

## **Senior Center Site Plan Options**

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As discussed at the meeting on 11/13/17, attached are the three site options dated 11/14/17 that HKA reviewed when placing the building and developing the parking for the subject Project.

### **Option #1:**

Pros -

- Best layout for the site and provides all the program requirements (community garden, no dead end parking - drive thru, concealed service area - dumpster).
- View from classrooms into natural area.
- Good solar orientation.
- Drive through for second access to site if necessary.
- HP parking at front door.

Cons -

- Only 59 parking spaces. Note: Seven (7) additional spaces can be gained if garden is reduced.
- Overflow parking on conservation land.

### **Option #2:**

Pros -

- Maximum parking spaces (74).
- Drive through for second access to site if necessary.
- View from classroom into natural area.
- HP parking at front door.

Cons -

- Dead end parking with no turn around.
- Moderate solar orientation - lobby has western exposure.
- Service area exposed to public.
- No community garden space.

### **Option #3:**

Pros -

- Parking meets program requirements (67 spaces). Drive thru parking - no dead end.

Cons -

- **Dangerous vehicular entrance to site . If car does not turn, it runs into the building.**
- Community garden placed on the north side of building.
- Moderate solar orientation - lobby has western exposure.
- Service area exposed to public.
- No drive through for second access to site if necessary.
- HP parking far from entrance.