

Laurie Hoffman - Fwd: Project at corner of Spartan and Grand River Ave.

From: Darcy Schmitt
To: Triplett, Nathan; Goddeeris, Diane; Boyle, Kathleen; Ruth Beier; Sus...
Date: 6/30/2015 9:44 AM
Subject: Fwd: Project at corner of Spartan and Grand River Ave.
Cc: robert@phippesco.com; Dempsey, Tim; Pablo Majano; Lahanas, George; Ho...

Dear Councilmembers,

Mr. Phipps ask that this e-mail be forwarded to you.

Sincerely,

Darcy C. Schmitt
 Planning and Zoning Administrator
 dschmitt@cityofeastlansing.com
 517-319-6941
 City of East Lansing
 Department of Planning and Community Development
 410 Abbott Road
 East Lansing, MI 48823

>>> "Robert Phipps" <robert@phippesco.com> 6/27/2015 9:56 AM >>>

Dear Darcy:

I have read a summary of your work session with council. You have been given incorrect information by the applicants of above project stating they have been calling or trying to contact me. I am in Michigan often, have an active office, and return my calls and emails.

The only inquiry (call), etc. I have received was from Vic Loomis who told me some weeks ago that the applicant for the then 4 story building wanted to talk or meet with me to discuss an easement to enter Brookfield during their construction as they could not build their building without access to Brookfield. (I also do not think they can maintain their building without access with less than a 3 foot setback.) I told Vic to tell the applicant I wished them well, a new development that fits that site and the neighborhood would be a welcome addition but **I was not interested in granting them any access, temporary or otherwise.** To my knowledge, they have not called my office and left a message for me to contact them. I understand the applicant has also talked with First Merit about using this area, without success, who uses portions of this area for their drive thru lanes. First Merit has no rights they could grant to anyone without my approval.

As I have stated in my two letters to city council, one of my concerns is there are already plenty of conflicts in this area of town with cars and pedestrians. I do not think this

project has enough parking for its residents, delivery vehicles, and/or guests. I have my parking lot inspected often and have to have cars ticketed and towed regularly. I do not need or want additional conflicts. It is not a good situation having to tell someone visiting or living nearby not to park at Brookfield and then having their car ticketed and towed. Without this project addressing these concerns will make our use of Brookfield much more difficult. My parking lot is for my tenants, guests, employees, delivery vehicles, and customers. Parking for a retail/restaurant shopping center is a needed utility like water, sewer, and lights; without adequate parking, customers will have no place to park and go elsewhere.

Please pass this information on to city council via email and copy me. They can correspond directly to me via email or call my office and I shall return their call: 517-332-3000. I will be in Michigan the first part of August and would be happy to meet with council members or staff if needed.

I have spent fifteen years redeveloping Brookfield shopping center into a neighborhood shopping destination and from the reaction of residents, they appear to be most happy with my improvements. I have added a sidewalk system for pedestrians, bike racks for bikers, landscaping and flowers for everyone to enjoy, and tenants that the community seems to utilize.

Thanks Darcy for your efforts.

Robert Phipps