

# Progress Meeting Notes

**Thursday June 25, 2009**

Old Town Parking Structure

Traverse City, Michigan

**In Attendance:**

Tim Lodge, City of Traverse City, Engineering Department

Bryan Crough, Traverse City DDA

Rob Bacigalupi, Traverse City DDA

Gil Rupp, City of Traverse City, Auto Parking System Administrator

Ray Kendra, CWS Architects

John Urbain, LandTech

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## Meeting Minutes –Resolved Items

- Reviewed landscape locations: A. North side. From tower along walk to Lake Street. B. South side. From South east entry along walk to 8<sup>th</sup> street. C. Development parcels on north and south side to be restored and seeded. D. West side of structure at green areas. E. Streetscape not required on Lake Street or 8<sup>th</sup> Street.
- Reviewed color palette: Black acid washed concrete, buff tone brick, and galvanized and clear anodized aluminum windows and details. Conceptually approved. CWS to prepare color board to be utilized for public presentations.
- East curb of Island defining parking on west side of parcel/adjacent parcel as drawn in alley so it may be included in scope of project. Parking improvements to adjacent parcel on west side not included in scope of work.
- Gas: 6" dead line running east/west though site. Can be removed. 3" live plastic line running east/west through site can be capped and removed.
- AT&T proposing underground conduits at south and east side of building. Conduits included in project scope, wires by utility. Utility easement will be required.

## Meeting Minutes – Action Items

1. Update regarding Hazardous Materials on Site. Otwell Mawby Phase II. Impact on Demolition of 120 Lake St. and 127 8<sup>th</sup> Street. Will this be included in general contract? Rob B. reviewing and no new information as of 6-25-09.
2. Update on Land Purchase/Easements, Etc. Required documents are in DDA hands as related to maintaining ownership of City parcel located at the southeast corner of project boundary. City attorney and Hagerty's attorney reviewing north parcel; special meeting scheduled for 6-29-09. River's Edge covenant for northeast corner of project site should have no implications related to the design of the deck. **Attorney information being taken to City Commission 7-6-09.**
3. Add alternate for improvements necessary to accommodate tie into future Hagerty Development on North Parcel. Coordinate with floor elevations and elevator. **CWS coordinating with Cornerstone Architects for design loads as of 6-29-09.**
4. Review attached schedule. Modified Schedule dates to reflect regular Thursday progress meetings. **Schedule with any additional revisions shall be included in Design Development submittal.**
5. Final site plan approval requirements and/or presentation to City Planning Commission. **Packet info provided to Russ Soyring 6-25-09. Revised site plan to indicate sidewalks through driveway locations. Included bump out on south side of Lake Street corresponding with crosswalk location.**
6. **Issues to be presented to Planning Commission include Green Roof, Pervious surface analysis, height analysis and LED comparison. Issues to be presented to the City commission include same as Planning commission and the following 1)Property acquisition update for north and south parcels, 2)fees for green roof, and 3)prequalification process.**

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7. CWS Architects preparing LEED summary and project registration. **Include green roof integration if approved. Waiting to coordinate all final design decisions (7-2-09).**
8. CWS Architects preparing summary of renewable energy systems. **Waiting to coordinate all final design decisions (7-2-09). Rob was going to check for potential available "Stimulus" funding sources.**
9. Summary of roof and green roof costs projections provided by Rich Associates 7-25-09. **Revised and to be provided as part of final Design Development submittal 7-2-09. Bayshore Engineering to provide life-cycle cost analysis of payback on green roof versus snow-melt at ramp to roof. Additional services associated with Green Roof to be taken to City Commission 7-6-09.**
10. Based on the property area excluding development parcels, alleys (as well as green areas within the alley easement) on the east and west:

Site Area: 58,854 s.f.

Building Area: 47,853 s.f.

So if all areas excluding the building area were pervious including walks, drives, etc. we would have a ratio of 81% impervious surface so we fail the standard by 1%.

If we add green roofs to the towers only as well as maintaining pervious paving at all other areas we have an additional 1,441 s.f. of pervious so that brings our ration into compliance at 79%.

The roof over the ramp would add an additional 8923 s.f. of pervious surface bringing our ratio well below the required 80% max. The ratio including this area would be 64% so it would allow us to reduce the amount of pervious paving necessary and still keep us in range.

Also based on conversation with Russ Soyring it is our understanding that the green roof over the ramp is considered an ancillary structure similar to the stair towers therefore it would have no impact on the height calculation.

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Incidentally the overall perimeter of the building is 960 l.f and the exposed roof on the east side associated with the green roof over the ramp is 144 l.f. which is only about 15% of the perimeter.

11. LandTech to provide price to include topo survey in alley to Cass Street. **To be provided by 7-2-09.**
12. LandTech contacting Consumers Powers regarding possible solutions for guyed power pole located at north end of building site. Possible solutions to be presented to Tim for consideration and coordination with adjacent property owners. **No information as of 6-29-09.**
13. Charter; LandTech waiting for return calls. No contact from Charter as of 6-22-09. **Assume Charter will share AT&T route along south and east sides of building.**
14. Landtech coordinating with TCLP. **Guy pole on East side of property identified however TCLP has indicated solutions for removing pole. Coordinating relocation of transformer.**
15. Sanitary: Review with Tim on whether we would need to place concrete around the sanitary sewer if we leave it in place since we will not be adding any additional load on the pipe since the piles will be well past the pipe for bearing. This would save the excavation and concrete costs. Or relocate to Lake Street which will be costly. **Tim indicated that the best option even though will add costs to the project is to provide line around building to north onto Lake Street. This will facilitate better future connections for future development on north side. South development connections to be determined in future off alley to west.**
16. Storm: Assume no on-site retention but quality control structure such as an Aquaswirl. **Locate structure underground off west alley with easy access.**

17. Water: Bring in Line from Lake Street, however large main exists on 8<sup>th</sup> street. Potentially extend main on Lake Street to provide larger supply. Tim requested information on demand loads associated with fire suppression sprinkler, domestic water and irrigation requirements. Wash system requirements.
18. Tim has requested a breakdown of utility relocations be included as part of DD estimate as well as identifying “exclusive” easements which will be a cost to project and “non-exclusive” easements and relocations which will be responsibility of utility company.
19. The traffic counts were completed and report to be included as part of DD submittal.
20. LED vs. Fluorescent lighting. Narrative and recommendation provided by Bayshore Engineering. Based on available data including photometric data; the recommendation is to proceed with Fluorescent fixtures based on our analysis that we would need to more than double the number of LED fixtures v. fluorescent, thus substantially increasing costs, additionally, the energy consumption for F54/T5 HO lamps is 15% less than the LED fixtures. Tim/Gil requested the following 1) photometric be provided for analysis, 2) Information regarding technology changes expected from the LED industry over the next several years, 3) Foot candle comparison between proposed layout and Hardy Deck including impact of painted interior.
21. Restroom location in north-east core of building approved. May be rough-in only.
22. Discussed using “Uni Eco-Stone” Pavers to at west alley, to delineate alley location and provide additional pervious surface area. Russ Soyring indicated that the alley areas are not considered part of the project for impervious surface calculations therefore we will evaluate use of pervious pavers in alleys based on budget. Consideration for driveways and approaches should be considered, coordinate integration with radiant snow-melt.

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23. Proposed Directional Island off 8<sup>th</sup> Street to be designed in such a way to clearly indicate traffic pattern/direction. Discussed no vegetation on island and fact that is must be mountable to accommodate large truck turning radiuses. Back side of Plante Moran Building and Art's on Woodmere offered as possible solutions to look at. Also discussed pervious unit pavers to help identify island.
24. Identify pedestrian routes on west side of structure crossing alley. Use color and/or material change to articulate locations.
25. Verify extent of irrigation. Coordinate requirements with Green Roof and LEED considerations.

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