

CRITTENTON HOSPITAL
MEDICAL CENTER

Caring Professionals Committed to Excellence

July 10, 2007

Mr. Ed Anzek
Director, Planning Department
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Crittenton Phase II Medical Building Parking

Dear Mr. Anzek:

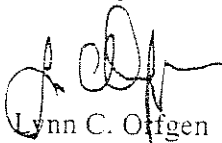
I am pleased to inform you that the facilities team at the Crittenton Hospital Medical Center has worked closely with the KIRCO Development to create a solution for the additional parking demand created by the 53,000sf MOB expansion.

As you will notice in the attached parking legend, an additional 344 spaces are required per City Ordinance for the Phase II Medical Building. The current City requirement for the entire Hospital campus, not including the 344 upcoming spaces totals 1,041 spaces, for which the Hospital has 1,526 (485 spaces over requirement). Taking away the 49 spaces consumed by the footprint of the Phase II building and adding also the 344-space requirement, the entire complex will still have a surplus of 92 spaces.

CHMC acknowledges the parking demand the Phase I & II Medical Buildings will require. Through Hospital staff and valet cooperation, the Hospital is exclusively dedicating the 259-space South Lot to the MOB, and will provide for any overflow in the adjacent 476-space South Parking Deck, all of which is in addition to the 80 spaces the MOB will retain in its existing lot.

Crittenton Hospital Medical Center is very excited about this project, for not only is it the future home of the Family Practice Residency Program of Wayne State University, but also for the growth and physician loyalty it will foster for our institution. We look forward to seeing construction underway soon. In the meantime if you have any further questions, please contact Monte Oberlee, Administrator Facilities Management, at 652-5397.

Sincerely,



Lynn C. Offgen
President and Chief Executive Officer

Attachment

PARKING DATA:

CURRENT OVERALL HOSPITAL CAMPUS PARKING
 CITY REQUIREMENT = 1,041 SPACES
 AVAILABLE SPACES = 1,526 SPACES (489 SPACE SURPLUS OVER REQUIREMENT)
 CURRENT PHASE ONE MOB PARKING
 AVAILABLE SPACES = 129 (RELOCATED SPACES)
 = 258 (SHARED SPACES W/ SOUTH PARKING LOT TO REMAIN)
 PROPOSED PHASE II PARKING REQUIREMENT:
 CITY REQUIREMENT = 7 SPACES/1,000 SF USEABLE AREA
 USEABLE BLDG AREA (PER ARCH) = 49,007 SF
 REQUIRED SPACES PER CITY = (49,007/1,000) X 7 = 343 SPACES
 TOTAL REQUIRED PARKING SPACES FOR OVERALL CAMPUS:
 = 344 SPACES + 1,041 SPACES = 1,385 SPACES
 NET PARKING SPACE REDUCTION DUE TO BUILDING ADDITION:
 = 129 SPACES (EX. MOB PKG LOTS) - 111 SPACES (SOUTH PKG. LOT REMOVAL) + 62 SPACES (NEW SOUTH PKG. LOT CONSTRUCTION)
 = 80 SPACES RESIDUAL OR A 49 SPACE REDUCTION
 TOTAL PROVIDED PARKING:
 = 1,526 SPACES (EX. CAMPUS TOTAL) - 49 SPACES (NET LOSS DUE TO BLDG. ADDITION) = 1,477 SPACES > 1,385 REQUIRED SPACES
 TOTAL HANDICAP ACCESSIBLE SPACES:
 = 22 SPACES (SOUTH PKG LOT REMOVAL) + 28 SPACES (NEW SOUTH PKG. LOT CONSTRUCTION)
 = 28 SPACES OR A 6 SPACE INCREASE

ZONING:

City of Redwater Hills
 SITE IS ZONED (S) SPECIAL PURPOSE DISTRICT
 SUBCLASS:
 SECTION 18.00 (pg. 18-101)
 c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least 50 feet for front, rear and side yards for all two-story structures. For every story above two, the minimum yard distance shall be increased by at least 20 feet.

BUILDING DATA:

PROPOSED BUILDING ADDITION TO BE ADDED TO EXISTING BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DATA)
 EXISTING BUILDING FLOOR AREA = 65,900 SF
 BLDG. ADDITION FLOOR AREA = 55,340 SF
 TOTAL AREA = 122,240 SF
 BUILDING CONSTRUCTION TYPE: IIB
 USE: GROUP BUSINESS
 ENTIRE BUILDING TO BE STAFFED BY FIRE SUPPRESSION SYSTEM

NOTES:

1. SEE ARCHITECTURAL, LANDSCAPE, & MECHANICAL PLANS FOR DETAILED BUILDING, SITE LIGHTING & LANDSCAPING DESIGN.
2. SEE SHEET C02 FOR UTILITY NOTES & DETAILS.
3. SEE SHEET C03 FOR PAVEMENT NOTES & DETAILS.

LEGAL DESCR:

(PER ALBERT KAHN ASSOC
 LAND IN THE NW 1/4 SECTION,
 OAKLAND COUNTY, MI DESCRIBED
 SECTION 15, DISTANT THE EAST
 CORNER, BEING ONE EAST ALONG S
 E. 170 21 FT, THENCE S. 02°27'
 RECORDED IN LIBER 23 OF P. 14
 904 39 FT, THENCE N. 02°18'20"
 NORTHERLY 60 FEET CORNERED
 CONTAINING 30.04 ACRES MORE

SITE PLAN I

1. THERE WILL BE NO F
2. ALL PARKING SPACE.
3. PARKING LOT LIGHTING
4. ALL H.C. RAMP, PA
5. INDIVIDUAL H.C. SIGN
6. ALL H.C. ACCESSIBLE
 SIGN OR 2X EXCEPT
 DETAIL ON SHEET C1
7. ALL EXTERIOR MEDIA

