Center City District
PUBLIC PRIVATE PARTNERSHIP – EAST LANSING, MICHIGAN
March 22, 2017
MEETING MINUTES FROM LAST PC

• Turn Grand River Building
• Parking Screen
• Market Studies
• Shadow / Sun Studies
• General Massing & Vertical Ascent as compared to other buildings
• Pedestrian Corridor
• Clarification of Parking Demand
PUBLIC PRIVATE PARTNERSHIP TEAM

• City of East Lansing – City Council
• East Lansing Brownfield Redevelopment Authority
• East Lansing Downtown Development Authority
• East Lansing Planning Commission
• Ballein Family
• Harbor Bay Real Estate Advisors
• Local Labor
• Lansing Economic Area Partnership (LEAP)
• Michigan Economic Development Corporation (MEDC)/Michigan Strategic Fund (MSF)
• Michigan Department of Environmental Quality (MDEQ)
• US Environmental Protection Agency (EPA)
SHARED DOWNTOWN VISION

- Diversified Housing – Active Adult (55+) and Market Rate
- Downtown Grocer/Retail
- Destination Experience and Complete Streets
- Parking Structure and Public Infrastructure Improvements (Privately Financed)
- Compliment Existing Businesses and Support Additional Development
- Embodies East Lansing’s Comprehensive Plan
CITY OF EAST LANSING’S REQUESTS

• Downtown Grocer
• Active Adult Housing (55+)
• Increased Density
• Enhance and Preserve Festival Space
• Preserve Parking Lot 1 Spaces and Revenue
• Provide Additional Revenue to the City
• Additional Parking for Future Events and Developments
• Albert Avenue Reconstruction – Above and Below Grade
• Alley Improvements for all Existing Buildings
CENTER CITY DISTRICT – PROJECT SUMMARY

• PRIVATE INVESTMENT – $132 million

• JOB CREATION
  • Full-Time – 75 to 100
  • Temporary Construction Jobs – 400 to 500

• PROJECT COMPONENTS
  • Downtown Grocer – 22,307 SF
  • Albert Avenue Retail – 20,178 SF
  • Market Rate Housing – 271 units
  • 55+ Housing – 93 units
  • Parking Structure – 715 spaces

• PREVAILING WAGE COMMITMENT
# PARKING USES & COMPARISON

<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th>Existing Parking Ordinance Requirement</th>
<th>Proposed Parking Ordinance Requirement</th>
<th>Proposed Development Parking</th>
<th>Percentage of Proposed Development Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand River</td>
<td>Anchor Retail (22,307 SF) (^{(1),(2)})</td>
<td>45</td>
<td>45</td>
<td>28</td>
</tr>
<tr>
<td>Albert Avenue</td>
<td>New Retail (20,178 SF) (^{(1)})</td>
<td>41</td>
<td>41</td>
<td>41</td>
</tr>
<tr>
<td>Grand River</td>
<td>Market Rate Housing (271 Units) (^{(3)})</td>
<td>331</td>
<td>166</td>
<td>169</td>
</tr>
<tr>
<td>Albert Avenue</td>
<td>55+ Housing (93 Units) (^{(3)})</td>
<td>115</td>
<td>58</td>
<td>117</td>
</tr>
<tr>
<td>Parking Stalls for Proposed Development</td>
<td>532</td>
<td>310</td>
<td>355</td>
<td>49.6%</td>
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<tr>
<td>Parking Lot 1 Replacement</td>
<td>148</td>
<td>148</td>
<td>148</td>
<td>20.7%</td>
</tr>
<tr>
<td>Additional Parking (as requested by City)</td>
<td>N/A</td>
<td>N/A</td>
<td>212</td>
<td>29.7%</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>680</strong></td>
<td><strong>458</strong></td>
<td><strong>715</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

\(^{(1)}\) 1 stall/500 SF  
\(^{(2)}\) Proposed parking requested by Anchor Retailer  
\(^{(3)}\) Parking stalls determined by unit mix

More than 50% of the parking spaces would be available for public use.
SITE LAYOUT
UPDATED RENDERINGS

Reorientation of Grand River Development

- Massing lessened
- Articulation of Market Rate Housing
UPDATED RENDERINGS
UPDATED RENDERS
UPDATED RENDERINGS
UPDATED RENDERINGS
BUILDING / STREET CROSS SECTIONS

ALBERT AVE CROSS SECTION

GENEROUS SIDEWALKS & PEDESTRIAN ACTIVITY
BUILDING / STREET CROSS SECTIONS

GRAND RIVER CROSS SECTION

INCREASING VARIATION / ARTICULATION
BUILDING / STREET CROSS SECTIONS

GRAND RIVER CROSS SECTION

INCREASING VARIATION / ARTICULATION
BUILDING / STREET CROSS SECTIONS

GRAND RIVER CROSS SECTION

INCREASING VARIATION / ARTICULATION
SHADING AND SUN ORIENTATION

Minimized with Building Materials, Configuration, Variation & Articulation
CONSTRUCTION TIMELINE

- Grand River Site Work & Foundation: July 2017 - December 2017
- Grand River Podium - Concrete: December 2017 – February 2018
- Grand River Residential Framing: February 2018 – August 2018
- Turnover of 1st Floor Retail Space: September 2018
- Grand River Finish to Occupy: August 2018 – January 2019
- Albert Ave Site Work & Foundation: July 2017 – February 2018
- Albert Ave Parking Ramp Structure: January 2018 – January 2019
- Albert Ave Residential Framing: November 2018 – February 2019
- Albert Ave Residential Finishes to Occupy: May 2019 – August 2019
- Albert Avenue: July 2019
CONSTRUCTION STAGING

HARBOR BAY IS COMMITTED TO MINIMIZING THE CONSTRUCTION IMPACTS OF ITS DEVELOPMENTS

• Planning the Construction Process in Phases
• Promotional Activities for the Downtown – Partner with the Neighborhood Groups, Downtown Development Authority, City of East Lansing, and others to promote parking and access alternatives
• Coordinate Activities with Existing Businesses
  • Full time Dedicated Logistics and Delivery Manager from the start
CONSTRUCTION STAGING

CONSTRUCTION ZONE LIMITS

- Area highlighted in yellow is fenced construction zone
- Areas highlighted in blue are access routes for loading/unloading of existing retail businesses
  - In and out access on both the east and west side
  - Deliveries coordinated with AVB site logistics personnel
  - No thru alley access from Abbott to MAC
- Areas highlighted in green allow for pedestrian access around project perimeter
- Emergency access gate
THIRD PARTY MARKET REPORTS

• Active Adult Housing (55+)
  “It is our opinion that a market exists for a 93-unit high-rise rental housing development at
  the subject site...the project will be designated for adults (age 55 and over).”

• Market Rate Housing
  “Based on our analysis of the East Lansing Site Effective Market Area, interviews with area
  realtors and school representatives, analysis of school enrolment trends, and current
  market conditions, it is our opinion that a market exists for a market-rate development.”
  • 30 existing and proposed purpose build student housing projects were analyzed including but not
  limited to:
    • Skyvue (under construction)
    • Red Cedar Development (pending)
    • Park District (pending)
    • Capstone – Hannah Farms East (pending)

Source: Danter Company
HARBOR BAY REFERENCES

• City of Duluth, Minnesota -- Emily Larson, Mayor

  “With their vision, Harbor Bay has created a mixed-use building that fits well into the neighborhood while raising the bar for future developments…from the City of Duluth’s experience with Harbor Bay, I believe that you will have a very positive experience working with them.”

• City of Rochester, Minnesota -- Steve Kvenvold, City Administrator

  “I have been impressed with Harbor Bay’s approach to the formulation of development projects, their preparation and communication with City departments, and their commitment to designing a quality development project…from the City of Rochester’s experience with Harbor Bay, I believe that you will have a very positive experience working with them.”

• Financing Letters of Reference
  • First National Bank
  • TSB Capital Advisors
  • Walker & Dunlop
DEVELOPMENT EXPERIENCE

**HILTON – Rochester, MN**
- $125M Investment
- 19-stories
- 264-keys
- 7,687 ballroom space
- Restaurants
- Skyway access
- Indoor parking
- Spa, pool, fitness center
DEVELOPMENT EXPERIENCE

Minneapolis, MN
• $98M Investment
• Market-rate Apartments
• TOD
• 421 Units
• 26-stories
• 10,556 SF retail
• 106 parking spots
• 25% parking ratio per unit
DEVELOPMENT EXPERIENCE

ENDI – Duluth, MN

- $38M Investment
- 143-units
- 14,000 SF Retail
- Restaurants
- Lake views
- Indoor parking
- Robust amenity deck
DEVELOPMENT EXPERIENCE

Preserve on Maine
• Rochester, MN
• $34M Investment
• 205-units
• Stand-alone amenity building
• Park
• Indoor parking
• Pool, fitness center