

DATE: September 13, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item - Public Hearing
Request for Parking Variance
UnaSource Health, LLC
4550 Investment Drive

We have received a building permit application from Debra Axelrood of the architectural firm of Harley Ellis to alter the medical office building at 4550 Investment Drive. The alteration includes the conversion of approximately 9,000 square feet of the current basement storage area to usable floor space for clinic space. The current facilities that are on the site have a parking requirement of 1,134 parking spaces. If constructed, this additional building area would result in a revised total parking of 1,224 parking spaces for the development. The existing parking lot has only 706 parking spaces and an additional 100 parking spaces can be provided in the area of the existing detention pond if the pond were to be reconstructed as an underground structure. This results in a total potential of 806 parking spaces available on the site. In February of 2001, City Council approved a variance to reduce the required parking by 336 spaces. This still leaves a deficiency of 82 spaces for the current scope of work. Because of the deficiency of the additional 82 spaces the building permit application has been denied. The petitioner has filed an application for variance for the additional 82 spaces.

In reviewing the records on this site we also have found that there is an outstanding issue regarding the landbanked parking area. Section 24.50.06 of the Zoning Ordinance regarding landbanked parking in the O-1 (Low-Rise Office) Zoning District requires an agreement to install the additional parking at the request of the City of Troy. A review of the files shows that no such agreement exists regarding this site although a portion of the required parking has been landbanked in landscape areas from the first phase of this development. We recommend that the resolution for the parking variance, if approved, include as a condition the submission of such an agreement.

A Public Hearing has been scheduled for September 19, 2005, regarding this matter. If you would like any additional information regarding this appeal, kindly advise.

UnaSource Parking Requirements Chart

<u>Project Phase</u>	<u>GSF</u>	<u>Useable SF</u>	<u>Parking Required</u>
Phase 1	89,520	70,582	706
Phase 2	49,999	42,722	428
Phase 3	22,985 Ex. Basement	8,987	90
Total Parking Required:			1224
Total Parking Provided:			706
Landbanked parking			100
Total Available			806
Deficiency			418
Previous variance (2001)			336
Variance Requested:			82

PARKING VARIANCE APPLICATION
FOR PUBLIC HEARING BEFORE CITY COUNCIL
CITY OF TROY

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TO TROY CITY COUNCIL

DATE: 9/6/05

Request is hereby made for a variance to modify the parking provisions of the Zoning Ordinance enacted by the City Council or contrary to a decision rendered by the Building Official in denying an application for a permit.

Applicant: Debra Axelrod, HarleyEllis Phone: 248-262-1543

Address: 26913 Northwestern Hwy., Suite 200 Southfield, MI 48034

Address of Property: 4550 Investment Drive

Lot # - Subdivision: -

Zoning District: 0-1 Sidwell # 20-17-226-009

Owner of Property: Unasource Health, Inc. c/o Dr. James Henderson Phone: 248-267-5000

Address: 4600 Investment Drive, Troy, Michigan

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: 9/2/05

Has there been a previous appeal involving this property? Yes If Yes, state date 2/19/01

and particulars Parking variance granted for 336 spaces with 100 landbanked spaces

REASON FOR VARIANCE:

Dimension of Stall? No Parking Spaces Required: 888*

Number of Stalls? Yes Parking Spaces Provided: 806**

Other Dimensions? No Variance Requested: 82

Outline your appeal, listing sections of the ordinance from which relief is sought and also outline your proposals, indicating your hardships. (continued on back of page)

(See attachments)

* 1224 spaces - 336 spaces (previous variance) = 888 spaces

** 706 spaces + 100 landbanked spaces = 806 spaces

HARLEYELLIS

September 6, 2005

Building Department
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Subject: Parking Variance for the UnaSource 2 Health Building
Project No. 68988.00

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26913 Northwestern Hwy.
Suite 200
Southfield, Michigan
48034-3476 | USA

248.262.1500 (telephone)
248.262.1515 (facsimile)
www.harleyellis.com

ISO 9001 | Q1

Partner Companies
Spectrum Strategies
HarleyEllis Build

Dear Mr. Stimac:

On behalf of UnaSource Health, LLC, HarleyEllis is seeking relief from the parking requirement outlined under Section 40.21.73 of the Zoning Ordinance. This Section states that a Medical Office use requires one (1) parking space for each one hundred (100) square feet of usable floor space, as provided in Section 04.20.63. We have calculated the amount of parking required to comply with this ordinance versus the maximum amount of parking that would be needed on the site, and have found the requirements to be greatly in excess of what is actually needed. The following summarizes the Parking Study for the Proposed Expansion of UnaSource Health Site, completed by Parsons Transportation Group, Inc., and projected parking calculations:

Total Phases 1 & 2 Existing Maximum Parking Needed:	514 Spaces
Total Phase 3 Proposed Maximum Parking Needed:	35 Spaces
Total Phases 1, 2 & 3 Proposed Maximum Parking Needed:	549 Spaces
Existing Total Parking:	706 Spaces
Proposed Total Parking (includes approximate 22% Parking Lot Vacancy Throughout Lot):	706 Spaces

This parking proposed is considered conservative for two reasons. The first is that a 15% vacancy rate is the recommended industry standard (typical to avoid excess driving through the lot looking for vacant spaces). At this rate, the existing 706 spaces are adequate to handle the proposed new basement fit-out. The second reason is that we are still proposing 100 landbanked parking spaces, in the extremely unlikely event that additional parking may be required in the future.

Detroit

Chicago
Cincinnati
Los Angeles

Building Department
City of Troy
September 6, 2005
Page 2

This requirement is a hardship to the UnaSource Health, LLC, because there will be higher construction costs associated with building the extra parking which is not needed. In addition, UnaSource Health LLC has already built 192 spaces, as required by the City of Troy, which are not needed. Lastly, land which could be enjoyed as green space and provide additional permeable surface to absorb runoff water will be taken up with pavement.

We appreciate your consideration in this matter.

Sincerely,

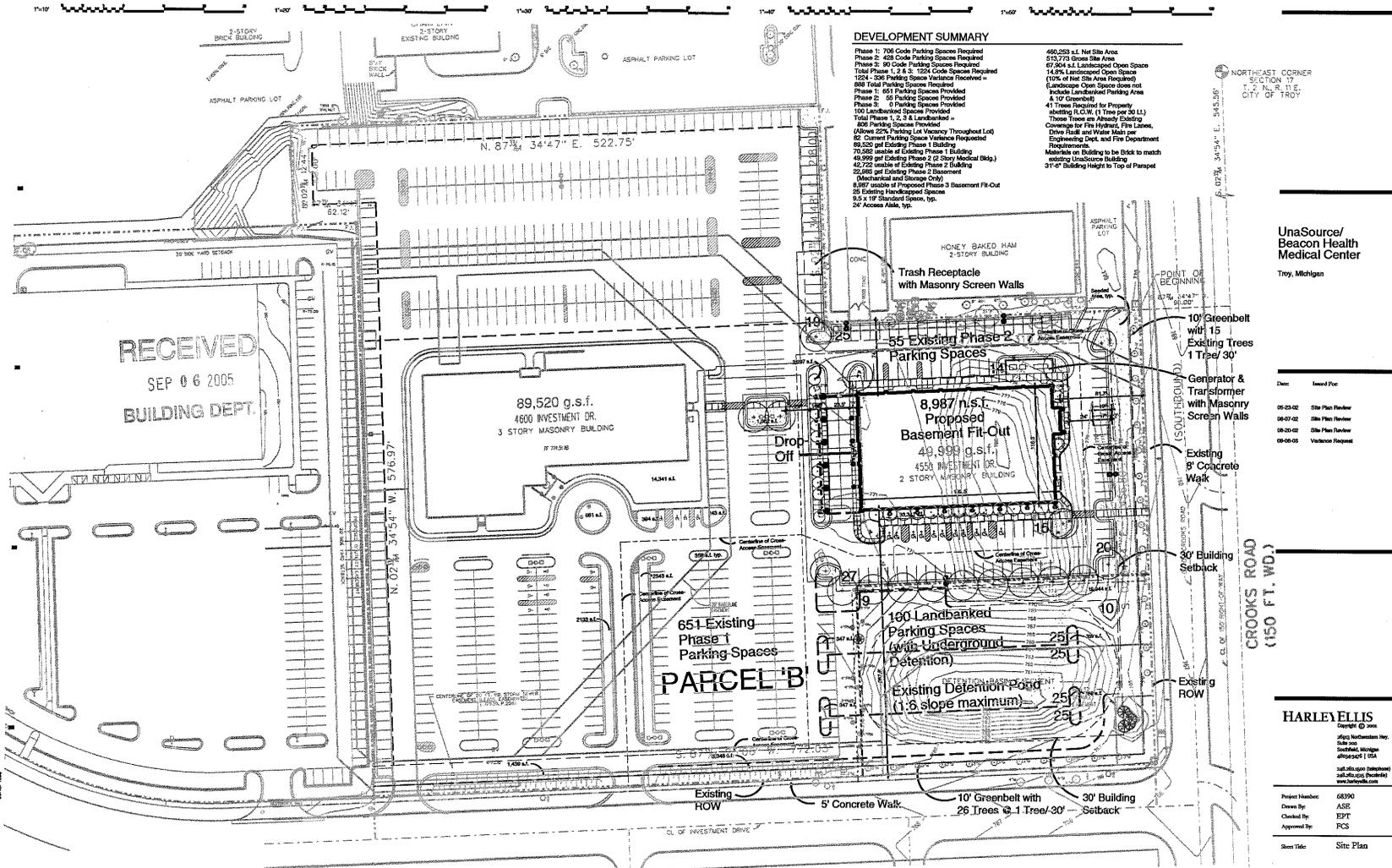


Debra J. Axelrod, ASLA
Associate
Site Planning

DJA/bu

Enclosure

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DEVELOPMENT SUMMARY

Phase 1: 708 Code Parking Spaces Required
 Phase 2: 408 Code Parking Spaces Required
 Phase 3: 80 Code Parking Spaces Required
 Total Phase 1, 2 & 3: 1208 Code Spaces Required
 1204 - 338 Parking Space Variance Received =
 Phase 1: 651 Parking Spaces Provided
 Phase 2: 60 Parking Spaces Provided
 Total Phase 1, 2, 3 & Landbanked =
 100 Landbanked Spaces Provided
 (Allow 22% Parking Lot Vacancy Throughout Lot)
 82 Current Parking Space Variance Requested
 89,520 sqf Existing Phase 1 Building
 70,080 sqf Existing Phase 2 Building
 49,999 sqf Existing Phase 3 (2 Story Medical Bldg.)
 42,722 sqf Existing Phase 3 Building
 22,680 sqf Existing Phase 2 Basement
 (Mechanical and Storage Only)
 8,987 sqf Existing Phase 3 Basement Fit-Out
 26 Existing Landbanked Spaces
 9.5 x 11' Standard Space, tp.
 24 Access Aids, tp.

460,250 s.f. Net Site Area
 519,720 Gross Site Area
 67,854 s.f. Landscaped Open Space
 14.8% Landscaped Open Space
 (10% of Net Site Area Required)
 (Landscaped Open Space does not include Landbanked Parking Area & 10' Greenbelt)
 41 Trees Required for Property
 Shading (1 G.W. (1 Tree per 20 LL))
 These Trees are Already Existing
 Coverage for Fire Hydrant, Fire Lanes,
 Drive Ramps and Water Main per
 Engineering Dept. and Fire Department
 Requirements.
 Materials on Building to be Drib to match
 existing UniaSource Building
 31' of Building Height to Top of Parapet

NORTHEAST CORNER
 SECTION 17
 T. 24 N. R. 11 E.
 CITY OF FORT

UnaSource/
 Beacon Health
 Medical Center
 Troy, Michigan

Date: Issued Plan

05-20-02	Site Plan Review
06-07-02	Site Plan Review
08-05-02	Site Plan Review
09-08-02	Variance Request

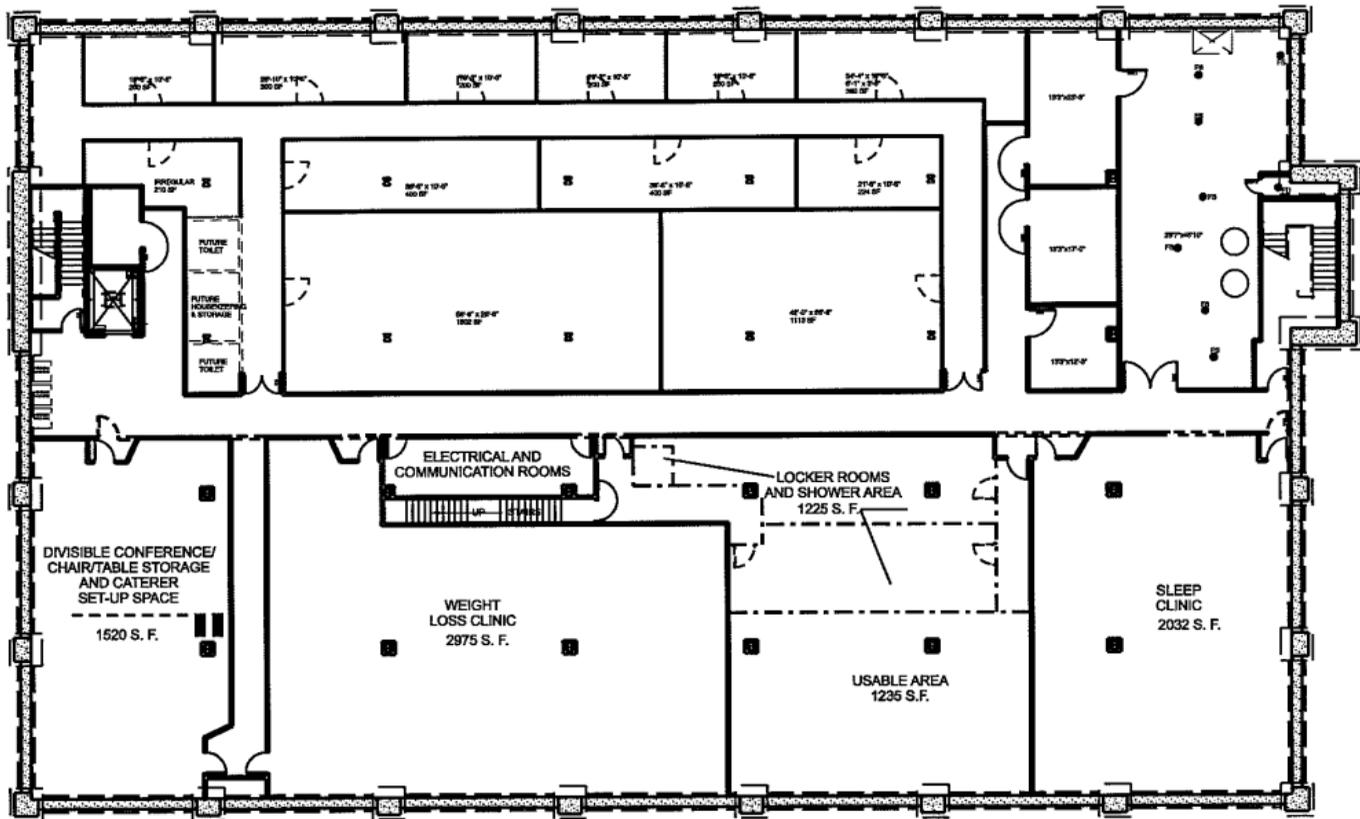
HARLEY ELLIS
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 scale may
 be used without
 the prior written
 consent of
 www.harleyellis.com

Project Number: 68390
 Drawn By: ASE
 Checked By: EPT
 Approval By: FCS

INVESTMENT DRIVE (86 FT. WD.)
 CONCRETE PAVEMENT w/CONCRETE CURB

SCALE: 1" = 100'

Sheet Number: **SP-1**



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UnaSource II Basement Fit-out
 HarleyEllis 68990
 September 6, 2005

DEVELOPMENT SUMMARY

Phase 1: 706 Code Parking Spaces Required
Phase 2: 428 Code Parking Spaces Required
Phase 3: 90 Code Parking Spaces Required
Total Phase 1, 2 & 3: 1224 Code Spaces Required
1224 - 336 Parking Space Variance Received =
888 Total Parking Spaces Required
Phase 1: 651 Parking Spaces Provided
Phase 2: 55 Parking Spaces Provided
Phase 3: 0 Parking Spaces Provided
100 Landbanked Spaces Provided
Total Phase 1, 2, 3 & Landbanked =
806 Parking Spaces Provided
(Allows 22% Parking Lot Vacancy Throughout Lot)
82 Current Parking Space Variance Requested
89,520 gsf Existing Phase 1 Building
70,582 usable sf Existing Phase 1 Building
49,999 gsf Existing Phase 2 (2 Story Medical Bldg.)
42,722 usable sf Existing Phase 2 Building
22,985 gsf Existing Phase 2 Basement
(Mechanical and Storage Only)
8,987 usable sf Proposed Phase 3 Basement Fit-Out
25 Existing Handicapped Spaces
9.5 x 19' Standard Space, typ.
24' Access Aisle, typ.

460,253 s.f. Net Site Area
513,773 Gross Site Area
67,904 s.f. Landscaped Open Space
14.8% Landscaped Open Space
(10% of Net Site Area Required)
(Landscape Open Space does not
include Landbanked Parking Area
& 10' Greenbelt)
41 Trees Required for Property
abutting R.O.W. (1 Tree per 30 l.f.)
These Trees are Already Existing
Coverage for Fire Hydrant, Fire Lanes,
Drive Radii and Water Main per
Engineering Dept. and Fire Department
Requirements.
Materials on Building to be Brick to match
existing UnaSource Building
31'-6" Building Height to Top of Parapet

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PARSONS

26777 Central Park Boulevard • Suite 275 • Southfield , Michigan 48076 • (248) 262-0013 • Fax: (248) 262-0988 • www.parsons.com

September 06, 2005

Ms. Debra Axelrood
Harley Ellis
26913 Northwestern Hwy., Suite 200
Southfield MI 48034-3476

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**RE: Parking Study for Proposed Expansion of UnaSource Health Site, Troy, Michigan
(PTG#642928-04000)**

Dear Ms. Axelrood:

Parsons Transportation Group, Inc. of Michigan has completed a parking study for the proposed expansion of the UnaSource Health site in Troy, Michigan.

Currently, the site contains 651 parking spaces for the 89,520 square-foot medical office building and an additional 55 parking spaces was provided upon construction of the 50,000 square foot two-story building for a combined total of 706 parking spaces to accommodate both buildings. Both buildings are currently fully occupied. The current plan is to use 8,987 square-foot of basement area in the 50,000 square-foot two-story building to accommodate the following uses:

- 2975 sf Weight Loss Clinic (days and evenings)
- 2032 sf Sleep Laboratory (evenings only)
- 1520 sf Conference Room (will serve tenants only, not for outside rental)
- 1235 sf Staff Administrative Offices (for the Surgery Center)
- 1225 sf Locker Rooms/Shower (will serve existing surgery employees only)

The plans to expand the facility require by ordinance additional parking be provided. The purpose of this study was to conduct an analysis of existing parking demand and determine the additional parking necessary, if any, for the expanded facility.

Existing Parking Demand

Based on information provided to us for this facility, typically the highest weekday use occurs on a Tuesday. As a result, the parking demand for the existing 89,520 square-foot medical office building and 50,000 square-foot two-story building was counted on Tuesday, April 26th, 2005. The number of parked vehicles was counted at the beginning of each half-hour during the period extending from 8:00 A.M. to 6:00 P.M. A copy of the counts is attached. Table 1 shows the existing parking demand and the existing extra parking spaces.



Table 1
Existing Parking Demand

Time-of-Day	Existing Demand	Existing Spaces	Extra Spaces
8:00 A.M. – 8:30 A.M.	309	706	397
8:30 A.M. – 9:00 A.M.	374	706	332
9:00 A.M. – 9:30 A.M.	457	706	249
9:30 A.M. – 10:00 A.M.	478	706	228
10:00 A.M. – 10:30 A.M.	501	706	205
10:30 A.M. – 11:00 A.M.	514	706	192
11:00 A.M. – 11:30 A.M.	506	706	200
11:30 A.M. – 12:00 Noon	488	706	218
12:00 Noon – 12:30 P.M.	445	706	261
12:30 P.M. – 1:00 P.M.	400	706	306
1:00 P.M. – 1:30 P.M.	434	706	272
1:30 P.M. – 2:00 P.M.	476	706	230
2:00 P.M. – 2:30 P.M.	482	706	224
2:30 P.M. – 3:00 P.M.	470	706	236
3:00 P.M. – 3:30 P.M.	460	706	246
3:30 P.M. – 4:00 P.M.	384	706	322
4:00 P.M. – 4:30 P.M.	365	706	341
4:30 P.M. – 5:00 P.M.	302	706	404
5:00 P.M. – 5:30 P.M.	244	706	462
5:30 P.M. – 6:00 P.M.	187	706	519

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The parking counts show the peak parking demand occurred between 10:30 A.M. to 11:00 A.M. It further shows that 514 parking spaces are needed to meet the peak parking demand for the existing 89,520 square-foot building and the 50,000 square-foot two-story building (with no use of basement). The peak parking demand can be translated to a rate of just under four parking spaces per 1,000 square feet building area. This calculated rate agrees with the findings presented in the 2nd edition of *Parking Generation*, published by the Institute of Transportation Engineers (ITE)¹.

Future Parking Demand

The proposed expansion for conference room and locker rooms would not generate any additional parking needs as they will serve the existing tenants and employees only. The proposed sleep laboratory as you indicated will operate between 7:00 P.M – 7:00 A.M and will be occupied at maximum capacity four patients and two technicians. Since it will operate during

¹ An average rate of 4.11 parking spaces per 1,000 S.F. is suggested based on 40 parking demand studies for medical clinic offices.

the off-peak times from the other uses in the building and outside the hours of the parking survey time period, it is clear that no additional parking spaces will be needed for that use.

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The additional parking spaces will be needed for the following uses:

- 2975 sf Weight Loss Clinic (days and evenings)
- 1235 sf Staff Administrative Offices (for the Surgery Center)

Based on the information you provided, the required parking for the proposed 2,975 sf Weight Loss Clinic would be one space per 100 square feet of floor area, or 30 spaces. There is no published data for parking demand of such uses for which we are aware. Parking demand for medical office buildings is typically about one space per 250 square feet, which, if assumed for this use, would result in a demand of 12 spaces. However, to be conservative in our analysis, we assumed a maximum of 30 additional parking spaces would be needed to accommodate the future demand for the Weight Loss Clinic

The proposed use of 1,235 square-foot of basement area for Staff Administrative Offices will add an additional one percent of square footage to the facility. You indicated the use of the expansion would be comparable to the existing building. Therefore, the projected future parking demand is expected to increase by one percent of the existing peak parking demand. Table 2 on the following page shows the future projected parking demand of the expanded facility on an hourly basis, and a summary of existing and projected demand is depicted on the attached graphic.

The analysis indicates a peak parking demand of 549 parking spaces will be needed to accommodate the existing buildings with the proposed use of the basement. Allowing for a fifteen percent parking lot vacancy (typical to avoid excess driving through the lot looking for vacant spaces) would indicate about 646 spaces should be provided for buildout. Thus, the existing 706 spaces are adequate to accommodate the existing and future parking demand. This assumes there will not be segregated parking for doctors, staff, visitors, or patients.

Conclusions

This study analyzed the current parking demand of the existing 89,520 square-foot building and 50,000 square-foot two-story building and determined the parking needs for the proposed use of the basement of the 50,000 square-foot two-story building.

The existing peak parking demand of 514 parking spaces occurred between 10:30 A.M. to 11:00 A.M. The future parking demand for the expansion was projected based on the parking demand of the existing buildings and the square footage of the expansion. The future peak parking demand of the expansion is expected to be 35 parking spaces and the projected peak parking demand on the site (for the existing buildings and the proposed use of basement) is 549 parking spaces.

Currently, there are 706 parking spaces on the site. Adjusting the projected peak parking demand of 549 spaces to allow fifteen percent vacancy indicates parking should be available for

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Table 2
 Future Parking Demand

Time-of-Day	Existing Demand	Demand for Expansion			Future Parking Demand	Existing Parking Spaces	Projected Extra Parking Spaces
		Staff Adm. Offices	Weight Loss Clinic	Total			
8:00 A.M. – 8:30 A.M.	309	3	30	33	342	706	364
8:30 A.M. – 9:00 A.M.	374	4	30	34	408	706	298
9:00 A.M. – 9:30 A.M.	457	5	30	35	492	706	214
9:30 A.M. – 10:00 A.M.	478	5	30	35	513	706	193
10:00 A.M. – 10:30 A.M.	501	5	30	35	536	706	170
10:30 A.M. – 11:00 A.M.	514	5	30	35	549	706	157
11:00 A.M. – 11:30 A.M.	506	5	30	35	541	706	165
11:30 A.M. – 12:00 Noon	488	5	30	35	523	706	183
12:00 Noon – 12:30 P.M.	445	4	30	34	479	706	227
12:30 P.M. – 1:00 P.M.	400	4	30	34	434	706	272
1:00 P.M. – 1:30 P.M.	434	4	30	34	468	706	238
1:30 P.M. – 2:00 P.M.	476	5	30	35	511	706	195
2:00 P.M. – 2:30 P.M.	482	5	30	35	517	706	189
2:30 P.M. – 3:00 P.M.	470	5	30	35	505	706	201
3:00 P.M. – 3:30 P.M.	460	5	30	35	495	706	211
3:30 P.M. – 4:00 P.M.	384	4	30	34	418	706	288
4:00 P.M. – 4:30 P.M.	365	4	30	34	399	706	307
4:30 P.M. – 5:00 P.M.	302	3	30	33	335	706	371
5:00 P.M. – 5:30 P.M.	244	2	30	32	276	706	430
5:30 P.M. – 6:00 P.M.	187	2	30	32	219	706	487

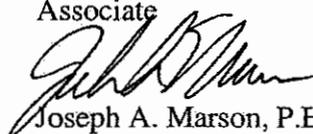
646 vehicles, assuming there will be no segregation by type (doctor, staff, visitor, and patient). Therefore, the existing 706 parking spaces will adequately meet the parking demand of the expanded facility.

If you have any questions regarding the above, please do not hesitate to call us.

Sincerely,



Nivas Dammalapati
 Associate



Joseph A. Marson, P.E. PTOE
 Principal Associate

Accurate Traffic Surveys, LLC

Lloyd Praedel, Manager
156 Barrington
Bloomfield Twp, Mi. 48302
313-445-2461

Project Number 2005-101

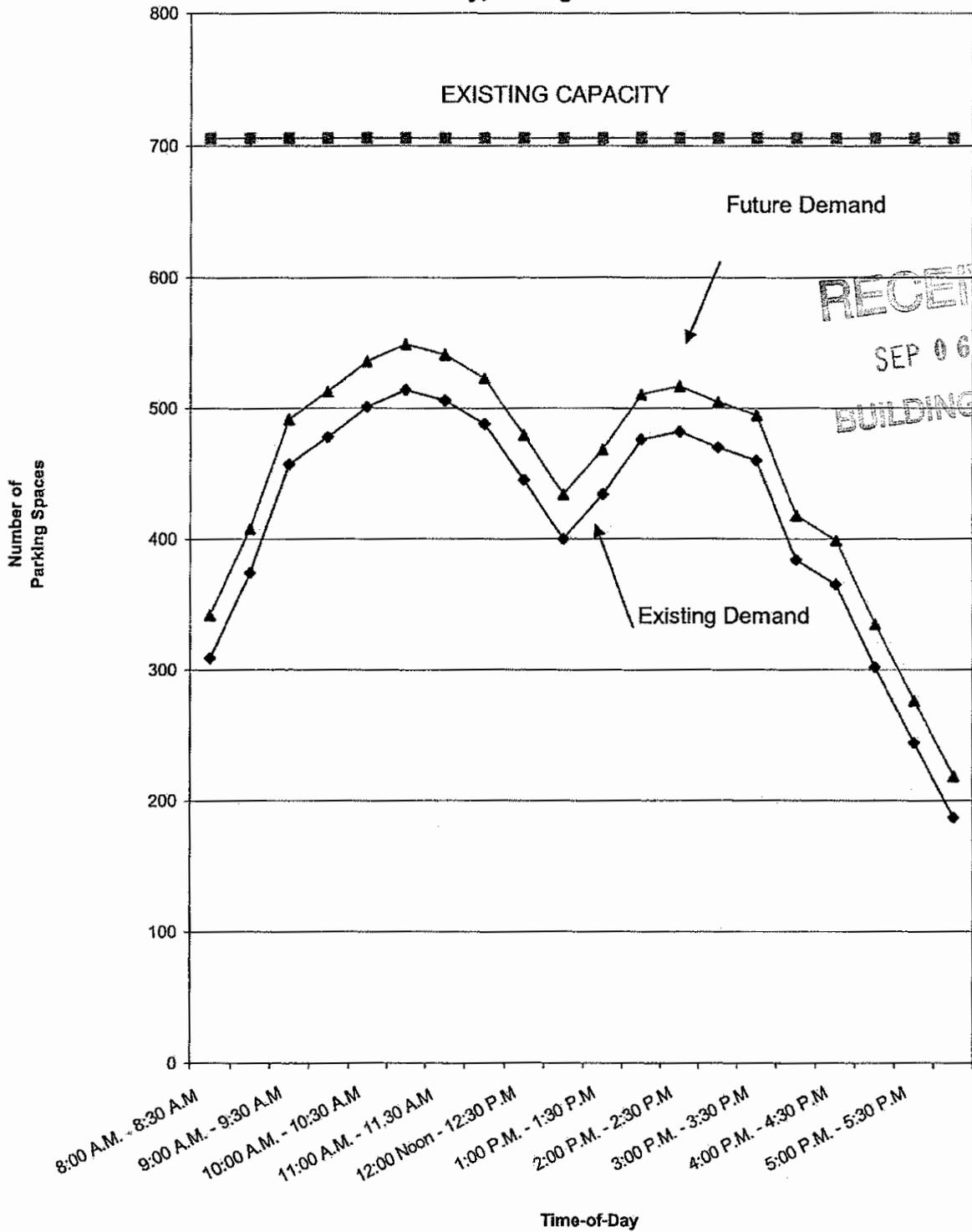
Parking Study, Unasource Medical, Troy, Michigan.

Conducted Tuesday, April 26, 2005. From 8:00 am to 6:00 pm

Time	Cars Parked
08:00 - 08:30	309
08:30 - 09:00	374
09:00 - 09:30	457
09:30 - 10:00	478
10:00 - 10:30	501
10:30 - 11:00	514
11:00 - 11:30	506
11:30 - 12:00	488
12:00 - 12:30	445
12:30 - 13:00	400
13:00 - 13:30	434
13:30 - 14:00	476
14:00 - 14:30	482
14:30 - 15:00	470
15:00 - 15:30	460
15:30 - 16:00	384
16:00 - 16:30	365
16:30 - 17:00	302
17:00 - 17:30	244
17:30 - 18:00	187

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Parking Summary for Proposed Expansion of UnaSource Health Site Troy, Michigan



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4967

4600

4550

CROOKS

INVESTMENT

4555

4685