



## PROVIDENCE HOSPITAL AND MOB CONNECTOR SP #07-54

### **PROVIDENCE HOSPITAL AND MOB CONNECTOR, SITE PLAN NUMBER 07-54**

Consideration of the request of Providence Hospital and Medical Centers for Preliminary Site Plan approval. The subject property is located in Section 17, south of Grand River Avenue, west of Beck Road, in the OSC, Office Service Commercial District. The applicant is proposing to build an enclosed hallway connecting between the two buildings.

### **Required Action**

Approve/deny the Preliminary Site Plan

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	10/30/07	<ul style="list-style-type: none"><li>• Amenities and crosswalks recommended to be included on Final Site Plan</li><li>• Minor items to be addressed at time of Final Site Plan submittal</li></ul>
Landscaping	Approval recommended	10/29/07	<ul style="list-style-type: none"><li>• Minor items to be addressed on Stamping Sets</li></ul>
Traffic	See informal review comments	10/30/07	<ul style="list-style-type: none"><li>• Informal comments provided via email regarding proposed crosswalk locations</li></ul>
Engineering	Approval recommended	10/25/07	<ul style="list-style-type: none"><li>• Minor items to be addressed on Stamping Sets</li></ul>
Façade	<b>Section 9 waiver necessary for proposed materials</b>	10/29/07	<ul style="list-style-type: none"><li>• Minor clarifications to be addressed on Stamping Sets</li><li>• Sample of split-faced CMU must be provided</li></ul>

## **Motions**

### **Approval – Preliminary Site Plan**

In the matter of Providence Hospital and MOB Connector, SP #07-54, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Granting a Section 9 Façade Waiver to permit the proposed split-faced CMU with green screen on the north façade, and ribbed metal panels on up to 85% of the south façade;
- b. Providing additional details on the revised plans including the length of the connector, two crosswalks as detailed in the review letters, wayfinding signs and pedestrian amenities as discussed in the planning review letter;
- c. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 12, Section 2400, and Section 2516 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

### **Denial Preliminary Site Plan**

In the matter of Providence Hospital and MOB Connector, SP #07-54, motion to **deny** the Preliminary Site Plan, for the following reasons...(because it is not in compliance with the Ordinance.)

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

October 30, 2007

### **Planning Review**

Providence Hospital and MOB Connector  
SP #07-54

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#### **Petitioner**

Providence Hospital and Medical Centers (Rich Abbott)

#### **Review Type**

Preliminary and Final Site Plan

#### **Property Characteristics**

- Site Location: South side of Grand River, west of Beck Road
- Site Zoning: OSC, Office Service Commercial
- Adjoining Zoning: North: B-2; East: B-3, RA, & OS-1; West: I-1; South: R-3
- Proposed Use(s): 360' long connector between the proposed hospital and Medical Office Building, and a pathway within the Greensward
- Adjoining Uses: North: Shopping center; East: Vacant, Residential, and Commercial uses; West: Vacant; South: Single-family homes
- Plan Date: October 5, 2007

#### **Project Summary**

The applicant is proposing to construct a 360'-long enclosed connector (3,455 sf total) between the hospital and the Medical Office Building, and an asphalt pathway within the Greensward. The connector ranges in height from 10' to 12', and is designed to conveniently move staff and visitors between the buildings. The south side of the connector is proposed to be constructed of ribbed metal panels and precast stone generally matching the hospital, while the north side of the connector is proposed to include a "green screen" with plants covering split-faced C.M.U. The Greensward pathway is designed to provide site users with a natural area for relaxation. The pathway is proposed to be constructed over the pedestrian connector, and include a pedestrian plaza on top of the connector.

#### **Recommendation**

Approval of the Preliminary Site Plan is **recommended**, subject to the following:

1. Providing the length of the connector on the plan;

2. Install a crosswalk, and associated ADA ramps as discussed in the Traffic Engineering email dated 10.30.07, on Providence Parkway from the southeast end of the Greensward pathway to the nature trail;
3. Consideration of the request to provide additional pedestrian amenities along the pathway and wayfinding signs, as discussed in the planning review letter;
4. Installation of a crosswalk within the parking lot from the Assarian Cancer Center to the Greensward pathway, as discussed in the planning review letter, and addressing the outstanding issues regarding the crossing of the roadway leading to the docks, as discussed in the Traffic Engineering email dated October 30, 2007;
5. Consideration of the installation of a wayfinding sign at the hospital exit to the connector, in order to direct people through the connector to the Greensward pathway.

**Comments:**

The Preliminary and Final Site Plan was reviewed per the Zoning Ordinance standards of Article 12 (Office Service Commercial District); Section 2400 (Schedule of Regulations); Section 2516 (Site Plan Review), and other sections of the ordinance, as noted. Items underlined need to be addressed by the applicant prior to the submittal of revised plans:

1. **Building Height and Setbacks:** The connector ranges from 10' to 12' in height, and is located over 900' from the nearest lot line. The height and location meets the standards of Section 2400 of the Zoning Ordinance.
2. There are a couple of issues noted in the applicant's response letter, dated October 10, 2007, that do not appear to be addressed on the plans. Please provide the following on a revised site plan:
  - a. the length of the connector, and
  - b. a crosswalk, and associated ADA ramps with detectable warning devices as discussed in the Traffic Engineering email dated October 30, 2007, from the Greensward path to the nature trail. We note it does not appear that this crosswalk was provided as part of the approved Ring Road plans (see attached sheet).
3. **Exterior Lighting:** The applicant stated that exterior lighting is not proposed.
4. **Pedestrian Amenities and Connections:** The Statement of Intent on Sheet L1 indicates the Greensward is "...to provide the patients and visitors an area for respite and relaxation". To achieve that end, we highly recommend that additional pedestrian amenities be provided along the pathway, such as benches and trash cans. The pathway extensions and concrete pads located directly outside of the connector are ideal locations to provide an area for outdoor rest and relaxation. Also, pedestrians may need guidance regarding the location of the pathway, and a safe mode of travel to the pathway from areas with vehicular traffic. Crosswalks and wayfinding signs should be provided at key locations. Although not required by any

specific ordinance standard, we offer the following comments regarding these issues:

- a. We highly recommend installing a bench and trash can at each of the three pathway extensions between the Assarian Cancer Center and the future commercial/retail site; the two extensions between the Medical Office Building and the helistop; and on the concrete pads adjacent to the exit doors from the connector, near the hospital and its generator building (see attached sheet).
  - b. Install a crosswalk from the Assarian Cancer Center to the northern end of the southern parking island, then across the parking lot to connect to the path. Also, we recommend providing wayfinding signs to direct people from the Cancer Center to the pathway, as it may not otherwise be visible to potential users (see attached sheet). We note a slight modification to Assarian's parking lot appears to be necessary to provide a barrier-free access to the pathway. There is an 11.5'-wide striped area near the southern side of the parking lot, which was not included as part of the 51 parking spaces for the lot. The parking spaces could be shifted so the 11.5'-wide area is aligned with the sidewalk ramp and connected to the crosswalk, in order to provide a clearly defined pedestrian access to the pathway. Please see the Traffic Engineering email (dated October 30, 2007,) for additional comments that should be addressed on the plans related to pedestrians crossing the roadway leading to the docks. Also, a crosswalk should be provided across the road to the loading docks. Based on a review of the approved plans for the hospital, it appears sidewalk ramps were previously included from the Assarian Cancer Center parking lot to the pathway.
  - c. A wayfinding sign may be appropriate to post at the hospital exit to the connector, in order to direct people through the connector to the Greensward pathway.
5. **Response Letters:** The applicant is asked to provide a response letter to the Planning Division, responding to all issues raised in each review letter, prior to the site plan being presented to the Planning Commission. After the Planning Commission's review, the plans will need to be revised and submitted for either Final Site Plan or Stamping Set approval, addressing all of the comments in the review letters and those comments made by the Planning Commission. Please contact the Planning Division if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Façade, and Fire)
  6. **Stamping Sets:** Stamping sets will be required for this project, following approval by the Planning Commission and addressing all outstanding issues. After receiving all of the review letters (referenced above), the applicant should make the appropriate changes on the plans and submit **9 copies with original signatures and original seals**, to the Community Development Department for final Stamping Set approval.
  7. **Pre-Construction Meeting:** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and

**Planning Review of Preliminary and Final Site Plan**

Providence Hospital and MOB Connector

SP#07-54

October 30, 2007

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the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions, please contact Sarah Marchioni (248-347-0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)) in the Community Development Department.

*Karen F. Reinowski*

Planning Review by Karen F. Reinowski, AICP, PCP (248) 347-0484 or  
[kreinowski@cityofnovi.org](mailto:kreinowski@cityofnovi.org)

Attachments: Planning Review Chart

**PLANNING REVIEW SUMMARY CHART**

**Review Date:** 10.22.07  
**Project Name:** Providence Hospital and MOB Connector  
**Project Number:** 07-54 Preliminary and Final Site Plan  
**Plan Date:** 10.05.07

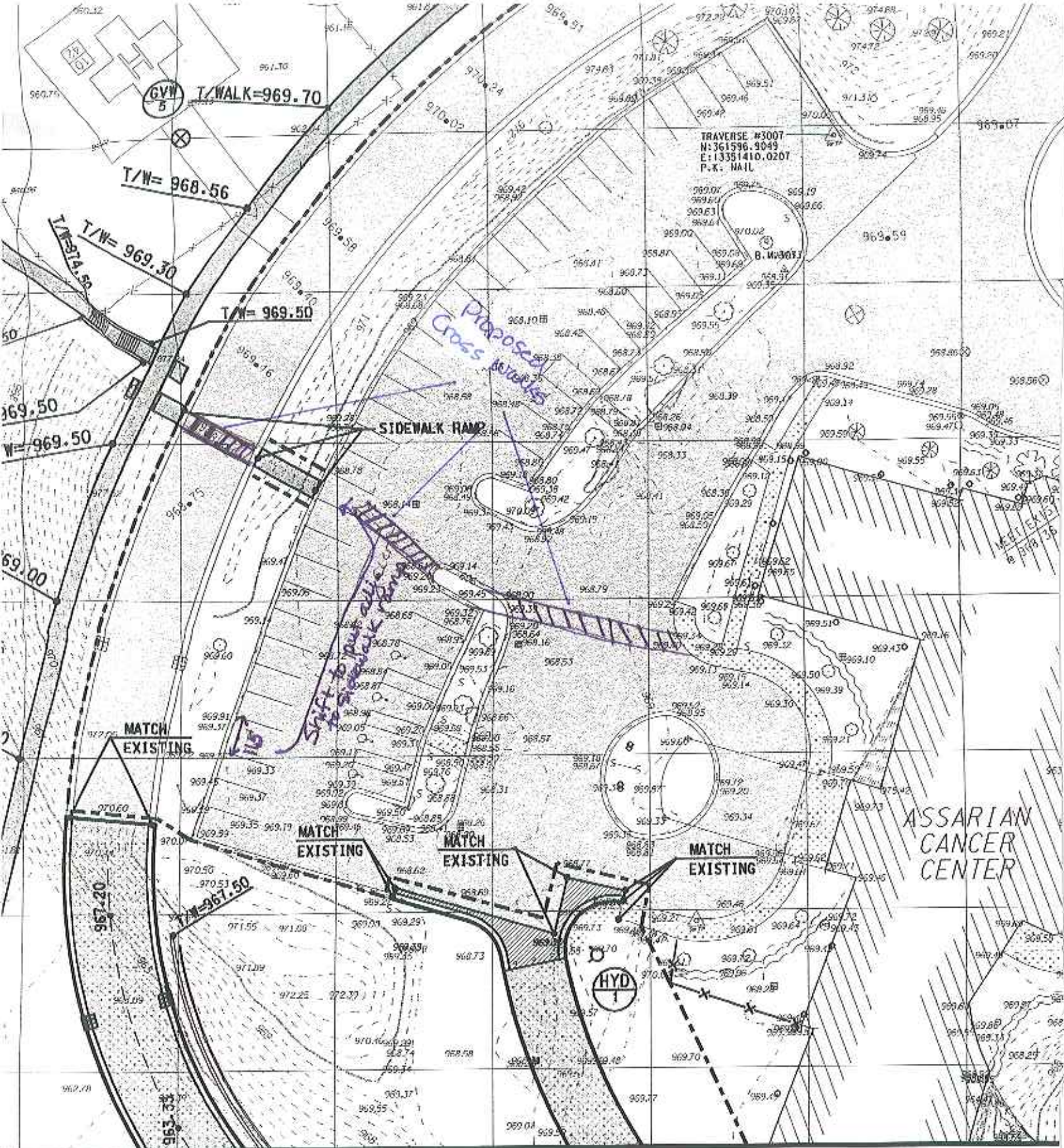
Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Site Plan.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Office	No change proposed	Yes	
Zoning	OSC (Office Service Commercial)	No change proposed	Yes	
Building Height (Section 2400, footnote j)	5 stories or 65 feet, whichever less	Connector ranges from 10' to 12' in height, with a 1' – 5' berm against the North elevation to reduce the perceived height	Yes	
<b>Building Setback</b>				
Front (2400)	35 feet	1160+ feet	Yes	
Side (east) (2400)	35 feet	1400+ feet	Yes	
Side (west) (2400)	35 feet	950+ feet	Yes	
Rear (2400)	35 feet	2550+ feet	Yes	
<b>Other Zoning Ordinance Standards</b>				
Site Plan Review (Section 2516)		The letter explaining the Section 9 waiver request indicates the connector is 360' in length. It does not appear the length of the connector is noted on Sheet L4.2, as noted in the response letter.	No	<b>Provide a note on the plans indicating the length of the connector.</b>
Exterior lighting (Section 2511)		Per submittal letter dated 10.10.07, outdoor lighting is not proposing outdoor lighting at this time	Yes	



Item	Required	Proposed	Meets Requirements?	Comments
Recommended enhancements for the connector and Greensward pathway system	Pedestrian amenities, such as benches and trash cans, should be provided on the small pathway extensions.	Pedestrian amenities are lacking in many key areas along the Greensward pathway.	<b>No</b>	<b>Pedestrian amenities should be provided along the small pathway extensions. See planning letter for additional details and locations.</b>
	A crosswalk should be provided across Providence Parkway, connecting the Greensward pathway to the nature trail.	Crosswalk not provided on plans, although response letter indicates it will be installed in this phase	<b>No</b>	<b>Include crosswalk on Providence Parkway between the southeast segment of the Greensward pathway system and the nature trail south of the Parkway.</b>
	A crosswalk should be provided from the Assarian Cancer Center to the trail, in order to clearly identify its location.	None shown	<b>No</b>	See planning letter for details regarding the recommended crosswalk to identify and safely move pedestrians from the building to the path.
	Wayfinding signs would assist in directing potential users to the Greensward pathway system.		<b>No</b>	<b>Since the hospital does not have a direct access to the Greensward pathway system, we recommend providing a wayfinding sign at the entrance to the connector from the hospital side, in order to direct people to the external pathway. Also, wayfinding signs should direct people from the Assarian Cancer Center, along the crosswalk, to the pathway.</b>

Prepared by Karen F. Reinowski, AICP, PCP (248) 347.0484 or kreinowski@cityofnovi.org



05-44 Stamping Sets  
 Sheet C-3

N. 12+75 - MATCH LINE SEE SHIT

LEGEND

**LANDSCAPE REVIEW**



**PLAN REVIEW CENTER REPORT**  
October 29, 2007  
**Preliminary and Final Landscape Review**  
Providence Hospital MOB Connector 07-54

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**Review Type**

Preliminary and Final Landscape Review

**Property Characteristics**

- Site Location: Providence Hospital Campus
- Site Zoning: RA
- Site Use(s): Health Care Facility
- Plan Date: 10/15/2007

**Recommendation**

**Approval of the Preliminary and Final Site Plan for SP07-54 Providence Hospital and MOB Connector is recommended.**

**Ordinance Considerations**

**Adjacent to Residential (Sec. 2509.3.a.)**

1. The project is not adjacent to residential properties.

**Adjacent to Public Rights-of-Way (Sec. 2509.3.b.)**

1. The proposed connector walkway is not adjacent to public right-of-ways.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. No Street Trees are required.

**Parking Landscape (Sec. 2509.3.c.)**

1. No parking is involved with the connector addition.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. The Applicant has provided sufficient information regarding plantings along the connector. The applicant has also proposed a "green wall" treatment for the majority of the north façade of the connector structure. The green wall is a permanent mesh system mounted directly on the exterior wall and the intent is to plant vining plant material that will climb the mesh and create a living wall. The structure would then blend nicely into the landscape and have a very natural

- feel and appropriate vining plant materials have been specified. In combination with the plantings proposed under previous phases of the site development, the connector landscape will be an attractive addition to the site.
2. The Applicant has reduced the amount of local wash stone to be used along the connector at the request of Staff. Adequate foundation planting area and beds, in combination with the green walls, meet Ordinance requirements.
  3. A band of seeded lawn of varying width is proposed along the length of the connector. This will allow for a finished look and provide ease of maintenance. The remainder of the greensward area will be planted with a mix of prairie grasses. This prairie mix will add a natural feel to the site.

**Plant List (LDM)**

1. The Plant List meets the Ordinance requirements and the standards set by the Landscape Design Manual. Please revise the plant designation "EA" on the Plant List to read "JS" to match the intended *Juniperus sabina* 'Buffalo' and the plant tag designation on Sheet L4.2.

**Planting Details and Notes (LDM)**

1. The Planting Details and Notations meet the Ordinance requirements and the standards set by the Landscape Design Manual.

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. An irrigation plan is to be provided with the Stamping Set submittal. A cost estimate has been provided as required.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

### Landscape Review Summary Chart

Date: October 29, 2007

Project Name: Providence Hospital MOB Connector  
 Project Location: Providence Hospital Campus  
 Sp #: 07-54  
 Plan Date: 10/15/07  
 Review Type: Preliminary & Final Landscape Plan  
 Status: **Approval recommended.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	1" = 30' acceptable this submittal.
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	NA			
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
<b>Plant List (LDM 2.h.) – Include all cost estimates.</b>				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.

Item	Required	Proposed	Meets Requirement	Comments
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	
<b>Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.</b>				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	NA			Provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	NA			Provide all proposed dimensions.
ROW Plantings (LDM 1)	NA			Include required calculations.
Walls (LDM 2.k.)	NA			Include required calculations.
<b>Landscape Notations – Utilize City of Novi Standard Notes.</b>				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires and tree wrap.	Yes	Yes	Yes	No wire or hose. Upright stakes only.
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	NA			Refer to Planning Review comments.
<b>Parking Area Landscape Calculations (LDM 2.0.)</b>				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$A = x 10\% = sf$
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$B = x 5\% = sf$
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use	NA			$C = x 1\% = sf$

Item	Required	Proposed	Meets Requirement	Comments
in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	NA			A = 7% x 0 = 0 SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			B = 2% x 0 = 0 SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			C = 0.5% x 0 = 0 SF
Total A, B and C above = Total interior parking lot landscaping requirement	NA			Total interior landscaping required = A + B + C = 0 sf required and provided.
Parking lot tree requirement	NA			0 required. 0 provided.
Perimeter greenspace Plantings	NA			Perimeter trees provided at 1 per 35 LF.
<b>Parking Lot Plants</b>				
Max. 15 contiguous space limit	NA			
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	NA			Include calculations on landscape plan. Plant beds must be a min. 10' wide and 300 SF to qualify.
Snow Deposit (LDM.2.q.)	NA			Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	Yes/No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include estimate of irrigation system at Final Site Plan submittal.
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line. Do not plant trees within 15' of overhead utilities.
<b>Residential Adjacent to Non-residential</b>				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
<b>Adjacent to Public Rights-of-Way</b>				
Berm requirements met (2509.3.b.)	NA			
Planting requirements met (2509.3.b.- LDM 1.b.)	NA			
Street tree requirements met (2509.3.b)	NA			
Detention Basin Plantings (LDM 1.d.(3))	NA			



Item	Required	Proposed	Meets Requirement	Comments
<b>Subdivision requirements</b>				
R.O.W. and Street Trees (2509.3.f - LDM 1.d)	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	NA			Located to rear of build & adjacent to same zoning.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

### **Financial Requirements Review**

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 8,938			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 134.07			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

### **Financial Requirements (Bonds & Inspections)**

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 10,538		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 15,807 (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 948.42		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater.  This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 142.26		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	NA	\$ 0		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	NA	\$ 0		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	NA	\$ 0		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	NA	\$ 0		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 893.80		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA  
City of Novi Landscape Architect  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024  
(248) 735-5621  
(248) 735-5600 fax  
dbeschke@cityofnovi.org

**TRAFFIC COMMENTS (INFORMAL)**

**Reinowski, Karen**

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**From:** Katkar, Anita [anita.katkar@ohm-advisors.com]  
**Sent:** Tuesday, October 30, 2007 8:19 AM  
**To:** Reinowski, Karen  
**Cc:** Dearing, Steve  
**Subject:** RE: Providence Hospital and MOB Connector Pathways

Hello Karen,

As we discussed yesterday, we have following comments on your recommendations of adding crosswalks at two (2) locations for MOB Connector Pathway plans. Since, these comments are for the editions proposed by you as opposed to the plans itself, instead of writing a formal review letter I am conveying my comments to you via e-mail.

1. *To connect the southeast pathway end to the nature trail, by putting a pathway across Providence Parkway -* The locations of the pedestrian facilities to cross the Providence Parkway were determined as part of the "Ring Road Plans". These plans should be referred to for your recommended location. If putting the crosswalk at that location is agreed upon, it needs to be equipped with the ADA compliant sidewalk ramps with detectable warning devices.

2. *To provide a crosswalk from the Assarian Cancer Center, through the parking lot and across the parking island, to connect to the pathway stub -* The plans for the "Assarian Cancer Center" and "Providence Loading Docks" should be referred to for the following concerns:

- A. Vertical grade of the roadway leading to the docks
- B. Horizontal stopping sight distance for the vehicles on the roadway leading to the docks
- C. Parking required Vs provided for the Assarian Cancer Center facility as potentially one or two parking stalls will be lost in crosswalk markings

If putting the crosswalk at that location is agreed upon, it needs to be equipped with the ADA compliant sidewalk ramps at the parking lot curb.

Please let me know if you have any questions.

Sincerely,

**Anita S. Katkar, PE**

Traffic Project Engineer

**Orchard, Hiltz & McCliment, Inc.**

34000 Plymouth Road

Livonia, MI 48150

p. 734.522.6711

f. 734.466.4557

d. 734.466.4532

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10/30/2007

## ENGINEERING REVIEW



## PLAN REVIEW CENTER REPORT

October 25, 2007

### Engineering Review

Providence Hospital and MOB Connector  
SP #07-54

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#### Petitioner

Providence

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: Providence Hospital
- Site Size: 2 acres
- Plan Date: October 18, 2007

#### Project Summary

- Construction of an enclosed walkway between the hospital and the MOB building.
- Four additional yard catch basins are proposed.

#### Recommendation

**Approval of the Preliminary/Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.**

#### Comments:

The Preliminary/Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances and the Storm Water Management Ordinance with the following exceptions, which can be addressed at Stamping Set submittal:

1. The storm sewer at proposed structure 4A does not have the minimum 3-foot cover depth. This pipe segment shall be lowered if it will not conflict with an intersecting pipe in the existing manhole (MH4). A minimum slope of 0.32-percent shall be used to maximize cover depth.
2. Storm structures shall be 4-foot diameter, rather than the 3-foot proposed.
3. Provide a construction materials table on the Utility Plan including the proposed storm sewer.
4. Provide a schedule listing the casting type for each proposed catch basin on the utility plan.
5. Remove the proposed swale from the Utility Plan unless proposed contours are added to clarify the location of the swale.

6. Provide a plan showing the full limits of grading for the proposed activity.
7. The proposed construction will be added to the existing Soil Erosion and Sedimentation Control permit for the hospital (SE05-0079). Include in this plan all appropriate soil erosion measures (e.g. silt fencing, inlet filters, etc.).

**The following must be submitted with the Stamping Set:**

8. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**


**The following must be addressed prior to construction:**

9. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$661.25 must be paid to the City Treasurer's Office.
10. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
11. Construction inspection fees in the amount of \$6,617.01 must be paid to the City Treasurer's Office.

**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:**

12. The amount of the incomplete site work performance guarantee for this development at this time is \$203,166 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.

  
\_\_\_\_\_

cc: Rob Hayes, City Engineer  
Karen Reinowski, Community Development Department  
Tina Glenn, Water & Sewer Dept.  
Sheila Weber, Treasurer's  
Byron Hanson; Spalding DeDecker  
Ted Meadows; Spalding DeDecker



**FAÇADE REVIEW**

# METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

October 29, 2007

City of Novi Planning Department  
45175 W. 10 Mile Rd.  
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: **FACADE ORDINANCE – Preliminary and Final Site Plan Review**  
**Providence Hospital and MOB Connector – SP07-54**  
Façade Region: 2  
Zoning District: OSC  
**Project Data:** New enclosed serpentine connector building – 3,455 Sq. Ft.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan review regarding the drawings prepared by NBBJ dated October 15, 2007 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. No architectural rendering was submitted. Only two façades (North and South) fall under the jurisdiction of the Façade Ordinance. No material calculations were provided by the applicant.

Drawings Dated 10-15-07	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM.)
SPLIT-FACED CMU w/ GreenScreen	100.00% X	0.0%			50%
RIBBED METAL PANEL	0.0%	85.0% X			25%
PRECAST STONE	0.0%	15.0% ✓			25%

#### Recommendations:

1. The applicant will be required to obtain a Section 9 waiver for the proposed materials – The "green screen" is novel concept that will potentially enhance the appearance of the split faced block wall. However, we are concerned that effect will substantially depend on the specific plant material used. Deciduous plants will provide the desired effect only in the summer. What maintenance is required to prevent the plant material from overtaking the entire structure? We would recommend that the City's Landscape Consultant be consulted on these and other matters. Please note that exposed poured concrete or plain faced C.M.U. is not allowed and is unclear if proposed on the base of the South Façade.
2. It is assumed that the 2hr. MOB vestibule is made of vision glass, although there are materials that are unclear surrounding or near the vestibule that will need identification.
3. The split-faced C.M.U. material on the sample board is currently an image. An actual sample of this material will be required.

**It is therefore our recommendation that based on the Section 9 Waiver Narrative, the design meets the intent and purpose of the ordinance and a Section 9 Waiver to be granted.**

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,



Douglas R. Necci AIA

**APPLICANT RESPONSE LETTER(S)**

November 1, 2007

Ms. Karen Reinowski, Planning  
Planning and Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024

Re: Novi Park Health Campus – Preliminary and Final Landscape Review Providence  
Hospital MOB Connector SP 07-54

Dear Ms. Reinowski,

We are pleased to submit our plans for Providence Hospital MOB Connector to the City of Novi. The following summary is our response to the Preliminary and Final Landscape Review comments in the review dated October 29, 2005.

### **Final Landscape Review**

#### **Landscape Revisions and Clarifications:**

The applicant will revise or clarify the Final or Stamping Set Landscape Plans for the MOB Connector based on Ordinance Considerations comments and the Landscape Review Summary Chart comments at the time of Stamping Set Site Plan Review.

### **Ordinance Considerations**

#### **General Requirements**

#### **Plant List (LDM)**

- 1. The Plant List meets the Ordinance requirements and the standards set by the Landscape Design Manual. Please revise the plant designation "EA" on the Plant List to read "JS" to match the intended Juniperus Sabina 'Buffalo' and the plant tag designation on Sheet L4.2.*

Applicants Response to item 1. We will correct the error and change the "EA" on the Plant List to read "JS" to match the intended Juniperus Sabina 'Buffalo' and the plant tag designation on Sheet L4.2

### **Irrigation (Sec. 2509 3.f.(6)(b))**

1. An irrigation plan is to be provided with the Stamping Set Submittal. A cost estimate has been provided as required.

Applicants Response to item 1: It is the intent of the owner to maintain the plants in a living condition and not provide an irrigation system. Please note there is no intent to provide any irrigation in the green sward.

We hope our responses adequately address your issues. If you have any additional questions please feel free to call me at 614-224-7145.

Respectfully Submitted,

Kim N. Way, RLA, CLARB  
Principal  
NBBJ

cc: Providence Hospital and Medical Center – Richard Abbott  
NBBJ – Larry Helman, Tim Fishking, Jonathan Wilch  
HRC – Gary Tressel, Matt Slicker, Rob Hardin

November 1, 2007

Ms. Karen Reinowski, Planning  
Planning and Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024

Re: Novi Park Health Campus – Façade Review for Preliminary and Final Site Plan Review  
Providence Hospital MOB Connector SP 07-54

Dear Ms. Reinowski,

We are pleased to submit our elevations for Providence Hospital MOB Connector to the City of Novi. The following summary is our response to the Preliminary and Final Façade Review comments in the review dated October 29, 2005.

- 1. The applicant will be required to obtain a Section 9 waiver for the proposed materials – The "green screen" is novel concept that will potentially enhance the appearance of the split faced block wall. However, we are concerned that the effect will substantially depend on the specific plant material used. Deciduous plants will provide the desired effect only in the summer. What maintenance is required to prevent the plant material from overtaking the entire structure? We would recommend that the City's Landscape Consultant be consulted on these and other matters. Please note that exposed poured concrete or plain faced C.M.U. is not allowed and is unclear if proposed on the base of the South Façade.*

*Applicant's response to item 1. The plant materials to be used are English and Boston Ivy. Please see attached plant data. Both plant materials will die back to an extent during the winter. Both plant materials will need to be cut back annually so they do not overtake the structure. The cities landscape consultant, David Beschke, reviewed the plant materials for the green screen and wrote in his review letter, "appropriate vining plant materials have been specified."*

*There is a very small amount of exposed concrete at the base of the metal panel walls. Please note that this is in harmony with the hospital which has exposed concrete used in the landscape elements, at the loading dock and associated retaining walls. Exposed concrete was also part of the Hospitals section 9 waiver.*

*There is no smooth face C.M.U. in the project.*

- 2. It is assumed that the 2hr MOB vestibule is made of vision glass, although there are materials that are unclear surrounding or near the vestibule that will need identification.*

*Applicant's response to item 2. The vestibule of the MOB is glass up to the 2 hour separation which is stone. The vestibule is actually part of the MOB and not part of the connector. The 2 hour wall is the line between them.*

- 3. The split-faced C.M.U. material on the sample board is currently an image. An actual sample of this material will be required.*

*Applicant's response to item 3. A sample of the split face C.M.U. is being provided to the city along with this letter.*

We hope our responses adequately address your issues. If you have any additional questions please feel free to call me at 614-224-7145.

Respectfully Submitted,

Karl R. Schantz  
Senior Associate  
NBBJ

cc: Providence Hospital and Medical Center – Richard Abbott  
NBBJ – Tim Fishking, File  
HRC – Gary Tressel, Matt Slicker, Rob Hardin

**MAPS/COLOR COPIES**

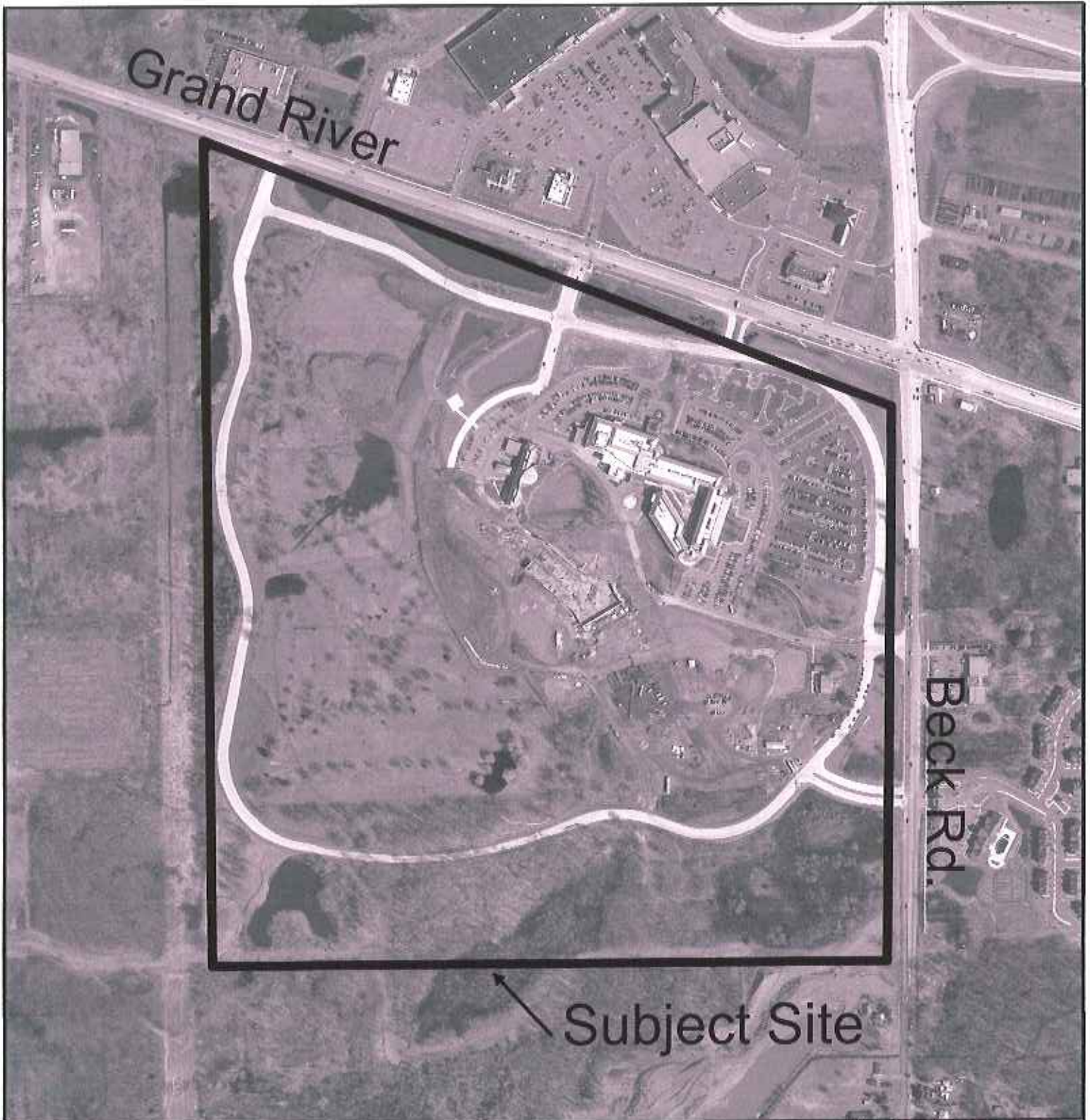
- **Location/ Air Photo**
  - **Zoning**
  - **Future Land Use**
  - **Natural Features**
- **Site Plan Excerpt, including Proposed Pedestrian Connector (Blue)**  
**Proposed Pathways (Yellow)**  
**Recommended Crosswalk (Pink)**  
**Recommended Pathway Amenities (Orange)**



# Providence Hospital and MOB Connector

Location

Map Publication Date: November 1, 2007



**CITY OF NOVI**  
GEOGRAPHIC INFORMATION SYSTEMS OFFICE  
DEPARTMENT OF INFORMATION TECHNOLOGY  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
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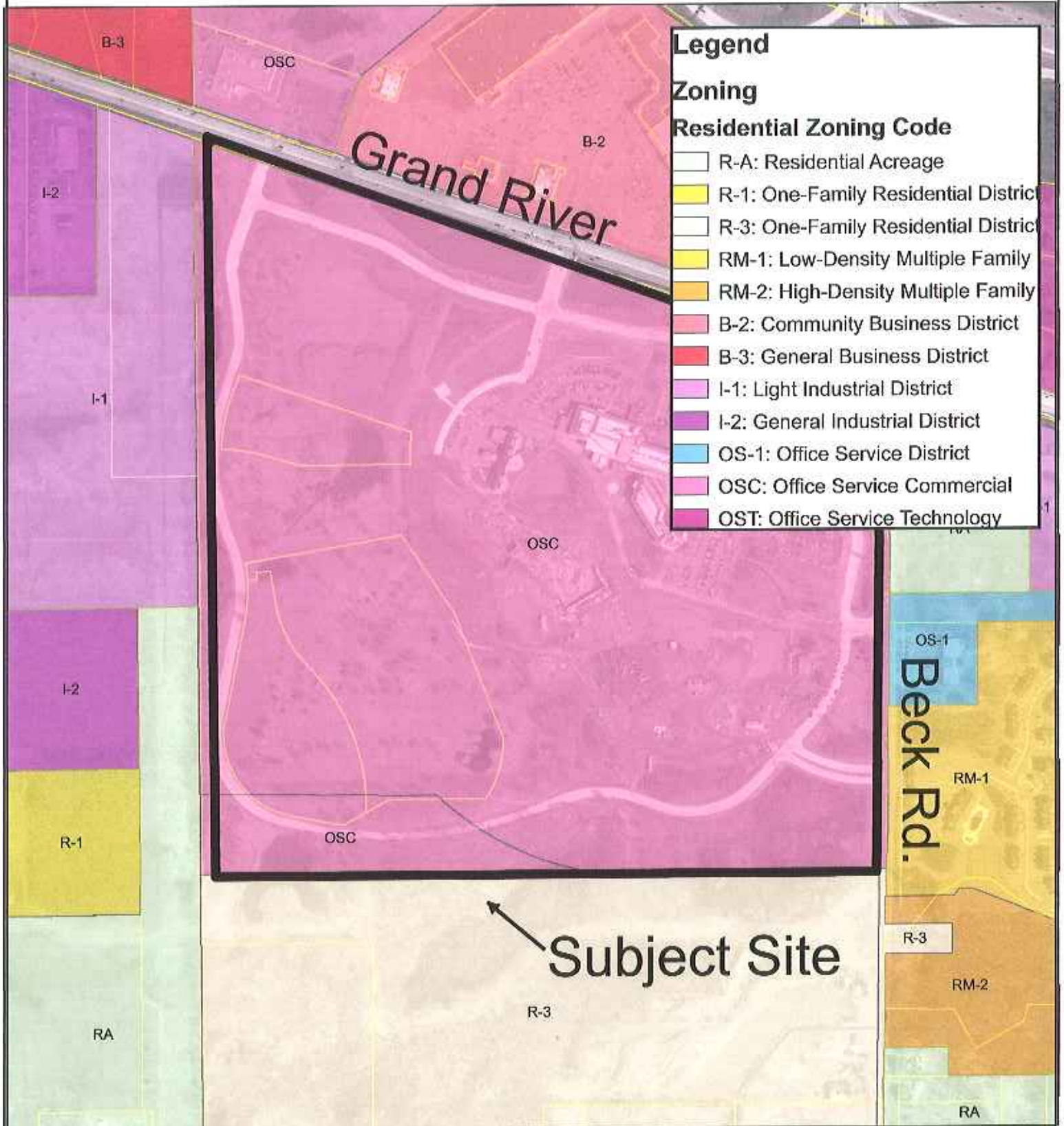


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# Providence Hospital and MOB Connector

## Zoning

Map Publication Date: November 1, 2007



### Legend

#### Zoning

#### Residential Zoning Code

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

Subject Site



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# Providence Hospital and MOB Connector Future Use

Map Publication Date: November 1, 2007

Grand River

## Legend

### Future Land Use (2004 Master Plan for Land Use)

#### LAND USE CLASSIFICATION

-  UTILITY
-  PUBLIC PARK
-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  OFFICE
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  PUBLIC

Beck Rd.

Subject Site



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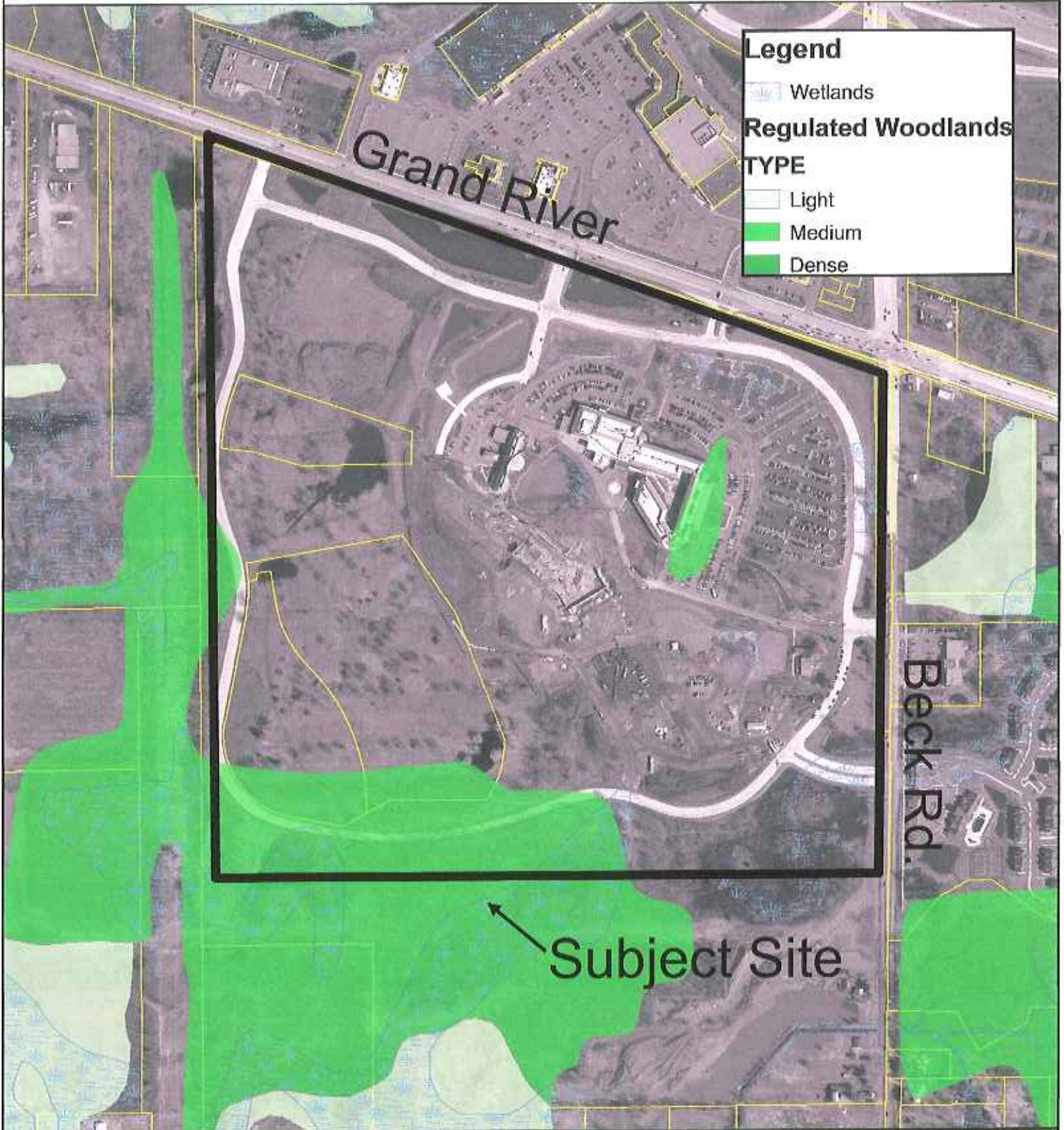


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# Providence Hospital and MOB Connector

## Natural Features

Map Publication Date: November 1, 2007




### Legend


 Wetlands

### Regulated Woodlands

#### TYPE

 Light

 Medium

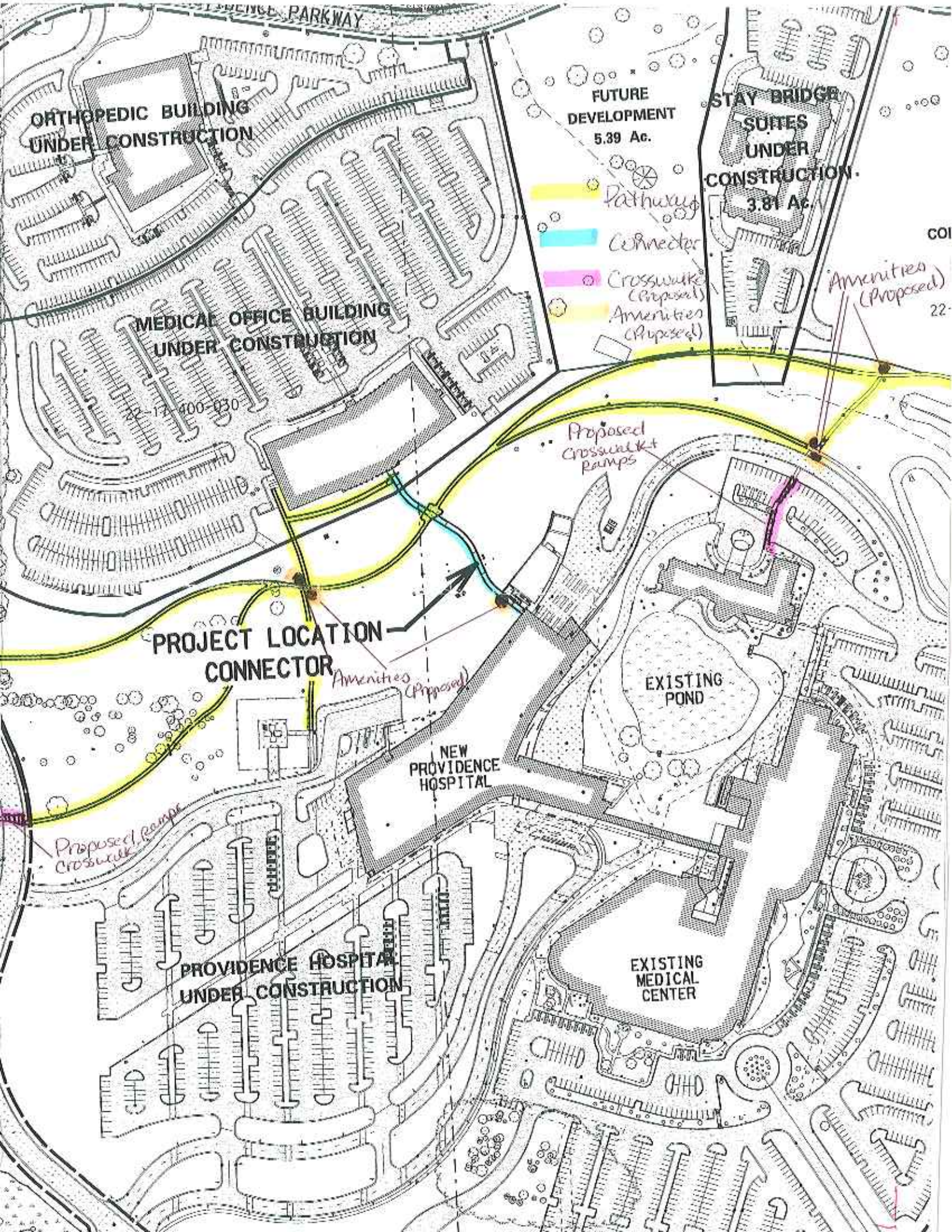
 Dense



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ORTHOPEDIC BUILDING  
UNDER CONSTRUCTION

MEDICAL OFFICE BUILDING  
UNDER CONSTRUCTION

FUTURE  
DEVELOPMENT  
5.39 Ac.

STAY BRIDGE  
SUITES  
UNDER  
CONSTRUCTION  
3.81 Ac.

- Pathway
- Connector
- Crosswalk (Proposed)
- Amenities (Proposed)

Amenities  
(Proposed)

PROJECT LOCATION  
CONNECTOR

Proposed  
Crosswalk &  
Ramps

EXISTING  
POND

NEW  
PROVIDENCE  
HOSPITAL

Proposed  
Crosswalk  
&  
Ramps

PROVIDENCE HOSPITAL  
UNDER CONSTRUCTION

EXISTING  
MEDICAL  
CENTER

PLANS ARE  
AVAILABLE FOR  
VIEWING AT THE  
COMMUNITY  
DEVELOPMENT  
DEPARTMENT