DATE: July 12, 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
Parking Variance, Maple Research Center
1650 Research Drive

We have received a request from Joe Trinkle of Liberty Properties to locate facilities for Central Michigan University in one of the buildings in the Maple Research Center. This complex is located on the north side of Maple Road, just west of I-75 and is in the R-C (Research Center) Zoning District. With this proposed use, combined with the other uses existing in the center, a total of 1,627 parking spaces would be required for the six building complex based upon the requirements of Section 40.21.00 of the Zoning Ordinance. The existing development has only 1,309 parking spaces available.

In light of this 318 parking space deficiency the plans for the conversion of the space for CMU have been denied. In response to our denial, the petitioners have filed an appeal asking for a variance on the parking requirement. In accordance with Section 44.01.00 a public hearing on the request has been scheduled for your meeting of July,18, 2005.

We have included copies of the appeal request as well as the supporting documentation for your information.

Prepared by: Mark Stimac, Director of Building and Zoning

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

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TO TROY CITY COUNCIL DATE: 7/5/05

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: ~~JOE TRINKLE~~ LIBERTY PROPERTY TRUST Phone: 248·262·1010

Address: 26957 NORTHWESTERN HWY. STE 140 SOUTHFIELD, MI 48034

Address of Property: 1650 RESEARCH DRIVE

Lot #_____ Subdivision: _____

Zoning District: RC Sidwell # 88 20262360 29

Owner of Property: LIBERTY PROPERTY TRUST Phone: _____

Address: (SEE ABOVE)

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: JUNE 22, '05

Has there been a previous appeal involving this property? _____ If Yes, state date_____

and particulars _____

REASON FOR VARIANCE:

Dimension of Stall? _____ Parking Spaces Required: 1627 PER NEW PLAN

Number of Stalls? _____ Parking Spaces Provided: 1309

Other Dimensions? _____ Variance Requested: 318 SPOTS

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)

REFER TO ATTACHED MEMO DATED JUNE 22, '05

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PLOT PLAN OF SITE ATTACHED HERETO

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I HEREBY DISPOSE AND SAY THAT ALL THE ABOVE STATEMENTS, AND INFORMATION IN THE ATTACHED PAPERS AND SITE PLANS SUBMITTED ARE TRUE AND CORRECT.

Date: JULY 5 2005 DAVIS & DAVIS
(Signature of Applicant)

Signed and Sworn to before me this 5th day of July 20 05

Pamela R Pasternak
Notary Public

My Commission Expires: _____

Filing Fee $200.00	Date Paid 7-5-05

REV:2/2002

PAMELA R. PASTERNAK
Notary Public, State of Michigan, County of Macomb
My Commission Expires September 1, 2007
Acting in the County of Oakland

DAVIS & DAVIS
INTERIOR DESIGN CO.

MEMORANDUM

TO: City of Troy Building / Planning Department
Joe Trinkle - Liberty Property Trust

FROM: Chuck Brewer

RE: **Maple Research Park parking variance**
Central Michigan University
Davis & Davis Job Numbers 05098, 05115, 05123

DATE: July 5, 2005

****

This letter is being submitted by Davis & Davis to discuss the parking issues. We have had conversations with Joe Trinkle - Liberty Property Trust and Mark Stimac - Troy Building Department; it is understood that the Central Michigan University proposed project will have only "after hours" classes. Refer to submitted letter from Central Michigan. Most of the other tenants in this complex do not have shifts or employees working after 5:00 pm. The tenant, International Academy of Design & Technology, has classes that are after 5:00 pm. However, these parking requirements have been included in the attached calculations.

It is our understanding that this situation would constitute non-simultaneous use & parking requirements. Granting this variance should not create a parking issue that would violate the zoning or parking requirements for this complex.

Please call if you have any questions or need any additional information.

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DAVIS & DAVIS
INTERIOR DESIGN CO.

MEMORANDUM

TO: City of Troy Building / Planning Department
Joe Trinkle - Liberty Property Trust

FROM: Chuck Brewer

RE: **Maple Research Park parking count**
Central Michigan University
Davis & Davis Job Numbers 05098, 05115, 05123

DATE: June 22, 2005

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****

Parking space counts for the entire Maple Research Center complex:
(excluding the existing restaurant & hotel – separate parcels)

Building A (3 stories) total gross square footage 75,000 sf
Building B (1 story) total gross square footage 30,450 sf
Building C (1 story) total gross square footage 30,450 sf
Building D (3 stories) total gross square footage 75,000 sf
Building E (1 story) total gross square footage 38,600 sf
Building F (1 story) total gross square footage 38,600 sf

Parking spaces required when complex was built:
Total: 288,100 sf x .80 (for 80% of spaces useable) = 230,480 sf / 200 = 1152 required

TOTAL PARKING PROVIDED WHEN COMPLEX WAS BUILT: 1309
The attached layout indicates the number of spots. This layout has been "spot checked" & appears to be an accurate count.

BUILDING A (1650) - Parking spaces increase for proposed tenant:
First Floor (since an approximate floor plan is available)
The total floor area is 26,492. Excluding corridors, lobby areas, vertical shafts, restrooms, mechanical spaces and storage areas (6144 sf), the useable floor area is 20,348 usf. 220 students will be attending classes on this floor; therefore, 220 spots will be required for the classroom spaces using the calculation of 1 spot per student. 7428 usf will be deducted from the useable floor area number for the classrooms. The balance of12,920 sf will be calculated as office space standards as 1 parking spot per

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200 sf. The parking required for this floor would be 64 + 220 = 284 spots.

Second Floor (since a floor plan is not available)
The total floor area is 26,113. Excluding corridors, lobby areas, vertical shafts, restrooms, mechanical spaces and storage areas (3,918 sf), the useable floor area is 22,195 sf x .8 = 17,756 / 200 assumed as business. The parking for this floor would be 89 parking spots.

Third Floor (since an approximate floor plan is available)
The total floor area is 25,611. Excluding corridors, lobby areas vertical shafts, restrooms, mechanical spaces and storage areas (2892 sf), the useable floor area is 22,719 sf / 200 assumed as business. The parking for this floor would be 113 parking spots.

The parking spots required now for this building, as proposed would be 486 spots. Refer to enclosed site plan, the outlined area indicates more than the 486 spots required.

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BUILDING D (1850) - Parking spaces increase for proposed tenant:
First Floor (since an approximate floor plan is available)
The International Academy of Design and Technology is a tenant on the first and second floor of this building. Refer to the attached 11x17 floor plans provided. The floors have been walked and visually reviewed. The school has administrative functions (registration, offices, work rooms, etc.) on the north half of this floor. This half of the floor is 8568 sf / 200 for business = 43 parking spots. The southern half of the first floor minus the stairs and corridor to the exterior of the building is considered classroom use (1 parking spot per student). By counting chairs and number of students, verified by the tenant, a total of 142 students would requires 142 parking spots. The parking for this floor would be 185 spots.

Second Floor (since an approximate floor plan is available)
The majority of this floor is lecture halls and lab rooms. We have been informed that lab rooms are areas that "overlap" or are "redundant uses". They are rooms that the students from the lecture halls go into to do their work. They are not rooms for addition students. The total number of seats, counted and verified by the tenant is 308. 1000 square feet of this floor are for offices, work areas, faculty spaces therefore they should be calculated for business 1000 sf/200 = 5. The parking for this floor would be 313 parking spots.

Third Floor (since an approximate floor plan is not available)
The total floor area is 25,611 – 2820 sf (for core elements) = 22,791 x .8 = 18,233/ 200 (assumed for business). The parking for this floor would be 91 parking spots.

This building requires 589 parking spots as currently designed.

The remaining buildings B, C, E & F are intended to remain; therefore their parking calculations would remain as is. 138,100 sf x .80 = 110,480 sf / 200 = 552 parking spots.

Please keep in mind that many of tenants currently in the park have long term leases and have made the commitment to keep their business in the city of Troy. Almost every tenant is currently below the "worse case scenario" from a parking perspective (1 parking spot per 200 sf). At any time during the day parking spots are readily available without "looping or hovering" for a spot. This scenario could be documented in the future if necessary.

TOTAL PARKING SPOTS REQUIRED (FOR PROPOSED CMU PLANS): 1627 PARKING SPACES

The 1309 existing spots represent 80% of the new total spots required.

Therefore, the existing parking would not be sufficient to accommodate this increase without a variance. The solution to this parking issue is being addressed by documented information that the Central Michigan University (CMU) classrooms are used only "after work hours". The additional parking this classroom use requires can be acquired from existing parking spots vacated by employees working 9-5. REFER TO ATTACHED LETTER FROM CMU EXPLAINING HOW THE PROPOSED SPACES WILL BE USED.

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Mr. Joseph A. Trinkle
Vice President/City Manager
Liberty Property Trust
26957 Northwestern Highway - Suite 140
Southfield, MI 48034

Dear Joe,

In response to your request concerning our expected staff personnel and student (customer) usage of our new CMU - Troy Learning Center at 1650 Research Drive, Troy, MI during day-time, evening, and weekend hours, I respectfully submit the following information:

1st Floor – Approximately 12,000 sq ft. – Administrative and Classroom Usage

1) Staff personnel – 8 FTE employees working between 8 am & 6 pm – Monday thru Friday
2) Students – 7 classrooms operating between
    a. 6 pm & 10 pm - Monday thru Friday
    b. 9 am & 5 pm - Saturday & Sunday
    c. Staff personnel are NOT present during the classroom evening & weekend hours. Faculty instructors handle the closing / securing of the classrooms & offices.
    d. Student attendance averages 18 – 22 per class throughout the fiscal year.
    e. It is common during each 8 week term for 1 to 2 classes to remain vacant throughout the weeknight and weekend.
    f. Only during a short time span (2 to 4 weeks) during the summer months will 1 or 2 classrooms be used during the weekday hours of 9 am & 5 pm. These special classes are offered primarily to accommodate Metro Detroit elementary, middle, and high school teachers who choose to take 1 week long educational classes during their summer employment break.
    g. A small break-room lounge will be used by staff during the day and students attending evenings & weekends. Typically 2 - 15 minute breaks are provided to students during weeknight programs and 3 to 4 – 15 minute breaks in 8 hour weekend classes.
    h. Only students registered for weeknight or weekend classes are allowed to be in the building during classroom hours.

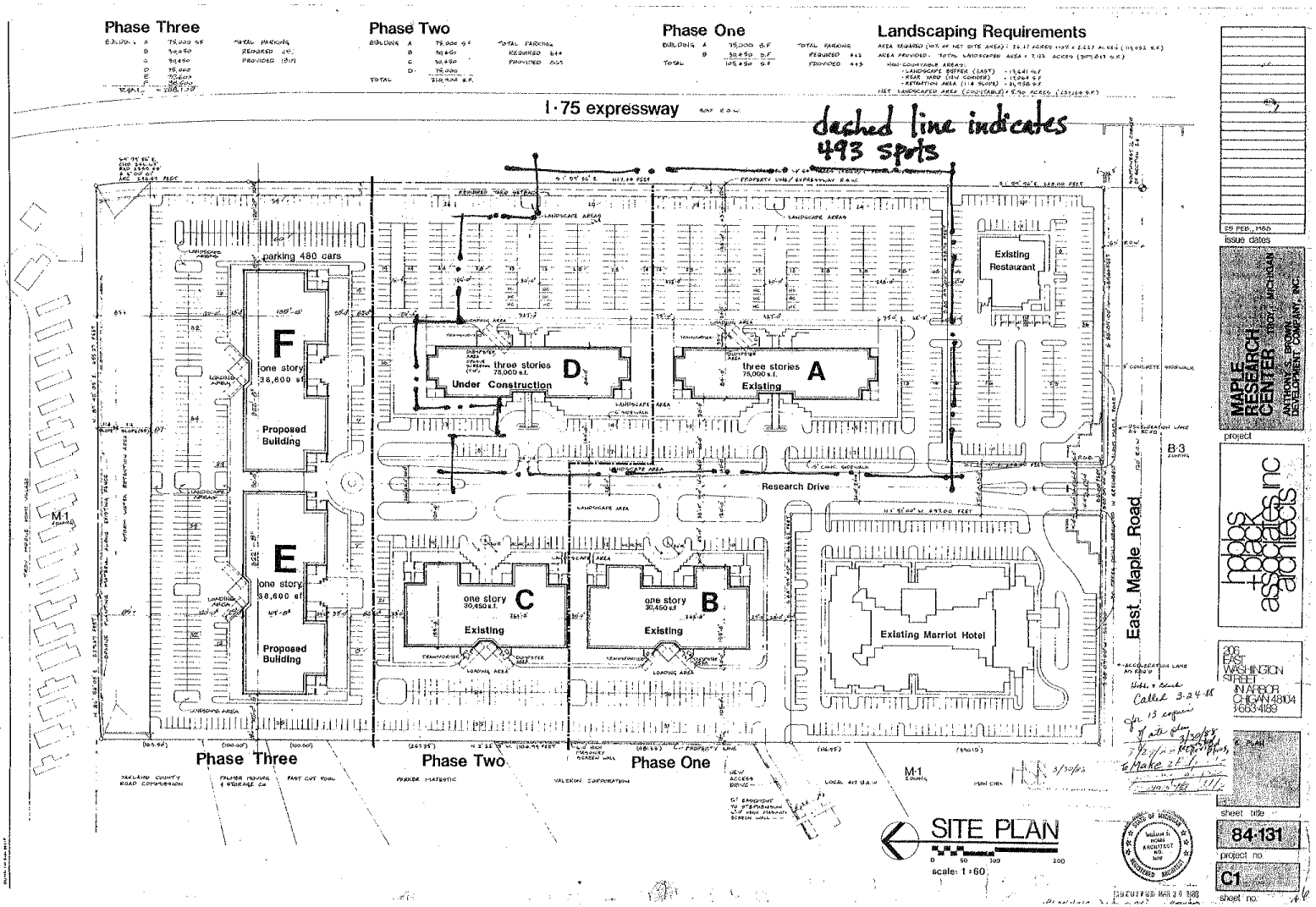
3rd Floor – Approximately 10,000 sq ft. – Administrative Usage Only

1) Staff personnel – 25 FTE employees operating between 8 am & 6 pm – Monday thru Friday
2) Traditional administrative office use – NO classroom use

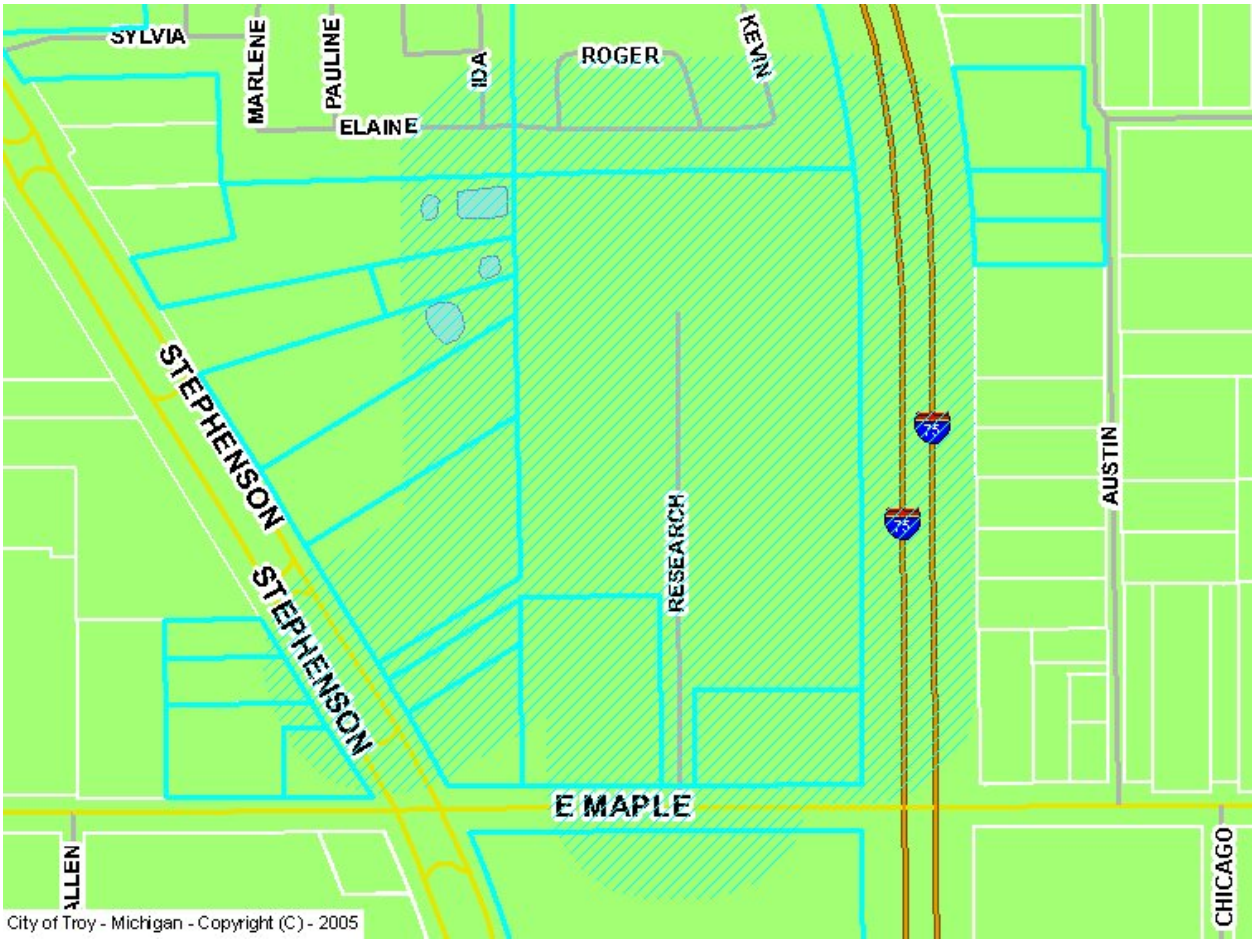
If additional information is needed, please don't hesitate to contact me.

Sincerely,

Daniel J. Stephens
Director of Finance
Central Michigan University
Off-Campus Programs
989-774-1573



Phase Three
Phase Two
Phase One
Landscaping Requirements
I·75 expressway
dashed line indicates 493 spots
parking 480 cars
F
one story 38,600 s.f.
Proposed Building
E
one story 38,600 s.f.
Proposed Building
three stories 75,000 s.f.
D
Under Construction
three stories 75,000 s.f.
A
Existing
Existing Restaurant
Research Drive
one story 30,450 s.f.
C
Existing
one story 30,450 s.f.
B
Existing
Existing Marriot Hotel
East Maple Road
M-1
B-3
Phase Three
Phase Two
Phase One
SITE PLAN
scale: 1:60
25 FEB., 1988
issue dates
MAPLE RESEARCH CENTER
TROY, MICHIGAN
ANTHONY S. BROWN DEVELOPMENT COMPANY, INC.
project
hobbs + black associates inc architects
206 EAST WASHINGTON STREET
ANN ARBOR MICHIGAN 48104
313-663-4189
sheet title
84-131
project no.
C1
sheet no.


SYLVIA
MARLENE
PAULINE
IDA
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KEVIN
ELAINE
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