

Memo

DATE: November 19, 2019
TO: Kaitlyn Aldrich; City Engineering
FROM: Ray Kendra, AIA

RE: Senior Center Site Plan

Pursuant to comments from Joint City of Traverse City Parks and Recreation Commission and Grand Traverse County Parks and Recreation Commission meeting on November 7, 2019 we are continuing to refine site plan as follows:

- a. Site Plan for basis of Design is Option 1 with proposed building located in North-East corner of property; utilizing as much previously developed ground as possible and also allowing for continued operation of existing facility during construction.
- b. Increase water front setback from Ordinary High-Water Line from 50'-0" to approximately 75'-0" while considering tree impact.
- c. Building finished floor elevation will be set above the Floodplain Elevation of 584.0'; note the existing building is set at 588.95' and we expect proposed finished floor elevation to be at the same elevation around 589.0'.
- d. Two exterior access restrooms are being provided for benefit of beach users.
- e. Reduce the quantity of parking spaces proposed.

As we refine this site plan and establish a proposed building location, we will identify the following information:

- a. Lot coverage existing/proposed.
- b. Tennis courts existing/proposed.
- c. Shuffleboard Courts existing/proposed
- d. Parking spaces existing/proposed and include basis used to establish number of parking spaces
- e. How many trees will be removed.