



July 17, 2008

Mr. Ed Anzek  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester, Michigan 48309

Re: Crittenton Hospital Medical Center  
Rochester, MI  
Parking Structure Expansion  
Kahn Project No. 02530-AL.000

Dear Mr. Anzek:

The purpose of this letter is to assist in the Special Land Use Consideration process for the Parking Structure Expansion on the Crittenton Hospital Medical Center Campus.

Per the Rochester Hills Ordinance (CD138:1306), a project of this category must identify its impact and relevance on five key standards upon which a Council approval is based. These include:

1. Intent and Purpose:

The purpose of the Parking Structure expansion is to provide additional parking spaces and additional covered parking facilities for staff, visitors, inpatients and outpatients. This additional parking will also serve the hospital and MOB parking needs as the services at the facilities continue to expand. As part of the Master Plan, the expansion will create a primary connection to the anticipated facility expansion.

2. Design, Construction, Continuity, & Community:

The design of the proposed parking structure expansion is to match the current parking structure. The structure will mirror the existing parking structure with brick panels, precast concrete bands and metal panel stair enclosures. To provide added shielding for neighbors, in addition to the existing dense line of evergreens along the existing east property line, the east facade of the structure will be void of openings. The structure will have no adverse impact on the community. In addition, to avoid disruption from vehicles, the primary "loop road" will pass through the proposed expansion instead of around the east side. A roadway is proposed around the addition to ensure adequate access for emergency vehicles.

3. Will be served adequately by public facilities and services.

The expansion is served by public facilities and services utilizing the existing ingress and egress already established on site. We have worked closely with the City's Fire Department to ensure their needs for access have been met.

4. Impact to the existing of future neighboring land uses.

The project should not compromise current and/or future neighboring uses, persons, property or public welfare. As stated, the proposed design is the same as the existing parking structure.

In that the expansion extends outside the Rochester Hills boundary into the City of Rochester, we have previously presented and received approval of the proposed expansion from the City of Rochester. No citizen objections to the project were received during the review and approval.

5. Impact on public facilities and services

The proposed expansion will not create any additional public requirements. There will be no additional demands on the public infrastructure. The existing area is of an impervious surface so there will be no increase in the storm water run-off. Access to the facility in the case of emergency has been addressed to the Fire Department's satisfaction.

We trust that the above information adequately addresses the City's guidelines for Special Land Use Consideration and look forward to a timely review and approval process.

Should you have any questions or comments, please advise.

Very truly yours,



Richard B. Whedon  
Senior Project Manager  
Albert Kahn Associates, Inc.

c:  
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