborhoods. *The project will be creating a small neighborhood of its own, with a variety of uses in the project.*
- Objective 2.3 – Promote diversity in Downtown housing. *There are a number of residential products proposed, most of them very high end residences, with owner occupancy in some cases. The rental units that are proposed are of a high quality as well.*
- Objective 3.1 – Support both commercial and residential development opportunities downtown. *This project brings both commercial and residential, along with a strong office component and a potential for a very strong cultural presence.*
- Objective 3.2 – Increase the attraction and vitality of the City Center Commercial District by improving transportation and parking facilities to make the area more accessible and to reduce modal conflict. *The proposal would dramatically improve the transportation situation in the downtown, along with providing*

increased parking capacity in the western end of downtown.

- Objective 7.2 – Improve traffic flow and access management. *Traffic flow is discussed in objective 3.2 as well. Specific to access management, this proposal would eliminate a curb cut on Grand River and redirect traffic between the core downtown and Valley Court park, making the area more accessible.*

PRELIMINARY STAFF REVIEW – Special Use Permit

A Special Use Permit application may be approved if it meets the requirements for Site Plan approval reviewed above and if the applicant makes an affirmative showing and the City finds that the application meets the following additional standards of review specified in Sec. 50-94 of the Code. A Special Use Permit may also be approved subject to reasonable conditions or certain modifications necessary to ensure that the use conforms to all applicable requirements.

A. All uses. *Except as may be provided elsewhere in the Zoning Code, each Special Use Permit application shall meet each of the following standards:*

- (1) *The proposed use shall be consistent with the purpose of the use district in which it is located and the purpose and provisions of this division.*

From the Zoning Ordinance, the purpose of the B-3 Zoning District is:

- “(a) The purpose of this district is to provide for a wide range of commercial and high density residential land uses designed to serve the residents and shoppers of the East Lansing City Center. Because of its proximity to the Michigan State University campus and nearby residential neighborhoods, a major characteristic of the City Center is its intense core of pedestrian activity. This activity helps to create a unique social environment where people can gather and enjoy the festive atmosphere of a university downtown, attractive landscaping and greenery, and the diversity of retail shops.*
- “(b) The provisions of this district are intended to encourage the planned development of pedestrian amenities and public and private open space, and closely regulate the need for direct automobile access to each establishment. Also important in the future development of the City Center is the concept of mixed-use development promoted by this district and the East Lansing Comprehensive Plan. Mixed-use development for purposes of this district is defined as the combination of commercial and residential land uses within the same building. Since the City Center contains only limited geographic area for expansion, intensifying development through a mixture of uses within the same building is of major importance to the city's efforts to expand the tax base and broaden the housing and shopping opportunities available in the City Center.”*

The B-3 portion of the development meets with the intent of the district by promoting additional retail and restaurant opportunities in the downtown, providing high density, high quality residential development, and creating an opportunity for a substantial cultural attraction to the community. The public spaces being created will be meeting places, natural gathering spots, and reasons to come downtown. Within the limited area of the downtown, the project

is intensifying (within reason) the land uses on the limited land in the project and creating a community destination.

From the Zoning Ordinance, the purpose of the RM-32 Zoning District is:

"This residential district is intended to provide and encourage the development of housing peculiar to the needs of persons who desire to live within walking distance to shopping, dining, and entertaining facilities situated in the City Center. This district also provides for the limited commercial use of existing residential structures in a manner that maintains the visual character and architectural scale of existing development within the district, and will minimize the visual and functional conflicts between the district's residential uses and nonresidential uses which abut it."

The RM-32 portion of the development meets the intent of this zoning district by providing a variety of housing opportunities in close proximity to the downtown, adding more persons to the downtown area, within walking distance of the City Center. The buildings propose will minimize conflicts between the higher density buildings in the B-3 district and lower intensity buildings in the neighboring residential districts.

- (2) *The site plan for the property shall be approved in accordance with the provisions of section 50-36 of this chapter.*

The site plan application was submitted correctly, with the proper information, as required in Section 50-36.

- (3) *The proposed size, height, architectural character and placement of new or expanded structures on the site shall be reasonably compatible with the existing or anticipated buildings on adjacent properties.*

The buildings are sited, taking into account the surrounding properties and the potential for future development in the area. The tallest building is located at the corner farthest from neighboring residential properties and is placed such that it can become a centerpiece to the downtown as redevelopment continues to occur in the area. Additionally, it is pushed away from the People's Church, providing a pedestrian plaza in that area. As you travel north and west, the buildings get progressively smaller and less intense, until you reach the townhouses, the least intensive use, adjacent to Valley Court Park. The heights being proposed are reasonably compatible with the area, both existing and anticipated.

The architecture being proposed is of a high quality. The townhomes, apartment building, and parking structure will be predominantly brick and stone construction. The main building is a tasteful, modernly designed building utilizing a variety of materials and proposes several stepbacks, creating rooftop gardens and sweeping balconies. The second mixed use building is a very modern proposal, with a large amount of metal and glass and will be a unique building to the downtown.

- (4) *Streets and access facilities serving the site shall be able to safely accommodate the expected traffic generated by the proposed use; the use shall not cause excessive traffic congestion or delays, obstruct access to adjacent properties, or imperil the safety of motorists, pedestrians or bicyclists.*

The proposed use will increase the traffic generated in the area (the main buildings on the site are currently vacant and not producing traffic), but the design being proposed and the reconstruction to the road network should alleviate any concerns. By adding lanes to Abbot Road, the existing traffic congestion should be somewhat alleviated. Lastly, safety of pedestrians and bicyclists will be vastly improved through the sidewalks and other pedestrian scale improvements that are proposed. The Transportation Committee will be continuing to address the proposal and will provide a recommendation in the near future.

- (5) *The proposed use shall not adversely affect the use and enjoyment of adjacent properties by generating excessive noise, vibration, light, glare, odors or any other form of pollution or nuisances.*

Excessive noise, vibration, light, glare, odor, or any other nuisance or pollution are not expected from this proposal. The closest comparison project would be the Stonehouse Village project (also mixed use) or the Marriot building (multi-story). All applicable City ordinances related to soil erosion, noise, lighting, etc. will be enforced through construction and operation of the project.

- (6) *The proposed use shall not materially diminish the economic value of adjacent properties or the city as a whole.*

The proposed use is not expected to diminish the economic value of adjacent properties or the city as a whole. The project will have a net positive impact on the City by bringing more persons downtown (potential shoppers and patrons) and by making a substantial investment in the community, contributing to the long-term viability of the City's tax base. The mixed use character of buildings A and B on a floor by floor basis allows for the changing needs of the community and overall market by allowing a variety of uses throughout the building.

- (7) *The proposed use shall not materially diminish the privacy, safety, security or enjoyment of any residential dwelling or residential neighborhood within the vicinity of the site.*

There is no direct evidence that this proposal would diminish the privacy, safety, security, or enjoyment of any nearby residential dwelling unit or neighborhood. Although taller buildings will change sight lines for neighboring properties, only one direction will be affected in most cases and sunlight will still reach throughout the area.

- (8) *The proposed use shall be located with direct access to and frontage on a major street as designated in the major street plan, or within an area designated for adaptive reuse in the city center element of the comprehensive plan.*
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The site has direct access to Grand River Avenue and Abbot Road. It is also in an area designated for adaptive reuse in the downtown.

COMMENTS FROM OTHER DEPARTMENTS

The plans have been provided to the Police, Fire, Code Enforcement and Neighborhood Conservation, and Engineering Departments. Reviews are still ongoing given the complexity of the project and their comments, if any, will be provided to the Planning Commission at the next meeting on the subject.

SUMMARY COMMENTS

At this time, the proposal generally meets the ordinance requirements of the applicable zoning districts, with the exception of the lot coverage issue related to the townhomes, an issue that continues to be studied by the applicant. Overall, the project represents a major investment in one of the most visible portions of the community. The project brings a variety of positives, including, but not limited to:

- Creating a very high quality and diverse mix of housing opportunities in the downtown.
- Substantially improving vehicular access in the area, both east/west, connecting Valley Court Park back to the downtown, but also north/south, aiding turning traffic onto Grand River Avenue.
- Removing of several obsolete and blighted buildings on a highly visible intersection of the community.
- Creating the potential for a strong cultural presence in the downtown, supporting the "City of the Arts" concept in East Lansing.
- Implementing of a number of City goals from the Comprehensive Plan for Land Use, the Downtown Development Authority Strategic Plan, the Downtown Housing Plan, City Council's Strategic Priorities, and the Parking System Master Plan.

Staff will collect comments from the Planning Commission and general public and will respond to them and provide a recommendation at the next meeting at which this matter is discussed.

PRELIMINARY ZONING ANALYSIS
City Center II – Building A

Development: Multi-Story mixed-use building portion of a multi-building, mixed use development

Zone: B-3	Standard	Proposed	Conformity
Min. Site Area:	N/A	53,488 sq. ft.	Yes
Min. Floor Area Ratio:	1.25	4.86	Yes
Max. Building Height:	10 stories/140 feet ¹	10 stories/138 feet	Yes
Max. Building Cover:	80%	68%	Yes
Max. Ground Cover:	85%+ bonuses, up to 100%	100%	Yes ²
Min. Bldg. Setbacks:			
Front Yard (South)	0 feet	0 feet	Yes
Front Yard (East)	0 feet	19 feet	Yes
Front Yard (North)	0 feet	0 feet	Yes
Side Yard (West)	0 feet	30 feet	Yes
Parking Spaces:			
Min. Required	None permitted ³	66	N/A
Max. Small Spaces	None permitted	N/A	N/A
Min. Barrier Free Spcs.	3	0	No
Min. Bike Spaces	112	0 ⁴	Yes?
Loading Area Requirement:			
Min Required	10 feet wide	10 feet wide	Yes
	Adjacent to building	Along north	Yes
Min. Parking Setbacks:			
Front Yard (South)	N/A	None proposed	N/A
Front Yard (East)	N/A	None proposed	N/A
Front Yard (North)	N/A	None proposed	N/A
Side Yard (West)	N/A	None proposed	N/A

Notes:

¹ Height above 8 stories or 112 feet requires a Special Use Permit to be approved by a three-quarters affirmative vote of the City Council.

² Applicant requires 1,605 square feet of qualifying features to allow 100% lot coverage. Over 5,000 square feet of qualifying features (plazas, landscape features, and rooftop gardens) have been provided.

³ 540-586 parking spaces would be required for a project outside of the B-3 district, based on the use and unit mix proposed for the building.

⁴ Bicycle parking is provided in adjacent parking structure and can be provided in underground parking at this building. Non residential uses exempt in B-3 district.

PRELIMINARY ZONING ANALYSIS
City Center II – Building B & C

Development: Multi-Story mixed-use building and circulation tower portion of a multi-building, mixed use development

Zone: B-3	Standard	Proposed	Conformity
Min. Site Area:	N/A	15,981 sq. ft.	Yes
Min. Floor Area Ratio:	1.25	2.70	Yes
Max. Building Height:	8 stories/112 feet ¹	5 stories/76 feet	Yes
Max. Building Cover:	80%	53%	Yes
Max. Ground Cover:	85%+ bonuses, up to 100%	100%	Yes ²
Min. Bldg. Setbacks:			
Front Yard (East)	0 feet	16 feet	Yes
Front Yard (South)	0 feet	5 feet	Yes
Side Yard (West)	0 feet	11 feet	Yes
Rear Yard (North)	0 feet	5 feet	Yes
Parking Spaces:			
Min. Required	None permitted ³	0	Yes
Min. Barrier Free Spcs.	Calculated for overall site	0	Yes
Min. Bike Spaces	40	0 ⁴	Yes?
Loading Area Requirement:			
Min. Required	10 feet wide	10 feet wide	Yes
	Adjacent to building	At NW corner	Yes
Min. Parking Setbacks:			
Front Yard (South)	N/A	None proposed	N/A
Front Yard (East)	N/A	None proposed	N/A
Side Yard (North)	N/A	None proposed	N/A
Side Yard (West)	N/A	None proposed	N/A

Notes:

¹ Height above 4 stories or 64 feet requires a Special Use Permit to be approved by the City Council.

² Applicant requires 480 square feet of qualifying features to allow 100% lot coverage. Over 2,000 square feet of qualifying features (plazas and landscape features) have been provided.

³ 74 parking spaces would be required for a project outside of the B-3 district, based on the use and unit mix proposed for the building.

⁴ Bicycle parking is provided in adjacent parking structure. Non residential uses exempt in B-3 district.

PRELIMINARY ZONING ANALYSIS
City Center II – Building D

Development: Parking structure portion of a multi-building, mixed use development

Zone: P	Standard	Proposed	Conformity
Min. Site Area:	N/A	60,994 sq. ft.	Yes
Min. Lot Width/Frontage:	N/A	143 feet on Albert Ave.	Yes
Max. Building Height:	6 stories/70 feet ¹	6 stories/70 feet	Yes
Max. Building Cover:	N/A	~60%	Yes
Max. Ground Cover:	N/A	~67%	Yes
Min. Bldg. Setbacks:			
Front Yard (South)	N/A	11 feet	Yes
Rear Yard (North)	N/A	33 feet	Yes
Side Yard (East)	N/A	3.5 feet	Yes
Side Yard (West)	N/A	21 feet	Yes
Parking Spaces:			
Min. Required	34	621	Yes
Max. Permitted	950 ²	621	Yes
Max. Small Spaces	173	78	Yes
Min. Barrier Free Sps.	12	12	Yes
Min. Bike Spaces	7	Bike Parking Area Provided for whole Project	Yes
Min. Parking Setbacks:			
Front Yard (South)	N/A	None proposed	N/A
Front Yard (East)	N/A	None proposed	N/A
Side Yard (North)	N/A	None proposed	N/A
Side Yard (West)	N/A	None proposed	N/A

Notes:

¹ When not located adjacent to property zoned R-1, R-2, or R-3

² Project reviewed for parking balance across entire site.

PRELIMINARY ZONING ANALYSIS
City Center II – Building E

Development: Multi-Story Apartment building portion of a multi-building, mixed use development

Zone: B-3	Standard	Proposed	Conformity
Min. Site Area:	N/A	22,799 sq. ft.	Yes
Min. Floor Area Ratio:	1.25	2.60	Yes
Max. Building Height:	4 stories/64 feet ¹	4 stories/57 feet ²	Yes
Max. Building Cover:	80%	69%	Yes
Max. Ground Cover:	85%	76%	Yes
Min. Bldg. Setbacks:			
Front Yard (South)	0 feet	1 foot	Yes
Front Yard (West)	0 feet	5 feet	Yes
Side Yard (East)	0 feet	1 foot	Yes
Rear Yard (North)	10 feet ³	61 feet	Yes
Parking Spaces:			
Min. Required	None permitted ⁴	0	Yes
Min. Barrier Free Sps.	Calculated for overall site	0	Yes
Min. Bike Spaces	52	0 ⁵	Yes
Min. Parking Setbacks:			
Front Yard (South)	N/A	None proposed	N/A
Front Yard (East)	N/A	None proposed	N/A
Side Yard (North)	N/A	None proposed	N/A
Side Yard (West)	N/A	None proposed	N/A

Notes:

¹ Base height permitted, without a Special Use Permit

² Height measured to top of peak, rather than midpoint

³ Adjacent to residentially zoned property in the north

⁴ 100 parking spaces would be required outside of the B-3 district, based on the unit mix in the building

⁵ Bicycle parking is provided in adjacent parking structure

PRELIMINARY ZONING ANALYSIS
City Center II – Buildings G1 and G2

Development: Townhome portion of a multi-building, mixed use development

Zone: RM-32	Standard	Proposed	Conformity
Min. Site Area:	28,000 sq. ft. ¹	40,254 sq. ft.	Yes
Min. Lot Width/Frontage:	75 feet	168 feet on Albert Ave.	Yes
Max. Building Height:	3 stories/40 feet	3 stories/38.5 feet ²	Yes
Max. Building Cover:	30%	29%	Yes
Max. Ground Cover:	60%	71%	NO
Min. Bldg. Setbacks: Building G1			
Front Yard (South)	20 feet	20 feet	Yes
Rear Yard (North)	24 feet ³	45 feet	Yes
Side Yard (East)	8 feet, total of 20	8 feet, total of 36	Yes
Side Yard (West)	8 feet, total of 20	28 feet, total of 36	Yes
Min. Bldg. Setbacks: Building G2			
Front Yard (East)	20 feet	23 feet	Yes
Rear Yard (West)	26 feet ³	41 feet	Yes
Side Yard (North)	8 feet, total of 20	28 feet, total of 26	Yes
Side Yard (South)	8 feet, total of 20	8 feet, total of 36	Yes
Parking Spaces:			
Min. Required	35	45 ⁴	Yes
Max. Permitted	No maximum ⁵	N/A	N/A
Max. Small Spaces	11	0	Yes
Min. Barrier Free Sps.	1	0	No
Min. Bike Spaces	21	Provided within garages	Yes
Min. Parking Setbacks:			
Front Yard (South)	None permitted	None proposed	Yes
Front Yard (East)	None permitted	None proposed	Yes
Side Yard (North)	3 feet	3 feet	Yes
Side Yard (West)	3 feet	3 feet	Yes
Rear Yard (Northwest)	8 feet	10 feet	Yes

Notes:

¹ Based on fourteen, 3BR units occupied by families

² Height to top of roof, rather than midpoint

³ Based on formula of 20 + ((width of building-50)*.05)

⁴ 17 surface spaces, remaining spaces in two car garages for each unit

⁵ Maximum does not apply for uses that require less than 50 total parking spaces.

PRELIMINARY ZONING ANALYSIS **City Center II – OVERALL PARKING ANALYSIS**

Development: Multi-building, mixed use development, including a public parking structure

Zone: B-3, RM-32, P, and C	Standard	Proposed	Conformity
-----------------------------------	-----------------	-----------------	-------------------

For RM-32 zoned properties:

Parking Spaces:

Min. Required	35	45	Yes
Max. Permitted	No maximum ¹	45	Yes
Max. Small Spaces	11	0	Yes
Min. Barrier Free Spcs.	1	0	No
Min. Bike Spaces	21	Garages provided	Yes

For B-3 zoned properties:

Parking Spaces:

Min. Required	If permitted, 760 ²	687	Yes
Mixed Use Factor	570 (190 space reduction)	687	Yes
Max. Permitted	950	687	Yes
Max. Small Spaces	228	78	N/A
Min. Barrier Free Spcs.	16	13	No ³
Min. Bike Spaces	Nonresidential uses exempt	N/A	Yes
	Residential Uses: 204	Bike parking	Yes
		Located in parking structure	

¹ Maximum does not apply for uses that require less than 50 total parking spaces.

² The B-3 zoning district prohibits on-site parking and places the municipal parking system in charge of parking supply in the downtown. 621 parking spaces are proposed in a new municipal parking ramp and 66 spaces are proposed underneath Building A.

³ Barrier free deficiency is in underground parking for main building.

December 20, 2007
Revised January 17, 2008



Museum Place

East Lansing, MI

CADA Investment Group, LLC

Ledy Design Group
LDG Project # 401.0022D

Building Summary

Building A (10 story multi-use building w/one level of underground parking)					
LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
First Floor	retail/rest.	29,900	26,263	0	0
Second Floor	exhibition	35,750	23,585	0	0
Third Floor	apartments	25,000	14,672	16	0
Fourth Floor	apartments	25,000	14,672	16	0
Fifth Floor	apartments	25,000	14,672	16	0
Sixth Floor	apartments	25,000	14,672	16	0
Seventh Floor	apartments	25,000	14,672	16	0
Eighth Floor	apartments	25,000	14,672	16	0
Ninth Floor	apartments	25,000	14,672	16	0
Tenth Floor	office	22,700	15,736	0	0
Lower Level (-1 level)	parking	36,100	31,263	0	0
SUBTOTAL		299,450	199,551	112	0

* exterior balconies are excluded in area calculations

2BR apartments average 917 net square feet

Building B (5 story multi-use building)					
LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR/OFF	3BR
First Floor	retail/rest.	8,061	6,725	0	0
Second Floor	apartments	8,385	6,600	2	4
Third Floor	apartments	8,385	6,600	2	4
Fourth Floor	apartments	8,385	6,600	2	4
Fifth Floor	apartments	8,385	6,600	2	4
SUBTOTAL		41,601	33,125	8	16

2BR/OFF. and 3BR apartments average 1,100 net square feet

Building C (6 story shared circulation core - skywalk and Building B)					
LEVEL	USE	AREA			
		GSF	NSF		
First Floor	circulation	424	0	all circulation SF, no leasable/rentable space	
Second Floor	circulation	424	0		
Third Floor	circulation	424	0		
Fourth Floor	circulation	424	0		
Fifth Floor	circulation	424	0		
SUBTOTAL		2,120	0		

Building D

(6 story parking ramp = 2 partial levels and 5 full levels, 626 spaces)

LEVEL	USE	AREA		
		GSF	NSF	
First Floor	parking	20,880	0	all circulation or parking SF, no leasable/rentable space
Second Floor	parking	36,192	0	
Third Floor	parking	36,192	0	
Fourth Floor	parking	36,192	0	
Fifth Floor	parking	36,192	0	
Sixth Floor	parking	36,192	0	
Seventh Floor	parking	20,184	0	
SUBTOTAL		222,024	0	

Building E

(4 story apartment building)

LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
First Floor	apartments	14,906	10,623	11	1
Second Floor	apartments	14,906	10,854	10	2
Third Floor	apartments	14,906	10,854	10	2
Fourth Floor	apartments	14,906	10,854	10	2
SUBTOTAL		59,624	43,185	41	7

2BR apartments average 866 net square feet

3BR apartments average 1,097 net square feet

Building F

(elevated skywalk connecting Buildings B, D, and A)

LEVEL	USE	AREA		
		GSF	NSF	
Floor Plan	circulation	2,093	0	all circulation SF, no leasable/rentable space

Buildings G1 and G2

(3 story - 6 and 8 unit townhouse buildings)

LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
Building G1	townhouse - 6 units	14,843	13,614	0	6
Building G2	townhouse - 8 units	19,905	18,152	0	8
SUBTOTAL		34,748	31,766	0	14

Townhouse units average 2,269 net square feet

Overall Summary

	AREA		RESIDENTIAL UNITS	
	GSF	NSF	2BR	3BR
Building A	299,450	199,551	112	0
Building B	41,601	33,125	8	16
Building C	2,120	0	0	0
Building D	222,024	0	0	0
Building E	59,624	43,185	41	7
Building F	2,093	0	0	0
Buildings G1 and G2	34,748	31,766	0	14
TOTAL	661,660	307,627	161	37

**CITY OF EAST LANSING
LAND USE DEVELOPMENT APPLICATION**

2-12-06

PROPERTY ADDRESS See attached map

PARCEL ID. NO(S). See attached map

PROPERTY OWNER: CADA Investment Group, L.L.C.
(or its legal representative)

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

Phone Numbers: **Office:** 664-4127 **Cell:** 420-2800 **Fax:** 664-4147

E-mail Address: kevinm@strathmoredev.com

APPLICANT: _____
(If not property owner)

Mailing Address: _____

Phone Numbers: **Office:** _____ **Cell:** _____ **Fax:** _____

E-mail Address: _____

LEGAL STANDING: Owner and/or binding purchase agreement
(If non-owner applicant)

DESIGN CONSULTANT: Ledy Design Group

Mailing Address: 3135 Pine Tree Rd, STE C, Lansing, MI 48911

Phone Numbers: **Office:** 393-3773 **Cell:** 648-5530 **Fax:** 393-9450

E-mail Address: avend@ledy.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): Mixed use brownfield redevelopment consisting of 6 buildings
(Describe proposed development) on 6.31 acres, including a 626 +/- space public parking structure.

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.


Owner (mandatory)

12-18-07
Date

Applicant

Date

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

CO- APPLICANTS OR ADDITIONAL CONSULTANTS:

Name: _____ Role: _____

Mailing Address: _____

Phone Numbers: Office: _____ Cell: _____ Fax: _____

E-Mail Address: _____

Name: _____ Role: _____

Mailing Address: _____

Phone Numbers: Office: _____ Cell: _____ Fax: _____

E-Mail Address: _____

For Office Use:

APPROVAL NEEDED: Site Plan ☐ Special Use Permit ☐ Other: _____

Wetland*: Y N Flood Plain: Y N Historic District: Y N DDA Area: Y N

Note: If the application involves property which falls within any of the above designated special areas, review by one or more other City boards or commissions will likely be required and may affect the overall review schedule.

MATERIALS SUBMITTED: Drawings: Five full-sized sets: _____ One reduced set: _____ Descriptive Text: _____
(24" x 36") (11" x 17" or smaller) (8 1/2" x 14" or smaller)

____ Topographic Survey
____ Proposed Site Plan
____ Landscape Plan
____ Prelim. Utility Plan

____ Parking Plan
____ Building Floor Plan(s)
____ Building Elevations
____ Land Use Summary

____ Wetland Verification *
____ Draft Mitigation Plan
____ Environmental Checklist
____ Descriptive Text

* Wetland Assessments and Boundaries
must be verified by the City Engineer

Other: _____

Fee: _____

Total \$: _____ Check No: _____ Date: _____ Receipt No: _____

Accepted By: _____ Date: _____

PRELIMINARY REVIEW SCHEDULE

The schedule below reflects the standard review process outlined in the Zoning Code and in the Planning Commission's By-laws. It may be necessary for the Planning Commission and/or the City Council to defer action on the application to one or more subsequent meetings to gather further information or to accommodate additional review and debate. Where wetlands are present, the Planning Commission cannot take final action until the Commission on the Environment has first reviewed it. The owner, applicant and their design assistants will be advised in advance of any change(s) in the meeting schedule on the application.

Wednesday:

Tuesday:

Planning Commission Hearing: _____ City Council Receipt: _____

Planning Commission Action: _____ City Council Action: _____

Land Use Summary Information

(to be submitted as part of application)

7-25-05

Application: _____

Existing Site Conditions	Acreage	Square Footage
Total Site Area ¹	6.23	271,310
Net Site Area ²	4.77	207,768
Wetland Area	0	0
Proposed Site Conditions	Square Footage	Percent of Site ³
Building Coverage (all structures)	102,174 SF	49.2%
Roads, driveways and parking spaces	24,335 SF	11.7%
Sidewalks, patios, other impervious surfaces	46,107 SF	22.2%
Total Ground Coverage ⁴	172,616 SF	83.1%
Wetland area to be preserved	0	0
Wetland area to be filled or drained	0	0
Proposed wetland mitigation area	0	0

Proposed Development Parameters

Nonresidential Uses	Gross Floor Area	Net Floor Area
Total Floor Area	See attached building summary	
Basement		
First Floor		
Second Floor		
Other Floors		
Other Elements:		

Residential Uses	Total Number	Ave. Floor Area
Efficiency Units	See attached building summary	
One-bedroom Units		
Two-bedroom Units		
Three-bedroom Units		
Other Units		

Parking Spaces Provided	Total Number
Total Spaces	626 parking deck, 66 building A, 13 street
Small Car Spaces	TBD
Barrier-free Spaces	15 locations TBD

Prepared by: _____

Date: 12-18-07

- 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

**CITY OF EAST LANSING
ENVIRONMENTAL PERMITS CHECKLIST**

11/05

PROPERTY ADDRESS See attached map

PARCEL ID. NO(S). See attached map

PROPERTY OWNER: CADA Investment Group, L.L.C.
(or its legal representative)

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

Phone Numbers: **Office:** 664-4127 **Cell:** 420-2800 **Fax:** 664-4147

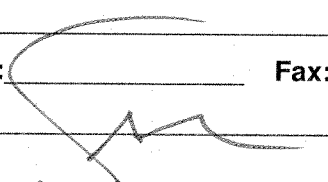
E-mail Address: kevinm@strathmoredev.com

APPLICANT: _____
(If not property owner)

Mailing Address: _____

Phone Numbers: **Office:** _____ **Cell:** _____ **Fax:** _____

E-mail Address: _____

Date: 12-18-07 **Signature:** 

***Instructions:** Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Department of Planning & Community Development as part of your project or development submittal – even if the approvals have not yet been obtained. This list includes the most common permits and approvals related to waster, water quality, and air quality. Other permits and approvals, including City approvals may also be necessary.*

1. Y ☒ N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, wetland, or other surface water? **Contact:** MDEQ/Water Bureau @ (517) 335-4176.
2. Y ☒ N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
3. ☒ Y N Will the project involve construction or alteration of any sewage collection or treatment facility? **Contact:** MDEQ/Water Bureau @ (517) 335-4176. For facilities discharging to surface waters, Contact: MDEQ/Water Division @ (517) 335-4176. For facilities discharging to groundwater, Contact: MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
4. Y ☒ N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690 and Ingham County Health Dept./Environmental Health Division @ (517) 887-4312.
5. Y ☒ N Will the project involve the installation, operation, or removal of an underground or above ground storage tank containing a petroleum product or hazardous substance? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
6. Y ☒ N Will the project involve liquefied petroleum gas storage tanks or container filling stations? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
7. Y ☒ N Does the project involve the installation of a compressed natural gas dispensing station with storage? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
8. Y ☒ N Will the project involve the generation of hazardous waste? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
9. Y ☒ N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? **Contact:** MDEQ/Waster & Hazardous Materials Division @ (517) 335-2690.

10. Y ☒ N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
11. Y ☒ N Will the project involve landfilling, transferring or processing solid non-hazardous wastes on site? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
12. Y ☒ N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? **Contact:** MDEQ/Air Quality Division @ (517) 373-7023.
13. Y ☒ N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? **Contact:** Michigan Department of Agriculture/Region 6 Pesticide & Plant Pest Management Division @ (517) 335-1830.
14. ☒ Y N Will the project involve a manmade change in the natural cover (land clearing) and/or topography of land, such as cut/fill activities that may contribute to soil erosion/sedimentation? **Contact:** Ingham County Drain Commissioner @ (517) 676-8395; City of East Lansing Engineering Department @ (517) 337-9459; and MDEQ/Land & Water Management Division @ (517) 373-1170.
15. Y ☒ N Will the project involve dredging, filling, or construction in, across, or under a river, stream, creek, ditch, drain, lake, pond, swamp, wetland(s), or floodplain? **Contact:** MDEQ/Land & Water Management Division @ (517) 373-1170; City of East Lansing Engineering Department @ (517) 337-9459; and Federal Emergency Management Agency @ (800) FEMA-MAP.
16. Y ☒ N Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek, or ditch? **Contact:** MDEQ/Land & Water Management Division @ (517) 373-1170.
17. Y ☒ N Will an on-site wastewater treatment system or septic system be installed?
 For *subsurface sanitary sewage disposal in quantities equal to or greater than 10,000 gallons per day*. **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
 For *subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 gallons per day*: In addition to obtaining a construction permit from the Ingham County Health Department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
 For *industrial or commercial wastewater (other than sanitary sewage) in any quantity*. **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
18. ☒ Y N Will the project involve construction of a water supply well or extension of a water supply service from an existing water system? **Contact:** MDEQ/Water Bureau @ (517) 335-4176.
19. Y ☒ N Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation & monitoring wells). **Contact:** MDEQ/Water Bureau @ (517) 335-4176; Ingham County Health Dept./Environmental Health Division @ (517) 887-4312; and City of East Lansing Engineering Department @ (517) 337-9459.
20. Y ☒ N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? **Contact:** Ingham County Health Dept./Environmental Health Division @ (517) 887-4312.
21. Y ☒ N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? **Contact:** MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
22. Y ☒ N Has the site/facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? **Contact:** MDEQ/Remediation & Redevelopment Division @ (517) 373-9837 and/or MDEQ/Waste & Hazardous Materials Division @ (517) 335-2690.
23. Y ☒ N Will the project involve the installation of a seawall or bulkhead? **Contact:** MDEQ/Land & Water Management Division @ (517) 373-1170 and City of East Lansing Engineering Department @ (517) 337-9459.

Notes:

- a. For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including coordination among MDEQ divisions, contact the Permit Coordination Unit at (517) 373-1323.
- b. For assistance on environmental issues at the MDEQ, contact the Environmental Assistance Center at (800) 662-9278
- c. For Spill/Release Reporting to the MDEQ, call (517) 373-8481.
- d. For pollution emergencies, call the MDEQ at (800) 292-4706 in Michigan and (517) 373-7660 outside of Michigan.

East Lansing Zoning Code, Section 50-37.

Application Materials for Site Plan Approval

Each application shall include sufficient information and detail to determine if the proposed development meets applicable standards of review under the Zoning Code and other applicable standards. The information shall be prepared by persons with applicable competencies so that the city may rely on its accuracy and feasibility. Applications shall be submitted to the Department of Planning and Community Development.

Plan submission requires **five (5) full sets** of plans, no larger than 24" x 36" in size, and **one (1) full set** of plans reduced to 11" x 17" or smaller. Plan documents must be accurate and legible, drawn to a designated scale and dimensioned as appropriate to enable staff to determine compliance with relevant Code standards. Plans depicting the overall site should be prepared at the largest scale possible, a scale of one inch equal to no more than 100 feet. Floor plans and building elevations shall be drawn at no less than one-eighth inch equal to one foot.

Each submission also must include a completed application form, the required written information, a signed copy of this checklist, a signed copy of the environmental permits checklist, and the required application fee, made payable to the City of East Lansing. Any variations from these submission requirements must be approved by the Zoning Administrator. The application shall typically include the following drawings and information, as may be relevant to the nature of the application and the city's review requirements:

- ☒ (1) **A site plan**, as defined in section 50-9 of the Zoning Code, showing:
 - the proposed size and location of buildings, parking and access facilities, free-standing signs and other improvements to be constructed or installed on the site, and the proposed use and treatment of other areas on the site. The site plan shall be clearly dimensioned to show the setbacks of buildings and parking areas, the separation between buildings and parking areas, the height of buildings, the width of roadways and driveways, the size of parking spaces, and other elements of the site plan as necessary to ensure the site plan complies with the applicable dimensional standards of the Code.

- ☒ (2) **An existing topographic survey and boundary description** of the site, drawn at the same scale as the site plan, showing the following existing conditions:
 - ☒ a. Exact dimensions and size of the site and any easements, rights-of-way or other physical encumbrances on the site;
 - ☒ b. Location, size, and composition of all existing buildings, paved areas and other improvements;
 - ☒ c. Existing ground contours at two-foot intervals or less, indicating the direction of surface drainage flow, and the type of surface soils present;
 - ☒ d. Location and species of all existing individual trees which have a diameter (d.b.h.) of four inches or more, or where significant clusters of trees and shrubs are present, the location and general composition of such clusters, and an indication of which individual trees or tree clusters will be removed or retained;
 - ☒ e. Location and boundaries of water bodies, including, but not limited to rivers, streams, lakes, ponds, marshes, city or county drains and manmade surface drainage ways;
 - ☒ f. Where wetland of any size may be present, as indicated on the city's wetland inventory map, a report prepared by a qualified wetland consultant which verifies the presence of any wetland, establishes the boundary of any wetland, describes the character and quality of any wetland, and indicates if any wetland may be regulated by the state or protected by Chapter 49 of the City Code (this requirement may be waived by the city engineer where it is clearly evident that the proposed site changes would not disturb any wetland on the property);
N/A
 - ☒ g. The boundary and elevation of areas of special flood hazard and floodways, as defined in chapter 18 of the City Code;
 - ☒ h. Location and size of all existing utility lines, manholes, catch basins, and fire hydrants on or

near the site which may be used to serve the site;



- i. Delineation of areas on the site which are known or suspected to be environmentally contaminated, together with a report on the status of cleanup or closure.



- (3) **A proposed landscape plan** which, at a minimum, conforms to the requirements of section 50-816(8) and section 50-817 of the Zoning Code, drawn at the same scale as the site plan or larger, showing:

the location and size of areas to be landscaped; the type, size and placement of plant materials to be installed; the type, size and location of existing trees and significant clusters of trees or shrubs to be preserved; the location and height of proposed earth berms; and the size and design of fences or other screens to be erected. For clarity, detailed plans drawn at a larger scale than the site plan may be submitted to show the typical design and treatment of similar landscaped areas and fencing.



- (4) **Proposed preliminary engineering plans**, drawn at the same scale as the site plan or larger, showing the following proposed conditions:



- a. Ground contours at two-foot intervals or less, indicating the direction of surface drainage flow;



- b. Ground and floor elevations of buildings and other site improvements drawn to two decimal places;



- c. Location, dimensions and composition of roadways, driveways, curb cuts, parking and access facilities, curbing and sidewalks;



- d. Location and size of public utility connections, fixtures and easements;



- e. Stormwater management plan including the design of sewers, outlets, and retention or detention ponds, with sufficient data regarding site runoff estimates and off-site drainage patterns to permit review of the feasibility and permanence of drainage detention and/or retention as well as the impact on local surface and groundwater;



- f. Location and delineation of any wetland that would be disturbed and the location, existing character and proposed treatment of any proposed mitigation sites; *N/A*.



- g. Location and screening of exterior trash storage facilities;



- h. Type, height and placement of exterior light fixtures, including fixtures mounted on poles and on buildings;



- i. Location and status of any floor drains in existing or proposed structures on the site, indicating the point of discharge for all drains and pipes;



- j. Location of any on-site wastewater collection, treatment and disposal system; *N/A*



- k. Location of existing and proposed public and private drinking water wells, monitoring wells, irrigation wells, test wells or wells used for industrial processes; *N/A*



- l. Inventory of hazardous substances to be stored, used or generated on-site, in a format acceptable to the local fire marshal (including CAS numbers); *N/A*



- m. Descriptions of type of operations proposed for the property with drawings showing size, location, and description of any proposed interior or exterior areas for storing, using, loading or unloading hazardous substances, hazardous wastes, and/or polluting materials;



- n. Description and location for any existing or proposed above ground and below ground storage facilities;



- o. **Completed environmental permits checklist** on the form provided by the planning and zoning official.

- ☒ (5) **Proposed preliminary building plans**, drawn at an accurate scale, including: *(See attached)*
- ☒ a. Interior floor plans showing the arrangement and use of rooms for each floor, maximum occupancy and seating plans where applicable;
- ☒ b. Building elevations showing the size, height, architectural style, and exterior materials to be used, and areas intended to be used for wall mounted signage.
- ☒ (6) **A descriptive text** which addresses the following items: *(See attached)*
- ☒ a. The design principles followed in preparing the plans and how the plans address the objectives and criteria specified in section 50-38;
- ☒ 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;
- ☒ c. The land use statistics reflected in the proposed plans as measured against the required conditions in the applicable zoning district;
- ☒ d. A rationale for any variances from the requirements of this chapter which may be requested as part of the application;
- ☒ e. The proposed construction schedule and staging of the development.



Applicant's Signature

12-18-07

Date

CADA Investment Group, L.L.C.
Land Use Development Application
Descriptive Text
December 19, 2007

- (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 50-38;

Applicant followed a purpose to achieve appropriate scale and good proportion, as well as the degree of harmony between all the elements achieved through the sensitive balance of variety and unity.

- 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;

Commercial/Office – intended hours of operation are 8:00 am to 12:00 pm. Expected number of employees is 250.

Residential – as the residential will be high-end and offered as both for sale and for lease, the anticipated occupants will be varied – from professionals, families, retirees, alumni, and students. Sales Prices are expected to be between \$500,000 and \$1,000,000. Lease rates are expected to be \$900-\$2,200/month.

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

The site plan meets the required conditions of the applicable zoning districts.

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

No variances requested.

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

See attached Preliminary Project Schedule.



Applicant's Signature

12-18-07
Date

Activity ID	Activity Description	Orig Dur	Rem Dur	%	Early Start	Early Finish
Pre-Construction Phase						
Administration						
1000	Submit for Site Plan Approval	0	0	0		19DEC07*
1100	Planning Commission Meeting	0	0	0		08JAN08
1200	E.L. Planning Commission Site Plan Approval	85	85	0	03MAR08	30JUN08
1300	Submit Dwg's for Plan Review by City of E Lansing	5	5	0	28OCT08	03NOV08
1400	Plan Review by City of East Lansing	54	54	0	04NOV08	22JAN09
Design						
1500	Building G1 & G2	158	158	0	17MAR08	27OCT08
1510	Site Bldg/Utility Demo Package	42	42	0	01MAY08	30JUN08
1520	Mass Grading/Underground Utilities Package	85	85	0	01MAY08	29AUG08
1530	Building A & F	156	156	0	29MAY08	09JAN09
1550	Building E1	158	158	0	15SEP08	28APR09
1540	Building B	168	168	0	15SEP08	12MAY09
1560	Building D & C	168	168	0	01OCT08	29MAY09
1570	Building F	180	180	0	15DEC08	27AUG09
Construction Phase						
Demolition & Stewwork						
2000	Apartment & Building Demolition	75	75	0	01JUL08	15OCT08
2100	Site Demolition, Mass Grading & UG Utilities	81	81	0	16OCT08	11FEB09
Building Construction						
3000	Construct Building G1 & G2	200	200	0	23JAN09	03NOV09
4000	Construct Building A & F	515	515	0	23JAN09	01FEB11
5000	Construct Building D & C	258	258	0	01JUN09	04JUN10
6000	Construct Building B	273	273	0	04NOV09	02DEC10
7000	Construct Building E1	254	254	0	05APR10	01APR11
Phase 1 - Site Paving and Landscaping						
8000	Site Paving, West Half Albert Ave & Evergreen Rd	60	60	0	30JUN09	23SEP09
8100	Landscaping Bldg G1 & G2	30	30	0	24SEP09	04NOV09
Phase 2 - Site Paving and Landscaping						
8200	Site Paving, East Half Albert Ave	40	40	0	06JUL10	30AUG10
8300	Landscaping - Phase 2	60	60	0	31AUG10	23NOV10

Start Date: 01DEC07
Finish Date: 01APR11
Data Date: 13DEC07
Run Date: 18DEC07 11:28

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MSUM

Early Bar
Progress Bar
Critical Activity

Strathmore Development Co.

MSU Museum Place
Preliminary Schedule

Sheet 1 of 1

Date	Revision	Checked	Approved