

CITY OF ALBION PLANNING COMMISSION

REGULAR MEETING
TUESDAY, MARCH 15, 2016
COUNCIL CHAMBERS
7:00 P.M.

AGENDA

- I. Call To Order (Reminder: turn off cell phones)
- II. Roll Call of the Commission
- III. Approval of Prior Meeting Minutes – November 17, 2015
- IV. Correspondence
- V. Order of Business
 - A. 407 S. Hannah St., Albion College Sports Facility Site Plan Review
 - B. Miscellaneous Items
 - MDOT-M-99/Superior Street Public Forum-March 21, 4:30 pm-6:30 pm, Albion District Library Naomi Lane Room
 - Redevelopment Ready Community-Kick off-March 28, 6:30 pm-8:30 pm, Albion District Library Naomi Lane Room
 - C. Excuse Absent Commissioners
- VI. Citizen Comments (Persons addressing the Planning Commission shall limit their comments to no more than 5 minutes. Proper decorum is required.)
- VII. Adjournment

PLANNING COMMISSION PUBLIC HEARING PROCESS

- 1) The Planning Commission Chair opens the hearing
- 2) Chair summarized the process
- 3) Staff presents report on applicant's request
- 4) Chair reads any correspondence into the record
- 5) Public speaking portion of hearing
 - Individuals in support
 - Opposition speakers
 - Questions & rebuttal (directed through the Chair)
 - Public speaking portion of hearing closed
- 6) Finding of facts
- 7) Board begins deliberations
- 8) Motion is made
- 9) Roll call vote taken

Planning Commission
November 17, 2015

I. Call To Order

The November 17, 2015 Planning Commission meeting was called to order at 7:00 p.m. by Chairperson Strander and a quorum declared.

II. Roll Call of the Commission

W Dick, T Pitt, G Brown, J Tracy, S Brown, G Strand, J Domingo, G Strander

Staff Present: S Mitchell, City Manager; S MacGeorge, Recording Secretary

Absent: L Washburn

III. Approval of Prior Meeting Minutes

S Brown moved, Pitt supported, CARRIED, to approve the August 18, 2015 Planning Commission minutes as drafted.

IV. Correspondence – None

V. Order of Business

A. City of Albion Parks & Recreation Master Plan 2016-2020

City Manager Mitchell reported that a Citizen Advisory Committee had been meeting to develop the 2016-2020 Parks & Recreation Master Plan. A college intern has assisted them with data collection. The document presented to the Planning Commission is the culmination of their work.

Comments were received by Pitt, Strand, Domingo, Dick, S Brown, and G Brown.

The following corrections were noted:

- Page 18 – Dean Aquatic Center. "...and lane markers in 1991". The pool has been updated again since 1991.
- Page 18 – Dean Aquatic Center. Second to the last paragraph – "In 1997" should be changed to "In 2013".
- Page 23 – Duck Lake. Remove "Silver Beach is a privately operated swimming area open to the public." (It was noted Silver Beach is no longer open to the public.)
- Page 23 – Walking Tours. Add bullet "College Campus Tour".

- Page 23 – Community Events. Remove empty bullet at bottom of the page.
- Page 27 – McIntosh Park. Recommendations – Add after first sentence “A walking path through the park is recommended. Prior to making any recommended changes, a soil/environmental assessment should be conducted.”
- Page 31 – Barnes Park. Remove in 3rd line “with water skiing buoys”.
- Page 31 – Gold Star Park. Line 8, should read “A River Birch Tree”. Last line in 1st paragraph should read “...was planted in the year 1993.”
- Page 35 – Riverview Ski Trail. Remove entire section.
- Page 49 – Kalamazoo Riverfront Development. 2.a. White water rapids. Change \$1,000,000 to “\$2.5 - \$3 million”.
- Page 49 – Grand Total. Change grand total at bottom of page with new figures to reflect the change in the Kalamazoo Riverfront Development.
- Page 36 – Iron Bell Trail. Bell should be spelled as “Belle”.
- Pages 50-54 – Outdated funding sources, but can be left in the document because that information is ever-changing.

The commission noted that there should be an annual review of the plan; it is a living document.

Strand moved, Pitt supported, CARRIED unanimously, to recommend the City of Albion Parks & Recreation Master Plan 2016-2020 be adopted by Council with the noted amendments.

B. Approval 2016 Meeting Dates

S Brown moved, Strand supported, CARRIED, to approve the 2016 meeting dates as presented.

C. Excuse Absent Commissioners

S Brown moved, G Brown supported, CARRIED, to excuse commissioner Washburn from the November 17, 2015 meeting.

VI. Citizen Comments – None

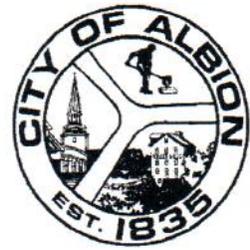
VII. Adjournment

Pitt moved, G Brown supported, CARRIED, to adjourn the meeting. Meeting adjourned at 7:45 p.m.

Recorded By: Sandee MacGeorge, Recording Secretary

PRESS RELEASE

For Immediate Release
March 11, 2016



City of Albion Takes Next Steps Towards Being a Redevelopment Ready Community

Albion, Michigan -- The Michigan Economic Development Corporation will Kick-Off the Redevelopment Ready Community (RRC) program, as part of the exciting new community visioning strategy for the City of Albion. The public is invited to attend the Kick-Off being held on **Monday, March 28, 2016, from 7:00pm-8:00pm, at the Albion District Library, 501 S. Superior St., Albion, MI 49224**

The RRC program provides an excellent framework for how to create a living master plan, and how to coordinate it with a community vision and the other plans that help determine a city's future.

The RRC program is a statewide effort to empower cities and towns throughout Michigan to become development ready and more competitive in shaping their future by maximizing economic potential. The MEDC has developed the RRC program around six best practices that encompass planning efforts, community visioning, public participation and economic development strategies. The best practices are comprehensive, but allow for flexibility in the way cities approach meeting the goals laid out within.

Albion is uniquely suited to take advantage of the guidance and structure of the RRC process – given the emphasis on engaging residents in the city's vision for the future, along with the planning and coordination of multiple plans for the business corridor and neighborhoods that are essential features of the Comprehensive Plan.

The Michigan EDC will be presenting its evaluation of Albion's potential for RRC certification on March 28th. This will mark the implementation of the new

visioning strategy and community engagement piece of the RRC process. The City of Albion and Albion Economic Development Corporation partnered in the RRC self-evaluation of the existing redevelopment practices with an advisory group of local stakeholders. A RRC certification signals to business owners, developers and investors that the community has removed development barriers by building deliberate, fair, and consistent processes to attract investment.

For additional information contact:

Albion Economic Development Corporation 517.629.3926

Sheryl Mitchell, Albion City Manager 517.629.7176



City of Albion
Planning, Building, Code Enforcement
112 W. Cass Street
Albion, Michigan 49224

Office: 517-629-7189
Fax: 517-629-7454

CITY OF ALBION PLANNING DEPARTMENT REPORT

Planning Commission

March 15, 2016

Subject property: 407 S. Hannah Street
Sports Fields / Complex

Parcels: 51-001-503-01
51-001-504-00
51-001-505-00

Site Plan Review: #2015-008

Zoned: CD Campus development district

Scope of work is to improve the outdoor athletic fields (rehab of existing fields & structures):

- A new entrance and ticket shelter to be constructed.
- Existing baseball and softball fields will be reoriented, with new dugouts, backstop, perimeter fencing, bleachers and press box.
 - Three (3) storage/mechanical areas under bleachers, gross sq. ft. 1,869.
 - Four (4) dugouts, gross sq. ft. 2,864.
 - Baseball bleacher seating capacity: 361
 - Softball bleacher seating capacity: 361
- Natural grass soccer / lacrosse field to be renovated with synthetic turf, new ornamental fence and pillars, a practice hitting wall, bleachers, press box, scoreboard and field lighting.
 - Soccer – Lacrosse bleacher seating capacity: 578
- Concrete and brick paver walks will connect the fields.
- Existing parking lots will be paved with asphalt (alternative listed for gravel parking).
- Replace old bleachers with new bleachers, will have a CMU block enclosures.

Athletic Facility Improvements Site Plan:

- 2015 Athletic facility improvements. Site plan sheet number CS1.00
- Baseball Field site plan. Site plan sheet number L3.01
- Softball and Practice Field site plan. Site plan sheet number L4.01
- Parking Plan. Site plan sheet number L5.01 & L5.02
- Landscape plan. Site plan sheet number L6.00
- Grandstand plans. Site plan sheet number LD1.1

City of Albion Zoning Ordinance Minimum Requirements for CD District:

Ref.: Sec. 30-293. Site development regulations.

Central Campus Area: Lot are, lot width, lot coverage and setbacks shall not be required within the “central campus area”, although this shall be subject to site plan review for protection of health and safety. The “central campus area”, shall be defined by 100% ownership of land within any city block or an area bounded by public right-of-way, such as street or river. Privately owner right-of-ways, such as railroad R.O.W., may also be utilized to define a block. This area must be a contiguous area, with this defined as thought the public R.O.W. did not exist.

Campus Perimeter Area: The “campus perimeter area” shall be defined by all other college block where the college owns less than 100% of the land. Any development within this area shall meet the following standards:

- o Buildings and parking areas, shall be setback fifty (50) feet from any privately owned property. Any public right-of-way of fifty (50) feet or more shall satisfy this requirement. Where abutting a private property, this fifty (50) foot setback shall be maintained in natural open space, such as grass or other landscape treatment.
- o Height of structures, no use by right or accessory use structures shall exceed three stories or a height of thirty-six (36) feet. A special use permit shall be required for all other structure heights not to exceed seventy-two (72) feet or six (6) stories and such structures shall not be located within three hundred (300) feet of any privately owned property.

Ref.: Sec. 30-312. Size and location. (Amend. 2009-03)

Each required parking space shall have an area of not less than one hundred eighty (180) square feet, with a minimum width of no less than nine (9) feet, exclusive of access drives or aisles.

Ref.: Sec. 30-314. Number of spaces required. Stadium or sports arena – for each four (4) seats one (1) parking space is required.

Staff review and recommendation:

In review of site plan, location of structures setbacks and height are within zoning requirements within “central campus area”.

1. In question are the number of parking spaces proposed and new asphalt parking areas with alternative bid for gravel parking.

Review of parking for facility: Parking requirement for bleachers is for each four (4) seats, one (1) parking space is required.

Number of seats:	Baseball bleachers:	361 seats ÷ 4 =	90 parking spaces
	Softball bleachers:	361 seats ÷ 4 =	90 parking spaces
	Soccer-lacrosse bleachers:	578 seats ÷ 4 =	144 parking spaces

Total Spaces required per calculation: 324 parking spaces

** Unless subject to campus policy and/or CD District requirements*

In question, subject to Planning Commission review: Per site plans there are only 132 parking spaces located on proposed paved parking areas for facility. Additional parking currently exist on north side of Dow Recreation and Wellness Center. The Planning Commission may waive up to 50% of required parking spaces when the applicant has provided on the site plan a location that could be developed in support of such parking and provided sufficient explanation as to why such use does not require adherence to such parking standards.

Applicant to supply explanation at Planning Commission in support of fewer parking spaces and explanation of bid for gravel lot.

2. Light pole height of ninety feet above grade.

Drainage and soil erosion:

Applicant submitted application for permit with Calhoun County. Requiring written approval from Calhoun County for drainage and soil erosion.

John Tracy
Director of Planning, Building, Code Enforcement



3269 Coolidge Highway
Berkley, Michigan 48072
Phone 248-547-7757
Fax 248-547-0218

Website: www.foresitedesign.com
Email: holli@foresitedesign.com

March 14, 2016

John Tracy
The City of Albion
112 W Cass St
Albion, MI 49224

Re: Albion College Athletic Improvements Parking

Dear John-

The purpose of this letter is in reference to Section 30-314, Section 30-424 (5), and Section 30-426 (Standards for Granting Site Plan Approval) of the Code of the City of Albion.

Foresite Design, Inc., on the behalf of Albion College request the Planning Commission to consider waving up to 50% of the required parking based on the following items:

1. The College's campus and the proximity of the athletic facility allow walkability for student spectators and players.
2. The intended use of the facility would not have events scheduled at all three fields simultaneously.

It is our opinion, the new parking along with the use of the existing parking calculated on CS1.00 Coversheet and noted on sheet L5.01 Paving Plan, provides sufficient explanation as to why 1 parking space per 4 spectators would not apply to this specific circumstance.

Thank you for your consideration.

Sincerely,

Holli Durchik, LEED AP

Attachments: CS1.00 Coversheet and L5.01 Paving Plan



Athletic Facility Planning ■ Site Planning ■ Consulting ■ Landscape Architecture



ALBION COLLEGE

2015 ATHLETIC FACILITY IMPROVEMENTS

LANDSCAPE PLANS

L2.01	OVERALL SITE PLAN	L2.03	PLAZA ENLARGED SITE PLAN
L2.02	SOCCEKLACROSSE EXISTING CONDITIONS AND DEMOLITION PLAN	L2.04	LANDSCAPE PLAN
L2.03	SOCCEKLACROSSE DIMENSION PLAN	L2.05	SITE DETAILS
L2.04	SOCCEKLACROSSE DRAINAGE AND UTILITY PLAN	L2.06	FENCE DETAILS
L2.05	SOCCEKLACROSSE IRRIGATION PLAN	L2.07	BASEBALL DETAILS
L2.06	SOCCEKLACROSSE PRACTICE FIELD AND EXISTING FENCE PLAN	L2.08	SOFTBALL DETAILS
L2.07	BASEBALL SITE PLAN	L2.09	SOFTBALL AND SOFTBALL DETAILS
L2.08	BASEBALL EXISTING CONDITIONS AND DEMOLITION PLAN	L2.10	FIELD EVENT AND PRACTICE FIELD DETAILS
L2.09	BASEBALL DIMENSION PLAN	L2.11	IRRIGATION AND LANDSCAPE DETAILS
L2.10	BASEBALL DRAINAGE AND UTILITY PLAN	L2.12	SOCCEKLACROSSE GRAPHICS DETAILS
L2.11	BASEBALL IRRIGATION PLAN	L2.13	LAGROSSE GRAPHICS DETAILS
L2.12	SOFTBALL & PRACTICE FIELDS EXISTING CONDITIONS AND DEMOLITION PLAN	L2.14	LAGROSSE STAND SECTIONS AND DETAILS
L2.13	SOFTBALL & PRACTICE FIELDS DIMENSION PLAN	L2.15	GRANDSTAND SECTIONS AND DETAILS
L2.14	SOFTBALL & PRACTICE FIELDS DRAINAGE AND UTILITY PLAN	L2.16	GRANDSTAND SECTIONS AND DETAILS
L2.15	SOFTBALL & PRACTICE FIELDS IRRIGATION PLAN	L2.17	PRESSBOX DETAILS
L2.16	PAVING PLANA	L2.18	PAVING DETAILS
L2.17	PAVING PLANA		

ARCHITECTURAL PLANS

A1.01	ARCHITECTURAL SITE PLAN	A1.02	ARCHITECTURAL FLOOR PLANS
A1.02	BLEACHER FLOOR PLANS	A1.03	SOCCEKLACROSSE BLEACHER WALL ENCLOSURE ELEVATIONS
A1.03	BLEACHER WALL ENCLOSURE ELEVATIONS AND SECTIONS	A1.04	ENLARGED SOCCER LACROSSE FIELD AND EXISTING FENCE PLAN
A1.04	ENLARGED SOCCER LACROSSE FIELD AND EXISTING FENCE PLAN	A1.05	BASEBALL/SOFTBALL WALL ENCLOSURE ELEVATIONS
A1.05	BASEBALL/SOFTBALL WALL ENCLOSURE ELEVATIONS	A1.06	HOME BASEBALL DUGOUT ELEVATIONS AND PLANS
A1.06	HOME BASEBALL DUGOUT ELEVATIONS AND PLANS	A1.07	VISITOR SOFTBALL DUGOUT ELEVATIONS AND PLANS
A1.07	VISITOR SOFTBALL DUGOUT ELEVATIONS AND PLANS	A1.08	VISITOR SOFTBALL DUGOUT ELEVATIONS AND PLANS
A1.08	VISITOR SOFTBALL DUGOUT ELEVATIONS AND PLANS	A1.09	SOFTBALL AND BASEBALL DUGOUT ELEVATIONS SECTIONS AND DETAILS
A1.09	SOFTBALL AND BASEBALL DUGOUT ELEVATIONS SECTIONS AND DETAILS	A1.10	LACROSSE HITTING WALL ELEVATIONS AND PLANS
A1.10	LACROSSE HITTING WALL ELEVATIONS AND PLANS	A1.11	ENTRY WALL AND TICKET SHELTER ELEVATIONS AND PLANS
A1.11	ENTRY WALL AND TICKET SHELTER ELEVATIONS AND PLANS	A1.12	LOW WALL RETAINING WALL DETAILS
A1.12	LOW WALL RETAINING WALL DETAILS	A1.13	FENCING, ENTRY GATE, AND BENCH ELEVATIONS AND SECTIONS
A1.13	FENCING, ENTRY GATE, AND BENCH ELEVATIONS AND SECTIONS	A1.14	SECTIONS AND DETAILS
A1.14	SECTIONS AND DETAILS	A1.15	SECTIONS AND DETAILS
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A1.48	SECTIONS AND DETAILS	A1.49	SECTIONS AND DETAILS
A1.49	SECTIONS AND DETAILS	A1.50	SECTIONS AND DETAILS

CIVIL PLANS

C1.01	TOPOGRAPHICAL SURVEY	C1.02	TOPOGRAPHICAL SURVEY
C1.02	TOPOGRAPHICAL SURVEY	C1.03	OVERALL GRADING PLAN
C1.03	OVERALL GRADING PLAN	C1.04	GRADING PLAN NORTH
C1.04	GRADING PLAN NORTH	C1.05	GRADING PLAN EAST
C1.05	GRADING PLAN EAST	C1.06	GRADING PLAN SOUTH
C1.06	GRADING PLAN SOUTH	C1.07	UTILITY PLAN NORTH
C1.07	UTILITY PLAN NORTH	C1.08	UTILITY PLAN EAST
C1.08	UTILITY PLAN EAST	C1.09	UTILITY PLAN SOUTH
C1.09	UTILITY PLAN SOUTH	C1.10	OUTLET CONTROL STRUCTURE DETAILS
C1.10	OUTLET CONTROL STRUCTURE DETAILS	C1.11	CHAMBER NOTES AND DETAILS
C1.11	CHAMBER NOTES AND DETAILS	C1.12	STORM SEWER PROFILES
C1.12	STORM SEWER PROFILES	C1.13	STORM SEWER PROFILES
C1.13	STORM SEWER PROFILES	C1.14	DRAINAGE AREA MAP
C1.14	DRAINAGE AREA MAP	C1.15	STORM SEWER CALCULATIONS
C1.15	STORM SEWER CALCULATIONS		

ELECTRICAL PLANS

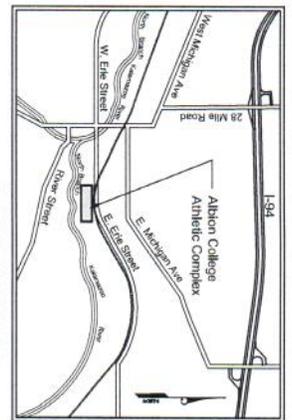
E01	ELECTRICAL LEGEND	E02	SOCCEKLACROSSE SITE DEMOLITION PLAN
E02	SOCCEKLACROSSE SITE DEMOLITION PLAN	E03	BASEBALL SITE DEMOLITION PLAN
E03	BASEBALL SITE DEMOLITION PLAN	E04	SOFTBALL SITE DEMOLITION PLAN
E04	SOFTBALL SITE DEMOLITION PLAN	E05	SOCCEKLACROSSE SITE LIGHTING PLAN
E05	SOCCEKLACROSSE SITE LIGHTING PLAN	E06	BASEBALL SITE LIGHTING PLAN
E06	BASEBALL SITE LIGHTING PLAN	E07	SOFTBALL & PRACTICE FIELD SITE LIGHTING PLAN
E07	SOFTBALL & PRACTICE FIELD SITE LIGHTING PLAN	E08	SOCCEKLACROSSE SITE POWER PLAN
E08	SOCCEKLACROSSE SITE POWER PLAN	E09	BASEBALL SITE POWER PLAN
E09	BASEBALL SITE POWER PLAN	E10	SOFTBALL & PRACTICE SITE POWER PLAN
E10	SOFTBALL & PRACTICE SITE POWER PLAN	E11	SOCCEKLACROSSE SITE COMMUNICATION PLAN
E11	SOCCEKLACROSSE SITE COMMUNICATION PLAN	E12	BASEBALL SITE COMMUNICATION PLAN
E12	BASEBALL SITE COMMUNICATION PLAN	E13	SOFTBALL & PRACTICE SITE COMMUNICATION PLAN
E13	SOFTBALL & PRACTICE SITE COMMUNICATION PLAN	E14	COMMUNICATION SINGLE LINE DIAGRAM
E14	COMMUNICATION SINGLE LINE DIAGRAM	E15	SINGLE LINE DIAGRAM
E15	SINGLE LINE DIAGRAM		

LEGAL DESCRIPTIONS

PARCEL: 51-001-503-01
 ALBION CITY, SEC 2, BEG INT OF E U HANNAH ST & SLY U R.R.; ELY ALG R.R. 790'; S 10' ELY ALG R.R. 340'; N 89 DEG 15' E 520'; S 49.5'; WLY PAR TO N U TO E U OF ATHLETIC FIELD; N 66.5' WLY 790'; N 33' TO POB

PARCEL: 51-001-504-00
 ALBION CITY, BEG ON E LINE ATHLETIC FIELD 10' S OF RR; ELY PARL. R/W 340' N 89 DEG 15' E 520' ON 3 DEG CHAIR TO RT TO E SEC LN S ALONG SEC LN TO DEN OF KAL RIVER WLY ALONG DEN OF SD RIVER TO E LN OF SD ATHLETIC FIELD N TO POB.

PARCEL: 51-001-506-00
 ALBION CITY, PART OF SEC 2 1/2 23S-R4W BEG E LINE HANNAH ST 2 ROS S OF S SIDE MC RR R/W FOR POB; ELY ARL WITH R/W 790 FT. STO KAZOO RIV. WLY ALG RIV TO E LINE HANNAH ST. N ON E LINE SD ST TO BEG.



LOCATION MAP
 NOT TO SCALE

PROJECT TEAM

OWNER
 Albion College
 1003 East Cass Street
 Albion, MI 49224

LANDSCAPE ARCHITECT
 Foresite Design, Inc.
 3269 Coolidge Hwy.
 Berkley, MI 48072

CIVIL ENGINEER
 Creative Site Solutions, PLC
 3728 Nash Dr
 Troy, MI 48063

ARCHITECT
 Hobbs+Black Architects
 100 N. State St
 Ann Arbor, MI 48104

ELECTRICAL ENGINEER
 ThermalTech Engineering
 8807 Gull Road
 Richland, MI 49083

PROJECT DESCRIPTION

THE ALBION COLLEGE ATHLETICS IMPROVEMENT PROJECT WILL IMPROVE THE EXISTING OUTDOOR ATHLETIC FIELDS LOCATED AT THE COLLEGE'S ALUMNI FIELD. A NEW ENTRANCE AND TICKET SHELTER WILL BE CONSTRUCTED AT THE BASEBALL AND SOFTBALL FIELDS. BLEACHERS AND PRESSBOX, THE NATURAL GRASS SOCCER FIELDS WILL BE REORIENTED WITH NEW DUGOUTS, BACKSTOP, SEATED FLOORS, BLEACHERS AND PRESSBOX. THE NATURAL GRASS SOCCER FIELDS WILL BE REORIENTED WITH NEW DUGOUTS, BACKSTOP, PRESSBOX, SCOREBOARD AND FIELD LIGHTING. CONCRETE AND BRICK PAVED WALKS WILL CONNECT THE FIELDS. THE EXISTING PARKING LOTS WILL BE PAVED WITH ASPHALT. ALL NEW BLEACHERS WILL HAVE CMI BLOCK WALL ENCLOSURES.

STRUCTURE SPECIFICS:
 QUANTITY OF 3: STORAGE/MECHANICAL AREAS UNDER THE BLEACHERS TO 6'-0" HEAD HEIGHT. GROSS SF = 1,869 NET SF = 1,726

QUANTITY OF 4: DUGOUTS. GROSS SF = 2,864 NET SF = 2,616

QUANTITY OF 1: TICKET SHELTER. GROSS SF = 360 NET SF = 239

TOTALS FOR APPLICATION:
 8 STRUCTURES
 TOTAL FLOOR SPACE (GROSS) = 5,099 SF
 USABLE FLOOR SPACE (NET) = 4,591 SF

NEW PARKING SPACES: 188 STANDARD, 3 ACCESSIBLE & 1 VAN ACCESSIBLE
 EXISTING OVERFLOW PARKING SPACES: 43 STANDARD
 PARKING SPACE TOTAL: 238

CITY PLAN REVIEW SET

ISSUE DATE: 2/23/2016
 REVISION DATE: 3/14/2016
CS-1.00