



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: June 11, 2019

REGARDING: 42350 Grand River Avenue, Parcel # 50-22-23-226-001 (PZ19-0019)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Supply Line International LLC

Variance Type

Dimensional

Property Characteristics

Zoning District:	General Business
Location:	West of Meadowbrook Road and North of Grand River Avenue
Parcel #:	50-22-23-226-001

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinances Section 5.2.12 for the proposed modification to the number of parking spots per actual calculations and outline in the attached parking study, Seventy five spaces. This property is zoned General Business(B-3).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0019**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

(e) The relief if consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ19-0019**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi

MEMORANDUM



TO: ZONING BOARD OF APPEALS
THRU: BARBARA MCBETH, *A/CP*, CITY PLANNER
FROM: SRI RAVALI KOMARAGIRI, PLANNER
SUBJECT: ZBA VARIANCE REQUESTS FOR SLI MEDICAL
(ZBA Case No. 19-0019)
DATE: JUNE 4, 2019

The purpose of this memo is to provide some background information on the variance request by Supply Line International Real Estate Holdings, LLC. The request is being considered at the June 11 ZBA meeting.

The subject property has an existing building proposed to be remodeled and occupied with 12,810 square feet of medical office space, 9,390 square feet of general office space, along with a large warehouse space of approximately 23,000 square feet housing medical equipment. Cort Furniture, a furniture rental office, showroom and warehouse previously occupied the building. The applicant is proposing to build additional parking and related landscape improvements as required to accommodate the change of use.

Based on Section 5.12 of the Zoning Ordinance, for the proposed use and square footages indicated for those uses, a minimum of 122 parking spaces are required on site. There are approximately 53 spaces existing on the property. The applicant has provided a Parking Needs Assessment that determined that a minimum of 64 parking spaces are required based on the information provided for the proposed use as physician's offices, the number of employees working in the building, and the assumed values for patient loads, arrival patterns and average lengths of stay. The City's Traffic Engineering consultant reviewed the Parking Needs Assessment and agrees with the findings. A summary of Traffic review findings is listed below:

1. Parking needed was estimated to be increased to 64 spaces, with 75 provided.
2. Parking at the adjacent building utilizes less than 40% of its parking on a regular basis, so shared use could be feasible if needed in the future. However projected parking amounts will not require it at this time.
3. In summary, parking proposed should be sufficient to see to the needs of the SLI Medical Office without issues, having a surplus of 10 spaces available even in the high-volume/long-visit scenario.

The site plan indicates a total of 75 parking spaces on site, once the proposed improvements are made. The reduction in the minimum required parking (from 122 to 75, a total of 47 spaces) would require approval of a variance from Zoning Board of Appeals, which could be justified based on the information in the submittal, and the applicant's parking assessment prepared by Rich and Associates, and as reviewed by the City's Traffic Engineering Consultant. Please note, the study is based on the current

proposed mix of uses only. Parking needs should be reassessed if a change of use happens.

The current revised site plan is scheduled for Planning Commission's consideration on June 12, 2019. The Zoning Board of Appeals variance, if granted on June 11, would be contingent on Planning Commission's subsequent approval of the Preliminary Site Plan.

A copy of the Rich and Associates Parking Needs Assessment and staff's review is attached to the memo. Please feel free to contact me at 248-735-5607 or skomaragiri@cityofnovi.org if you need further information.



45175 Ten Mile Road
 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

APR 30 2019

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300.00
 Meeting Date: June 11, 2019
 ZBA Case #: PZ 19-0019

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION SLI			
ADDRESS 42350 Grand River Ave		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-23 - 226 - 001		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY N. of Grand River between eadownbrook and Novi Rd			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS JKaplan@sliauto.com	CELL PHONE NO. 248-943-5359
NAME Josh Kaplan		TELEPHONE NO. 248-242-7140	
ORGANIZATION/COMPANY Supply Line International Real Estate Holdings, LLC		FAX NO.	
ADDRESS 42350 Grand River Ave		CITY Novi	STATE MI
			ZIP CODE 48375
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE
			ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>Table 5.2.12</u> Variance requested		<u>Modification to the number of parking spots per actual calculation and outlined in attached parking study, 75 spots.</u>	
2. Section _____ Variance requested		_____	
3. Section _____ Variance requested		_____	
4. Section _____ Variance requested		_____	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date 04/30/2019

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature, Manager

Date 04/30/2019

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

Insufficient land remaining to meet current code parking requirements.

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The current parking lot which was put in when built does not have current parking satisfactory to the current code nor is their enough land to add the additional land the code would require. However, attached is an independent parking study showing that their is satisfactory (75 spots maximum) which has been reviewed and approved by the City of Novi.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Property owner is seeking to build out property address to add a full service medical building including without limitation, a physician office, surgical center and wellness center (therapy, including water therapy, mental health services and DME/pharmacy). However, as explained in the attached independent parking study, the property (including the lot) is to be used by a closed network and not open to the general public those substantially decreasing the lots use per the City's code.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

As previously explained in the attached independent parking study and approved by the City's parking expert, Applicant is seeking a limitation of the parking requirements pursuant to the current code to meet the required actual use of 75 parking spots. Further, a requirement for parking beyond the 75 parking spots will impact Applicant's ability to bring a medical facility and the substantial economic benefit of the new businesses to the City of Novi.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

No adverse impact exists. Existing neighbors would not be altered and/or affected in any way. The current project would bring additional individuals to the City of Novi throughout Monday-Friday without disrupting any of the other businesses around the property addresses. Furthermore, pursuant to the independent parking study and agreed upon by the City's parking expert, any additional parking spots above 75 would merely reduce the amount of green space or the size of the building for additional unoccupied parking.

SLI Office Building
Novi, Michigan

Parking Needs Assessment

December 12, 2018

DRAFT FINAL REPORT



RICH & ASSOCIATES
PARKING CONSULTANTS
www.richassoc.com

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Introduction

Rich & Associates have been asked to analyze the parking needs for a building at 42350 Grand River Avenue in Novi Michigan that will be expanded and repurposed for medical office use. Primary transient demand will be created from physician's office space located in the building. Additionally, there will be some general office space (associated with the medical use) as well as some warehouse space for durable medical equipment. The physician's office space will accommodate three physicians seeing patients at any given time plus a suite for physical therapy and space for ambulatory surgery procedures (most very short 15 to 20-minute procedures) plus a pharmacy. Virtually all transient (patient) traffic will be associated with visits to one of the doctor's offices with the exception of some physical therapy visits that will be prescribed by one of the practicing physicians but because they will be part of an on-going physical therapy program not necessarily associated with a physician's office visit on that particular day. Visits to the on-site pharmacy will be part of a scheduled visit to a physician as will procedures in the Ambulatory Surgery Center. No other outside traffic is expected.

Methodology

Using provided information for the number of physician's offices, number of employees working in the building and assumed and provided values for patient loads, arrival patterns and average lengths of stay, Rich factored the data through proprietary demand models to calculate the number of parking spaces expected to be required. This information is demonstrated and provided in tables detailing for each of the various types of functions in the planned building the number of employee and patient parking spaces needed by time of day. With most visits to the various medical functions in the building (Pharmacy or Ambulatory Surgery Center plus a few Physical Therapy patients) associated with an initial visit to one of the physicians practicing in the building, the number of daily physician patients is the major limiting factor for the amount of parking needed. Again, with the exception of patients continuing with a physical therapy (PT) program that will not require a physician's visit corresponding to each PT visit, these are the only "outside" patient visits expected.

Employee / Physician Parking Needs

Using the provided data for the number of employees and physicians working in each office or function, Rich has determined that approximately 46 spaces will be needed to accommodate the employees and physicians on site. This is detailed by Table 1 below.



Table 1 – Summary Staff Parking Volumes and Parking Needs

Building Uses / Staffing	# Staff	Parking Needed
SLI Toxicology Lab	1	1
SLI Pharmacy	1	1
SLI Office	12	12
SLI DME	1	1
SLI Warehouse	4	4
SLI Psychologist	3	3
	22	22
PT & Wellness Staff	5	5
ASC Only Staff	4	4
Physicians Office Staff (Shared among Dr's)	10	10
Total Employees	41	41
Physicians (In Office Seeing Patients)	3	3
Physicians (ASC Procedures)	2	2
Total Staff & Physicians	46	46

Patient Parking Needs

Information provided by the owner has indicated that with the exception of some physical therapy visits (as part of a continuing physical therapy program prescribed by a doctor) all other patient visits to the medical building will be in conjunction with a visit to a physician's office. The associated functions in conjunction with the physician's office visit will dictate the actual length of time that each patient is parked. Patients will arrive for doctor's appointments throughout the day (8:00 am to 5:00 pm). Each physician's visit is estimated to last 30 to 45 minutes including wait time. Associated with each physician visit is a stop for an ancillary service (pharmacy or short ASC procedure or for a small number of patients a visit to a doctor's office, a physical therapy session and pharmacy stop). A doctor's office visit combined with either pharmacy stops or a short ASC procedure (15 to 20 minutes added to the stay) is assumed to have an average stay of 1 hour. Adding a physical therapy session to a doctor's office visit and a pharmacy stop would result in an expected average stay of 1 hour 55 minutes. A small proportion (about 15 percent of procedures) in the ASC are assumed to have stays of about 1 ½ to two hours added to a doctor's office visit. For these patients we have assumed a total time parked of 2 hours and 30 minutes. For the patients who come for just a physical therapy session a length of time parked is assumed to be 1 hour five minutes accommodating both the 50 to 60-minute therapy session and additional time visiting with other patients or traveling to and from the vehicle.



Given these average stay lengths for patients, the parking needs is a function of the number of patients actually classified for each stay. With the exception of the singular physical therapy sessions (not associated with a doctor's office visit), all other patient parking demand starts with a physician's office visit. It is being assumed that about 34 patients per day would be coming for just a physical therapy session. Using provided information for the number of physicians seeing patients on any given day (3), the next variable is the number of patients seen per physician. Based on experience conducting studies for hospitals and medical facilities, Rich has learned that different specialties will have varying volumes of patients seen each day per physician but averaging between 14 and 17 patients per doctor per day. Using the higher value (17) would translate to a daily patient volume of 51. Data provided by the owner has suggested that 15 percent (6 patients) may include a doctor's office visit plus a physical therapy session. An additional two patients may also have a stop at the pharmacy in combination with the office visit and therapy session. Subtracting these eight patients that have physical therapy sessions from 51 total daily patients leaves 43 patients. Eighty-five percent of these patients (37 patients) are assumed to have a stop at either the pharmacy or the ASC for a very short procedure (pain shot). The balance of 15 percent (6 patients) would have a longer procedure in the ASC necessitating the total visit time (including doctor's office) of 2 hours and 30 minutes. Given

Table 2 - Summary Patient Parking Needs

	Daily Volume
Medical Office Building	
Number of Physician's Seeing Patients	3
Patients / Physician / Day	17
Total Daily Patients	51
Patient Allocation	
Dr's Visit + PT Visit (1:40 Minutes)	6
Dr's Visit + PT Visit + Pharmacy Visit (1:55)	2
Dr's Visit + Pharmacy visit or Short-Term ASC (1:00)	37
Dr's Visit + Long-Term ASC (2:30 Min) *	6
Total Patients	51
Physical Therapy Only (1:05)	34
* 30 minutes physicians office + 2 hour ASC procedure	

these volumes of patients and the lengths of stay as noted above, the patient parking needs peak at 12 spaces needed.

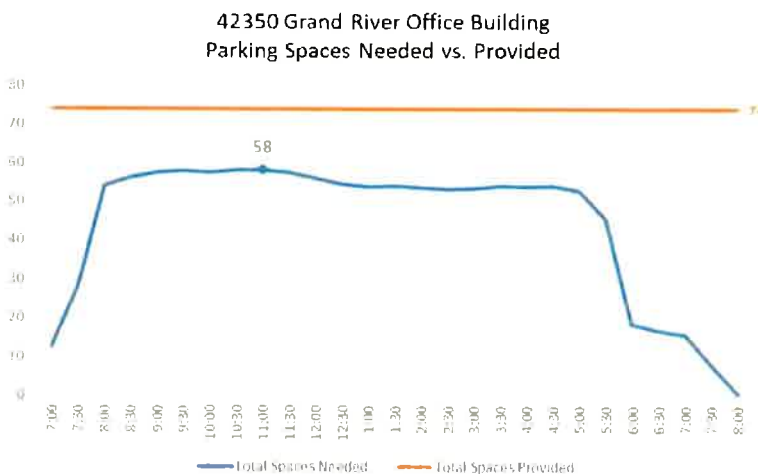


Figure 1- Parking Demand vs. Supply

Combined with the 46 employee and physician parking needs means that a total of 58 spaces will be needed to accommodate all needs for this building. Compared to the 74 spaces planned to be provided with the building would mean a surplus of 16 spaces. This information is detailed by Table 3 on page 5 which details the number of parking spaces needed by each employee or patient classification by time of day between 7:00 am and about 8:00 pm.

Peak needs following typical patterns experienced for other medical facilities would occur during the morning hours.

Group 1 (Lines 1 – 10) – Includes the various staff categories for the various functions to be located within the building. Most values for the number of employees assigned to each classification are as provided by the building owner. The exception is the physician's office staff. Rich has assumed 3 physicians seeing patients on any given day with an average of 3.2 staff per physician giving the 10 staff. These staff are shared among the five physicians. For each employee classification, 100 percent are assumed to drive and park on site.

Group 2 (Lines 12 & 13) – is the five physicians located on site. As noted above on any given day it is being assumed that three would be in the practices seeing patients. The remaining two would be on site performing procedures in the ASC.

Group 3 (Lines 15 – 20) – Demonstrates the patient classifications. The value in parentheses shows the number of patients allotted to that classification followed in the next column by the expected length of stay for that grouping. For all patient classifications, 97 percent are assumed to arrive in a car which is subsequently parked on site remaining for the length of the visit.

Five different classifications for patients are shown:

1. Physical Therapy Patients only – 34 patients with an expected stay (parked) of 1 hour five minutes
2. Doctor's office visit followed by physical therapy session – 6 patients with total stay of 1 hour 40 minutes
3. Doctor's office visit followed by physical therapy session and stop at the pharmacy – 2 patients with each having a total stay of 1 hour 55 minutes
4. Doctor's office visit followed by either a pharmacy visit or short-term ASC procedure – 37 patients with a total stay of about 1 hour.
5. Doctor's office visit followed by a longer-term procedure (1 ½ to 2 hours) in the ASC – 6 patients with a total stay of two hours and 30 minutes.



Table 3 – Detailed Parking Needs by User Group

		42350 Grand River Parking Spaces Required																												
		6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	
		to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	
1	SLI Wellness Ctr	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	0	
2	SLI Toxicology Lab	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
3	SLI Pharmacy	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
4	SLI Office	0	6	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	0	0	
5	SLI DIME	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0		
6	SLI Warehouse	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0		
7	SLI Psychologist	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	0		
8	SLI ASC Staff	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	
9	Physicians Office Staff	6	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0	
10	Sub-Total Group 1	8	18	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	9	7	0	
11	Physicians	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	
12	Sub-Total Group 2	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	
13																														
14																														
15	(34) Physical Therapy Only 1:45	1	2	3	4	4	4	4	4	5	5	4	3	3	3	3	3	3	3	3	3	2	1	1	1	1	1	0	0	
16	(6) Dr's Visit + PT 1:40	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	
17	(2) Dr's Visit + PT + Pharmacy 1:45	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	
18	(37) Dr's Visit + ST ASC or Pharmacy 1:40	3	2	2	3	4	4	4	4	4	4	3	2	2	2	2	1	1	1	2	2	3	3	3	2	1	1	0	0	
19	(6) Dr's Visit + LT ASC 2:30	1	1	1	1	1	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	
20	Sub-Total Group 3	5	5	8	10	11	12	12	12	12	12	10	9	8	8	8	7	8	8	8	8	8	7	6	5	3	2	1	1	
21	Total Spaces Needed	13	28	54	56	57	58	58	58	58	56	55	54	54	54	53	54	54	54	54	54	53	46	19	17	16	8	1		
22	Total Spaces Provided	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	
23	Surplus/(Deficit)	61	46	20	18	17	16	16	16	16	18	19	20	20	20	20	21	20	20	20	20	21	28	55	57	58	66	73		
24	% Occupancy	17%	38%	73%	76%	78%	78%	78%	79%	79%	78%	76%	74%	73%	73%	73%	72%	72%	73%	73%	73%	71%	62%	25%	23%	21%	11%	1%		
25																														
26																														

Alternative Demand

Given the surplus parking expected with the volumes of patients per physician, Rich has also projected the potential parking needs assuming higher volumes of patients per physician. Even using initial values for the number of patients per physician 50 percent greater or as high as 25 patients per doctor per day (instead of 17 patients per physician per day) with a consequent change in the average length of stay to 1 hour and 20 minutes (instead of 1 hour) due to increased waiting times, the parking needs for the building would still only peak at 64 parking spaces needed with the number of staff and physicians remaining constant. **Table 4** below shows the total building parking needs and patient volumes allocated among the various functions at the previously shown lengths of stay given the increased patient load. The table shows, for example, that at the 25 patients per physician day volume (75 total daily patients) that the number of physical therapy visits in combination with a doctor's office visit would increase by three patients from the currently used 8 total patients to 11 total patients. Of these 11 patients, 8 would have just the doctor's visit plus the physical therapy session and three would have a doctor's visit, physical therapy session and add a stop at the pharmacy. The number of patients seeing a doctor and then either a procedure in the ASC or a pharmacy visit would increase from 43 to 64. Eighty-five percent of these patients (54) would have either a short ASC procedure or pharmacy visit while 15 percent (10 patients rather than 6) would have longer procedures in the ASC with the longer stay. Given the daily patient volumes at other rates of visits per physician would change the total building parking need from the currently projected 58 total spaces needed to between 59 and 64 total spaces (employees, physicians and patients) needed.

Table 4 – Alternative Peak Patient Parking Needs (Higher Patient Loads)

Physicians Seeing Patients	3	3	3	3	3	3
Pats / Dr / Day	17	18	19	20	22	25
Total Daily Patients	51	54	57	60	66	75
Number of Patients per Day						
15% Physical Therapy + Dr Visit	8	8	9	9	10	11
75% Physical Therapy with Dr Visit	6	6	7	7	8	8
Average Length of Stay (Hrs:Min)	1:40	1:40	1:40	1:40	1:40	1:40
25% PT + Dr Visit + Pharmacy Visit	2	2	2	2	2	3
Average Length of Stay (Hrs:Min)	1:55	1:55	1:55	1:55	1:55	1:55
ASC Pats/ Pharmacy + Dr	43	46	48	51	56	64
85% Dr + ST ASC / Pharmacy	37	39	41	43	48	54
Average Length of Stay (Hrs:Min)	1:00	1:00	1:00	1:00	1:20	1:20
15% Dr + LT ASC	6	7	7	8	8	10
Average Length of Stay (Hrs:Min)	2:30	2:30	2:30	2:30	2:30	2:30
Physical Therapy Only	34	34	34	34	34	34
Average Length of Stay (Hrs:Min)	1:05	1:05	1:05	1:05	1:05	1:05
Peak Hour Parking Spaces Needed						
Employee Parking Needs	41	41	41	41	41	41
Physician Parking Needs	5	5	5	5	5	5
Patient Parking Needs	12	13	15	15	16	18
Total Parking Needed	58	59	61	61	62	64



Parking Counts

Although the parking demand values show that the building at 42350 Grand River should have sufficient parking capacity given the values provided, parking occupancy counts were conducted for both the existing building and an adjacent building at 42400 Grand River for two days on December 3rd and 4th, 2018. Given the change in use for the proposed building combined with its expansion, the major focus of these counts is intended to show that the adjacent building at 42400 Grand River is currently only using about 40 percent of its capacity that could provide additional parking support to the 42350 building should it become necessary in the future depending on the existing occupancy level of the existing building and assuming appropriate shared-use terms could be reached. However, given the patient volumes currently projected and even assuming significantly higher patient volumes, this adjacent building parking should not be needed.

Figure 2 – Parking Lot Occupancy Counts Monday, December 3, 2018

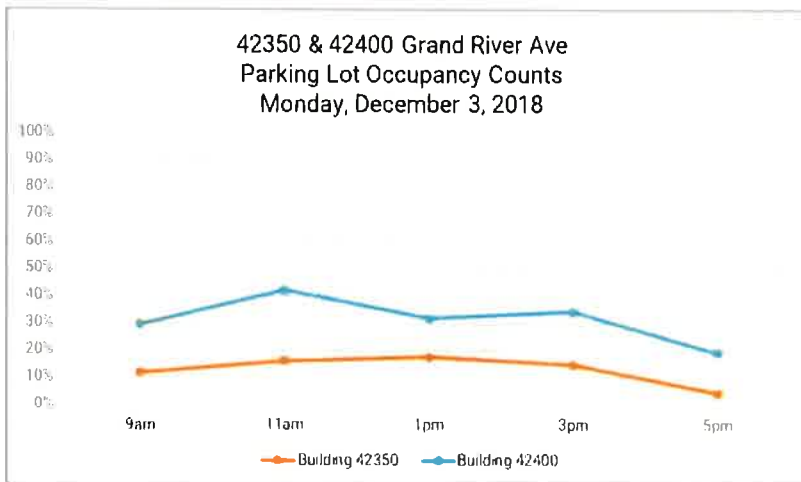
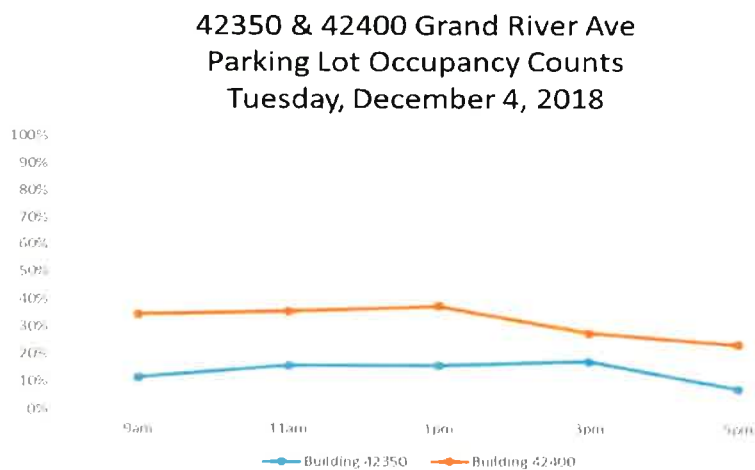


Figure 3 – Parking Lot Occupancy Counts Tuesday, December 4, 2018



SLI Office Building

Novi, Michigan

Parking Needs Assessment

December 12, 2018

DRAFT FINAL REPORT



RICH & ASSOCIATES
PARKING CONSULTANTS
www.richassoc.com

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Introduction

Rich & Associates have been asked to analyze the parking needs for a building at 42350 Grand River Avenue in Novi Michigan that will be expanded and repurposed for medical office use. Primary transient demand will be created from physician's office space located in the building. Additionally, there will be some general office space (associated with the medical use) as well as some warehouse space for durable medical equipment. The physician's office space will accommodate three physicians seeing patients at any given time plus a suite for physical therapy and space for ambulatory surgery procedures (most very short 15 to 20-minute procedures) plus a pharmacy. Virtually all transient (patient) traffic will be associated with visits to one of the doctor's offices with the exception of some physical therapy visits that will be prescribed by one of the practicing physicians but because they will be part of an on-going physical therapy program not necessarily associated with a physician's office visit on that particular day. Visits to the on-site pharmacy will be part of a scheduled visit to a physician as will procedures in the Ambulatory Surgery Center. No other outside traffic is expected.

Methodology

Using provided information for the number of physician's offices, number of employees working in the building and assumed and provided values for patient loads, arrival patterns and average lengths of stay, Rich factored the data through proprietary demand models to calculate the number of parking spaces expected to be required. This information is demonstrated and provided in tables detailing for each of the various types of functions in the planned building the number of employee and patient parking spaces needed by time of day. With most visits to the various medical functions in the building (Pharmacy or Ambulatory Surgery Center plus a few Physical Therapy patients) associated with an initial visit to one of the physicians practicing in the building, the number of daily physician patients is the major limiting factor for the amount of parking needed. Again, with the exception of patients continuing with a physical therapy (PT) program that will not require a physician's visit corresponding to each PT visit, these are the only "outside" patient visits expected.

Employee / Physician Parking Needs

Using the provided data for the number of employees and physicians working in each office or function, Rich has determined that approximately 46 spaces will be needed to accommodate the employees and physicians on site. This is detailed by Table 1 below.



Table 1 – Summary Staff Parking Volumes and Parking Needs

Building Uses / Staffing	# Staff	Parking Needed
SLI Toxicology Lab	1	1
SLI Pharmacy	1	1
SLI Office	12	12
SLI DME	1	1
SLI Warehouse	4	4
SLI Psychologist	3	3
	22	22
PT & Wellness Staff	5	5
ASC Only Staff	4	4
Physicians Office Staff (Shared among Dr's)	10	10
Total Employees	41	41
Physicians (In Office Seeing Patients)	3	3
Physicians (ASC Procedures)	2	2
Total Staff & Physicians	46	46

Patient Parking Needs

Information provided by the owner has indicated that with the exception of some physical therapy visits (as part of a continuing physical therapy program prescribed by a doctor) all other patient visits to the medical building will be in conjunction with a visit to a physician's office. The associated functions in conjunction with the physician's office visit will dictate the actual length of time that each patient is parked. Patients will arrive for doctor's appointments throughout the day (8:00 am to 5:00 pm). Each physician's visit is estimated to last 30 to 45 minutes including wait time. Associated with each physician visit is a stop for an ancillary service (pharmacy or short ASC procedure or for a small number of patients a visit to a doctor's office, a physical therapy session and pharmacy stop). A doctor's office visit combined with either pharmacy stops or a short ASC procedure (15 to 20 minutes added to the stay) is assumed to have an average stay of 1 hour. Adding a physical therapy session to a doctor's office visit and a pharmacy stop would result in an expected average stay of 1 hour 55 minutes. A small proportion (about 15 percent of procedures) in the ASC are assumed to have stays of about 1 ½ to two hours added to a doctor's office visit. For these patients we have assumed a total time parked of 2 hours and 30 minutes. For the patients who come for just a physical therapy session a length of time parked is assumed to be 1 hour five minutes accommodating both the 50 to 60-minute therapy session and additional time visiting with other patients or traveling to and from the vehicle.



Given these average stay lengths for patients, the parking needs is a function of the number of patients actually classified for each stay. With the exception of the singular physical therapy sessions (not associated with a doctor's office visit), all other patient parking demand starts with a physician's office visit. It is being assumed that about 34 patients per day would be coming for just a physical therapy session. Using provided information for the number of physicians seeing patients on any given day (3), the next variable is the number of patients seen per physician. Based on experience conducting studies for hospitals and medical facilities, Rich has learned that different specialties will have varying volumes of patients seen each day per physician but averaging between 14 and 17 patients per doctor per day. Using the higher value (17) would translate to a daily patient volume of 51. Data provided by the owner has suggested that 15 percent (6 patients) may include a doctor's office visit plus a physical therapy session. An additional two patients may also have a stop at the pharmacy in combination with the office visit and therapy session. Subtracting these eight patients that have physical therapy sessions from 51 total daily patients leaves 43 patients. Eighty-five percent of these patients (37 patients) are assumed to have a stop at either the pharmacy or the ASC for a very short procedure (pain shot). The balance of 15 percent (6 patients) would have a longer procedure in the ASC necessitating the total visit time (including doctor's office) of 2 hours and 30 minutes. Given

Table 2 - Summary Patient Parking Needs

	Daily Volume
Medical Office Building	
Number of Physician's Seeing Patients	3
Patients / Physician / Day	17
Total Daily Patients	51
Patient Allocation	
Dr's Visit + PT Visit (1:40 Minutes)	6
Dr's Visit + PT Visit + Pharmacy Visit (1:55)	2
Dr's Visit + Pharmacy visit or Short-Term ASC (1:00)	37
Dr's Visit + Long-Term ASC (2:30 Min) *	6
Total Patients	51
Physical Therapy Only (1:05)	34
* 30 minutes physicians office + 2 hour ASC procedure	

these volumes of patients and the lengths of stay as noted above, the patient parking needs peak at 12 spaces needed.

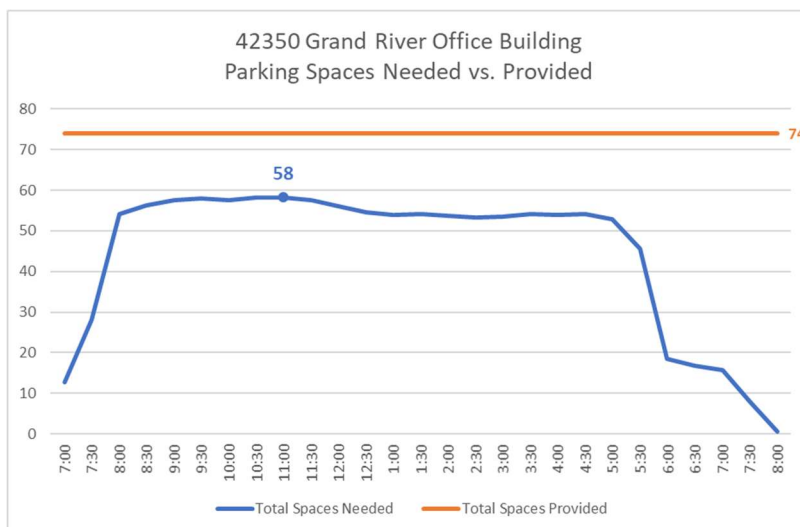


Figure 1- Parking Demand vs. Supply

Combined with the 46 employee and physician parking needs means that a total of 58 spaces will be needed to accommodate all needs for this building. Compared to the 74 spaces planned to be provided with the building would mean a surplus of 16 spaces. This information is detailed by **Table 3** on page 5 which details the number of parking spaces needed by each employee or patient classification by time of day between 7:00 am and about 8:00 pm.



Peak needs following typical patterns experienced for other medical facilities would occur during the morning hours.

Group 1 (Lines 1 – 10) – Includes the various staff categories for the various functions to be located within the building. Most values for the number of employees assigned to each classification are as provided by the building owner. The exception is the physician's office staff. Rich has assumed 3 physicians seeing patients on any given day with an average of 3.2 staff per physician giving the 10 staff. These staff are shared among the five physicians. For each employee classification, 100 percent are assumed to drive and park on site.

Group 2 (Lines 12 & 13) – is the five physicians located on site. As noted above on any given day it is being assumed that three would be in the practices seeing patients. The remaining two would be on site performing procedures in the ASC.

Group 3 (Lines 15 – 20) – Demonstrates the patient classifications. The value in parentheses shows the number of patients allotted to that classification followed in the next column by the expected length of stay for that grouping. For all patient classifications, 97 percent are assumed to arrive in a car which is subsequently parked on site remaining for the length of the visit.

Five different classifications for patients are shown:

1. Physical Therapy Patients only – 34 patients with an expected stay (parked) of 1 hour five minutes
2. Doctor's office visit followed by physical therapy session – 6 patients with total stay of 1 hour 40 minutes
3. Doctor's office visit followed by physical therapy session and stop at the pharmacy – 2 patients with each having a total stay of 1 hour 55 minutes
4. Doctor's office visit followed by either a pharmacy visit or short-term ASC procedure – 37 patients with a total stay of about 1 hour.
5. Doctor's office visit followed by a longer-term procedure (1 ½ to 2 hours) in the ASC – 6 patients with a total stay of two hours and 30 minutes.



Table 3 – Detailed Parking Needs by User Group

		42350 Grand River Parking Spaces Required																											
		6:30 to 7:00	7:00 to 7:30	7:30 to 8:00	8:00 to 8:30	8:30 to 9:00	9:00 to 9:30	9:30 to 10:00	10:00 to 10:30	10:30 to 11:00	11:00 to 11:30	11:30 to 12:00	12:00 to 12:30	12:30 to 1:00	1:00 to 1:30	1:30 to 2:00	2:00 to 2:30	2:30 to 3:00	3:00 to 3:30	3:30 to 4:00	4:00 to 4:30	4:30 to 5:00	5:00 to 5:30	5:30 to 6:00	6:00 to 6:30	6:30 to 7:00	7:00 to 7:30	7:30 to 8:00	
1	SLI Wellness Ctr	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	0	
2	SLI Toxicology Lab	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	
3	SLI Pharmacy	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	
4	SLI Office	0	6	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	6	0	0	0	0	0	
5	SLI DME	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	
6	SLI Warehouse	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	0	
7	SLI Psychologist	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	0	0	0	0	
8	SLI ASC Staff	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	
9	Physicians Office Staff	6	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	
10	Sub-Total Group 1	8	18	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	35	9	9	9	7	0		
11																													
12	Physicians	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	
13	Sub-Total Group 2	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	
14																													
15	(34) Physical Therapy Only 1:05	1	2	3	4	4	4	4	5	5	4	3	3	3	3	3	3	3	3	3	2	1	1	1	1	1	0	0	
16	(6) Dr's Visit + PT 1:40	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	
17	(2) Dr's Visit + PT + Pharmacy 1:55	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	
18	(37) Dr's Visit + ST ASC or Pharmacy 1:00	3	2	2	3	4	4	4	4	4	4	3	2	2	2	1	1	2	2	3	3	3	2	1	1	0	0	0	
19	(6) Dr's Visit + LT ASC 2:30	1	1	1	1	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
20	Sub-Total Group 3	5	5	8	10	11	12	12	12	12	12	10	9	8	8	8	7	8	8	8	8	7	6	5	3	2	1	1	
21																													
22	Total Spaces Needed	13	28	54	56	57	58	58	58	58	56	55	54	54	54	53	54	54	54	54	53	46	19	17	16	8	1		
23	Total Spaces Provided	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	
24	Surplus/(Deficit)	61	46	20	18	17	16	16	16	16	18	19	20	20	20	21	20	20	20	21	28	55	57	58	66	73			
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Alternative Demand

Given the surplus parking expected with the volumes of patients per physician, Rich has also projected the potential parking needs assuming higher volumes of patients per physician. Even using initial values for the number of patients per physician 50 percent greater or as high as 25 patients per doctor per day (instead of 17 patients per physician per day) with a consequent change in the average length of stay to 1 hour and 20 minutes (instead of 1 hour) due to increased waiting times, the parking needs for the building would still only peak at 64 parking spaces needed with the number of staff and physicians remaining constant. **Table 4** below shows the total building parking needs and patient volumes allocated among the various functions at the previously shown lengths of stay given the increased patient load. The table shows, for example, that at the 25 patients per physician day volume (75 total daily patients) that the number of physical therapy visits in combination with a doctor's office visit would increase by three patients from the currently used 8 total patients to 11 total patients. Of these 11 patients, 8 would have just the doctor's visit plus the physical therapy session and three would have a doctor's visit, physical therapy session and add a stop at the pharmacy. The number of patients seeing a doctor and then either a procedure in the ASC or a pharmacy visit would increase from 43 to 64. Eighty-five percent of these patients (54) would have either a short ASC procedure or pharmacy visit while 15 percent (10 patients rather than 6) would have longer procedures in the ASC with the longer stay. Given the daily patient volumes at other rates of visits per physician would change the total building parking need from the currently projected 58 total spaces needed to between 59 and 64 total spaces (employees, physicians and patients) needed.

Table 4 – Alternative Peak Patient Parking Needs (Higher Patient Loads)

	3	3	3	3	3	3
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Pats / Dr / Day	17	18	19	20	22	25
Total Daily Patients	51	54	57	60	66	75
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Average Length of Stay (Hrs:Min)	1:40	1:40	1:40	1:40	1:40	1:40
25% PT + Dr Visit + Pharmacy Visit	2	2	2	2	2	3
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Average Length of Stay (Hrs:Min)	1:05	1:05	1:05	1:05	1:05	1:05
	Peak Hour Parking Spaces Needed					
Employee Parking Needs	41	41	41	41	41	41
Physician Parking Needs	5	5	5	5	5	5
Patient Parking Needs	12	13	15	15	16	18
Total Parking Needed	58	59	61	61	62	64



Parking Counts

Although the parking demand values show that the building at 42350 Grand River should have sufficient parking capacity given the values provided, parking occupancy counts were conducted for both the existing building and an adjacent building at 42400 Grand River for two days on December 3rd and 4th, 2018. Given the change in use for the proposed building combined with its expansion, the major focus of these counts is intended to show that the adjacent building at 42400 Grand River is currently only using about 40 percent of its capacity that could provide additional parking support to the 42350 building should it become necessary in the future depending on the existing occupancy level of the existing building and assuming appropriate shared-use terms could be reached. However, given the patient volumes currently projected and even assuming significantly higher patient volumes, this adjacent building parking should not be needed.

Figure 2 – Parking Lot Occupancy Counts Monday, December 3, 2018

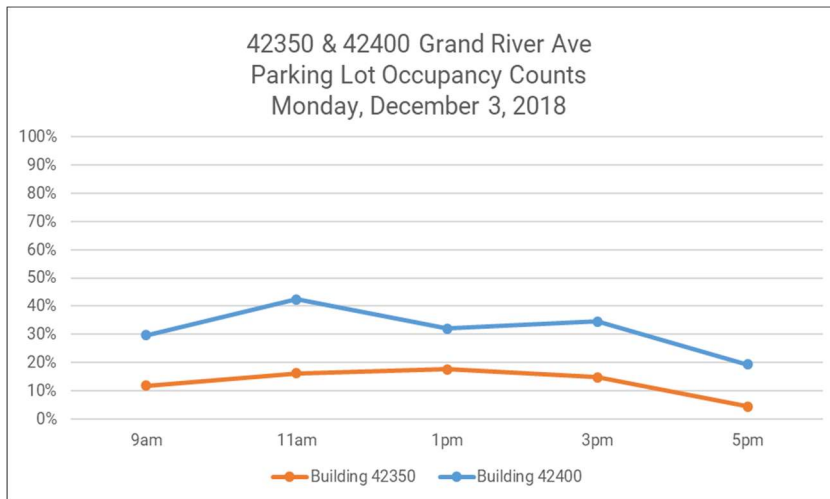
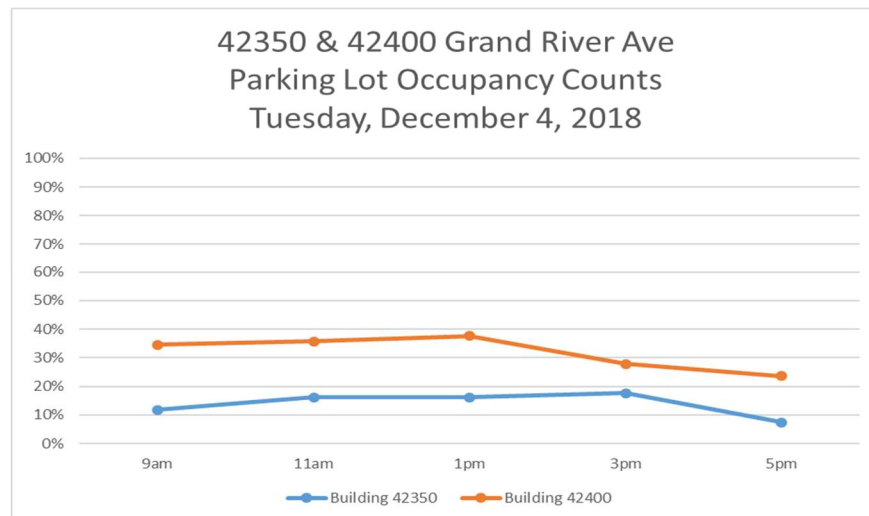


Figure 3 – Parking Lot Occupancy Counts Tuesday, December 4, 2018



REVIEW OF PARKING ASSESMENT
(By City's Traffic Consultant)



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP18-0074 SLI Medical Parkign Study Review
Letter

From:
AECOM

Date:
January 23, 2019

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
Rechtien, Hannah Smith, Kate Richardson

Memo

Subject: JSP18-0074 SLI Medical Parking Study Review Letter

The parking study for the SLI Medical building was reviewed to the level of detail provided and AECOM **recommends approval** of the study.

GENERAL COMMENTS

1. The memo will provide comments on a section-by-section basis following the format of the submitted report.

METHODOLOGY

1. Proprietary demand models were used to calculate the number of parking spaces expected to be required based on the number of offices, employees, patient loads, arrival patterns, and average lengths of stay.
2. The number of daily physician patients was identified as the major limiting factor for the amount of parking required.

EMPLOYEE/PHYSICIAN PARKING NEEDS

1. Given a total of 46 employees at the building, 46 parking spaces were assumed to be needed for the staff and physicians.

PATIENT PARKING NEEDS

1. Patient visits are expected to occur from 8 am to 5 pm.
2. There are 5 different categories of visits, based on destination and time spent.
3. Each physician is expected to see 17 patients a day, for a total of 51 patients with 34 physical therapy only visits.
4. The owner of the facility provided information on the percentage of visit that fall under each visit type.
5. Patient parking needs are expected to peak at 12 spaces.
6. Combined with employee parking, a peak of 58 spaces would be needed and 74 are provided.
7. Peak parking is expected between 10:30 and 11 am.

ALTERNATIVE DEMAND

1. Alternative scenarios were run, consisting of more patients per physician per day and increased lengths of stay.
2. Parking needed was estimated to be increased to 64 spaces, with 74 provided.

PARKING COUNTS

1. Parking at the adjacent building utilizes less than 40% of its parking on a regular basis, so shared use could be feasible if needed in the future. However projected parking amounts will not require it.

CONCLUSIONS AND RECOMMENDATIONS

1. In summary, parking proposed should be sufficient to see to the needs of the SLI Medical Office without issues, having a surplus of 10 spaces available even in the high-volume/long-visit scenario.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Patricia A. Thompson, EIT
Traffic Engineer



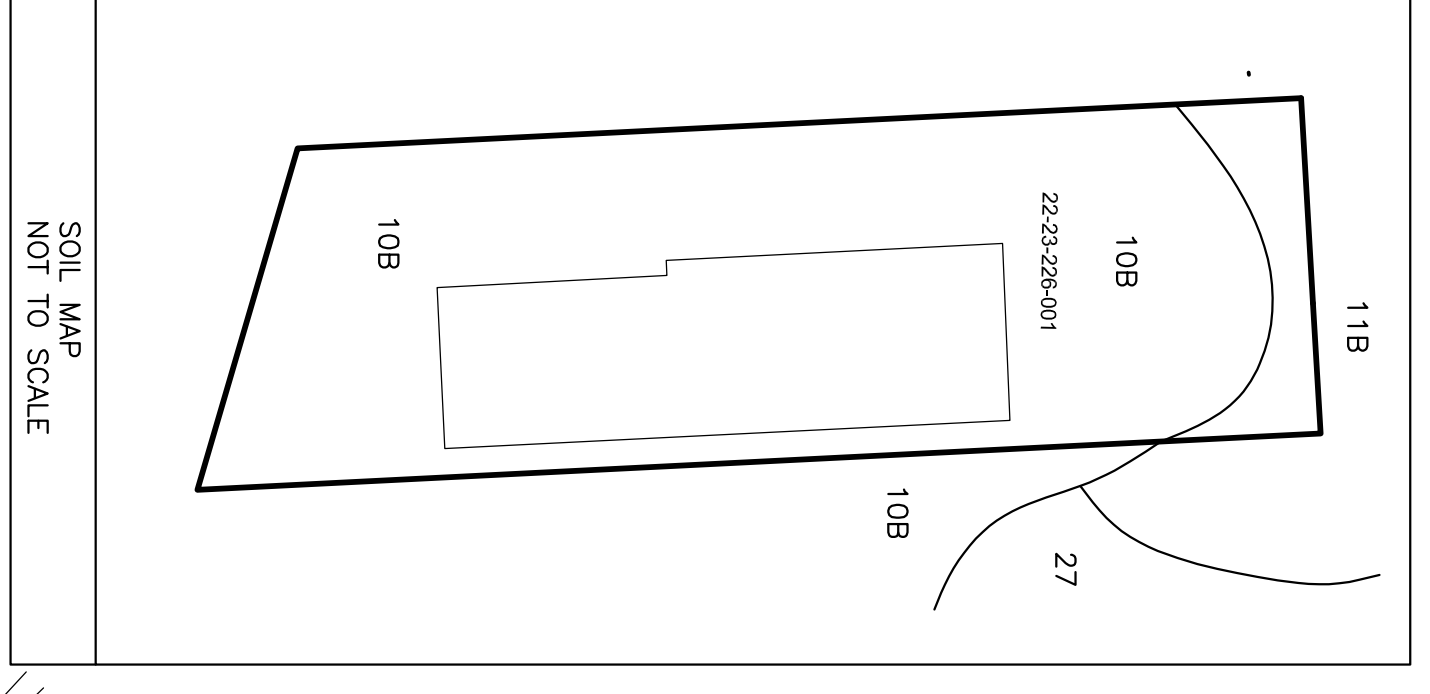
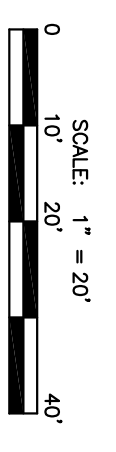
Maureen N. Peters, PE
Senior Traffic/ITS Engineer

NOTE: UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF UTILITIES. FIELD SURVEYING AND RECORDS OF RECORDS BY THE VARIOUS UTILITY COMPANIES ARE TO BE GUARANTEED TO THE COMPLETENESS OR ACCURACY AS TO THE COMPLETENESS OR ACCURACY.

811
BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 (TOLL FREE)

Soil Data

Soil No.	Soil Name	Area	Percent
108	Loam, 1:1:6	2.1	78.0%
118	Clayey loam, 1:1:6	0.6	15.4%
27	Clayey loam, 1:1:6	0.2	6.0%
Total for Area of		4.0	100.0%



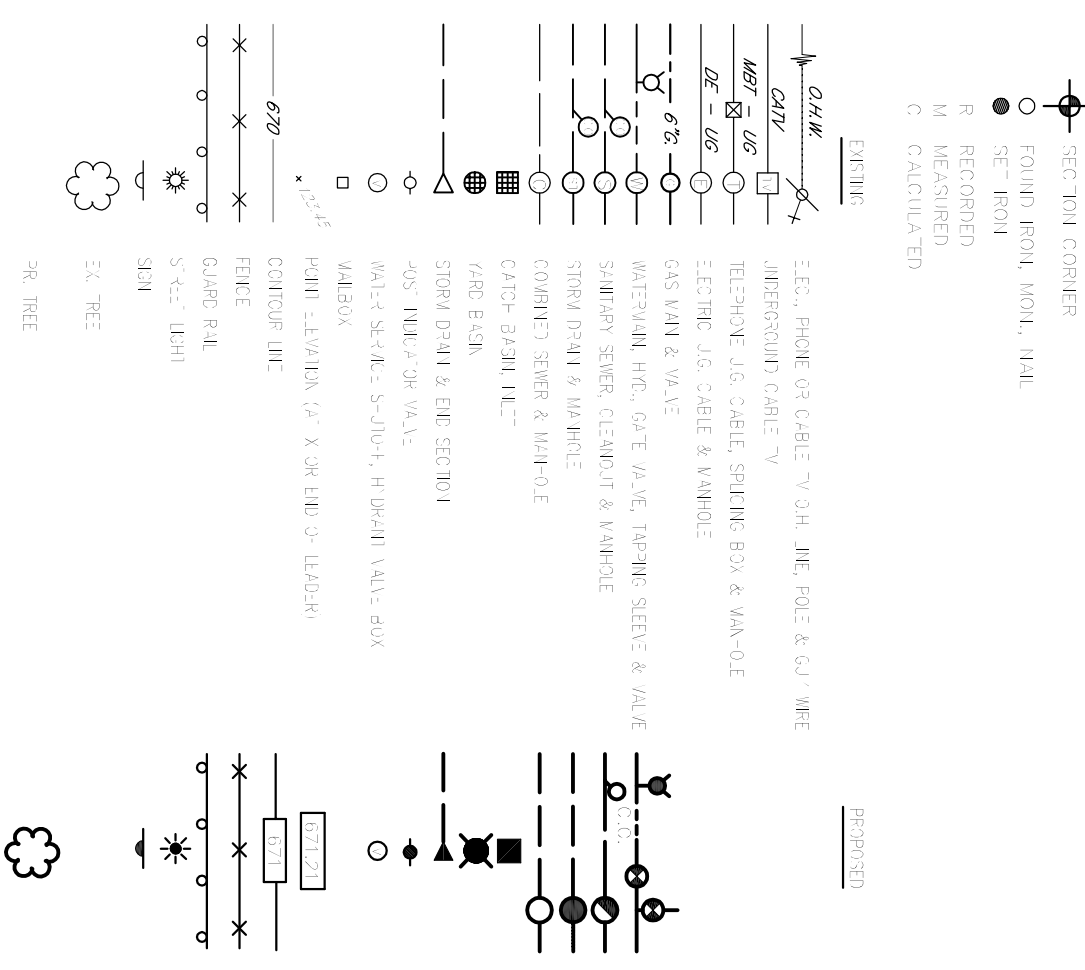
PARCEL DESCRIPTION
 A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 23° 50' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 23, 523.58 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°45'39"W 523.58 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2.23 ACRES OF LAND, MORE OR LESS.

- NOTE: THERE ARE NO WETLANDS LOCATED ON SITE PER THE NATIONAL WETLANDS INVENTORY MAPS.
 - NOTE: NO FLOODPLAIN IS LOCATED ON SITE.
 - NOTE: NO REGULATED WOODLANDS ON SITE.
- PARKING REQUIREMENTS:**
- 1 SPACE PER 167 S.F. FLOOR AREA CLINIC
 - 12,810 S.F. / 167 S.F. = 77 SPACES
 - 1 SPACE PER 222 S.F. FLOOR AREA OFFICE
 - 9,300 S.F. / 222 S.F. = 42 SPACES
 - 1 SPACE PER EMPLOYEE = 3 SPACES
- REQUIRED PARKING:** 129 SPACES
 INCLUDING 5 ADA SPACES
- EXISTING PARKING:** 37 SPACES
 INCLUDING 4 ADA SPACES
- PROPOSED PARKING:** 40 SPACES
 INCLUDING 5 ADA SPACES
- TOTAL ON-SITE PARKING:** 77 SPACES INCLUDING 9 ADA SPACES

NOTE: A MINIMUM 76 PARKING SPACES ARE REQUIRED BASED ON A PARKING LOT STUDY ASSESSMENT BY RICH & ASSOCIATES PARKING CONSULTANTS DATED 12/12/18

22-23-226-038
 EXISTING MULTI-TENANT BUILDING
 ZONED B-3

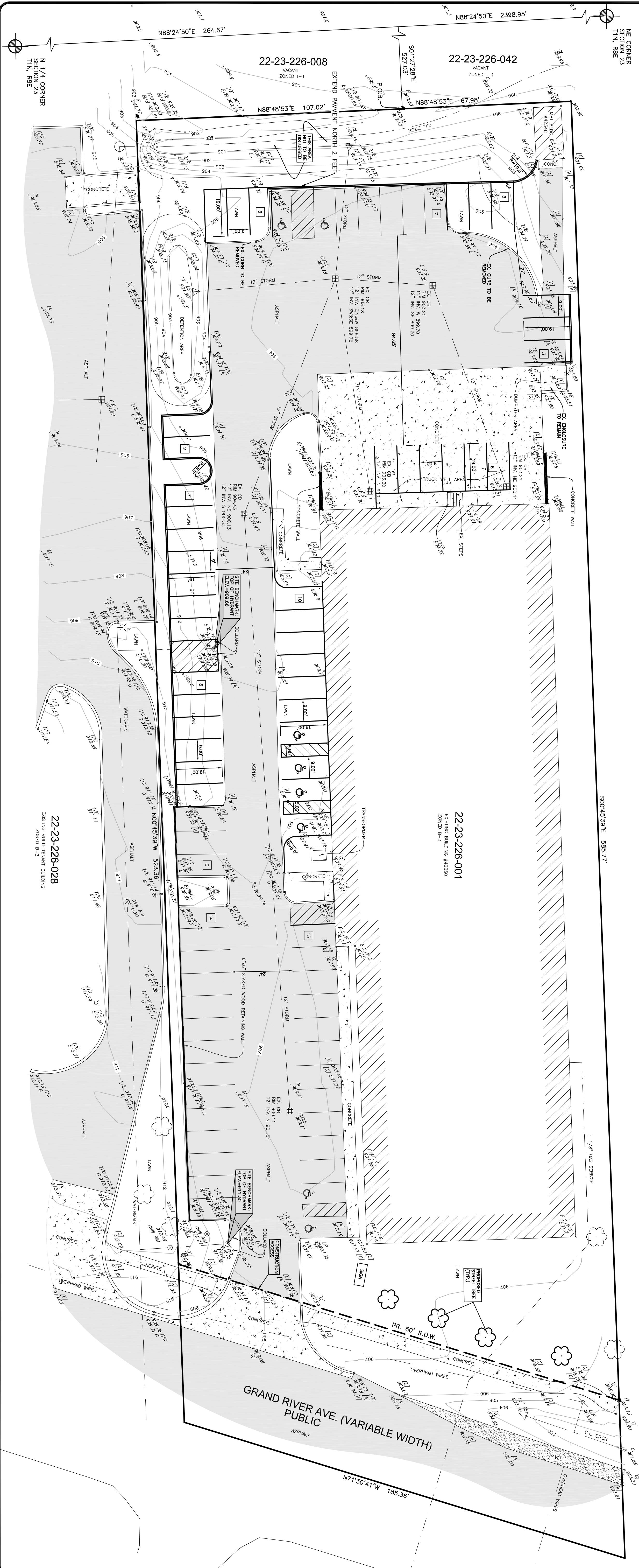
LEGEND



- NOTE:** WETLANDS ARE SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPS AND THE CITY WETLAND MAPS.
- NOTE:** NO WETLANDS ARE SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPS AND THE CITY WETLAND MAPS.
- NOTE:** WETLANDS ARE SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPS AND THE CITY WETLAND MAPS.

SITE DATA:
 ADDRESS: 42560 GRAND RIVER AVENUE
 ZONED: B-3, GENERAL BUSINESS
 ACRES: 2.23 ACRES

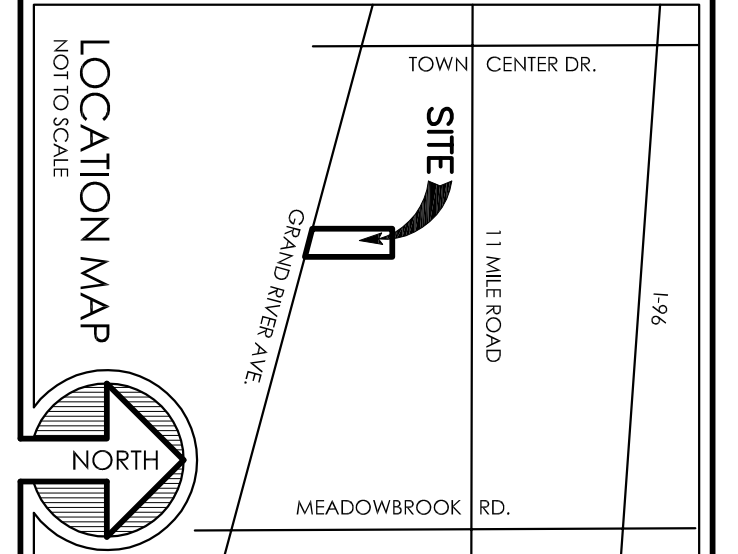
NOTE: WORK HAS NOT BEEN PROVIDED, FENN & ASSOCIATES, INC. IS RELIEVED OF ANY AND ALL LIABILITY RELATED TO ANY DELAY OR ENCUMBRANCES AFFECTING THE PROPERTY.



CLIENT	ARIS BERRIS 1072 EQUESTRIAN DRIVE SOUTH LYON, MI 48078 248-306-2946
PROJECT NAME	SLI MEDICAL
PROJECT NUMBER	C18-033.01
SHEET NAME	SITE PLAN
DRAWING SCALE	1" = 20'
DATE	09/20/18
PROJECT MANAGER/SR. P.E.	J.S. P.E.
DESIGNED BY	J.S. P.E.
DRAWN BY	BH.VA
CHECKED BY	TWD/SR.P.E.

SITE PLAN
SLI MEDICAL
 PART OF THE NE 1/4 OF SECTION 23, T1N, R8E,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020
 www.fennsurveying.com



- SITE BENCHMARKS (NAVD88):**
1. TOP OF HUBBART ON WEST SIDE OF SITE ENTRANCE
ELEV.: 911.30
 2. TOP OF HUBBART ON WEST SIDE OF PARKING LOT APPROX. 250' NORTH OF GRAND RIVER SITE ENTRANCE
ELEV.: 909.86

PARCEL DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23; THENCE N88°48'53"E 67.98 FEET ALONG THE WEST LINE OF SAID SECTION 23; THENCE S01°27'28"E 527.03 FEET ALONG THE SOUTHWEST CORNER OF SAID SECTION 23 TO THE CENTERLINE OF BEAUMONT AVE ROAD; THENCE S01°27'28"E 527.03 FEET ALONG THE CENTERLINE OF BEAUMONT AVE ROAD; THENCE S00°46'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE TO THE POINT OF BEGINNING; CONTAINING 2.23 ACRES OF LAND, MORE OR LESS.

NOTE:
NO WETLANDS ARE SHOWN ON THE PROPERTY PER THE NATIONAL WETLAND MAPS.

SITE DATA:
ADDRESS: 4230 GRAND RIVER AVENUE
ZONED: B-3, GENERAL BUSINESS
AREA: 2.23 ACRES

LEGEND

	SECTION CORNER
	FOUND POINT, NAIL, NAIL, etc.
	SET POINT
	CALCULATED
	1/2" GAS SERVICE
	1" GAS SERVICE
	2" GAS SERVICE
	4" GAS SERVICE
	6" GAS SERVICE
	8" GAS SERVICE
	10" GAS SERVICE
	12" GAS SERVICE
	14" GAS SERVICE
	16" GAS SERVICE
	18" GAS SERVICE
	20" GAS SERVICE
	24" GAS SERVICE
	30" GAS SERVICE
	36" GAS SERVICE
	42" GAS SERVICE
	48" GAS SERVICE
	54" GAS SERVICE
	60" GAS SERVICE
	72" GAS SERVICE
	84" GAS SERVICE
	96" GAS SERVICE
	108" GAS SERVICE
	120" GAS SERVICE
	144" GAS SERVICE
	168" GAS SERVICE
	192" GAS SERVICE
	216" GAS SERVICE
	240" GAS SERVICE
	264" GAS SERVICE
	288" GAS SERVICE
	312" GAS SERVICE
	336" GAS SERVICE
	360" GAS SERVICE
	384" GAS SERVICE
	408" GAS SERVICE
	432" GAS SERVICE
	456" GAS SERVICE
	480" GAS SERVICE
	504" GAS SERVICE
	528" GAS SERVICE
	552" GAS SERVICE
	576" GAS SERVICE
	600" GAS SERVICE
	624" GAS SERVICE
	648" GAS SERVICE
	672" GAS SERVICE
	696" GAS SERVICE
	720" GAS SERVICE
	744" GAS SERVICE
	768" GAS SERVICE
	792" GAS SERVICE
	816" GAS SERVICE
	840" GAS SERVICE
	864" GAS SERVICE
	888" GAS SERVICE
	912" GAS SERVICE
	936" GAS SERVICE
	960" GAS SERVICE
	984" GAS SERVICE
	1008" GAS SERVICE
	1032" GAS SERVICE
	1056" GAS SERVICE
	1080" GAS SERVICE
	1104" GAS SERVICE
	1128" GAS SERVICE
	1152" GAS SERVICE
	1176" GAS SERVICE
	1200" GAS SERVICE
	1224" GAS SERVICE
	1248" GAS SERVICE
	1272" GAS SERVICE
	1296" GAS SERVICE
	1320" GAS SERVICE
	1344" GAS SERVICE
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	1392" GAS SERVICE
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	1920" GAS SERVICE
	1944" GAS SERVICE
	1968" GAS SERVICE
	1992" GAS SERVICE
	2016" GAS SERVICE
	2040" GAS SERVICE
	2064" GAS SERVICE
	2088" GAS SERVICE
	2112" GAS SERVICE
	2136" GAS SERVICE
	2160" GAS SERVICE
	2184" GAS SERVICE
	2208" GAS SERVICE
	2232" GAS SERVICE
	2256" GAS SERVICE
	2280" GAS SERVICE
	2304" GAS SERVICE
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	2376" GAS SERVICE
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	4248" GAS SERVICE
	4272" GAS SERVICE
	4296" GAS SERVICE
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	4488" GAS SERVICE
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	4560" GAS SERVICE
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	4800" GAS SERVICE
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	4848" GAS SERVICE
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	5112" GAS SERVICE
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	7008" GAS SERVICE
	7032" GAS SERVICE
	7056" GAS SERVICE

Statement of Intellectual Property

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*** DO NOT SCALE DRAWINGS ***

DESIGN ARCHITECT:

AJ DESIGN
ARCHITECTS

2803 Greenlawn
Commerce, MI 48382
248.672.7866 ph
248.232.0073 fx
ajdesignarchitects.com

CONSTRUCTION MANAGER:

CONSULTANT:

PROJECT NAME:

SLI MEDICAL
Medical Office Build-Out
42350 GRAND RIVER AVENUE
NOVI, MI 48375

DRAWN BY: rs
CHECKED BY: jr
APPROVED: JFR

REVISIONS:

Site Plan Approval 03.28.19

DATE:
March 29, 2019

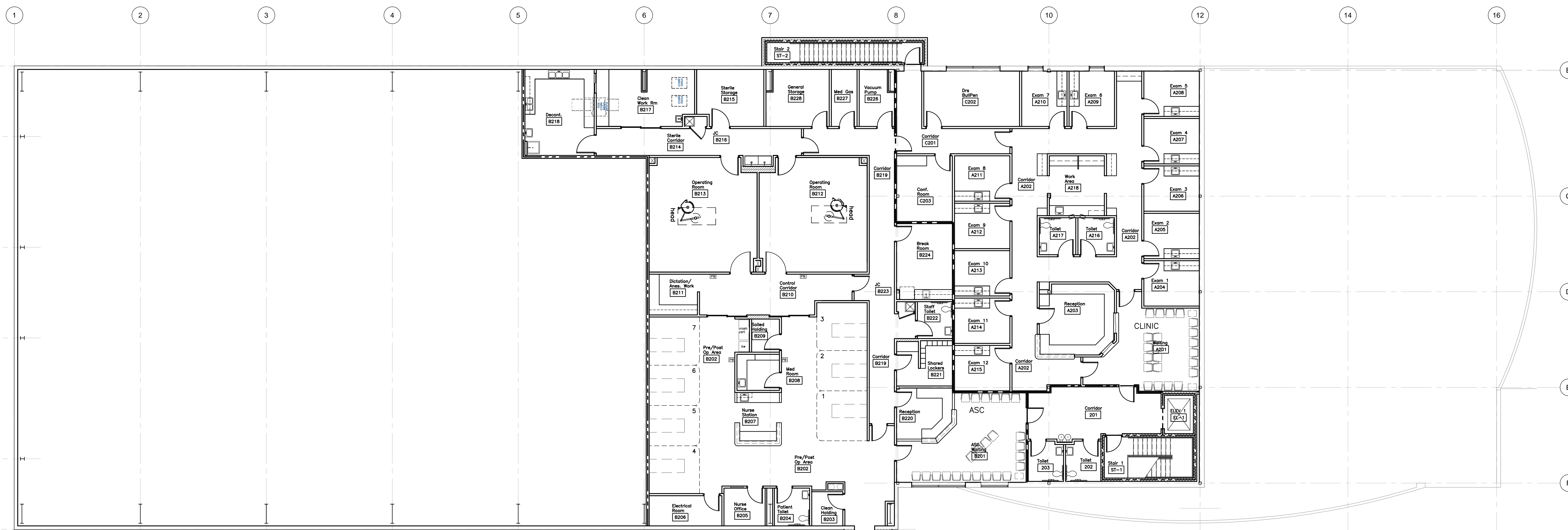
PROJECT NO.: 2018.050

DRAWING NAME:

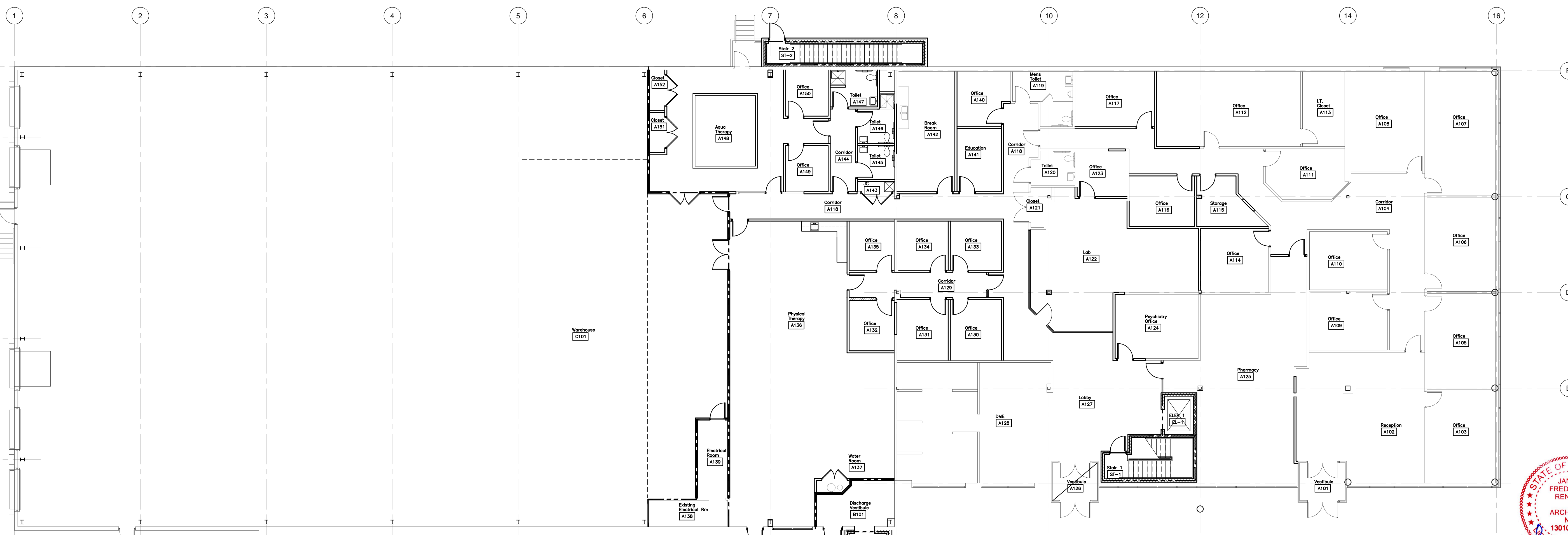
Key Plan

SHEET NO.:

A1.02



2 Second Floor Key Plan
SCALE: 3/32" = 1'-0"
REF: NORTH



1 First Floor Key Plan
SCALE: 3/32" = 1'-0"
REF: NORTH





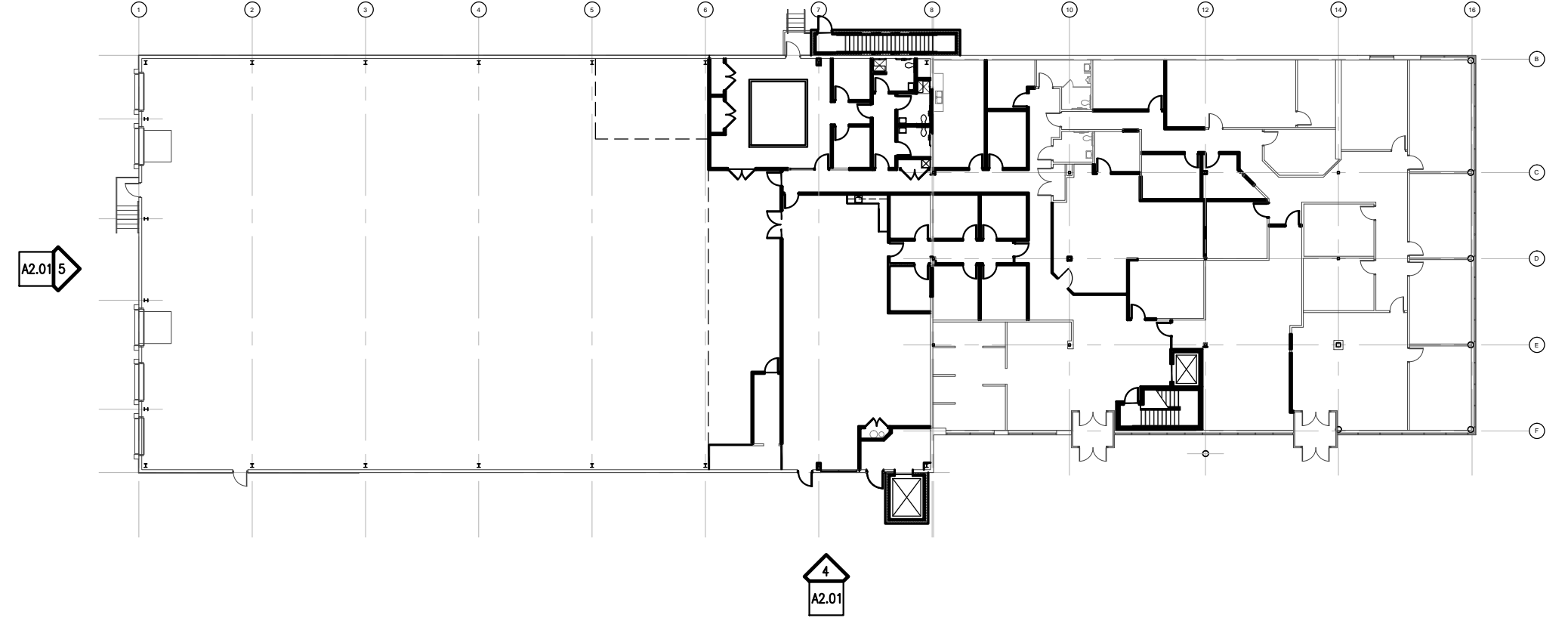
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A2.01 SCALE: NTS
REF:



6 Existing Photo - S.W. Elevation
A2.01 SCALE: NTS
REF:



5 Existing Photo - North Elevation
A2.01 SCALE: NTS
REF:



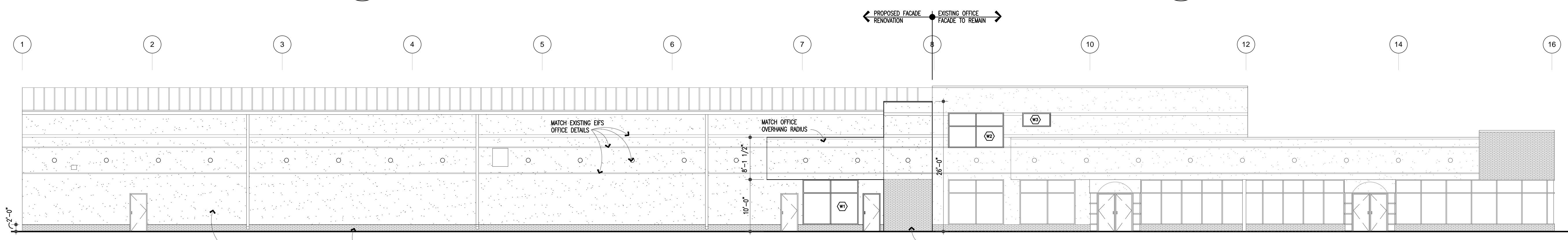
A First Floor Key Plan
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REF:



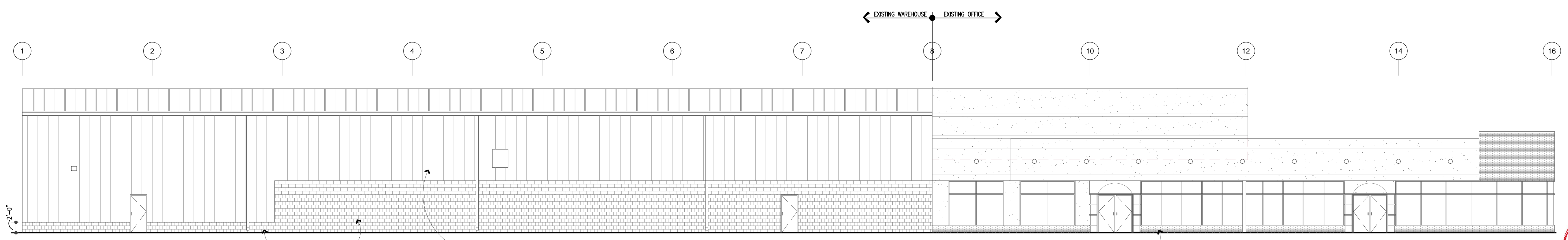
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A2.01 SCALE: NTS
REF:



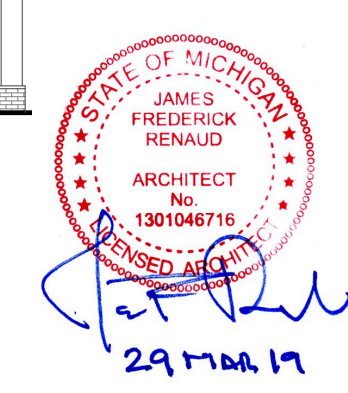
3 Existing Photo - South Elevation
A2.01 SCALE: NTS
REF:



2 Proposed West Elevation
A2.01 SCALE: 3/32" = 1'-0"
REF:



1 Existing West Elevation
A2.01 SCALE: 3/32" = 1'-0"
REF:



29 MAR 19