

Tammy Weiss - Tonight's Meeting - The Hub

From: Brian Hagan <haganbr1@hotmail.com>
To: City Council <council@cityofeastlansing.com>
Date: 12/12/2017 12:21 PM
Subject: Tonight's Meeting - The Hub
Cc: Mark Meadows <mmeadows@cityofeastlansing.com>, "ealtmann@cityofeastlansi..."

Good afternoon Council members -

I'm contacting you with regards to "The Hub" project you are considering on tonight's agenda. I attended the most recent Planning Commission meeting and shared some of my thoughts, however I thought it would be important to reiterate those points as well as add a couple others.

First, the positive. I will say it is encouraging that Core is willing to spend this kind of money in East Lansing. Also, they have presented a very nice looking building. That said; I hope the fact that they have presented a nicely designed building will not persuade you to vote in favor of the current proposal as there are some major issues that need addressing. Number one being the parking.

A lot has been said about a more walk-able community, ride sharing, public transit, etc. to deflect from the extreme shortage in available parking in this proposal. The fact still remains, they are hundreds of spots short of what is required/needed. Ride sharing, public transit and other factors will indeed reduce the potential "need" for parking some. However, it will not be enough to make up for the massive shortage they are proposing. More importantly, those options only address the "need" not the "want" for parking.

The debate of need vs. want and what is the appropriate ratio for parking is a difficult one with many factors. I don't know the magic number, but as an owner/operator/builder of properties in East Lansing I can tell you with certainty that the overwhelming majority of tenants have a vehicle and they want immediate access to it. Especially those in the higher rent range, which this building will certainly be. No matter how they spin it, this project falls significantly short of providing a reasonable amount of on-site parking.

They may not have problems renting the property due to the parking shortage, but that should not be the only factor under consideration here. The surrounding properties will have an immediate and continuous problem with the hundreds of new tenants, with nowhere to park, illegally parking in their lot or up and down their streets.

Orchard, Kedzie, Durand, etc. will see a huge increase in street parking, much deeper into the non-rental blocks. The businesses that already have issues with illegal parking will be forced to constantly monitor their parking lots. A restaurant owner should not have to investigate each group that comes through the door to decipher which car they came in or ticket paying customers in an effort to maintain enough parking spots.

I appreciate the goal of a more walk-able community, but that goal should not be at the expense of the neighboring properties and business owners. No question providing enough parking is a large burden for the developer, however, its one they have placed on themselves and now they are asking to pass that burden on to the neighboring properties and business owners.

Another equally important concern is the density in this location. Placing nearly 600 more students just a block from Cedar Village seems to be completely contrary to the goals of the city staff, council, the police and the celebrations committee?? To the credit of DTN and all the groups previously mentioned, there have been fewer issues in Cedar Village, but if 600 more people (and their guests) are added in such close proximity the police, DTN, etc. don't stand a chance. We have personally stood before you and had balconies removed and we have seen other precautions put in place on other developments nearby. The rationale that was used for these precautions was to avoid situation like those that have occurred in Cedar Village. Most, if not all of you, have participated in the effort to prevent riot-like scenarios. Approving this project would be a step backwards in that effort.

Planning Commission was not able to recommend this project, citing similar reasons. Respectfully, my hope is that you will not approve this project either. It's too much density in that location and nowhere near enough parking.

I appreciate your consideration.

Brian Hagan



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East Lansing City Council
410 Abbot Road
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Mayor Meadows, Mayor Pro-Tem Altmann, Member Beier, Member Draheim, Member Stephens:

I am writing in regards to the site plan and special use permit application from Core Campus Lansing, LLC, for the properties at 918 and 1010 East Grand River Avenue to demolish existing structures and construct a 10-story mixed-use building (the "Hub").

I served on the East Village Master Plan team. Our team spent countless hours on the code. The team understood that some properties would face challenges, such as flood plain reclamation, and were going to require an increased height to make a redevelopment feasible, but those challenges don't seem to exist for this project. Is it prudent to allow the *very first project* to be built outside the parameters of the code?

Further, I recall the reasoning behind the lowered parking requirement for an individual building. It was anticipated that a public parking ramp would be built somewhere within the boundaries of the 35 acres of the East Village, allowing decreased parking requirements for individual properties. It is apparent that such a parking ramp will not be built. This project proposes 347 apartments with 158 parking spaces, many of which are allocated to the retail portion of the project. Where will all the unaccommodated tenant vehicles be parked?

I have over 20 years of experience renting to MSU students. While studies may show that very few students drive to campus, because of the limited parking on campus, the majority of these residents value having a vehicle *at* their apartment homes. They choose to rent from us because they can live close *and* have their vehicle parked outside their apartment home. Even though our properties are just a few blocks from campus and we have one parking space per bedroom, residents would like more parking – for roommates, guests and visiting family – not less.

When experience tells us that tenants will insist on having their vehicles, and accommodations have not been made within the development, how will the neighborhoods be affected by all those extra vehicles?

Given the current and future enrollment of Michigan State University, there is little need for such a densely populated student housing development in an already densely populated student neighborhood. However, if a project is built without any tax subsidies or government funding and is a completely privately funded venture that meets the East Village code without variances, exceptions or special accommodations, then it is a good example of private enterprise.

I encourage you to require the applicant to modify their design so that it meets the East Village zoning code. Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "N. Marr".

Nancy Marr
President