




MEMORANDUM

Department of Planning &
Community Development

To: Chairperson Dewan and Members of the Planning Commission

From: Darcy C. Schmitt, Planning and Zoning Administrator 

Date: March 7, 2008

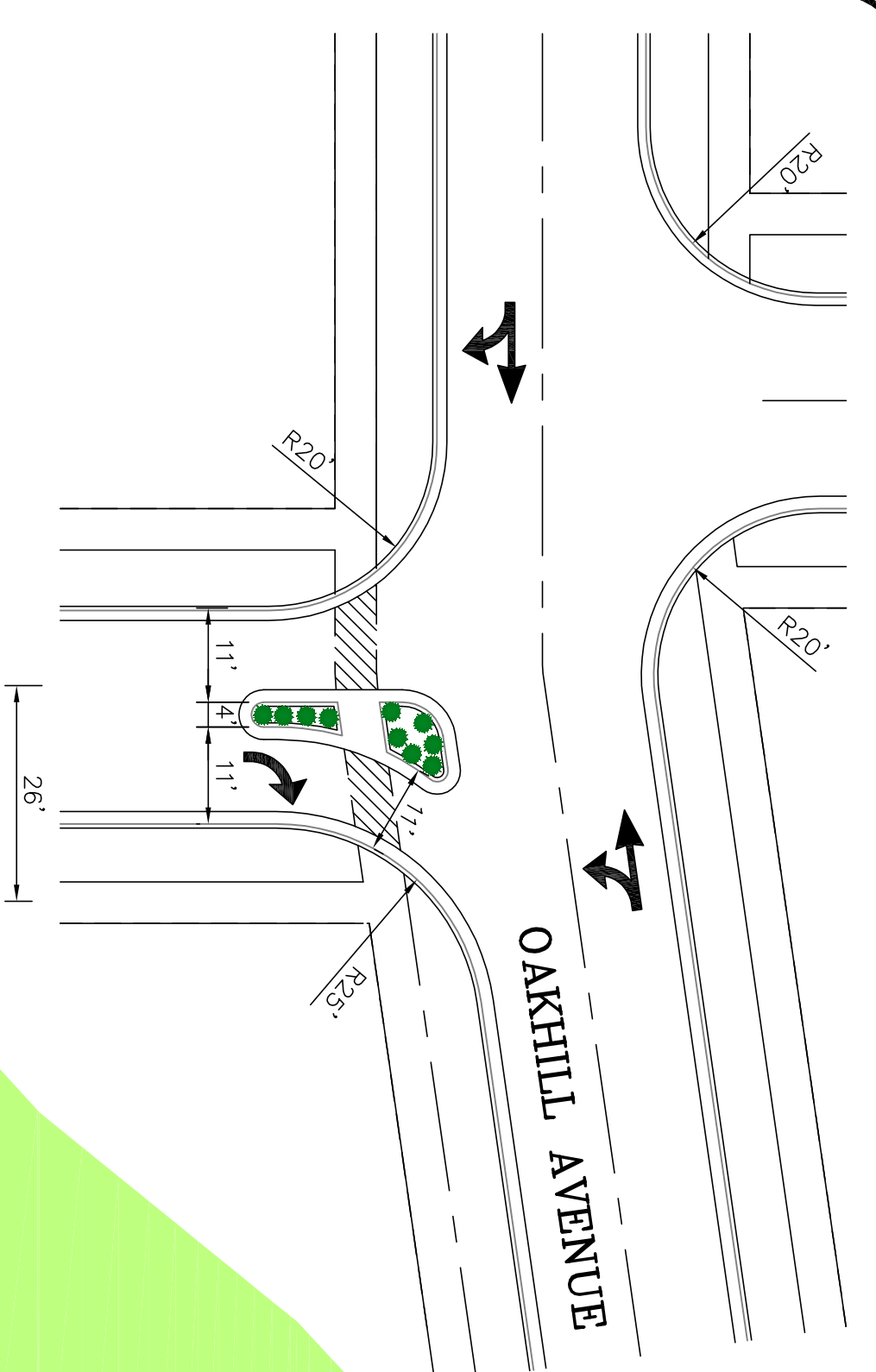
Subject: City Center II Project Update

As the Planning Commission is aware, a number of public hearings and input sessions have been held over the past two months with respect to the City Center II proposal. Staff has also met with the developer to discuss changes that could be made to the plans to respond to the concerns that have been raised by the Planning Commission and the community at large. The developer and the City have responded to these concerns with a number of changes to the plan, a copy of which is attached to this memorandum. Staff has begun reviewing the changes and will be presenting the revisions to the plan at next Wednesday's Planning Commission meeting. A brief overview of the changes includes:

- The parking structure is being reduced in length by approximately 120 feet. This removes any encroachment onto the property located at 404 Evergreen and the City parking lot between 404 and 420 Evergreen. This also moves the potential secondary access to the parking structure to the south, between the AT&T building and Dublin Square. The City is working with AT&T to determine the feasibility of this solution.
- The City and developer are currently investigating the feasibility of putting some amount of underground parking with the parking structure and potentially reducing the height of the structure by approximately 10 feet. This may or may not be feasible, as we are investigating various financial and construction implications of this decision.
- Building E, the single-use building along the new Evergreen Avenue, has been reduced in size and now contains only 32 dwelling units. Previously, there were 48 units in the building. The City has asked the developer to look into the possibility of offering one-bedroom units in this building and they are exploring the possibility.
- The City has proposed the installation of a traffic diverter at the intersection of Evergreen and Oakhill Avenues. The diverter would force cars travelling northbound on Evergreen to turn right onto Oakhill, preventing any additional traffic from going into the neighborhood. Travel on east or westbound Oakhill would not be affected by this diverter and would be able to travel north or south on Evergreen.

- The realignment of Evergreen Avenue has been shifted to the east. Previously, an area of the park was proposed to be utilized as right-of-way for Evergreen. With this shift, that area is no longer a part of the right-of-way.
- The floorplan on building A is being reviewed for changes now that the full Michigan State Museum is not a part of this project. A boutique hotel is expected to fill space on the first, second, third, and fourth floors of the building. The City will retain 10,000 square feet of public exhibition space on the second floor of the building.

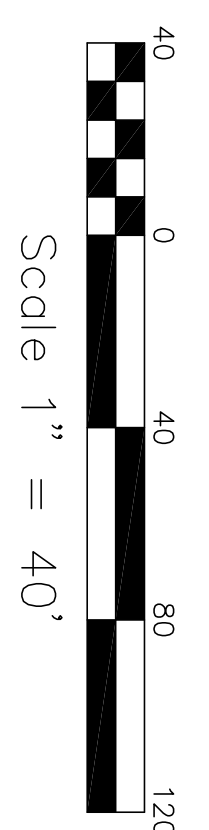
These represent the major substantive changes that have been made to the plans since the Planning Commission last reviewed the plans. The Planning Department will give a presentation on the plans, including these changes, at the Wednesday, March 12th Planning Commission meeting. We would ask the Planning Commission for any input and would work with the developer to respond to the Planning Commission for potential action at their March 26th meeting. If any Commissioner has questions prior to Wednesday's meeting, please contact me.



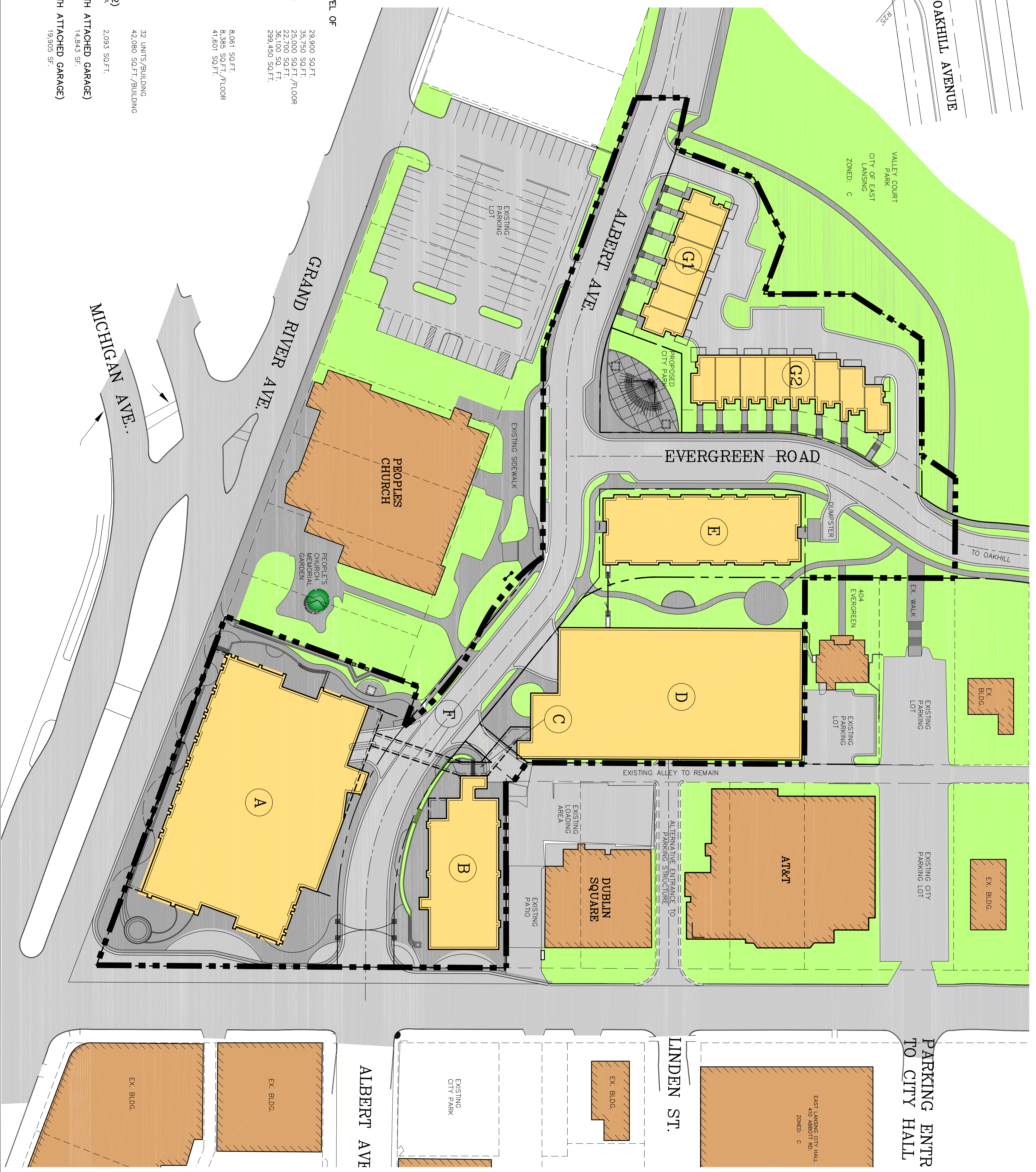
PROPOSED TRAFFIC
DIVERTER AT
OAKHILL &
EVERGREEN

EVERGREEN
ROAD

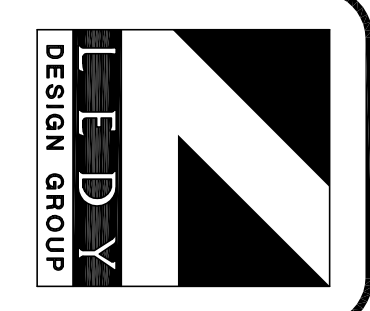
OAKHILL AVENUE



- (A) MULTI USE MID RISE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING (10 STORIES)
1ST. FLOOR - RETAIL/ RESTAURANT/ EXHIBIT 29,900 SQ.FT.
2ND. FLOOR - EXHIBIT SPACE/HOTEL 35,750 SQ.FT.
3RD. - 9TH. FLOORS - RESIDENTIAL (112 UNITS) 25,000 SQ.FT./FLOOR
10TH. FLOOR - OFFICE 22,700 SQ.FT.
UNDERGROUND PARKING LEVEL 36,100 SQ. FT.
TOTAL 299,450 SQ.FT.
- (B) MULTI USE LOW RISE BUILDING (5 STORIES)
1ST. FLOOR - RETAIL 8,061 SQ.FT.
2ND - 5TH FLOORS - RESIDENTIAL (24 UNITS) 8,385 SQ.FT./FLOOR
TOTAL 41,601 SQ.FT.
- (C) CIRCULATION TOWER
- (D) PARKING DECK
- (E) RESIDENTIAL - APARTMENTS (4 STORIES)
32 UNITS/BUILDING
8 UNITS/FLOOR 42,080 SQ.FT./BUILDING
10,520 SQ.FT./FLOOR
- (F) CONNECTING SKYWALK (LOCATED AT LEVEL 2)
CONNECTS PARKING DECK, BLDG. B, AND BLDG. A 2,093 SQ.FT.
- (G1) RESIDENTIAL - TOWNHOUSES (3 STORIES WITH ATTACHED GARAGE)
2,370 & 2,526 SQ.FT./ UNIT (6 UNITS) 14,843 SF.
- (G2) RESIDENTIAL - TOWNHOUSES (3 STORIES WITH ATTACHED GARAGE)
2,370 & 2,526 SQ.FT./ UNIT (8 UNITS) 19,905 SF.



DATE	DESCRIPTION	BY
01/17/08	REVISED SUBMITTAL	
03/07/08	REVISED SUBMITTAL	



3135 PINE TREE ROAD
SUITE C
LANSING, MI 48211
PH.# (517) 393-3773
FAX (517) 393-9450

PREPARED FOR:
CADA INVESTMENT GROUP, LLC
1427 W. SAGINAW
SUITE 200
EAST LANSING, MICHIGAN 48823
TELEPHONE FAX
(517) 664-4127 (517) 664-4147

OVERALL SITE PLAN
FOR
CITY CENTER II
NW CORNER OF ABBOTT AND GRAND RIVER AVE.
EAST LANSING, MICHIGAN

PREPARED BY: X
DESIGNED BY: X
DRAWN BY: X
CHECKED BY: X
DATE: PRELIMINARY
SCALE: 1" = 40'
VERT: N/A
HOR: N/A
PROJECT NO.: 401.00220
SHEET NO.: CS.0