



Rochester Hills Minutes Planning Commission

1000 Rochester Hills Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

*William Boswell, Chairperson; Deborah Brnabic, Vice Chairperson; Gerard Dettloff, Kathleen Hardenburg, Greg Hooper, Nicholas Kaltsounis
David Reece, C. Neall Schroeder, Emmet Yukon*

Tuesday, July 17, 2007

7:30 PM

1000 Rochester Hills Drive

2007-0406

Conditional Land Use Recommendation (Public Hearing) - City File No. 89-153.7 - Crittenton Hospital Medical Office Building Addition, a 55,340 square-foot addition to the existing building south of University, east of Livernois zoned SP, Special Purpose, part of Parcel No. 15-15-101-003, French Associates, applicant.

Attachments: Report Staff 07-17-07.pdf; map aerial.pdf; Site Plans.pdf

(Reference: Memo prepared by Ed Anzek, dated July 17, 2007 had been placed on file and by reference became part of the record thereof.)

Present for the applicant Quinn Kiriluk, Kirco Development/Walton Crittenton MOB, LLC, 101 West Big Beaver, Suite 200, Troy, MI 48084, Keti Mitevaska, French Associates, 1600 Parkdale, Rochester, MI 48307 and John Dell'Isola, Spalding DeDecker, 905 South Boulevard, Rochester Hills, MI 48307.

Mr. Anzek stated that the project was an expansion of the existing medical office building at the Crittenton Hospital campus, and there was a request for a Conditional Land Use because the site was zoned Special Purpose, and medical offices were permitted as accessory uses in that district. The item had been properly noticed as a Public Hearing, and the plans had been recommended for approval by all appropriate departments. He advised that the office was a mirror reflection of the existing building.

Mr. Kiriluk stated that the purpose of the building was to create an extension of the existing medical office building, which would provide additional outpatient medical services for patients. First and foremost, however, the project would be the future home of the Wayne State family practice residency program. The building would share the lobby and common entrance with the first phase. From an elevation standpoint, it complimented the existing structure, as well as the overall hospital scheme.

Mr. Kiriluk pointed to the Site Plan and the building location from a photo taken at the high school across Livernois, to show the visual impact. He noted the parking areas that would service the patrons of the medical office.

Ms. Hardenburg asked for clarification about the use of the building. Mr.

Kiriluk said that the residency program, in partnership with Wayne State and Crittenton, would occupy an entire floor of the building. Ms. Hardenburg asked if the doctors would come there for their residencies or if the hospital would become a school, and she indicated that she would be concerned about having enough parking if there was also a school. Mr. Kiriluk said it would be a location for residents and Crittenton would become a teaching hospital, but it would not be a school.

Mr. Yukon asked Mr. Kiriluk to discuss the parking calculations. Mr. Kiriluk explained that a few years ago, the hospital did a parking analysis to assess the then current parking demands and to anticipate needs for the future as the hospital continued to grow. Currently, the hospital had 1,526 spaces on site, which included the existing medical office building. The code requirement was 1,041 spaces, which gave a surplus of 485 spaces. The phase two building, based on seven spaces per 1,000 (actual requirement was 6.6 per thousand), would need 344 additional spaces. That would still leave a surplus of 92 spaces, after losing 49 spaces for the development of the phase two building.

Mr. Yukon asked Mr. Kiriluk to discuss the landscaping for the addition. Mr. Dell'Isola said they would be able to place the addition and parking and decrease the hard surface area, and have an opportunity to add more landscaping than required for a traditional medical building addition. The Tree Conservation Ordinance did not apply, but they would provide tree plantings and place shrubbery around the entire addition. Mr. Yukon asked what type of trees they would plant. Ms. French said they were replacing 14 trees with 14 of the same type of trees. They would put in annuals and perennials of different colors on the south end and along the main lobby entrance.

Mr. Yukon asked what steps would be taken during construction to ensure safety on the site. Mr. Kiriluk said they would put in construction fencing around the perimeter, as well as way-finding signage to direct pedestrian traffic. There was a sidewalk along the side of the parking garage patrons could use to get to the hospital and the medical building. Mr. Yukon said he had been to the hospital several times in the last few years, and there were always a lot of cars coming and going. He wanted to make sure the necessary steps were taken. Mr. Kiriluk said they were working very closely with the Crittenton Facilities management team to make sure safety issues were addressed.

Mr. Kaltsounis indicated that there would be a lot of people who were sick or injured and said they would have a hard time getting to the building. He noticed that the building would hang off the end "like a tail," and people exiting the parking garage would more than likely not enter the hospital and go to the medical office, they would probably go right to the entrance of the office building. He wondered what plans they had for the parking lots for dedicated walkways. He would like to see designations that showed that people would be crossing the street.

Mr. Kiriluk said that would be something they would be happy to address. He explained that the primary access for their building would be from the south parking lot, and they would look into adding signage. Mr. Kaltsounis noted that another hospital in the area used striping and speed bumps just for the driveway, and he thought it would behoove the applicants to add striping or directional signage for the walkways from the southern lot and from the parking garage. He asked the Chair if it was appropriate to move the Conditional Land Use motion.

Chairperson Boswell reminded that they still had to hold the Public Hearing.

Mr. Schroeder asked if the applicants had considered green building attributes for the Site Plan. Ms. French said that the building would not be LEED certified, but they would use appropriate materials, such as pvc white roofing, and they would use best practices. Mr. Dell'Isola also noted that the Site Plan would maximize green areas, which would result in a net reduction of hard surface area and a decrease in runoff. Mr. Schroeder asked how the drainage would be handled and if the existing hospital facility would handle it. Mr. Dell'Isola said it would. Mr. Schroeder asked how they would be reducing the hard surface, noting they would be putting a building on a parking lot, so the hard surface would be up rather than underground. Mr. Dell'Isola said they were adding green areas, which would be sodded, and which were hard surfaces currently.

Mr. Schroeder asked how hazardous waste, if any, would be addressed. Mr. Kiriluk said that Kirco currently managed the existing medical offices and handled trash and bio-hazardous waste disposal through subcontractors that specialized in that. Mr. Schroeder clarified that they did not use dumpsters for bio-hazard waste.

Ms. Brnabic asked if there would be adequate parking for patients to the medical offices since they were eliminating parking. She noted that, even though overall there were extra spaces provided, there was quite a distance from the medical building to the front of the hospital, for example. Mr. Kiriluk referred to a letter in the packet from Mr. Lynn Orfgen, CEO of Crittenton, with whom they had teamed to address the parking issue, which ensured that there was adequate parking for patrons of the medical building. They had dedicated the south lot and all spaces surrounding the medical building and overflow to the parking deck. They would make sure it was implemented by reaching out to hospital staff and associates.

Mr. Yukon asked Mr. Kiriluk if they had any discussions with neighbors in the area. Mr. Kiriluk said they had not, and Mr. Yukon was curious to hear what the neighbors thought about the project.

Chairperson Boswell opened the Public Hearing at 8:15 p.m.

Teddy Mitchell, 1064 Willow Grove Ct., Rochester Hills, MI 48307. *Ms. Mitchell stated that she was a board member for Hidden Hills Condominiums, to the south of the hospital. They had some concerns, and she indicated that the emergency drive off of Livernois provided a lot of noise. They wondered if that would continue, or if that access would be closed. She stated that there was traffic day and night and there would be more with the new building. She also noticed that the hospital would be adding a parking deck east of the current deck, and that it would be going before the Rochester Planning Commission on August 6. She realized that Crittenton helped the tax base, and that it was great for the community, and said she did not want to be negative, but she stressed that it was a big project compared with their little condo association. She had talked with the City about some type of buffering, and she wondered if the applicants would be willing to add some plantings, to help with the noise, along the hospital's south property line. She said it would really help if they closed the emergency entrance from Livernois. She mentioned the retention basin and said that when it was built, there were a lot of trees taken out. Between the Board of Health and Crittenton, the retention basin was put in to alleviate mosquitoes. She worked around there and saw many mosquito, and the grass was at least four feet high and dead. She felt some consideration should be given to that area, and that some trees should be placed inside the green fence to block the open space. Her condo was directly in line with the path, and she questioned why there was an "ugly" salt shed on the property. She also noticed huge cylinders holding some materials, and she felt some consideration should be given to the neighbors while the projects were going on. Their main concerns were the noise, long grass, and to have some type of barrier so they could have more privacy.*

Thomas P. Crowe, 1046 Willow Grove Ct., Rochester Hills, MI *Mr. Crowe stated that he was also a resident of Hidden Hills, and was present as a homeowner and taxpayer. His concerns were that although the medical office was needed, it would expand to the south and move the entire Crittenton Hospital property closer to Hidden Hills. Their clubhouse and pool was at the corner of the turn by the south parking lot. They had a concrete barrier fence that was no longer adequate to deal with the noise from phase one, and now there would be phase two. There was also no visual reduction from the medical office building, and people could actually see into their pool area over the fence. They understood and appreciated the need for Crittenton to expand, however, it was becoming substantially more of an impact to their livelihoods and peace of minds. There were sirens up and down Livernois and Walton, and traffic was a concern. The visuals from their backyards into the parking area would show much more activity. He also mentioned the retention pond, saying it had been helpful, but it had also been lacking. There was not a lot of easement space between their back doors and the Crittenton property line, and he felt that needed to be addressed. He*

implored the Commission to help make the sleeping and home hours more peaceful for the people in the Hidden Hills community.

Nadine Harvey, 435 S. Livernois, Apt. 131, Rochester Hills, MI 48307.

Ms. Harvey said that her apartment faced the emergency road off of Livernois, and that she had no problem at all with noise. She advised that the sirens were not turned on until the vehicles got to Livernois, and she had no problems with noise, even though her apartment was one of the closest to the emergency entrance road. She was also on the other side of the retaining wall, and she noted that the people in Hidden Hills were on the protected side of it.

Chairperson Boswell closed the Public Hearing at 8:25 p.m. He asked Mr. Kiriluk if a new parking structure would be added, noting it was apparent that talking to the neighbors was important.

Mr. Kiriluk advised that the future parking deck was part of Crittenton's program and was not a demand for his project. He thanked the residents for their comments, and said he realized the noise and traffic were a concern. He stated that their project was not an ambulatory building, and that it would not increase ambulance traffic. The building would operate under normal business hours for physicians' practices. They believed that the project would have a minimal impact on noise.

Chairperson Boswell said he would agree, but he noted that the south parking lot would be used a lot more than it was currently, which would increase the noise for the neighbors. He mentioned the comments regarding the retention pond and salt shed, which he acknowledged were Crittenton projects. He asked if any Commissioners had noticed the property line and whether there was buffering.

Mr. Schroeder said it would be nice for the pond to be maintained properly. Mr. Kiriluk said they did not manage it, and Mr. Schroeder said they could pass the word along.

Mr. Anzek informed the Commission that Staff had preliminary discussions with Crittenton about their long-range plans, and they did plan to expand the parking deck, which would help with any parking deficiencies. They also would like to build a four to eight-story second tower, something that was brought about because of the HIPPA Act, which required medical care privacy. They did not plan to increase beds, but they had to eliminate shared rooms. The tower would be on the eastern side of the property, and they had not brought forward a design, but they would need to expand the parking deck. The deck would be partly in the city of Rochester and also in Rochester Hills, and they were starting the process in Rochester. He brought up buffering, and said he would ask the City's Landscape Architect to visit the site to see if it should be intensified. He stressed that it was critical to keep the second emergency access (Livernois) open. They could, however, emphasize

that the sirens be turned off as soon as the rescue teams turned off of Livernois.

Mr. Kaltsounis indicated that the Commission always looked at a Site Plan wholly, but they were just looking at the medical office building, not the entire hospital campus. He was concerned about the noise, after hearing some of the residents' comments. He thought Crittenton should look into some of the issues. He asked Mr. Anzek's thoughts regarding not looking at the entire site.

Mr. Anzek said it was a valid concern. When Staff reviewed the expansion of the building, they felt it did not affect the immediate road patterns and there was still a surplus of parking according to the Ordinance. They did not consider that it would have the impact an expansion to a hospital would have, because it would not be a 24/7 operation. The activities would be in the daytime. When the new tower and parking deck expansion were done, it would involve viewing the entire site.

Mr. Kaltsounis recalled that when the hospital last was before the Commission, about five years ago, he did not think they looked at the buffering across the south side. Mr. Anzek said they discussed buffering and shielding the roof, and he felt there were trees planted at that time. If that was not sufficient, they would work with the hospital to see what could be done. Mr. Anzek knew the hospital wanted to be a good neighbor, and stated that it had always been responsive to the City's concerns.

Chairperson Boswell asked if the access road was a public street. Mr. Anzek said it was owned by the hospital. Chairperson Boswell noted that there were considerable plantings on the south side of that road, and he was not sure what could be added. Mr. Anzek reiterated that the City would look at the area.

Mr. Hooper echoed Mr. Anzek's comments, and felt that Staff could take a visit to the site and make a recommendation about what needed to be done. He felt Mr. Orfgen heard what had to be done with regards to maintenance of the pond, and asked if it was a dry or wet pond.

Mr. Oberlee said it was a dry pond that was mowed a few times a year in a course way - not like lawn. Mr. Hooper clarified that the grass was four feet high. He said that plantings could not be added because of City requirements for volume, but stressed that it could be properly maintained. He referred to the salt shed, and asked about the location.

Mr. Oberlee advised that it was more in the City of Rochester, and he agreed it was deplorable-looking. He said it would be taken care of when they worked on the parking structure. He noted that the area in the back had been used for staging for the construction project, and that

the containers held materials and would be removed when the project was closed out. He said he would be glad to look at the mowing issue. Mr. Hooper thought there could be a plugged outlet, and Mr. Oberlee said they found a paper cup in the line, which took a while to take care of.

Mr. Crowe asked if a traffic study had been done for the daytime traffic increase for the south drive due to the medical building addition. He wondered if they calculated how many vehicles would drive down that road during any given hour during the day.

Mr. Kiriluk responded that they did not do an analysis for that driveway. He said that Wayne State was the only tenant so far, and the projections would be difficult to calculate. He thought the traffic could be based on the amount of parking required. Mr. Crowe thought there would be double staff, with residents, doctors and more patients, and he was curious if the analysis had been done. Mr. Dell'Isola said the parking exceeded the forecasted demand, and he thought the study was completed prior to assess the site. He explained that they used a stricter ratio than was required.

Chairperson Boswell asked how much of the building Wayne State would use. Mr. Kiriluk said it would be about 15,000 square feet, or one-quarter, and that the rest would be doctor's offices.

Hearing no further discussion, Mr. Kaltsounis moved the following motion:

MOTION by Kaltsounis, seconded by Dettloff, in the matter of City File No. 89-153.7(Crittenton Hospital Medical Building Addition), the Planning Commission **recommends** to City Council **approval** of the **Revised Conditional Land Use**, based on plans dated received by the Planning Department on June 7, 2007, with the following seven (7) findings.

IS:

The proposed building addition and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.

The existing and expanded use will promote the intent and purpose of the Zoning Ordinance.

The proposed development has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the medical building, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the

e.

The proposal should have a positive impact on the community as a whole and the surrounding area by further meeting the medical needs of people in the area.

The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.

The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

A motion was made by Kaltsounis, seconded by Dettloff, that this matter be Recommended for Approval to the City Council Work Session.

The motion carried by the following vote:

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon