

PROJECT OVERVIEW FOR THE CITY OF GROSSE POINTE

BEAUMONT HEALTH SYSTEM -- GROSSE POINTE NEW MEDICAL OFFICE BUILDING

March 16, 2015



Neighbor Meetings

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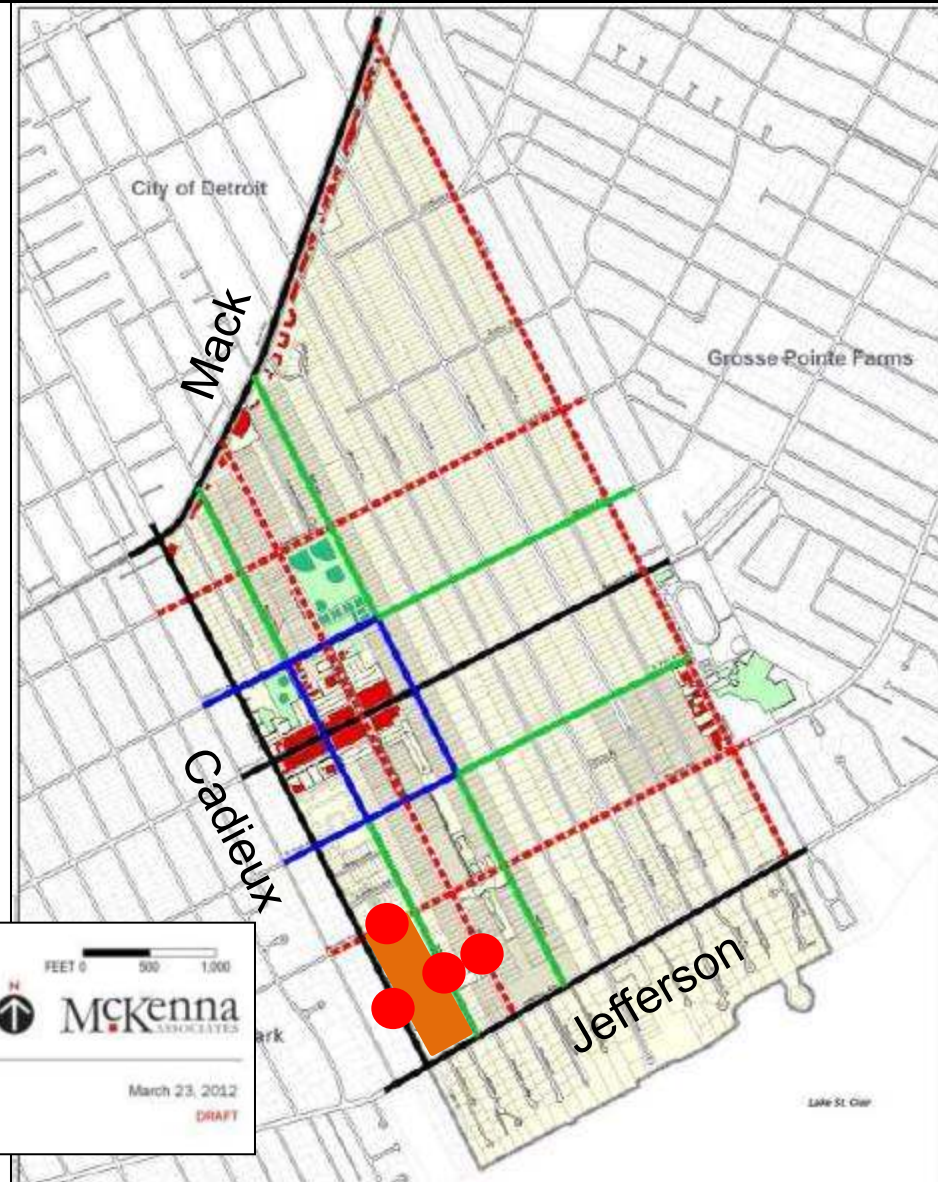
- Multiple meetings over the last year to discuss progress and issues related to construction of the Parking Deck.
 - Attendance average 10 - 12 individuals
- Discussion regarding the proposed Medical Office Building were Initiated in early fall.
- Concerns that were raised regarding that building and, in general, Beaumont's presence in the community were as follows:
 - Additional traffic on the surrounding neighborhood streets
 - Parking calculations based on building size and tenants
 - Speeding on the streets will only increase with more traffic
 - Excessive time needed to sell homes
 - Declining property values
 - Increasing crime rates

Speeding Study

Traffic Speed Study

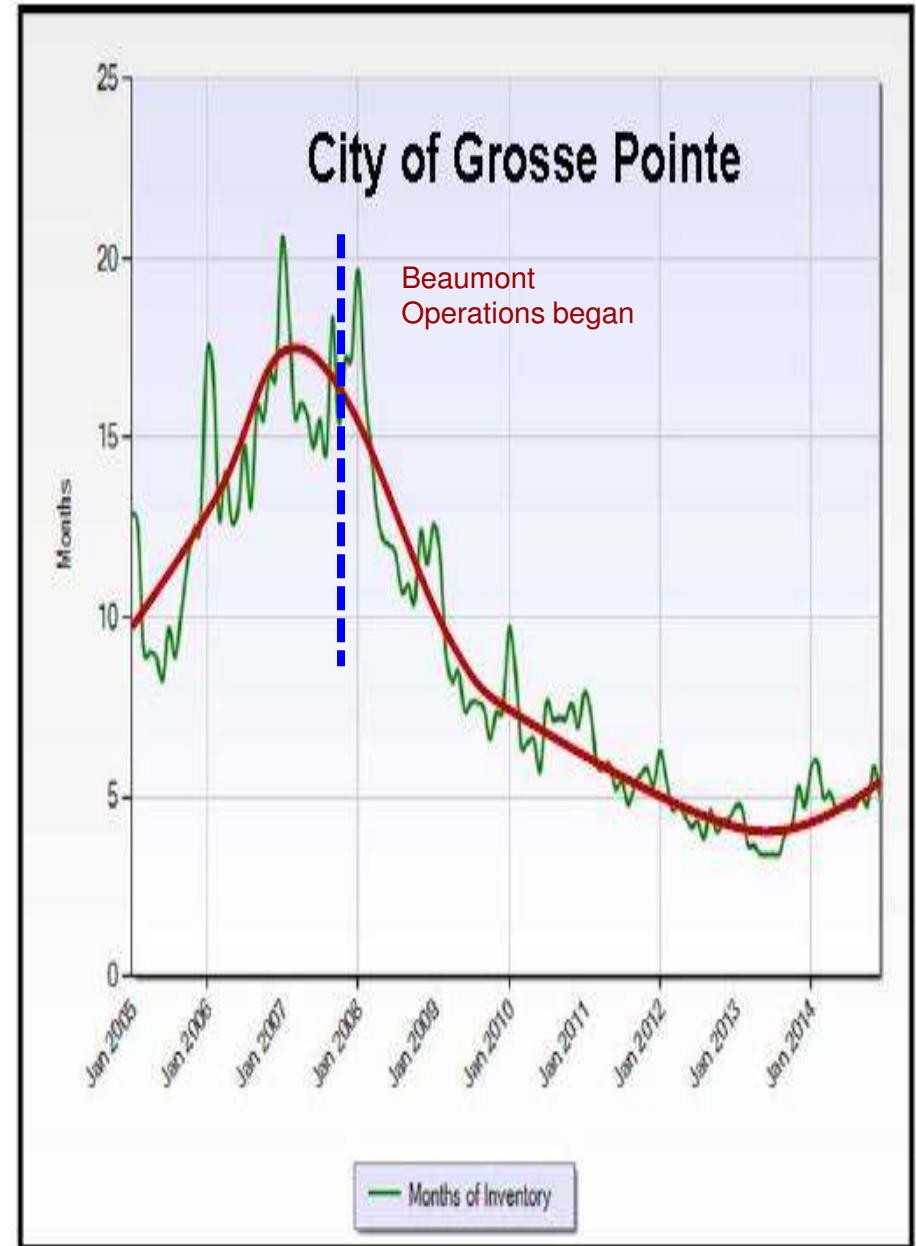
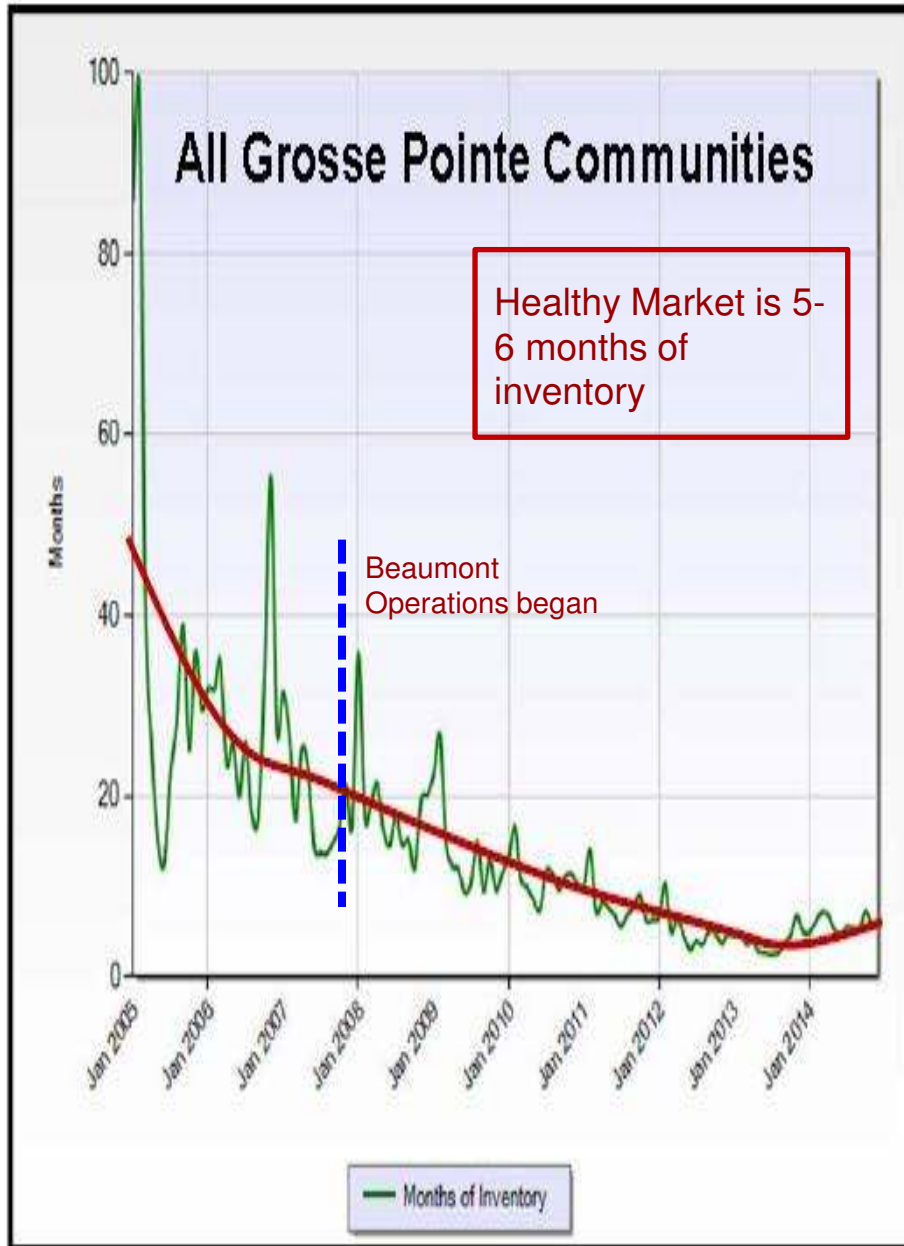
- Conducted on Cadieux, Notre Dame, Maumee, and St. Clair
- Speed Counter locations
- Beaumont Campus location

Perception of speeding – Traffic Study showed average speeds At 24.7mph – 27.4mph

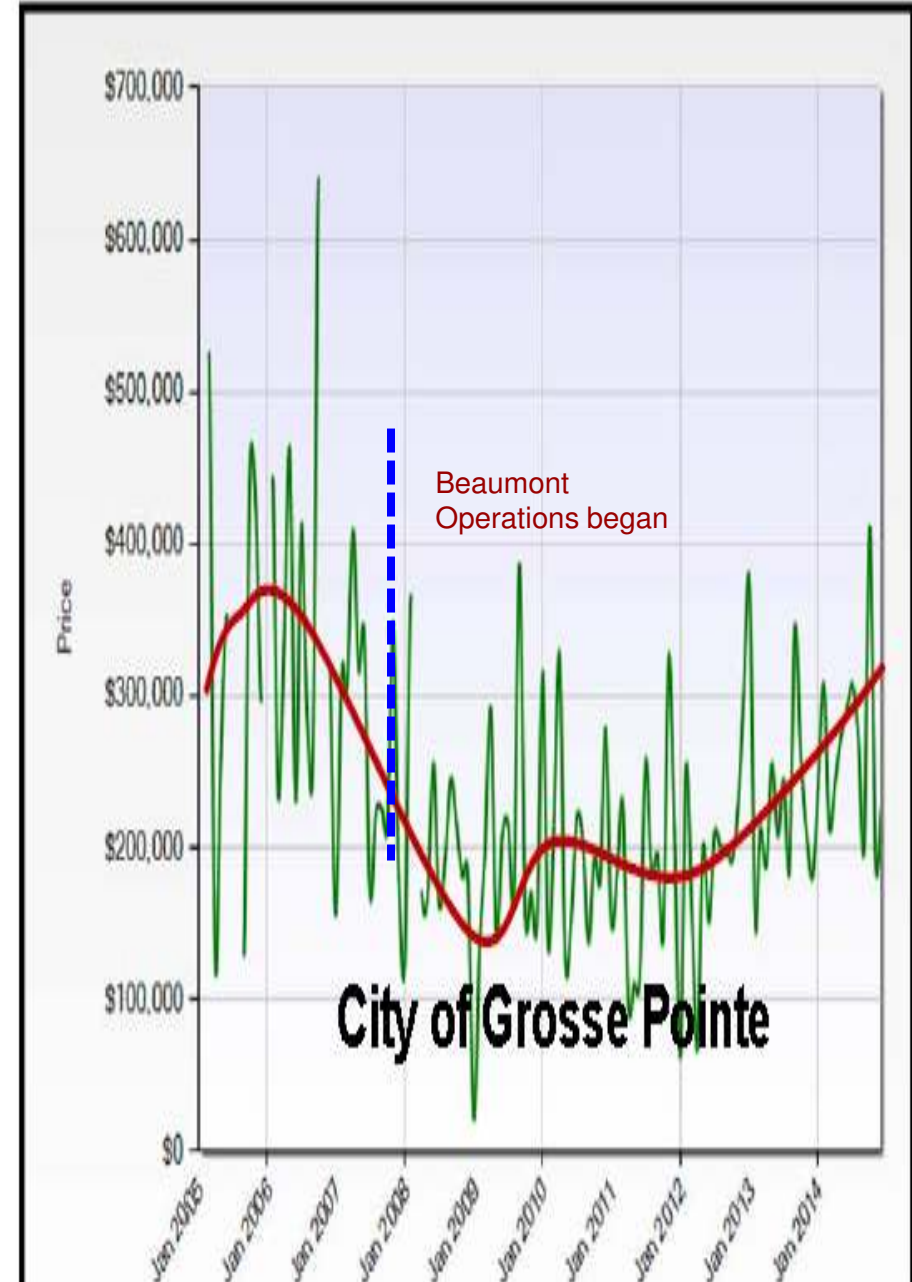


Market Value Analysis

Market Inventory



Historical Sales Price





Concern: Crime rates have been on the rise due to Beaumont Hospital, Grosse Pointe operations.

CITY OF GROSSE POINTE
PUBLIC SAFETY
INDEX CRIME REPORTING
2008-2013

- Data provided by the City of Grosse Pointe Public Safety department.
- Index crimes include: theft/larceny, assault, burglary, armed robbery, arson.
- Non-Index crimes include: intimidation, fraud, drug offenses, operating while intoxicated, disorderly conduct, destruction of property.
- Data for past 6 years depicts a downward trend in both index and non-index crime.

	2013	2012	2011	2010	2009	2008
INDEX CRIMES	96	109	118	121	105	129
NON INDEX CRIMES	130	148	184	178	252	205
TOTALS	226	257	302	299	257	334

32% Decline in Crime

Grosse Pointe NOW

Winter 2015

As the New Year dawns, the City of Grosse Pointe has a bright outlook.

There have been three straight years of **double digit increases in housing values.**

Just in the **past year**, there have been more than a **dozen new businesses** established in The Village.

The City retained its **AA+ bond rating** throughout the course of the economic downturn.

We can expect more good news in the **upcoming year**, with the arrival of **two large new retail stores** expected in the Spring.

Beaumont – Medical Office Building

The City is doing extremely well with a bright future...Beaumont is proud to be a part of this City and now looks forward to further development and continued support of this community

Proposed Medical Office Building

Medical Office Building - Development

- Beaumont has partnered with Landmark Healthcare Facilities LLC to complete the project.
- Landmark owns five buildings in Michigan including one located at Beaumont Hospital in Troy.

Medical Office Building - Overview

The MOB will be located adjacent to the Hospital.

- Three floors (one floor below grade); approximately 60,000 square feet
- Beaumont to lease approximately 30%, with the balance leased by private physician practices
- Signed letters of intent from physicians and Beaumont represent a 70% commitment. The following are the physician specialties:
 - Internal medicine Podiatry Cardiology
 - Gastroenterology Neurology ENT
 - Rheumatology

Medical Office Building – Importance to the Hospital

- Allows the hospital to move certain outpatient services out of inpatient units
 - Endoscopy Wound Care Cardiology
 - Laboratory Radiology
- Provides for the opening of 20 private inpatient rooms
- Indefinitely delays the need to build an inpatient bed tower
- Convenience for our physicians who need and desire immediate access to the hospital

Medical Office Building – Importance to the City

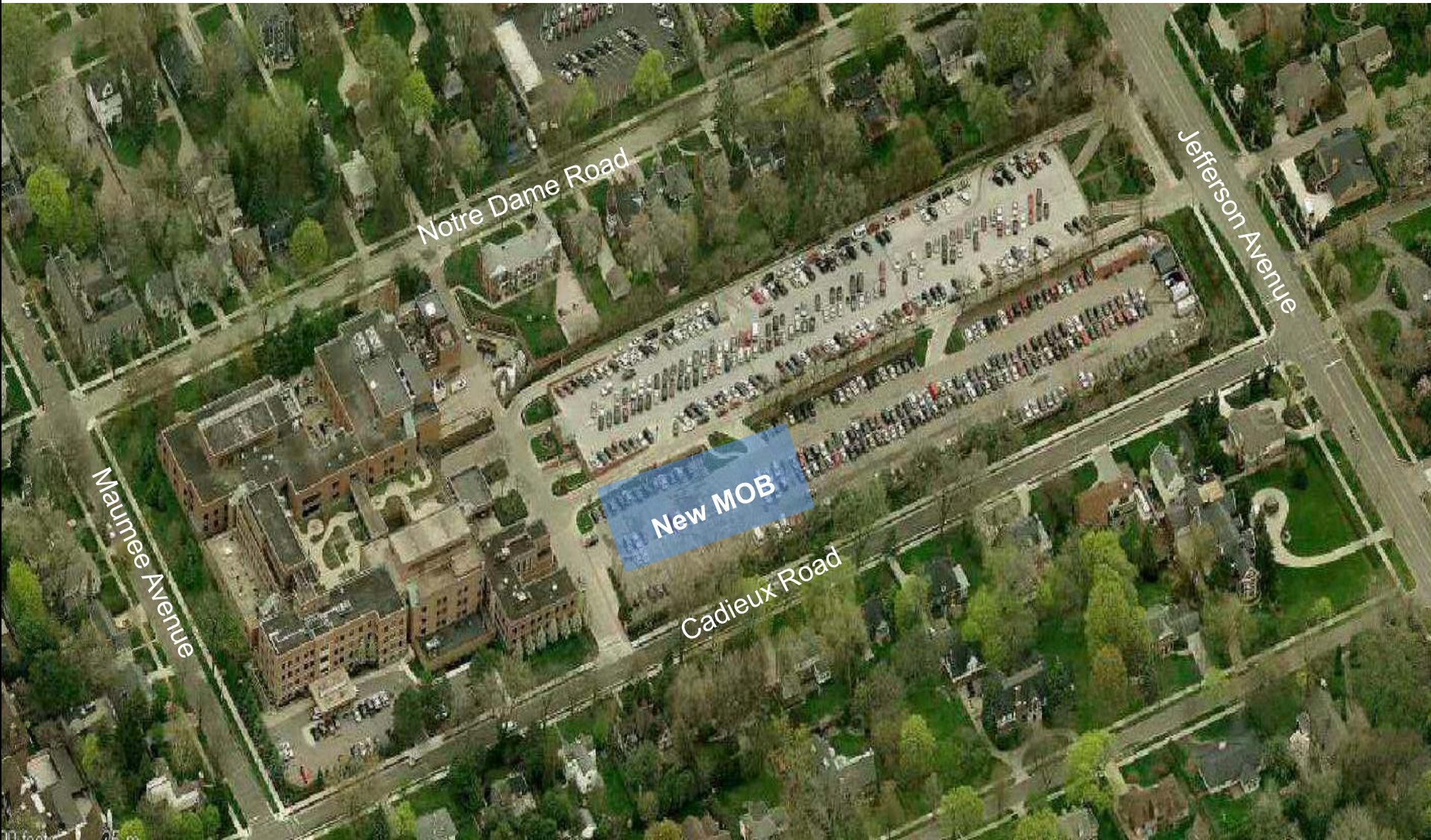
- Increases tax base generating additional revenues to support City services
- Short-term [construction related] and long-term [full-time healthcare positions] job growth for the local community

Medical Office Building – Importance to the Community

- Additional private rooms for inpatient services
- Convenient access to Specialists and Primary Care physicians
- Convenient access to outpatient services

Medical Office Building - Renderings

Medical Office Building – Aerial View



Medical Office Building – Street View from Cadieux

View of MOB from
Cadieux Road driving
Southeast.



View of MOB from
Cadieux Road driving
Northwest.



Medical Office Building – Project Schedule

- Request Site Plan approval -- March 16, 2015
- Commence Construction (after parking structure is complete) -- August 1, 2015
- Complete Construction -- July 31, 2016