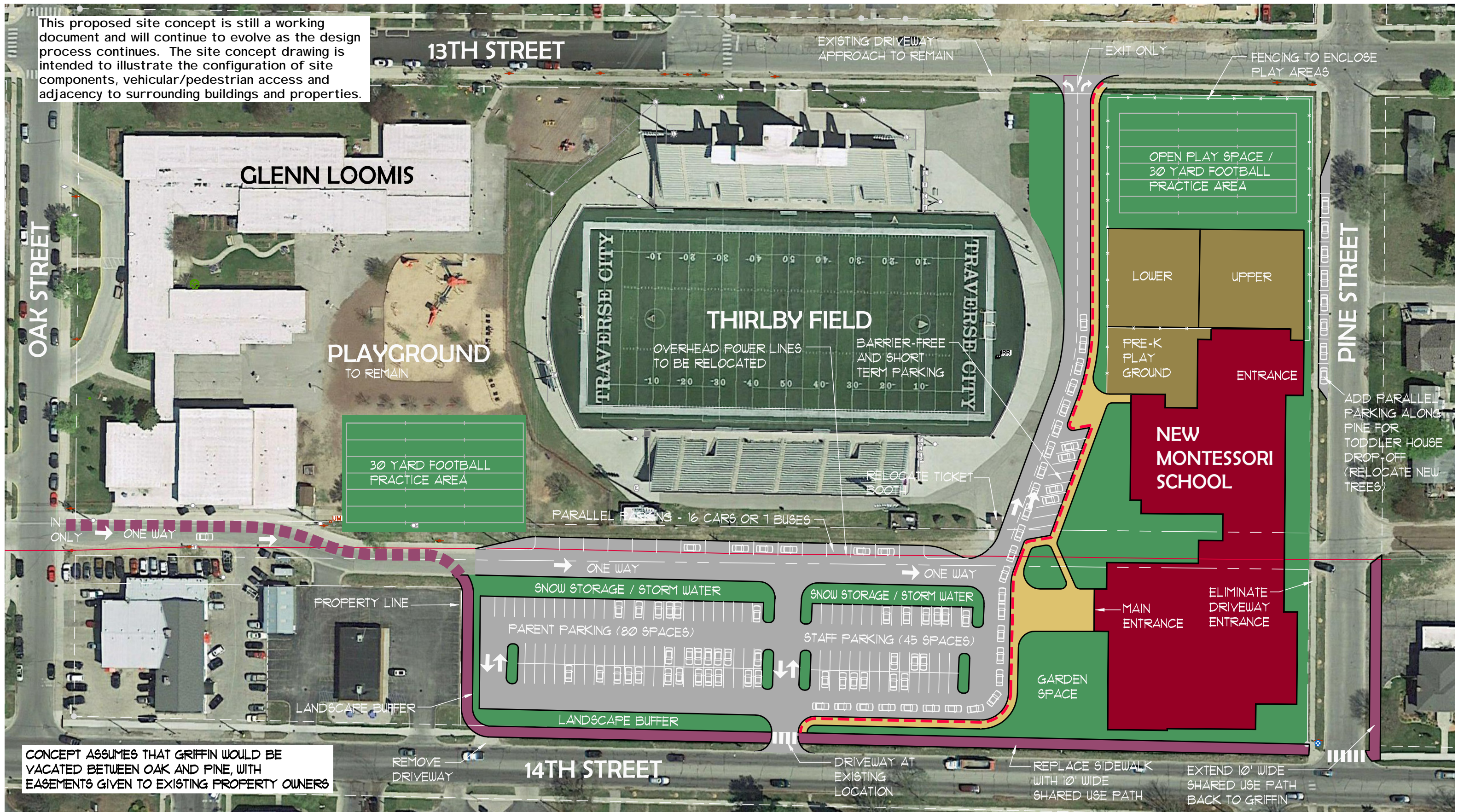


This proposed site concept is still a working document and will continue to evolve as the design process continues. The site concept drawing is intended to illustrate the configuration of site components, vehicular/pedestrian access and adjacency to surrounding buildings and properties.



SITE CONCEPT 1

TRAVERSE CITY AREA PUBLIC SCHOOLS

DIEKEMA HAMANN / CORNWELL ARCHITECTS / VIRIDIS
6/5/19

THIRLBY / GLENN LOOMIS CAMPUS

KEY

- VEHICULAR / PEDESTRIAN CIRCULATION BOUNDARY
- NON-MOTORIZED TRAIL

0 40 80 240
SCALE IN FEET

Proposed Montessori School Site

Location: Between 13th Street and 14th Street, and Oak Street and Pine Street; collocated with Glenn Loomis Elementary and the Thirlby Field complex.

General Notes: This conceptual narrative describes the proposed site concept for a two-story Montessori school building for Traverse City Area Public Schools (TCAPS), located in Traverse City, MI. The site layout will allow for the construction of a new facility with art/music rooms, library, cafeteria and gymnasium. Total square footage is anticipated to be approximately 63,000 square feet. The proposed site concept is still a working document and will continue to evolve as the design process continues. The site concept drawing is intended to illustrate the configuration of site components, vehicular/pedestrian access and adjacency to surrounding buildings and properties.

Design Considerations/Criteria:

- The occupancy classification is (E) Education.
- The building will be for toddler, preschool, elementary and adolescent age students.
- The building will be fully sprinkled.

Concept Goals/Requirements:

- Provide a solution addressing student safety within and around the facility, which is the number one focus for TCAPS.
- Provides a solution that allows the new school to reside within City limits, as requested by City officials.
- Must comply with LARA regulations for childcare (toddler, preschool, after school, and summer club) facilities.
 - Separate student pickup and drop off entry
 - Separate playground space w/ age appropriate equipment
- Provide dedicated outdoor space for students (fenced area for safety and security).
- Provide dedicated playground space for three different age groups.
- Isolate playground and playfields from 14th Street traffic.
- Access for emergency vehicles.
- Provide a safe solution for students and parents
 - Isolation of pedestrian and vehicular traffic during drop-off and pick-up activities.
 - Limit student crossings in front of or behind parked or moving vehicles.
 - Provide safe pedestrian connections to the neighborhood for walkable routes to school and local venues.
- Provide a solution that would allow for the current Montessori school to remain at Glenn Loomis until the completion of the new facility.

SITE CONCEPT NARRATIVE

Site Study Process:

TCAPS hired the Diekema Hamann Architecture & Engineering/Cornwell Architects team along with their site consultant, Viridis Design Group, to study the property described above to meet the goals and requirements listed. The final proposed concept in our opinion provides a safe and efficient solution for the students, parents, and staff while meeting the City's desire to keep the school within the city limits, which will require vacating Griffin Street.

Other concepts were studied and are described below for reference. None of the concepts could meet all the criteria previously listed and posed additional negative impacts as noted.

1. Locate a new building south of Griffin Street at the corner of 14th Street and Pine Street with two playgrounds, parking lot and open playfields north of Griffin Street along Pine Street. One playground would need to be located west of the building along 14th Street. Provide a drop-off loop entering and exiting on 13th Street.
 - a. Has potential to back-up traffic on 13th Street.
 - b. Would not leave enough space between Thirlby Field and the new building for vehicle access.
 - c. Vehicle traffic would only access the site from 13th Street or Pine Street.
 - d. Would require a separate drop-off loop for Glenn Loomis from Oak Street.
2. Locate a new building north of Griffin Street along Pine Street with two playgrounds, parking lot and open playfields south of Griffin Street along 14th Street. One playground would need to be located on the west side of the building north of Griffin Street.
 - a. Has potential to back-up traffic on 14th Street.
 - b. Students would be required to cross Griffin Street to access playground space.
3. Locate a new building south of Griffin Street at the corner of 14th Street and Pine Street with three playgrounds and open playfields west of the building. Parking lot would be located on the corner of 13th Street and Pine Street. Provide a drop-off loop entering on 13th Street and exiting on Pine Street.
 - a. Has potential to back-up traffic on 13th Street and 14th Street.
 - b. Would not leave enough space between Thirlby Field and the new building for vehicle access.
 - c. Would require a separate drop-off loop for Glenn Loomis from 14th Street.

SITE CONCEPT NARRATIVE

4. Locate a new building at the corner of 14th Street and Pine Street with three playgrounds and open playfields west of the building. Parking lot would be located on the corner of 13th Street and Pine Street. Provide a drop-off loop entering on 13th Street and exiting on Pine Street. Shift a portion of Griffin Street north along Pine Street.
 - a. Has potential to back-up traffic on 13th Street and 14th Street.
 - b. The building footprint becomes too restricted for program space on the first level and limits opportunities for all students in programs regulated by LARA.
5. Locate a new building along Pine Street with two playgrounds and parking lot south of Griffin Street. One playground would need to be located north of the building along 13th Street. Provide a drop-off loop entering and existing on 13th Street for toddler/preschool entrance. Locate a portion of the building north and south of Griffin Street with a walk-way connector on the second level between buildings.
 - a. Has potential to back-up traffic on 13th Street.
 - b. Due to student age level, building program space would be limited on the south side of Griffin Street.
 - c. Main entrance drop-off would be limited and could cause back-up on Pine Street or 14th Street.
 - d. Students would be required to cross Griffin Street to access playground space.
 - e. Playfield space would be limited and less usable.
 - f. Would require a separate drop-off loop for Glenn Loomis from 14th Street.
6. Locate a new building south of Griffin Street along 14th Street with three playgrounds and playfields west and east of the building. Parking lot would be located on the corner of 13th Street and Pine Street or along Pine Street.
 - a. Montessori vehicle access would be from 13th Street or Pine Street.
 - b. Would require additional property along 14th Street.
 - c. Building configuration would be limited due to width restrictions between 14th Street and Griffin Street.

SITE CONCEPT NARRATIVE

Proposed Final Concept:

The proposed final concept will require vacation of Griffin Street but will provide a safe long-term solution for TCAPS students, parents and staff. This concept also supports Traverse City's long-term plan to provide non-motorized paths along the 14th Street corridor while also supporting safe routes to school. A landscape buffer can be provided between the non-motorized path and the parking lot along 14th Street improving the 14th Street corridor. The new school building location will improve building density along 14th Street and allow the parent drop-off loop to be contained on school property.

The proposed final concept maintains a non-motorized facility between Oak Street and Pine Street by shifting a portion of the shared use path to the 14th Street right-of-way and re-connecting to Griffin Street at both ends. This allows for a dedicated non-motorized facility along portions of 14th Street and Pine Street which is not shared with vehicular traffic and in our opinion is an improvement on the existing conditions.

The final proposed concept allows TCAPS to improve/beautify the entire landscape of the district's property along 14th Street which was part of the August 2018 bond plan presented and approved by the community. This also improves the aesthetics to the surrounding neighborhood and the entire community/visitors to the area given the high volume of traffic utilizing 14th Street on a daily basis.

On behalf of Traverse City Area Public Schools, Diekema Hamann Architecture & Engineering and Cornwell Architects we are requesting to vacate Griffin Street from Oak Street to Pine Street.

Respectfully,



Gabe Alvey, AIA

Principal

Diekema Hamann Architecture & Engineering