
CITY OF ROCHESTER HILLS

Assessing
Department

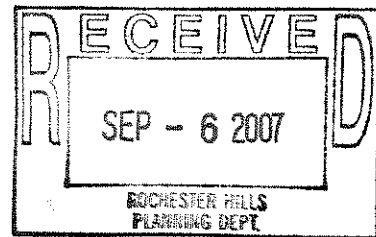
Laurie Taylor, Chief Appraiser

DATE: September 6, 2007

TO: Ed Anzek, Director

RE: 89-153.8 Crittenton Hospital Parking
Deck Expansion

No Comment.



B uilding Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Mark McLocklin, Ordinance Services *mm*

D.L.

DATE: February 5, 2008

TO: Ed Anzek, Planning

RE: Crittenton Hospital Parking Deck
Expansion-Review #3
City File# 89-153.8

Sidwell #15-15-101-003

The site plan review for Crittenton Hospital Parking Deck Expansion, City File #89-153.8, was based on the following drawings and information submitted:

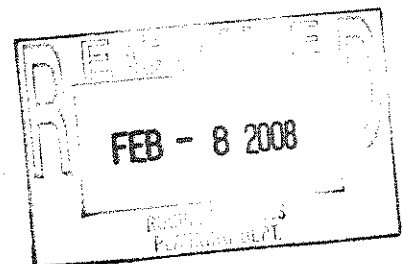
Sheet No. C-100, C-200, C-300, C-400, C-401, C-402, C-500, C-600, C-601, C-602, C-603, CD-100, L-100, A-110, A-120, A-130A-140, A-200, A-300, ES-101, ES-500

Building code comments: Dick Lange

References are based on the Michigan Building Code 2003.

1. Sheet C-200 indicates 8 accessible parking spaces in the proposed parking structure addition and 7 accessible parking spaces in the existing parking structure. This is in conflict with the parking space data shown on Sheets C-100 and A-110 and does not comply with the revisions requested in item #2 of our Review Letter dated 10-30-07. Please resolve this discrepancy and show compliance with the next submittal.
2. The plans on Sheet A-110 indicate the parking structure area justification was based on Table 406.3.5 with area increases as allowed by Section 406.3.6 paragraph 2. Please provide sufficient information, including exterior building elevations on the plans to show compliance with the provisions of this code section for the exterior wall openings and standpipes.
3. Curb ramps shall comply with ICC/ANSI A117.1-1998, Section 406. Sides of curb ramps where pedestrians must walk across a curb ramp shall have flared sides complying with Section 406.4. Please note the required side slopes on the Sidewalk Ramp Detail on Sheet C-600.
4. Please revise the Applicable Building Codes on Sheet A0110 as follows:
 - Michigan Plumbing Code 2006
 - Michigan Mechanical Code 2006
 - International Fire code 2006
 - NEC 2005 (Michigan Electric Code)
 - 2005 National Electric Code with Part 8 Amendments
5. Please revise the plans to show a curb ramp at the west side of the driveway approach at the northeast and southeast corners of the existing parking structure. Section 1104.

Ordinance comments: Mark McLocklin
No comments.



CITY OF ROCHESTER HILLS

DATE: February 14, 2008

Fire
Department

TO: Planning Department

RE: Crittenton Hospital Parking
Deck Expansion

William Cooke, Ext. 2703

FILE NO: 89-153.8 REVIEW NO: 3

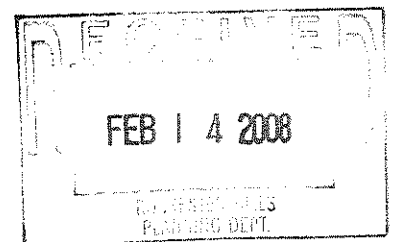
APPROVED **X**

DISAPPROVED _____

Note: The Fire Department will approve the elimination of required fire hydrants around the proposed structure provided the parking deck expansion will be equipped with a Class I standpipe system.

William Cooke
Fire Inspector

I:\Fir\Site\Crittenton Hospital Parking Deck Expansion 2008.3



CITY OF ROCHESTER HILLS

Parks and Forestry

Gerald Lee, Forestry Operations Manager

DATE: August 9, 2007

TO: Ed Anzek, Director - Planning

RE: Crittenton Parking Deck
Expansion, File #89-153.8

Forestry review pertains to right-of-way tree issues.

No comment at this time.

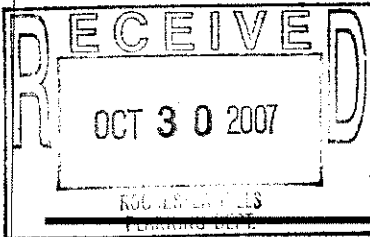
GL/dce

cc: Carla Dinkins, Landscape Architect
Sandi DiSipio, Planning Coordinator

I:\Par\FOR\PLANNING\2007\Crittenton Parking Deck Exp 8-9-07.doc

Planning and
Development

DATE: October 29, 2007
TO: Ed Anzek, Director
Planning & Development
RE: Crittenton Hospital
Parking Deck Expansion
2nd Landscape Review
File #89-153.8
FROM: Carla J. Dinkins
Landscape Architect
Planning & Development



For this review I have reviewed the following sheets:

- Cover Sheet, stamped as being received in our office October 12, 2007
- CD-100 Site Demolition Plan, dated last revised October 9, 2007
- C-100 Overall Site Plan, dated last revised October 9, 2007
- C-200 Site Plan, dated last revised October 9, 2007
- C-300 Grading Plan, dated last revised October 9, 2007
- C-400 Overall Utility Plan, dated last revised October 9, 2007
- C-401 Utility Plan, dated last revised October 9, 2007
- C-402 Overall Storm Plan, dated last revised October 9, 2007
- C-500 Soil Erosion Control Plan, dated last revised October 9, 2007
- C-600 Site Details, dated last revised October 9, 2007
- L-100 Landscape Plan, dated last revised October 9, 2007
- ES-101 Electrical Site Lighting Plan, dated last revised October 9, 2007

Please note that my review of these plans is for landscape, irrigation and tree preservation issues only.

My review and comments are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) does not cover this site, however, tree replacement and preservation is required based on previously approved development documents. A total of 16 existing trees have been removed and requires a total of 16 replacement tree credits.

Status:

- Eleven (11) 2 ½" caliper replacement trees providing 16.5 replacement tree credits are being provided (1.5 credit per each 2 ½" caliper tree). This meets and slightly exceeds the tree replacement credits.

Parking lot island requirement and status:

Requirement:

- The parking at this development is being provided within the confines of a parking deck structure and hence, parking lot planter islands and trees may not be provided in the usual manner as defined in the Zoning Ordinance.

Status:

- The Developer for this development has provided large planting areas with trees (11) around the perimeter of the parking deck. These plantings while not the typical island planter type planters do meet the intent of the planter island requirement of the Zoning Ordinance.

Buffer requirements and status:

Requirement:

- The eastern limit of this development is located within the limits of the City of Rochester.

Status:

- The Developer for this development is providing additional trees within the limits of the eastern buffer. The addition of these trees meets the intent of the Intermittent Visual Obstruction (IVO) as defined by the City of Rochester Hill's Zoning Ordinance.

Plan approval status:

With the exception of the following conditions, all comments and concerns of my pervious review dated August 20, 2007, have been addressed. The following issues must be addressed prior to staff approval of design documents and prior to issuing the Land Improvement Permit

1. As previously requested, provide the designing Registered Landscape Architects name, address, state registration number and phone number on the plans.
2. Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City of Rochester Hills Landscape Architect.
3. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be issued:

Replacement trees and all other landscaping	\$11,100.00
Buffer trees	11,200.00
Total of Bonds	\$22,300.00



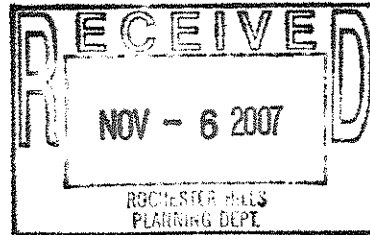
HUBBELL, ROTH & CLARK, INC
Consulting Engineers

Principals
 George E. Hubbell
 Thomas E. Biehl
 Walter H. Alix
 Peter T. Roth
 Michael D. Waring
 Keith D. McCormack
 Curt A. Christeson
 Thomas M. Doran

Chief Financial Officer
 J. Bruce McFarland

Senior Associates
 Frederick C. Navarre
 Gary J. Tressel
 Lawrence R. Ancypa
 Kenneth A. Melchior
 Dennis M. Monsere
 Randal L. Ford
 David P. Wilcox
 Timothy H. Sullivan

Associates
 Thomas G. Maxwell
 Nancy M.D. Faught
 Jonathan E. Booth
 Michael C. MacDonald
 Marvin A. Olane
 James C. Hanson
 Richard F. Beaubien
 William R. Davis
 Daniel W. Mitchell
 Jesse B. VanDeCreek
 Robert F. DeFrain
 Marshall J. Grazioli
 Thomas D. LaCross



November 2, 2007

City of Rochester Hills
 1000 Rochester Hills Drive
 Rochester Hills, Michigan 48309

Attention: Mr. Edward Anzek

Re: Crittenton Parking Deck Expansion
 City File #89-153.8, Section 15
 Site Plan Review #2

HRC Job No. 20070578.22

Dear Mr. Anzek:

We have reviewed the plans for the above referenced project, as prepared by Spicer Group, dated October 9, 2007, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Planning Department on October 12, 2007, and by this office on October 20, 2007.

It is our opinion that the plans submitted are in substantial compliance with the engineering-related requirements of the City ordinance for site plans, and therefore, we would recommend site plan approval. The items from our previous review letter have been satisfactorily addressed or will be on the construction plans.

The plans have been stamped "Reviewed without Comment", and one (1) set is enclosed for your use. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

James J. Surhigh, P.E.
 Senior Project Engineer

pc: City of Rochester Hills – Paul Davis, Tracey Balint, Roger Moore, Paul Shumejko
 HRC – W. Alix, D. Mitchell, File



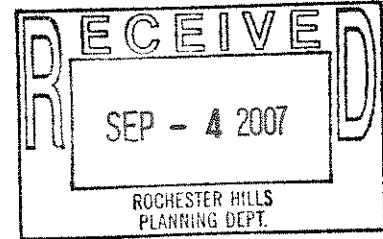
L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION
DEPARTMENT OF HEALTH AND HUMAN SERVICES

HEALTH DIVISION
George J. Miller, M.A., Manager

August 29, 2007

PLANNING DEPARTMENT
ATTN ED ANZEK
CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DR
ROCHESTER HILLS MI 48309



RE: CRITTENTON HOSPITAL PARKING DECK EXPANSION 15-15-101-003

To Whom it May Concern:


The Oakland County Health Division has no objection to the issuance of a demolition permit for the above addresses, based on a record search and site visit. We would require that during demolition or other site work that should any well casing be discovered, it should be evaluated by this Division, a registered well driller and be properly abandoned if needed.

No information regarding septic tank on the above property could be located. Again, during demolition or other site work should and old tank be encountered we would expect it to be properly abandoned, with the proper documentation submitted to our Division.

Thank you for your cooperation, should you have any question, please contact this office at (248) 858-1381.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services


Frank Zuazo, R.S.
Senior Public Health Sanitarian
Environmental Health Services

cc: Mark Hansel, Environmental Health Supervisor
File

ROCHESTER PLANNING COMMISSION

REGULAR MEETING MINUTES

AUGUST 6, 2007

Chairperson Bilodeau called the regular meeting of the Rochester Planning Commission to order at 7:30 p.m.

Members Present: Bilodeau, Gassen, Bikson, Briskin,
Johnson, Kingsepp, Lewis.

Members Absent: McGowan, Ketelsen.

Others Present: City Planner, David Birchler; Building Inspector,
Ed Alward; City Attorney, Sarah Cox, and approximately
25 others.

APPROVAL OF MINUTES

Chairperson Bilodeau asked if there were any additions, deletions, or corrections to the regular meeting minutes of July 2, 2007.

Motion by Lewis, supported by Briskin, to approve the regular meeting minutes of July 2, 2007, as presented. Yes: Bilodeau, Gassen, Bikson, Briskin, Johnson, Kingsepp, Lewis. No: None. Absent: McGowan, Ketelsen. Motion carried.

PUBLIC HEARING - SPECIAL EXCEPTION - CRITTENTON HOSPITAL PARKING STRUCTURE

Chairperson Bilodeau stated for Planning Commission consideration is a Public Hearing regarding a special exception request for Crittenton Hospital to expand their existing parking deck in the City of Rochester Hills easterly into an existing surface parking lot in the City of Rochester Hills.

Mr. Birchler stated he provided his preliminary review during the July 2, 2007, meeting. They provided enough information to satisfy the requirement for a public hearing.

Mr. Birchler stated prior to making a recommendation regarding the request, we need to receive the following information: Detail regarding the existing/proposed buffer strip adjacent to the east property line, including a verification of the presence of a screen wall and curbing or concrete wheel stops, supplementary landscape plantings for the block between Third and Roselawn; information regarding the colors of the exterior building materials to ensure compatibility with the principal building; receipt of an east elevation drawing; and submission of lighting plan details.

Chairperson Bilodeau opened the Public Hearing.

No comments from the audience.

Chairperson Bilodeau stated we received a letter from one resident, Kay Johnson, 137 N. Alice, who had one concern that the addition to the hospital will not cause any more water problems to her property.

Chairperson Bilodeau closed the Public Hearing.

Mr. Gassen asked if there were any problems that have been determined to be attributed to what is happening with development to the west with this particular house.

Manager Johnson stated there was extensive work done to the storm sewer system in that area so the flooding problems experienced previously have been addressed. This development will not cause any additional drainage problems since the site in this area is currently 100% impervious.

Motion by Lewis, supported by Gassen, to approve the special exception request by Crittenton Hospital to expand their existing parking deck in the City of Rochester Hills easterly into an existing surface parking lot in the City of Rochester because the development meets the requirements for special exception requests outlined in Article 26, Sections 2603 and 2604 of the Zoning Ordinance. Yes: Bilodeau, Gassen, Bikson, Briskin, Johnson, Kingsepp, Lewis. No: None. Absent: McGowan, Ketelsen. Motion carried.

SITE PLAN

Chairperson Bilodeau stated for Planning Commission consideration is the site plan for the proposed parking deck.

Mr. Dick Wheaton, architect for the project, was in attendance representing Crittenton.

Mr. Wheaton stated he received Mr. Birchler's comments and is prepared to provide additional information. They did an additional review of the parking and it looks like they will have 429 parking spaces. Each space will be 9 x 18. They have a 30' buffer strip between their property and the residences. They intend to add an additional 55 trees to buffer the parking area from the adjacent residents. They don't intend to have any mechanical equipment at the east end of the structure. They have a lighting plan, and the lights will be less than 1' candle at the property line.

Mr. Wheaton displayed a rendering and pointed out features of the parking structure. The structure will be double the size of the existing parking deck. For traffic flow, instead of driving around the structure, the cars will drive through the structure, so the additional traffic will not affect the neighbors.

Mr. Wheaton displayed a rendering of the site. There is presently a fairly dense buffer strip for residences.

Mr. Wheaton also referred to a rendering of the existing deck. One rendering showed the location of the proposed lights. The lights will be 60' away from the residential area and by the time the lighting reaches the residences, there will be almost no light. There was also a question about the curbing. He displayed a rendering showing the curbing. The new structure will match the existing structure and will be precast deck. The east elevation will be solid, so unlike the existing structure, this will be open only on 3 sides.

Chairperson Bilodeau asked if there are any mechanicals or elevators.

Mr. Wheaton stated there are two towers; the one up front at the northwest corner of the structure will be elevators and stairs. They will tie in with an overhead walkway.

Chairperson Bilodeau asked the distance from the tower with the elevator to the property line.

Mr. Wheaton stated about 300'.

Chairperson Bilodeau asked if they are proposing to have generators.

Mr. Wheaton stated no. We will also be integrating our salt bins inside.

Mr. Kingsepp stated if there are currently trees along the property line now, where will the new landscaping be going.

Mr. Wheaton stated there are a few bare spots. We will fill them in trees. He has a list of trees if you would like to see it.

Mr. Kingsepp asked about maintenance. Will you replace any trees that die?

Mr. Wheaton stated within the first couple of years.

Mr. Kingsepp asked if they can make it five (5) years.

Mr. Wheaton stated we will do whatever is requested.

Mr. Kingsepp stated the lighting will not affect the residents, correct?

Mr. Wheaton stated it will not. The light at the property line will be under 1' candle.

Mr. Gassen stated the two areas where we will need to see more information was landscaping and lighting. Since we will only be giving preliminary approval, we would just need to see lighting placement and where the trees will be located on the property when the plan comes back.

Mr. Wheaton stated he has that information with him this evening.

Mr. Gassen stated considering that you will be coming back, we would need to see the requested information at that time.

Motion by Gassen, supported by Kingsepp, to issue preliminary approval of the site plan for Crittenton Hospital to expand their parking deck in the City of Rochester Hills easterly into an existing surface parking lot in the City of Rochester subject to receipt of lighting and landscaping plans that include details on the actual locations for the tree plantings and a lighting plan showing the locations and details of the proposed lighting.

Mr. Kingsepp stated he would like to include the guarantee of replacement for the trees for five (5) years.

RESTATE MOTION

Motion by Gassen, supported by Kingsepp, to issue preliminary approval of the site plan for Crittenton Hospital to expand their parking deck in the City of Rochester Hills easterly into an existing surface parking lot in the City of Rochester subject to receipt of lighting and landscaping plans that include details on the actual locations for the tree plantings including a provision that any trees or shrubs that die within five (5) years will be replaced, and a lighting plan showing the locations and details of the proposed lighting.

Mr. Briskin asked in this type of approval between two (2) cities, do we get a copy of what Rochester Hills approves?

Manager Johnson stated the process is that they will go to Rochester Hills to

get their final approval. They will come back here after they receive approval from Rochester Hills. If there are any changes on the Rochester Hills side that might affect us, this Commission will be able to see those changes. If these changes affect what we approved, we will be provided with the details of the changes. At least this way, Rochester Hills knows that our community is satisfied, but the plan will also have to come back here after approval by Rochester Hills.

Mr. Gassen asked if the petitioner is aware of any security issues that may be occurring in the existing garage.

Mr. Wheaton stated he is not aware of any. There is a security camera system throughout the existing garage.

Chairperson Bilodeau asked if there be a security system in the new garage.

Mr. Wheaton stated yes.

Chairperson Bilodeau asked if they were providing for limited access or will it be an open deck.

Mr. Wheaton stated it will be open. It is not gated.

Chairperson Bilodeau called for roll.

Yes: Bilodeau, Gassen, Bikson, Brisikin, Johnson, Kingsepp, Lewis. No: None.
Absent: McGowan, Ketelsen. Motion carried.

SITE PLAN - 135 SOUTH STREET - KEVMARK PROPERTIES

Chairperson Bilodeau stated for Planning Commission consideration is a site plan for a new building at 135 South Street - Kevmark Properties.

Mr. Birchler stated the above applicant is seeking approval of a new 8,000 square foot two story light manufacturing facility on .44 acres located on the north side of South Street. The property under consideration is zoned I-2, Industrial 2 and is located south of the Clinton River. Our review indicated the following:

- 1) Light manufacturing is a principal permitted use in the I-2, Industrial 2 district.
- 2) The site plan reflects the required minimum front setback of 25 feet from South Street. All front, side and rear setbacks have been met.
- 3) Gross floor area for the building is 8,000 square feet, requiring 16 parking spaces per the industrial square footage standards. Seventeen parking spaces have been provided. The number of employees per shift should be provided to ensure that the proper parking standard has been applied.
- 4) Despite its location near the Clinton River, the .44-acre property does not appear to include any land adjacent to the banks of the waterway; therefore it appears a landscaped stabilization zone is not required. There appears to be at least 40' of Lot 43 that extends behind (north of) Lot 42. The applicant should clarify the physical relationship between the 2 lots, as well as the ownership of Lot 43.

CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

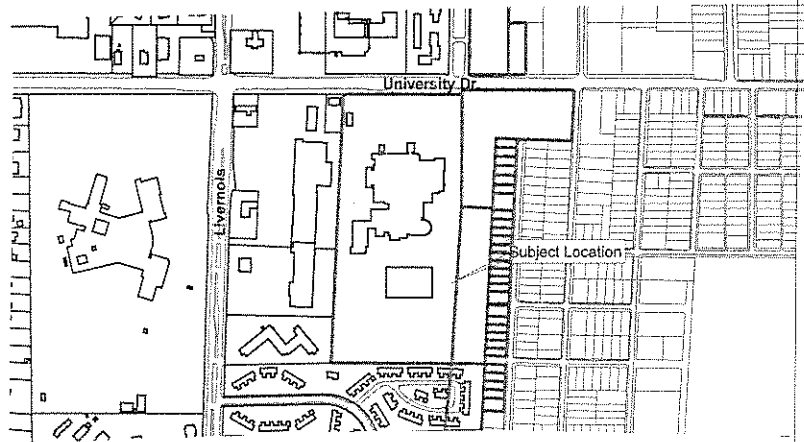
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Revised Conditional Land Use Recommendation, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL 125.3103) of the State of Michigan, and pursuant to Section 138-1306 of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to construct a four-story addition to the existing four-story parking deck on part of Parcel No. 15-15-101-003 (going eastward into part of the City of Rochester), zoned S-P, Special Purpose (City File No. 89-153.8).

LOCATION: South of University, East of Livernois

APPLICANT: Crittenton Hospital Medical Center
1101 W. University Dr.
Rochester Hills, MI 48307



DATE OF PUBLIC HEARING: Tuesday, July 29, 2008 at 7:30 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4658).

Crittenton Hospital Medical Center
1101 W. University
Rochester Hills, MI

**Parking Structure Expansion
Environmental Impact Statement**

**Part 1
Analysis Report**

- A. What are the characteristics of the land, waters, plant and animal life present?

The existing site has a gentle slope from the north to the south. There is a small wooded portion of the site in the southeast corner. This area will not be disturbed as a result of the proposed additions. Trees, grass areas and improved landscaped areas have been developed by the hospital over the years.

- B. Is there any historical or cultural value to the land?

Crittenton Hospital has been part of the community since the completion of the west patient tower in 1967. Since that time the hospital has grown to serve the needs of the community to its current size of over 400,000 sq. ft. with 290 licensed patient beds.

- C. Are there any man-made structures on the parcels?

Yes. The current hospital.

- D. Are there important scenic features?

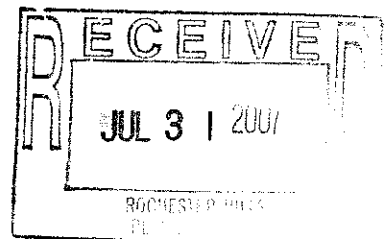
None.

- E. What access to the property is available at this time?

Primary access to the property is from West University Drive. Secondary access is available from Livernois

- F. What utilities are available?

Water and sewer and natural gas are currently provided to the facility. Utility relocations necessitated as a result of the expanded parking structure will be addressed and coordinated with the City of Rochester Hills and local utilities.



Part II
The Plan-Commercial

A. Description of Property

The total property is approximately 30 acres (including a portion of property in the City of Rochester of approx. 3.37 acres) located south of West University Drive, east of Livernois on the border of Rochester Hills and Rochester. The east portion of the property is located in the City of Rochester.

1. Number of employees by establishment and shift.

Crittenton Hospital Medical Center has a total of 1600 employees. Due to fact that the facility are a hospital and have operating hours of seven days a week, twenty-four hours a day, the employee workforce is broken down into 4 shifts. The day shift has 900 employees, the afternoon shift has 400 employees, the midnight shift has 150 employees and the swing shift has 150 employees.

2. Operating Hours

Crittenton Hospital Medical Center operates 24 hours a day, 7 days a week.

The Medical Office building operates 10 hours a day, 6 days a week.

3. Types of traffic generated by project.

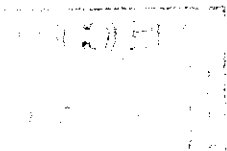
The proposed project will expand the current parking structure to better serve patient needs.

Vehicular traffic is consistent during the daytime hours serving outpatients, inpatients, visitors and deliveries to support facility operations. Ambulance arrivals and departures occur periodically throughout the day and night bringing patients to the Emergency Room (located on the west side of the facility) for care.

Vehicular and emergency vehicle traffic will continue.

B. Trade Area Definition

1. Delineation of the trade area



The primary service area of Crittenton Hospital Medical Center is defined by the customers zip codes that delineate the top 70% of the admissions and visits to the facility. In rank order of admissions/visits, these areas and respective zip codes are as follows: 1- Rochester Hills (48306, 48307, 48309), 2-Utica (48315, 48316), 3- Auburn Hills (48326), 4- Oxford (48371), 5- Lake Orion (48359, 48360, 48362), 6- Troy (48098), 7- Washington (48094), 8-Leonard (48367), 9- Romeo (48065), 10- Pontiac (48340), 11- Oakland (48363), 12- Clarkson (48346, 48348), and 13- Sterling Heights (48313).

2. Competing establishments in the trade area (document sources).

Crittenton Hospital is not the only provider of acute-care health services in the area. However, under the control of the State of Michigan, Department of Community Health, it has been recognized that more than one hospital is needed to meet the need for hospital services in the geographic area.

3. Vacant resources and failures during the past year.

None

Part III Impact Factors

- A. What are the natural and urban characteristics of the plan?

1. Total number of acres of undisturbed land.

1.6 acres

2. Number of acres of wetland or water existing.

Unknown

3. Number of acres of water to be added.

None

4. Number of acres of private open space.

2.6 acres

5. Number of acres of public open space.

None

6. Extent of off-site drainage.

Off-site drainage is through the municipal storm sewer system. On site retention of surface water runoff is adequate to accommodate the expansions.

7. List any community facilities included in plan.

N/A

8. How will utilities be handled?

Electrical service to the existing parking structure has adequate capacity to provide service to the expansion. A fire hydrant will be installed adjacent to the expansion to provide fire protection.

- B. What is the current planning status?

Conceptual review meeting has been held with the City of Rochester Hills Planning and Engineering Departments.

Design and engineering for the expansions of the parking structure has been initiated.

- C. Projected timetable for the proposed project.

The project is scheduled for completion near the end of May 2008.

- D. Describe or map the plan's special adaptation to the geography.

The facade of the parking structure will be brick to blend with the surrounding buildings on site. The natural grades of the site will be maintained.

- E. Relation to surrounding development areas.

Additional landscape screening is proposed along the easterly boundary to provide buffer to the residential areas.

- F. Has the project regional impact? Of what extent and nature.

This project does not have regional impact.

- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact?

There will be an increase in construction traffic during the construction. Plans are being developed to maintain the safety of public circulation onto the site and within the site during construction.

Fire department access will be maintained throughout the project.

On site parking will be impacted until the completion of the new parking structure expansion.

H. List any possible pollutants

None.

I. What adverse or beneficial changes must inevitably result from the proposed developments?

1. Physical

a. Air Quality

No change.

b. Water effects (pollution, sedimentation, absorption, flow, flooding).

Water runoff will be contained on site in a grassed detention pond.

c. Wildlife habitat, where applicable

No change.

d. Vegetative cover.

There will be a small reduction in the removal of some parking islands. Green areas around the structure and existing trees will be maintained.

e. Noise

No change.

f. Night-Light

The design of the facilities will minimize the impact on the surrounding neighbors. Sidewalls of the parking structure will be designed to hide the glare from vehicle lights.

2. Social

a. Visual

The parking structure expansion will blend with the existing structure.

b. Traffic

There should be no significant increase in traffic as a result of the expansion.

c. Modes of transportation (automotive, bicycle, pedestrian, public).

No change.

d. Accessibility of residents to:

1. Recreation

Not applicable.

2. Schools, libraries

Not applicable

3. Shopping

Not applicable.

4. Employment

No change

5. Health Facilities

Being a Health Care facility, the expansions will serve to increase the public access to health care services to better serve the community.

3. Economic

a. Influence on surrounding land values

No change.

b. Growth inducement potential

No change.

- c. Off-site costs of public improvements

None.

- d. Proposed tax revenues

Crittenton Hospital Medical Center is a non-profit, tax-exempt facility.

- e. Availability or provisions for utilities

Utilities exist within the existing hospital to accommodate the expansions. Rerouting of existing utilities will be included as part of the project and coordinated with the City of Rochester Hills and local utilities.

J. Additional Factors

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses on the Master Plan.

Crittenton Hospital has been part of the community since the completion of the west patient tower in 1967. Since that time the hospital has grown to serve the needs of the community.

As the site has developed to what it is today, landscaping and earth berms have been added. Additional landscaping is proposed along the easterly boundary to provide additional buffer.

There should be no adverse impact on the surrounding land.

2. What specific steps are planned to revitalize the disturbed or replaced the removed, vegetative cover.

Trees in the area of the expansions will be protected from damage. Those requiring removal due to the expansion will be relocated. If they cannot be relocated, they will be replaced.

3. What beautification steps are built into the development?

Additional planting is anticipated around the parking structure and in the grass areas around the north and south additions.

4. What alternative plans are offered?

None at this time.

Part IV Summary

Crittenton Hospital has been located on the property as part of the community since the completion of the west patient tower in 1967.

The proposed expansion will provide enhanced access to health care services for the community.

There will no impact on the ecology of the area.

Sensitivity to the impact on the neighborhoods immediately surrounding the hospital is of prime importance. The design of the facilities has taken into account the impact on the neighbors.

DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant Crittenton Hospital Medical Center

Address 1101 W. University Dr.

Telephone 248-652-5785 Fax 248-652-5424 Email Upon Request

Applicant's Legal Interest in Property Owner

Property Owner(s) Crittenton Hospital Medical Center

Address 1101 W. University Dr.

Telephone Same Fax Same Email Same

Project Name Crittenton Parking Deck Expansion Present Zoning SP

Project Location 1101 W. University Dr.

Existing Use Hospital Proposed Use Hospital

Required number of hydrants 1 add'l Required average spacing of hydrants N/A

Land area (acres) 30* (see below) Floor area of proposed structure 177,074 S.F. (approx)

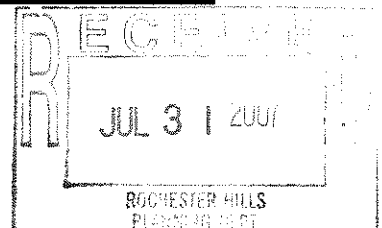
Sidwell No. 155-15-101-003 BOCA construction type IIB

Type of Development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Family | <input checked="" type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

- | | |
|--|---|
| <input type="checkbox"/> Boundary Determination needed | <input checked="" type="checkbox"/> There are City regulated wetlands on the property |
| <input type="checkbox"/> There are MDEQ regulated wetlands on the property | <input type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |



Tree Removal Permit:

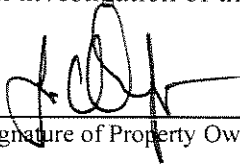
- There are regulated trees on the property There are NO regulated trees on the property

Check List:

The following items must be provided with the Application to start the review process:

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets (Enclosed)
- 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable) (Enclosed)
- Fire flow test (new structures and small additions) (N/A)
- Information per Tree Preservation Ordinance (Refer to drawings)
OR "No Affected Trees Affidavit"
- Review Fee (Enclosed)
- 2 copies of Environmental Impact Statement (EIS) (Enclosed)
- Copy of Purchase or Lease Agreement (Currently Owned)
- Wetland Boundary Determination (Refer to Drawings)

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

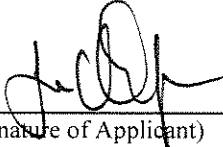


(Signature of Property Owner)

7-18-07

(Date)

I certify that all the above statements and those contained in the documents submitted herewith are true and accurate.



(Signature of Applicant)

7-18-07

(Date)

I:\Plat\OFFICE\FORMS\DEVELOPMENT APPLICATION.doc
Updated 6/04

*Land Area:	
Acres -	3.37 City of Rochester
	<u>26.6 City of Rochester Hills</u>
	30.0 Total

For Official Use Only:

File No. ~~89-152~~ 89-152,8

Escrow No. _____

Date: _____

RECEIVED
JUL 31 2007
ROCHESTER HILLS