

C A S C A D E T O W N S H I P



C E N T E N N I A L P A R K

Final Draft

MARCH 2008



ACKNOWLEDGEMENTS

Special thanks to the following for their contributions towards completing this Master Plan:

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Centennial Park Business Association for their participation in the planning efforts

Cascade Township Administrative Staff for their assistance in data gathering

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INTRODUCTION

History

Centennial Park is a 360 acre planned office park / residential park in Cascade Township. Foremost Insurance Company developed the mixed-use Park under the newly established P.U.D. ordinance in the late 1960's marking the first P.U.D development for Cascade Township. Most of its development occurred in the 1970's, and the park was largely complete in the 1980's. The park suffered from vacancies and lack of reinvestment in the 1990's.

Due to the lack of experience with the P.U.D. planning mechanism in the 1960's, development regulations were not drafted to clearly define how the park would be regulated as it evolved and grew. In the early 1990's Foremost Insurance Company relocated its headquarters to Caledonia, Michigan and began selling its land holdings within Centennial Park. Foremost Insurance Company had been the organized party influencing the development character of the park through property restrictions and covenants and without them the park was lacking development continuity.

In 2002 the park's office building owners formed the Centennial Park Association to address common issues and to develop a plan to enhance the park's value and desirability. In 2004, the Centennial Park Association requested that the Park be added into the Cascade Township Downtown Development Authority district.

New Direction

Currently, turnover is still high in buildings that are not owner occupied. In buildings that are owner occupied, remodeling to bring amenities up to date are being considered to attract and retain potential and existing tenants. To capitalize on this reinvestment trend, the scope of this study is intended to establish a clear and regulated direction for new development and renovations within the Business portion of Centennial Park. Specific areas the Plan addresses are as follows:

- Landscape / Streetscape Evaluation and Options
- Roadway Enhancement Concepts
- Pedestrian Access & Circulation Concepts
- Unified Signage & Identity Options
- Architectural Continuity & Enhancement
- Infill and Redevelopment Options

Process

The Project Consultants worked with the steering committee to devise and facilitate a public involvement process to assure that the Plan reflects a consensus vision for the future of Centennial Park. Two public meetings to gather input prior to beginning design work were held on May 29, 2007 and June 13, 2007. The first meeting was for residents and businesses within the park, as well as public officials, and the second was targeted specifically for the businesses.

Site Assessments were prepared for all business properties within the park and are included in the appendix of the report. Exterior building assessments were prepared for each business, and interior assessments were prepared for all businesses that responded to the request for a contact person and an appointment.

Traffic counts were taken to get a general understanding of the volume of traffic entering and exiting the park and the general traffic patterns. Unfortunately the counts were taken during the 28th Street construction project and may not accurately reflect the patterns but should reflect accurately the volume of traffic.

Upon completion of the data gathering, assessments and public input sessions, design concepts for specific elements were prepared.. These design were presented to the Business Association for their input. Subsequent to the presentation, the Steering Committee met to consolidate the input for inclusion in the final report. A meeting was also held with representatives of the Township administration, Township Planning Commission and the Downtown Development Authority to review regulatory and implementation recommendations. Following is a summary of the analysis and recommendations for improvements to the Business Park.

Preamble

The master plan that follows is intended as a guide to development for the Centennial Business Association and the frontage on 28th Street and Kraft Street. As with any master plan, this document should be considered flexible to adapt to changes in market and development trends. This document is intended to be used by multiple groups including the Cascade Township Planning Commission, Township Board, Downtown Development Authority Board, and the Centennial Business Association.



ANALYSIS

Prior to developing the master plan, an analysis of the Centennial Park site was conducted by the project consultants. Traffic counts were taken and recorded, existing land use was studied, vacancy rates were gathered, parking ratios were evaluated, and a general architectural assessment was developed. On each parcel on the Analysis Plan is a box that includes the Parcel Number, Vacancy Rate, Parking Ratio and general Architectural Assessment.

Parcel Numbers

A cross reference of Parcel Numbers to Addresses can be found on the table entitled 'Property Data'.

Vacancy Rates

Vacancy rates were gathered, evaluated and recorded on the Analysis Plan. If the vacancy box is orange, the vacancy rate is exceeding the average vacancy rate in the region of 18%. An n/a in the box indicates the information was not available.

Parking Ratios

Parking Ratios were generated, evaluated and recorded on the Analysis Plan. If the Parking Ratio box is between 1 parking space per 250 square feet usable and 1 parking space per 333 square feet spaces per usable square feet. The site parking was considered appropriate. If the Parking Ratio box is green that indicates that the site has excess parking (a ratio smaller than 1 per 250) and that site should be allowed to either add square footage to the site to utilize the excess parking or should remove the excess parking. If the Parking Ratio box is orange that indicates that the site has a parking shortage and should not be allowed to add additional square footage to their site without increasing the available parking or justifying the shortage to the Township.

General Architectural Assessment

The general condition and character of each site was evaluated and recorded on the Analysis Plan. If the Assessment box contains a 'C' grade it is colored orange and the site is in need of potential improvement. A grade of 'B' indicates that the property would benefit from some improvements. A grade of 'A' indicates the property is in reasonably good condition.

Traffic Counts

Average daily traffic counts were taken and recorded on the Analysis Plan. See the Appendix for all traffic data collected.

Existing Land Use

The business park is a mixed-use development consisting of residential (Sunrise Assisted Living), commercial, retail and office land uses. The predominate land use is office with the majority of commercial and retail land use located along the 28th Street frontage. Currently the only retail use in the interior of the park is the fitness club.

Storm Water Analysis

Drainage from Centennial Park is divided into two primary drainage districts, the east and west districts. The east district drains the majority of Centennial Park to two detentions basins, one adjacent to and north of Tahoe Drive and another on the south side of 28th Street east of Charlevoix Drive. These two basins combine flow and outlet under 28th Street via the Foremost Drain. The Foremost Drain extends northward into a large, regional basin near the southwestern corner of the Caravelle Village development. Per discussions with the Kent County Drain Commissioner's staff, the regional detention basin was constructed as part of the Caravelle Village development around 1974. A search through various sources has concluded that the design records for the regional basin are no longer available. Calculations from 1973 indicating the design criteria of the two ponds south of 28th Street were discovered. Those calculations indicate that the pond designs assumed some of the detention volume required for Centennial Park would be provided

north of 28th Street. Field review north of 28th Street revealed that the additional pond was either not constructed or was removed.

Given that detention criteria has changed since 1973, development within Centennial Park will need to comply with the storm water standards current at the time of development. Site developers will need to provide supporting design calculations if credit for the existing detention ponds is requested.

The west district consists mainly of the lots along Orchard Vista Drive. The drainage from these lots travels southwest through pond areas then crosses under I-96. Eventually the drainage reaches a regional detention basin in the Waterfall Shoppes development. No design development calculations for this regional basin were available. As such, future development in the west district will be subject to the Township's storm water standards current at the time of lot development unless adequate survey and design calculations are submitted to the Township which indicate availability of discharge capacity.

11 X 17 ANALYSIS

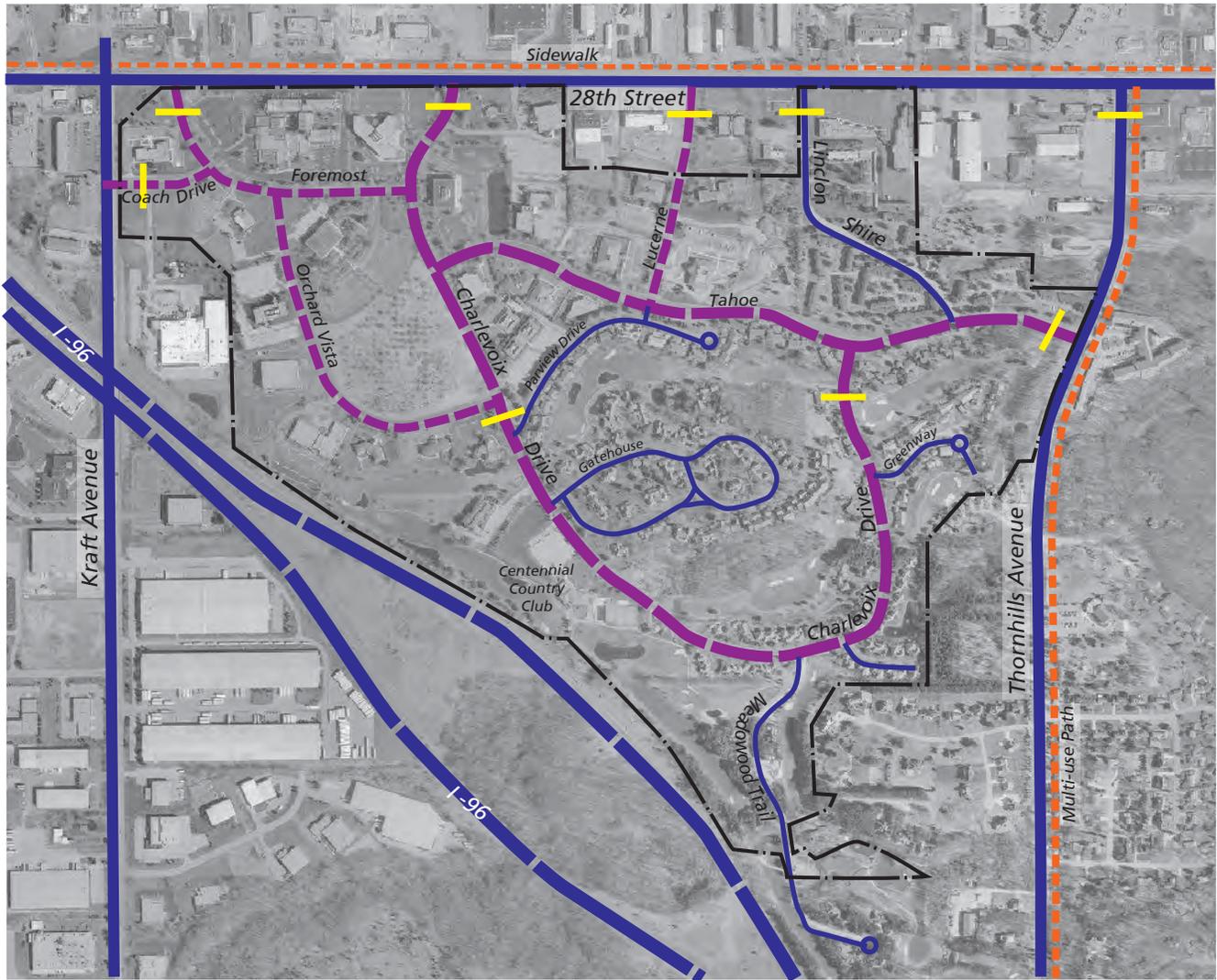


FINAL DRAFT

Facility	Parcel No.	Parcel Tax ID No.	Owner	Acreage	Building SF	Business
2828 Kraft SE	1	41-19-17-101-013	Vaneck Enterprised LLC	3	22,619	Image Building
5630 28th St SE	1	41-19-17-101-012	Vaneck Enterprises LLC	1.07	n/a	
5650 Foremost Dr SE	1					
5700 28th St. SE	2	41-19-17-102-006	WB Grand Rapids LLC			Crown Plaza
2851 Charlevoix Dr SE	3	41-19-17-102-007	Open Terrace Ltd Div	5.9	102,300	Centennial Plaza
2844 Charlevoix Dr. SE						
5930 28th St	4	41-19-17-126-001	5930 28th St	1.89	1,976	Medawar
6000 28th St SE	5	41-19-17-126-002	GR 6000 LLC	4.75	41,167	Centennial 6000
6010 28th St SE	6	41-19-17-201-005	Rapid Packaging Corp	5.02	38,498	RAPID Packaging
						Panera, Wendy's, Master Cuts, Family Video, Nextel
6080 28th St SE	7	41-19-17-201-007	6080 28th St Assoc LLC	3.69	20,594	
6140 28th St SE	8	41-19-17-202-001	JAK Holdings	2.99	31,008	Glenridge Realty
2750 Lucerne Dr. SE	9	41-19-17-202-013	Hammer & Company LLC	1.33	n/a	VACANT
2930 Lucerne Dr SE	10	41-19-17-202-020	Hammer & Company LLC	2.05	4,583	GrzankaGrit McDonald
6139 Tahoe Dr SE	11	41-19-17-202-021	6139 Tahoe LLC	2.94	3,998	
2960 Lucerne Dr SE	12	41-19-17-202-108	F&V Properties LLC	3.76	35,624	
2910 Lucerne Dr SE	13	41-19-17-202-012	2910 Lucerne Bulding LLC	2.47	21,400	
2905 Lucerne Dr. SE	14	41-19-17-201-008	Lucerne LLC	2.44	30,000	Champlain Building
2959 Lucerne Dr. SE	15	41-19-17-201-004	2959 Lucerne LLC	3.5	30,000	Lucerne Building
5989 Tahoe Dr SE	16	41-19-17-126-006	Cascade Properties LP	2.56	31,700	Production Center
2900 Charlevoix Dr SE	17	41-19-17-126-007	Cook Partners LLC	3.4	54,199	Cook Plaza
5910 Tahoe Dr SE	18	41-19-17-127-003	Concord Capital Real Estate LLC	1.37	13,020	
5920 Tahoe Dr SE	19	41-19-17-127-004	Tahoe Associates LLC	1.23	12,756	ADAC
5960 Tahoe Dr SE	21	41-19-17-203-003	McAndrews Partners LLC	1.24	11,117	
3040 Charlevoix Dr SE	22	41-19-17-127-006	Commercial Investment Grp	2.29	36,652	
3030 Charlevoix Dr SE	23	41-19-17-127-005	Charlevoix Fitness Center LLC	1.74	17,373	Charlevoix Fitness
3025 Charlevoix Dr SE	24	41-19-17-104-005	Turek Glenn A	3.5	n/a	VACANT
5800 Foremost Dr SE	25	41-19-17-104-001	Eagle Number Three, LLC	10.2	56,266	Park Central
3060 Orchard Vista Dr SE	26	41-19-17-104-006	Turek Glenn A	3.64	n/a	VACANT
			Metsun Grand Rapids MI Senior			
3069 Charlevoix Dr SE	27	41-19-17-104-007	Living LLC	4.55	52,754	Sunrise Assisted Living
3075 Charlevoix Dr SE	28	41-19-17-175-006	CSC I Inc	2.12	15,968	
3133 Orchard Vista Dr SE	29	41-19-17-175-008	Cook Orchard Vista LLC	1.77	15,358	Ideasphere
3115 Orchard Vista Dr SE	30	41-19-17-175-004	Greenridge Realty Inc	1.94	15,114	Greenridge Service Group
3075 Orchard Vista Dr	31	41-19-17-103-008	BH Piersma Real Estate	3.69	36,043	
3033 Orchard Vista Dr	32	41-19-17-103-007	Orchard Vista Properties	5.38	80,336	ASR Corp
3001 Orchard Vista Dr SE	33	41-19-17-103-004	J Squared Partners LLC	4.05	49,437	Production Centre
5740 Foremost Dr SE	34	41-19-17-103-012	James R Searer Trust	3.53	13,374	
5738 Foremost Dr SE	35	41-19-17-103-011	Paul S Buiten LLC	1.57	9,816	
2930 Kraft Ave SE	36	41-19-17-103-001	Radio Bible Class		n/a	VACANT



Property Data Map
SITE ASSESSMENT
 Cascade Township, Michigan
 November 2007



LEGEND

- Internal Road
- External Road
- Sidewalk
- Traffic Count Location

Traffic Count Locations
CENTENNIAL PARK
 Cascade Township, Michigan
 May, 2007

MASTER PLAN

The Master Plan addresses the public and private improvements recommended for Centennial Park. These improvements are targeted to enhance the use, function and image of the property. The recommendations discussed below are keyed to the plan on page 14.

Vehicular and Pedestrian Circulation

Centennial Park was conceived as a suburban business park with fairly low density and curvilinear street layout. Road widths are wide, pedestrian facilities are non-existent, and way finding is difficult. Recommendations to enhance the vehicular and pedestrian circulation and image of the property are as follows:

- ① **Boulevard Streets with Landscape Treatment**
Boulevard Streets are recommended at all four entrances from 28th Street and Kraft Street. Boulevards will require cooperation for encroachments onto adjacent properties and approval from the Road Commission. Boulevards provide the following benefits:
 - Narrowed lanes to slow traffic
 - Landscape displays of seasonal plantings
 - More visibility from 28th Street and Kraft Street
 - Clear identification of exit routes when circulating within the park
- ② **Roundabouts (See Alternate Plan in Appendix)**
Four roundabouts are recommended at key decision points. The roundabouts will require cooperation for encroachments onto adjacent properties and approval from the Road Commission. Roundabouts provide the following benefits:
 - Landmark features for way finding
 - Landscape displays of seasonal plantings
 - Facilitate turning at intersections
- ③ **Narrowed Streets**
Narrowing the streets without boulevards is recommended. This will also require approval from the Road Commission. Narrowed streets provide the following benefits:
 - Narrowed streets slow traffic
 - Narrowed streets provide additional ROW allowing for pedestrian amenities
 - Narrowed streets allow for street trees
- ④ **Multi-use Paths**
Ten-foot wide multi-use paths are recommended on one side of the street (indicated in red on the plan). This will also require approval from the Road Commission. Multi-use paths provide the following benefits:
 - A place for bike riding
 - A place for joggers and walkers
 - A place for rollerblading
 - Pedestrian connections between businesses
- ⑤ **Sidewalks**
Seven-foot wide sidewalks are recommended on the alternate side of the street (indicated in blue on the plan). This will also require approval from the Road Commission. Sidewalks provide the following benefits:
 - A place for walkers
 - Pedestrian connections between businesses
- ⑥ **Informal Path System**
An informal path system is also indicated to provide connections from businesses to open spaces within the park as well as to retail establishments along 28th Street that are more direct than the walks and multi-use paths that follow the street network.

Informal paths provide the following benefits:

- A more relaxing experience connecting open space
- A more direct pedestrian connection to businesses on 28th Street

Open Space

The tendency of Centennial Park to develop as individual parcels has discouraged a sense of community within the park. While the improvements to the circulation systems outlined above will certainly help, development of a focal community open space would further enhance the sense of community within Centennial Park. Recommendations are as follows:

⑦ Enhancements of Existing Storm Water Detention Areas

Landscape treatment of the pond edges and development of deck overlook/sitting areas are recommended to encourage passive use of these features. This would require the cooperation of the private property owners of these features.

⑧ Community Park and New Development

A community park is recommending on the only large parcel of undeveloped land remaining. This space could be developed around a live, regional detention pond (one that has permanent water). Sharing excess parking with the facility to the north of the space would allow additional square footage of development to provide a framework for this park. The adjacent senior facility could enjoy the views and the activity this space could provide. Recommended community facilities within this space include:

- Picnic Pavilion
- Pond Overlook
- Walking Paths
- Landscape Gardens
- Open Passive Lawns
- Performance/Events Space

Infill and Redevelopment

Many of the parcels throughout the park have excess parking when compared to the current Township Ordinance (see Analysis in Appendix). This is common as standards from the era of this development were higher. To avoid the appearance of vacancy, these parcels could either remove the excess parking and convert it to open space, or expand their businesses to the full capacity of the site. The master plan shows some of both. Property owners should be encouraged to combine their parcels to create these opportunities and benefit the park as a whole. While mixed-use development is encouraged throughout the park, retail business will be most successful if located along the 28th Street frontage.

⑨ Additions

Expansion can occur as an addition to an existing building. This can be an opportunity to enhance a façade.

⑩ Stand-alone Building

Expansion can occur as a stand-alone building placed on the edge of the underutilized parking.

⑪ Parking Removal

Excess parking can also be removed to reduce impervious surface and heat gain, and provide for open space or pedestrian connections.

Signage and Identity

Way finding and identity was discussed as an issue needing attention during our public meetings. As previously mentioned, it is recommended that the boulevards and roundabouts, if used, would improve way finding and image. Additionally, a unified signage system would benefit the Business Park. In order to provide proper identification of the Centennial Park Community as a whole, individual businesses or facilities should be discouraged from installing signage on 28th or Kraft Street. However, buildings located on 28th Street may construct a sign along their frontage to identify businesses located in the building (see Private Site Guidelines for further detail). The following signage improvements are recommended and further discussed later in this report.

⑫ Corner Landmark Sign and Landscape Treatment

A corner landmark sign and landscape treatment is recommended at the intersection of 28th and Kraft Streets, to identify Centennial Park.

⑬ Entry Signage and Landscape Treatment

Entry signage and landscape treatment is recommended at each boulevard entrance on 28th and Kraft Streets, to identify Centennial Park.

⑭ Way Finding Signage

Way finding signage is recommended in the boulevard prior to entering each intersection that direct users to the street they wish to proceed on. Each street will be assigned a different color, which can be reflected on both the signs and the banners discussed below under lighting. These signs are not shown on the overall plan.

⑮ Street Signage

Street signage is recommended near the pedestrian crossings at each intersection or roundabout. These signs are not shown on the overall plan.

Lighting

Lighting is another element that can be used to create an image as well as aiding way finding and safety at night.

⑯ Double-arm Streetlights

Double arm streetlights with double banners are proposed in the boulevards. The banners should include the park logo and should use a different color for each street to assist in the way finding system. The lights are not shown on the overall plan.

⑰ Single-arm Streetlights

Streets without boulevards are recommended to have single arm streetlights with single banners and should provide a staggered spacing. The banners should include the park logo and should use a different color for each street to assist in the way finding system. The lights are not shown on the overall plan.

Street Trees and Parking Lot Screening

The landscape treatment of the right-of-way should be enhanced to improve the park image.

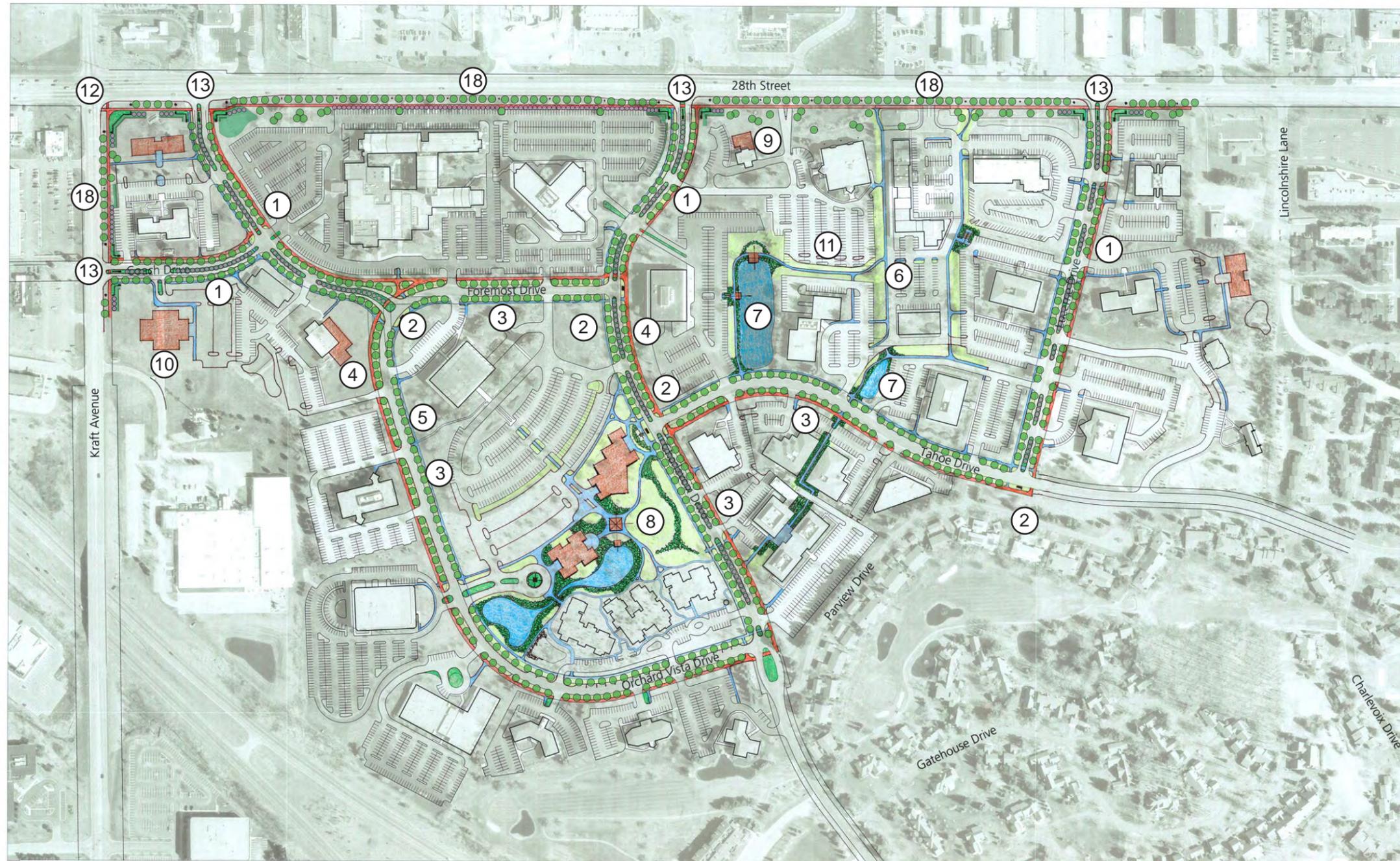
⑱ Street Trees

Street trees are recommended along all of the internal streets as well as along the 28th street frontage. Regularly spaced street tree plantings within the right-of-way can significantly improve the identity of the park. Where informal irregularly spaced trees provide greenery and shade they provide less definition than a formal planting of regularly spaced street trees planted a consistent dimension from the curb.

⑲ Parking Lot Screening

Parking lots within 15' of the right-of-way should be screened from the road with plantings of ornamental trees or shrubs.

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Vehicular and Pedestrian Circulation

- ① Boulevard Streets with Landscape Treatment
- ② Roundabouts (see alternate plan in Appendix)
- ③ Narrowed Streets
- ④ Multi-use Paths
- ⑤ Sidewalks
- ⑥ Informal Path System

Open Space

- ⑦ Enhancements of Existing Storm Water Detention Areas
- ⑧ Community Park and New Development

Infill and Redevelopment

- ⑨ Additions
- ⑩ Stand Alone Building
- ⑪ Parking Removal

Signage and Identity

- ⑫ Corner Landmark Sign and Landscape Treatment
- ⑬ Entry Signage and Landscape Treatment
- ⑭ Way Finding Signage (not shown)
- ⑮ Street Signage (not shown)

Lighting

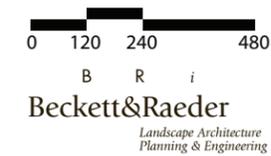
- ⑯ Double Arm Streetlights(not shown)
- ⑰ Single Arm Streetlights (not shown)

Street Trees and Parking Lot Screening

- ⑱ Street Trees
- ⑲ Parking Lot Screening

NOTES:

1. Additional curb cuts on interior streets may be added or existing curb cuts may be modified to accommodate changes to individual properties. All curb cuts must be in conformance with Cascade Township and Kent County Road Commission Standards.
2. All corner landmark signage, entry signage, wayfinding signage, street signage and landscape shall be designed and located to not interfere with clear vision corners per the Kent County Road Commission Standards.
3. Street tree spacing and lighting spacing shall be compatible with the street type. Spacing on 28th Street may be greater than that used on internal business park streets.



Street Cross Sections

Centennial Park Site Enhancement

The Master Plan uses the public right-of-way and spaces to establish a unified image for the business park. Although the private buildings reflect a variety of architectural styles, the introduction of unified public streetscape, lighting, signage and landscaping tie the facilities together establishing a contemporary image for the business park increasing its appeal within the office market.

This section contains recommendations for modifications to street cross sections, park and street signage and identity, vehicular entries, landmark corner, lighting and site furnishings, and landscape.

The street cross sections that follow provide a clearer understanding of the design intent for the different street configurations proposed. Street cross sections include:

- 86' ROW Boulevard
- 76' ROW Boulevard
- 86' ROW Narrowed Street

The cross sections show the lane widths, median island width, width of the lawn terrace and the width of the pedestrian circulation within each right-of-way. Elements portrayed on the cross sections include:

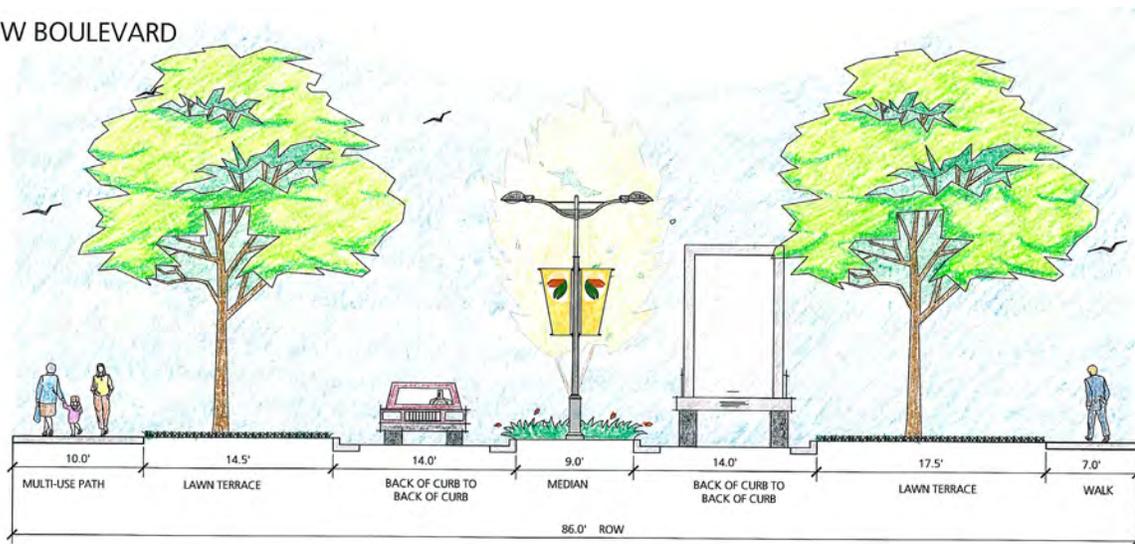
- Street Trees - enhance image, visually define roadway, improve pedestrian safety and environment
- Median Plantings - provide identity and color
- Lawn Terraces - provide area for plantings and separation of vehicles and pedestrians
- Street Lighting - provides identity, improves safety
- Banner System - provides identity, facilitates wayfinding
- Multi-use Path - increases non-motorized movement and pedestrian connections
- Sidewalks - provides pedestrian connections

Providing both a multi-use path and sidewalk facilitates movement on both sides of the street and greatly reduces the need for people to make mid-block crossings.

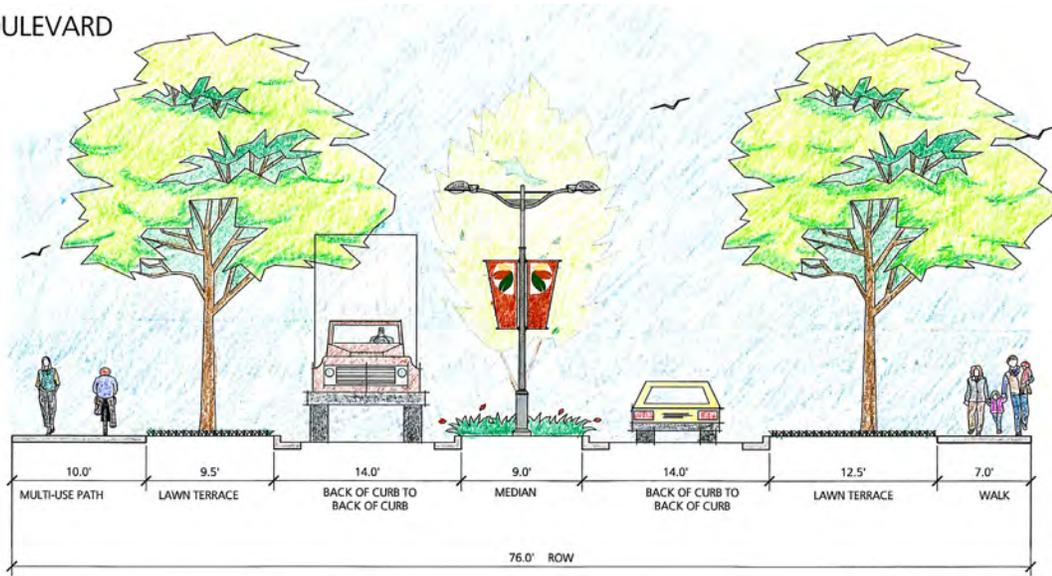
The sidewalk should be considered the higher priority of the two systems. The multi-use path is not a required element of the plan.

The plan was reviewed with the Kent County Road Commission. Please see Appendix 'Kent County Road Commission' for their comments and a response to the comments.

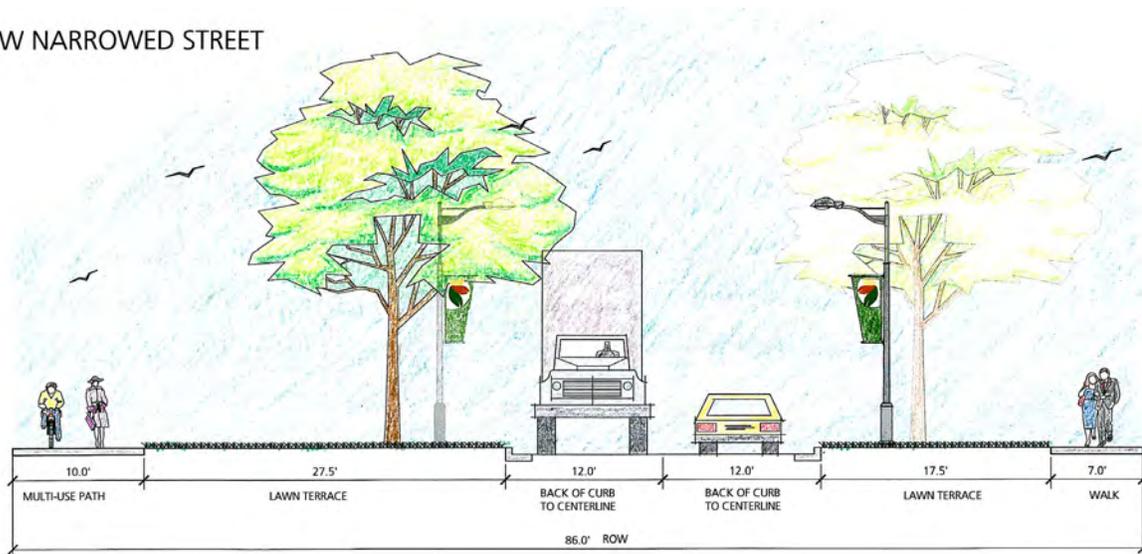
86' ROW BOULEVARD



76' ROW BOULEVARD



86' ROW NARROWED STREET



Signage and Identity

The signage and landscape treatment elevations that follow provide a clearer understanding of the design intent for the various signage treatments proposed for Centennial Park. While the name of the park currently has name recognition, it is not easy to develop other elements that can play off of the name Centennial. It is recommended that a branding company weigh in on the decision to keep or change the Park name. Elevations include:

- Landmark Corner at 28th Street and Kraft Street
- Boulevard Entry Elevation
- Detailed elevations of the north and east elevation of the boulevard sign
- Detailed elevations of the north and east elevation of the side wall and street sign
- Street Sign
- Building Identification Sign
- Tenant Sign

The elevations show the general character scale and materials for the signs and landscape. The design consistency between the landmark corner and each of the boulevard entrances is important and intentional to help establish an image for the Park.

Additionally, as it is currently difficult to locate the main street entrances amongst the many signs and curb cuts on 28th Street, the use of internally illuminated piers will act as a beacon and assist in way finding.

The following is a description of materials that would be appropriate for the business park identity. While these are only examples of possible materials, the final design should provide equal design, scale, durability, consistency and appropriate character and image for a Class A office park.

Piers

The materials for the piers consist of a brick base, cut limestone on the upper portion of the pier with a translucent illuminated top, capped with a russet colored metal decorative top.

Wing Walls

The materials for the wing walls consist of a brick base with a limestone coping. The street name is routed into the limestone cap.

Sign

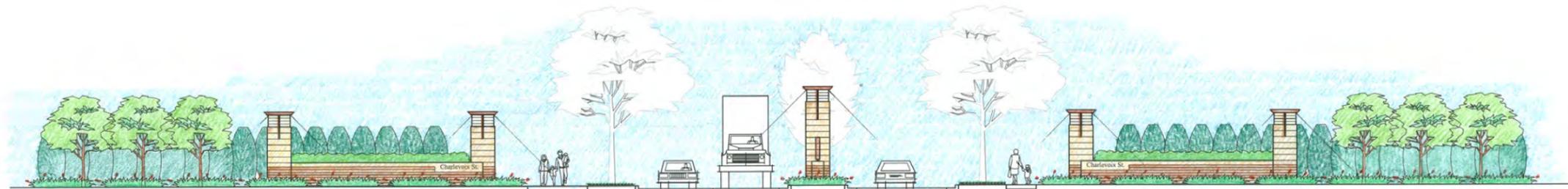
The sign itself is a russet colored metal sign box with internal illumination.

Street Sign

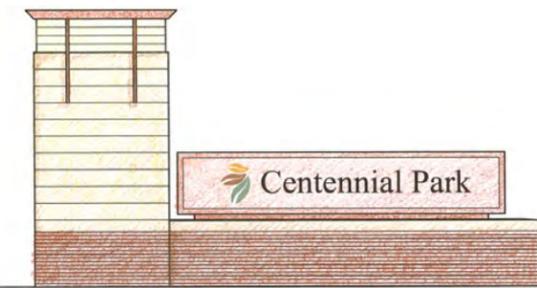
The street is a square post with metal panels attached to give the appearance that the panels go through the sign if they in fact don't. The lower and smaller panel should bear the park logo and be the same russet color of the entry signs. The post and street name panel should be a second neutral color with white text. The second color could be a charcoal gray.

Building Identification Sign

The building identification signs are intended to be consistent with the overall park signage. The supporting wall has a brick base with a limestone coping. The pier has a brick base with a limestone upper capped with a russet colored metal cap. The sign is a russet colored metal box with internal illumination. The text should include the name and address of the business. Consideration could be given to major tenants occupying at least 33% of the building. However, sign scale and proportions should not be compromised. It would be preferable that tenants not be listed on the building sign. Buildings with frontage on 28th Street may add an identification sign on 28th Street that lists major tenants if it is of similar character.

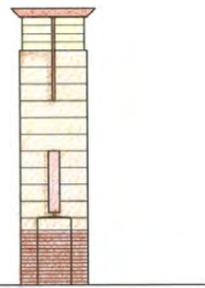


BOULEVARD ENTRY ELEVATION



EAST ELEVATION

BOULEVARD ENTRY SIGN



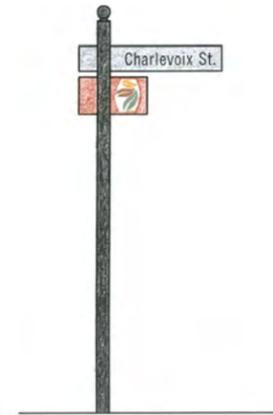
NORTH ELEVATION



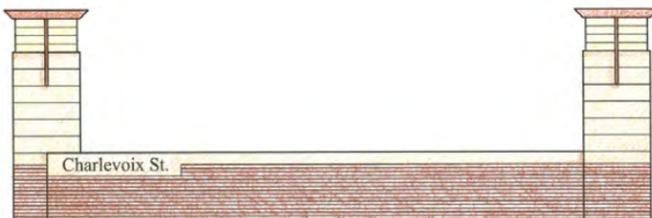
BUILDING IDENTIFICATION SIGN



TENANT SIGN

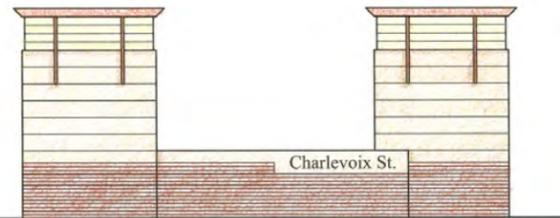


STREET SIGN



NORTH ELEVATION

SIDE WALL AND STREET SIGN



EAST ELEVATION



LANDMARK CORNER AT 28TH STREET AND KRAFT AVENUE

Tenant Sign

The tenant sign intentionally departs from the brick and limestone of the other park signs. This is done to provide hierarchy within the sign system. The tenant signs are designed with a simple concrete base, with changeable slats containing the business names. The slats are sandwiched between two vertical slats that would be the same russet colored metal. The changeable slats would be the second neutral color (charcoal gray) with white text.

Enlarged Plan of Entries and Landmark Corner

The enlarged plans of the entries on 28th Street and the landmark corner that follow provide a clearer understanding of the design intent for the edges of the Park. Enlarged plans include:

- 28th and Kraft Frontage, Landmark Corner and Entries
- 28th and Charlevoix Entry

The plans show the general character scale and materials for the walls, signs and landscape. Again the design consistency between the landmark corner and each of the boulevard entrances is important and intentional to help establish an image for the Park.

Signage

The park signs at the entries are located in the median island with the street name signs on the wing walls. The sign at the landscape corner is on the angled portion of the wall.

Landscape

The landscape at both the entrances and the landmark corner consists of an arborvitae evergreen hedge as a backdrop with deciduous shrubs directly behind the wall. In front of the wall are low bedding plants of perennials and grasses. Annuals could be used if the Business Association wishes to maintain an annual program. Ornamental trees extend the entry/corner treatment beyond the walls.

Plantings in the median islands consist of low perennial, groundcovers and very low shrubs. Once beyond the entry sign ornamental trees are grouped between the double arm light fixtures.

Street trees are recommended along 28th and Kraft Streets between the public walk and the curb. Additionally, street trees are recommended along both edges of all streets within the park.

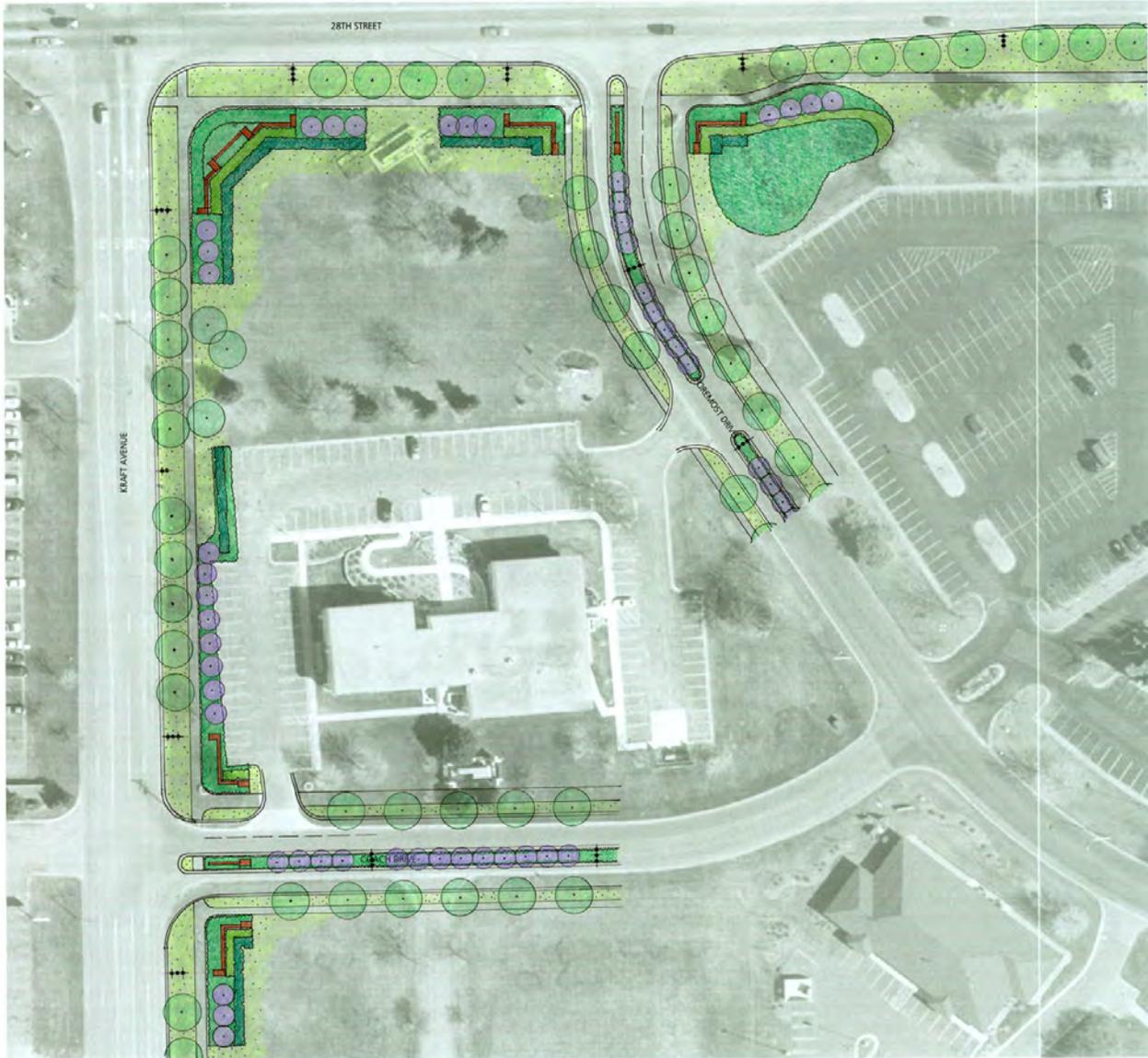
Parking lots that abut public streets are shown with landscape treatment to soften and screen their edges. Depending on the amount of space, groupings of ornamental low-branched trees with groundcover beneath could be used. Where space is tighter, deciduous and evergreen shrubs could be used.

Lighting

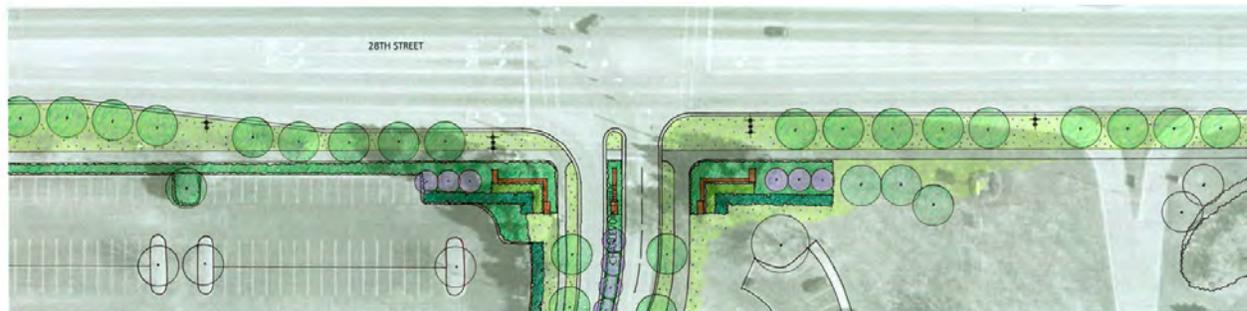
Additionally, streetlights as proposed by the DDA are extended along 28th and Kraft Streets. Double arm fixtures are proposed flanking each entrance and single arm fixtures are shown between the entrances. Double arm fixtures are shown at the intersection of Kraft and 28th Street.

Exit and Entrance Lanes

A minimum of two exiting lanes should be provided at the park exits: one for left turns and one for right turns. An additional left turn lane at Charlevoix should be considered. The entrance lane has been shown wider at the entrances than on the remainder of the street length to accommodate decelerating turn speeds and larger vehicle turning requirements.



28TH AND KRAFT FRONTAGE, LANDMARK CORNER AND ENTRIES



28TH AND CHARLEVOIX ENTRY

Lighting and Site Furnishings

Street Lighting

The elevations of the light fixtures portray the single arm fixture and the double arm fixture with single and double banner arms respectively. The light fixture is manufactured by Halophane and is referred to as the Pechina model. The overall height of the fixture is approximately 18 feet 6 inches. A metal halide light source is recommended for a good white light that renders building colors and landscape colors well.

Lighting Levels

An average minimum of 1.0 foot-candle shall be provided on public sidewalks. ROW lighting within the park shall include double arm fixtures placed in the boulevards (an average minimum of 1.0 foot-candle), and staggered incidental lighting placed in the lawn terraces on the remaining streets (an average minimum of 0.3 foot-candles).

Light Bollards

Light bollards offer an alternative to post mounted lighting near entrances to buildings. The bollards pictured here are clean and simple and shield the light source. Unshielded bollards should be avoided.

Benches

The benches proposed for the park are manufactured by Landscape Forms and are referred to as the parc vue model. These benches are available with and without backs.

Trash Receptacles

The trash receptacles proposed for the park are also manufactured by Landscape Forms and are referred to as the Petoskey model.

Tables, Chairs and Umbrellas

In outdoor use areas where outdoor dining may occur or casual work breaks, tables and chairs provide for a more social setting. Similar tables and chairs with umbrellas are available from Landscape Forms.





BACKLESS BENCH
BOLLARD
WASTE RECEPTACLE



BACKLESS BENCH



BENCH WITH BACK



BOLLARD LIGHT
TABLE AND CHAIRS



WASTE RECEPTACLE

Landscape

In general there are many plants that can be used on private parcels. However, plantings within the public realm should be more limited to create the consistent landscape needed to create an image for the property. When trees are shown in a single straight line on the plan they are intended to be a single species with matched form.

Canopy Trees

- Acer rubrum (Red Maple)
- Acer saccharum (Sugar Maple)
- Cercidiphyllum japonicum (Katsura Tree)
- Gingko biloba (Gingko)
- Gleditsia triacanthos (Thornless Honeylocust)
- Gymnocladus dioicus (Kentucky Coffee Tree)
- Liquidambar styraciflua (Sweetgum)
- Platanus acerifolia (London Plane Tree)
- Quercus coccinea (Scarlet Oak)
- Quercus rubra (Red Oak)
- Quercus alba (White Oak)
- Tilia cordata (Little-leaf Linden)
- Ulmus hybrids
- Zelkova serrata (Japanese Zelkova)

Evergreen Trees

- Abies concolor (Concolor White Fir)
- Picea abies (Norway Spruce)
- Picea glauca (White Spruce)
- Picea pungens (Colorado Spruce)
- Pinus Strobus (White Pine)
- Thuja(Arborvitae)
- Tsuga Canadensis (Canadian Hemlock)

Ornamental Trees

- Acer ginnala (Amur Maple)
- Amelanchier Canadensis (Serviceberry)
- Carpinus betulus (European Hornbeam)
- Cercis Canadensis (Redbud)
- Cornus florida (White Flowering Dogwood)
- Cornus mas (Cornelian Cherry)
- Crataegus (Hawthorn)
- Hamamelis vernalis (Vernal Witch Hazel)
- Magnolia (Magnolia)
- Malus (Crab Apple) disease resistant varieties
- Pyrus Calleryana (Callery Pear) improved varieties

Shrubs

- Buxus (Boxwood) hardy varieties
- Calycanthus (Sweetshrub)
- Chaenomeles (Quince)
- Clethra alnifolia (Summersweet)

Cornus (Dogwood)
Cotoneaster (Cotoneaster)
Daphne (Daphne)
Euonymus (Euonymus)
Forsythia (Forsythia)
Fothergilla gardenii (Dwarf Fothergilla)
Hydrangea (Hydrangea)
Juniper (Juniper)
Leucothoe axillaris (Dwarf Leucothoe)
Myrica pensylvanica (Bayberry)
Rosa (Shrub Roses)
Spiraea (Spiraea)
Syringa (Lilac)
Taxus (Yew)
Viburnum (viburnum)
Weigela (Weigela)

Perennials and Grasses

There are so many good perennials and grasses available for the landscape architect to choose from that it is difficult to list them. In general grasses and perennials should be selected for height, texture, color and seasonal interest. Horticultural requirements should be considered when selecting such as sun, shade, moisture and hardiness zone.





CENTENNIAL PARK BUDGET ESTIMATE

Priority	Element	Description	Qty	Unit	Unit Cost	Total
1	Landmark Corner					
	Includes: plantings and irrigation	28 & Kraft	1	ea	\$ 400,000.00	\$ 400,000.00
2	Entry					
	Includes: plantings and irrigation	Coach	1	ea	\$ 360,000.00	\$ 360,000.00
		Foremost	1	ea	\$ 360,000.00	\$ 360,000.00
		Charlevoix	1	ea	\$ 360,000.00	\$ 360,000.00
		Lucerne	1	ea	\$ 360,000.00	\$ 360,000.00
3	Landscape					
	Includes: plantings and irrigation	28th	1	ls	\$ 185,000.00	\$ 185,000.00
		Kraft	1	ls	\$ 35,000.00	\$ 35,000.00
4	Boulevards					
	Includes: median island plantings and irrigation	Coach	507	lf	\$ 225.00	\$ 114,075.00
		Foremost	683	lf	\$ 225.00	\$ 153,675.00
		Charlevoix	395	lf	\$ 225.00	\$ 88,875.00
		Lucerne	881	lf	\$ 225.00	\$ 198,225.00
5	Lighting					
	Includes: banners arms	28th	1	ea	\$ 168,000.00	\$ 168,000.00
	Banners not included	Kraft	1	ea	\$ 42,000.00	\$ 42,000.00
		Coach Boulevard	1	ea	\$ 30,420.00	\$ 30,420.00
		Foremost Boulevard	1	ea	\$ 40,980.00	\$ 40,980.00
		Charlevoix Boulevard	1	ea	\$ 23,700.00	\$ 23,700.00
		Lucerne Boulevard	1	ea	\$ 52,860.00	\$ 52,860.00
6	Street Trees					
		Coach Boulevard	26	ea	\$ 450.00	\$ 11,700.00
		Foremost Boulevard	40	ea	\$ 450.00	\$ 18,000.00
		Charlevoix Boulevard	26	ea	\$ 450.00	\$ 11,700.00
		Lucerne Boulevard	57	ea	\$ 450.00	\$ 25,650.00
7	Roundabouts (See Alternative Plan in Appendix)					
	Includes: special feature, island planting and irrigation	Foremost and Orchard Vista	1	ea	\$ 230,000.00	\$ 230,000.00
		Foremost and Charlevoix	1	ea	\$ 230,000.00	\$ 230,000.00
		Charlevoix and Tahoe	1	ea	\$ 230,000.00	\$ 230,000.00
		Lucerne and Tahoe	1	ea	\$ 230,000.00	\$ 230,000.00
8	Public Signage					
		Way finding	18	ea	\$ 3,000.00	\$ 54,000.00
		Street Signs	12	ea	\$ 3,500.00	\$ 42,000.00
9	7' Sidewalks					
		Coach	520	lf	\$ 50.00	\$ 26,000.00
		Foremost	1584	lf	\$ 50.00	\$ 79,200.00
		Orchard Vista	2065	lf	\$ 50.00	\$ 103,250.00
		Charlevoix	1834	lf	\$ 50.00	\$ 91,700.00
		Tahoe	1268	lf	\$ 50.00	\$ 63,400.00
		Lucerne	1220	lf	\$ 50.00	\$ 61,000.00

10	10' Multi-use Path					
	28th	3594	lf	\$	48.00	\$ 172,512.00
	Kraft	783	lf	\$	48.00	\$ 37,584.00
	Coach	469	lf	\$	48.00	\$ 22,512.00
	Foremost	1616	lf	\$	48.00	\$ 77,568.00
	Orchard Vista	2226	lf	\$	48.00	\$ 106,848.00
	Charlevoix	1916	lf	\$	48.00	\$ 91,968.00
	Tahoe	1278	lf	\$	48.00	\$ 61,344.00
	Lucerne	1240	lf	\$	48.00	\$ 59,520.00
11	Narrowed Street					
	Foremost	572	lf	\$	210.00	\$ 120,120.00
	Orchard Vista	1967	lf	\$	210.00	\$ 413,070.00
	Charlevoix	1157	lf	\$	210.00	\$ 242,970.00
	Tahoe	1081	lf	\$	210.00	\$ 227,010.00
12	Lighting					
	Foremost non-boulevard	1	ea	\$	28,600.00	\$ 28,600.00
	Charlevoix non-boulevard	1	ea	\$	57,850.00	\$ 57,850.00
	Orchard Vista	1	ea	\$	98,350.00	\$ 98,350.00
	Tahoe	1	ea	\$	54,050.00	\$ 54,050.00
13	Street Trees					
	Foremost non-boulevard	31	ea	\$	450.00	\$ 13,950.00
	Charlevoix non-boulevard	50	ea	\$	450.00	\$ 22,500.00
	Orchard Vista	101	ea	\$	450.00	\$ 45,450.00
	Tahoe	56	ea	\$	450.00	\$ 25,200.00
TBD	Public Open Space					
	Informal Walks		ls	\$		-
	Overlooks		ea	\$		-
	Pavilion		ea	\$		-
	Landscape		ls	\$		-
	Subtotal					\$ 6,459,386.00
	Contingency 10%					\$ 645,938.60
	Total Construction Budget in 2007 Dollars					\$ 7,105,324.60
	Soft Costs 25%					\$ 1,776,331.15
	Total Project Costs in 2007 Dollars					\$ 8,881,655.75



Guidelines for Private Development

Purpose and Intent

The purpose of the architectural guidelines is to ensure that the identity of Centennial Park as an office park remains intact and is strengthened where possible. The guidelines apply to new construction, additions to existing buildings, and renovations to existing buildings.

Office Park

Centennial Park has a variety of building types and building designs. The architectural diversity present within the park is a leading contributor to the overall character and identity of the park. With that in mind the future success of the park will, in part, derive from the ability to strengthen its' identity and sense of place. More variety of building styles and design will not help this but tend to further erode the park's image.

The building type most characteristic of the park as a whole consists of a 1 to 3 story office building with a pitched shingled roof. Flat roofs are also present and used in both low and medium story applications. Materials typically consist of earth tone brick, dark bronze aluminum window frames with tinted glazing and earth tone shingles. Variations to this palette exist and in some cases are prominently featured within the park.

Several types of fenestration are present (punched openings, strip windows, curtain wall), and a harmonious balance of glass and solid materials is achieved in most buildings.

General Impressions - Exterior Architectural Fabric

- **Diversity**

Centennial Park contains approximately 32 office buildings as well as a retail strip center, a senior care center, a health and fitness center, a hotel, a golf course complex, and residential condominiums. The architectural character is diverse but is predominately low - 1 or 2 story - brick clad, pitched shingled roof buildings with various combinations of punched and/or ribbon windows with tinted glass. There are also some buildings of 3 and 4 stories, buildings of materials other than brick, and flat roofed structures. All of the buildings sit comfortably on their sites with generous landscaped green spaces.

- **Overall Design Quality**

The overall quality of buildings within the park is good. Good design principles relating to scale and proportion, planning and layout, compatibility and suitability of materials, and building relationships to site have been followed. Centennial Park is generally a pleasant place to be. That said, opportunities for improvement do exist as our building assessments have identified.

- **Maintenance**

Generally the level of building maintenance within the park is good. It is obvious building owner's take pride in their property and desire to protect the investment of building. As with the overall quality of design, there are opportunities to improve at some property locations.

General Impressions - Interior

- **Design**
Overall, our general impression of the interior design of the public zones of the office buildings resulted in the conclusion that many buildings, in order to keep pace with current office design standards and trends, could use an update and refreshment of the public interior spaces.
- **Functionality**
Planning of the buildings is good although some buildings lack internal elevators and do not comply with current accessibility guidelines and codes.

Creating An Identity

We feel Centennial Park needs to strengthen its identity as a cohesive office park and develop a stronger sense of place. While much of that strengthening will come with site improvements, some implementation of building strategies would certainly contribute to a unique image for the park. We have identified the areas of technology support, green building practice and integration of complimentary uses as areas to be assessed as opportunities for differentiation by building owners.

- **Technology**
The level of technology infrastructure was not assessed during the building reviews. It would be beneficial for building owners to review the suitability of infrastructure to support tenant requirements and flexibility.
- **Green Building Practices**
Incorporation of green building practices into building operations is becoming commonplace and increasingly desired by tenants. Practices such as recycling, “green” cleaning and maintenance, “green” landscaping care, utilization of environmentally friendly building materials for new construction or renovation of existing spaces, amongst many other practices can help differentiate Centennial Park as a leader in corporate office real estate.
- **Complimentary Uses**
Developing uses within the park or within a particular building that can be viewed as adding convenience and usability to a building can help to enhance the attractiveness of a property. Uses such as child care centers, fitness centers, and food service facilities are amenities that are compatible and supportive of business offices.

Architectural Guidelines

Additions and Exterior Renovations to Existing Buildings

- Additions and renovations to the exterior of existing buildings should be consistent with the buildings’ materials, general design style and details, and within the general height and proportion guidelines developed. The character of the existing building should be enhanced and improved by the addition or renovation and integrated with appropriate site development.

Building Height

- Maximum Heights - in general, building heights should be restricted to 4 stories, or 45’ whichever is less.
- Exceptions for interior lots -interior lots bounded by Orchard Vista Drive, Foremost Drive and Charlevoix Drive could be developed with taller height buildings with the approval of the Centennial Park Review Board. Federal Aviation height restrictions should be confirmed for each site.

- Minimum Heights - Proportion of the building footprint to its height is important as well as to the overall green space/site coverage on a particular site. As a guideline, a recommendation of building footprint greater than 20,000 square feet be a two-story or 3-story building. This will give the building more presence and visibility from the street, and at the same time fit in with the park's typology. Coordination with the park site coverage guidelines is required.

Roof Design

- Roof design should reflect the existing building community. Pitched roofs of either gable or hip design, with a slope between 5:12 and 8:12 will reinforce the identity of the park.
- Roof materials for pitched roofs can vary – architectural grade fiberglass shingles, metal, recycled rubber shingles – but the color should be within the earth tone ranges already present in the park.
- As an alternative to pitched roofs, flat roofs are acceptable.
- All rooftop mechanical/electrical equipment should be screened completely from view.

Building Materials

- Building materials should continue and enhance the existing rich palette of materials used within the park. Acceptable materials for building walls include brick, decorative concrete masonry, cast stone, EIFS accent materials including commercial quality metal panel systems and wood siding. The arrangement and proportions of these materials on a building should be designed to be balanced and in keeping with the general aesthetic of the park.

Fenestration

- Punched opening, ribbon/strip windows, or curtainwall in proportion and balance with solid wall materials. This will ensure that enough daylight enters the work place and that at the same time the character of the building fits within the identity of the park.
- Commercial quality metal and glass framing system, clear or lightly tinted glazing. Mirrored glazing not recommended.

Screening

- All on-site equipment such as dumpsters, mechanical/electrical equipment and utility equipment, should be fully screened from view utilizing walled enclosures incorporating building materials matching the major building on site. Operating doors to enclosures should be heavy duty commercial construction providing no visual access into enclosure and should be faced with a material compatible with the equipment enclosure.
- Any secondary buildings (garages, sheds, etc.) should be fully screened from view utilizing walled enclosures incorporating building materials matching with the major building on site. Operating doors to enclosures should be heavy duty commercial construction providing no visual access into enclosure and should be faced with a material compatible with the equipment enclosure.

Architectural Façade Enhancement Study

As a part of the master plan study it was desired by the committee that 6 of the 38 buildings within Centennial Park be the subject of an architectural façade enhancement study. As has been stated within other portions of the study the architecturally diverse nature of the park is seen to be one of its' unique aspects and should be viewed as a distinguishing factor. However, some of the buildings date themselves due to the architectural styling, materials palette, or overall general appearance, and because of this could stand to benefit from some investment in exterior appearance upgrades. It is unknown whether such improvements would result in an increase in occupancy rates, but it is safe to assume, depending on the nature of the actual improvements made, that an exterior improvement program would result in a visual "facelift" and an increased curb appeal for the building.

While there is no knowledge by the consultant team of any planned improvement program for any of the buildings chosen, the following sketches do serve to illustrate one possibility if a building's owner chose to embark upon such a program. Of course there are many other ideas that could be applied to a building renovation and without a real program or budget, the ideas presented can only be categorized as concepts to strengthen the overall architectural identity and quality of the park.

The buildings chosen by the committee for inclusion in the facade enhancement study are:

- Map ID No. 1 - 5630 28th Street, The Image Building
- Map ID No. 14 - 2905 Lucerne, Champlain Building
- Map ID No. 22 - 3040 Charlevoix, office building
- Map ID No. 23 - 3030 Charlevoix, Charlevoix Fitness Center
- Map ID No. 31 - 3075 Orchard Vista, Metron Building
- Map ID No. 34 - 5740 Foremost Dr., former Exchange Financial



ENHANCED CONCEPT



EXISTING BUILDING

B R E
Beckett&Raeder
*Landscape Architecture
Planning & Engineering*

fic&h
fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors

CENTENNIAL PARK

*ARCHITECTURAL IMAGERY
FACADE STUDY*

MAP ID NO. 1 - 5630 28TH STREET, THE IMAGE BUILDING



ENHANCED CONCEPT



EXISTING BUILDING

Beckett&Raeder
Landscape Architecture
Planning & Engineering

ftc&h
fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors



ENHANCED CONCEPT



EXISTING BUILDING

Beckett & Raeder
*Landscape Architecture
Planning & Engineering*

fic&h
*fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors*



ENHANCED CONCEPT 1



ENHANCED CONCEPT 2



EXISTING BUILDING

B R E
Beckett&Raeder
Landscape Architecture
Planning & Engineering

ftc&h
fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors



ENHANCED CONCEPT



EXISTING BUILDING

Beckett&Raeder
Landscape Architecture
Planning & Engineering

fic&h
fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors



ENHANCED CONCEPT



EXISTING BUILDING

B R & R
Beckett&Raeder
Landscape Architecture
Planning & Engineering

ftc&h
fishbeck, thompson, carr, & huber
engineers • scientists • architects • constructors

CENTENNIAL PARK

ARCHITECTURAL IMAGERY

FACADE STUDY

MAP ID NO. 34 - 5740 FOREMOST DR., FORMER EXCHANGE FINANCIAL

Recommended Potential Building Updates in Order of Priority

Technology Assessments

- Building infrastructure improvements
- Provide differentiation through excellent tenant needs support

Modernize Building Interiors (as applies)

- See Interior Design Guidelines
- Improve internal functionality and accessibility

Implement Green Strategies

- See Green Standards

Exterior Improvements

New Construction, Additions, and Renovations (as applies)

- Add a new canopy for better visibility from street, more contemporary look and protection against the elements.
- New curtainwall system
- New metal panel cladding
- New EIFS or change color of EIFS
- Introduce color to white surfaces
- Develop outside space around facility (plaza, outside break area, outside seating, landscaping, pond,...) to increase building amenities and appeal.
- See Architectural Guidelines

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Interior Design Guidelines**Purpose and Intent**

The purpose of these interior design guidelines is to improve the aesthetic and quality of interior work spaces of the existing buildings within the Centennial Park office park. This will be achieved by modernization through finish and lighting upgrades. The intent is to meet a Class A building fit-out level for interior finishes and to create uplifting, timeless, and healthy (by use of sustainable finishes) work spaces where people are proud to work. The interior style emphasis will be comprised of classic and natural-looking finishes and furniture; along with timeless materials and colors.

Main Entries/Reception /Waiting Lobbies

- Flooring-porcelain tile or stone tile honed or flamed finish for slip resistance (large size format) Ample size walk-off mat inset into tile flooring (avoid lay-on mats at feature entries). Waiting areas: carpet tile (recycled content and low-VOC adhesives).
- Walls- wall covering; Type 2 (recycled content) for durability and low maintenance.
- Millwork Treatments/Interior Doors-addition of running wood trim at walls (chair rail, wainscot, picture rail options); add wood pilasters with light sconces at feature walls. Wood main reception desk with stone or solid surface transaction high counter. Wood doors, plain sliced veneer, door hardware to be satin finish chrome or bronze tone.
- Ceilings-gypsum board painted bulkheads to define entry (single or multi-stepped), with 2' x 2' acoustical ceiling tile raised area (use concealed grid) for noise reduction.
- Lighting-recessed cans (down lights and wall washers) with decorative trim rings and feature pendant fixture; all fixtures to include compact fluorescent or LED lamps for energy efficiency and low maintenance.
- Furniture-classic designs with wood or metal accents, durable and cleanable upholstery (solid colors or timeless patterns); addition of table lamps (security mounted), and recessed area rug at seating areas.
- Window Treatments-Roller solar mesh shades (as required for glare issues only).

Public Corridors

- Flooring- carpet tile (recycled content and low-VOC adhesives). Use soft pattern quarter turned and medium to dark colors for low maintenance.
- Walls- wall covering; Type 2 (recycled content) for durability and low maintenance.
- Millwork Treatments/Interior Doors- Wood doors , plain sliced veneer, door hardware to be satin finish chrome or bronze-tone.
- Ceilings-gypsum board painted bulkheads to define corridor intersections (single-stepped); 2' x 2' acoustical ceiling tile with slim line grid.
- Lighting-2' x 2' direct indirect (feature main corridors) or parabolic (secondary corridors); all fixtures to include compact fluorescent lamps for energy efficiency and low maintenance.

Tenant Office Main Entries / Open Office Spaces

- Flooring- carpet tile (recycled content and low-VOC adhesives).
- Walls- painted (no VOC paint).
- Millwork Treatments/Interior Doors-add wood pilasters with light sconces at office main entries. Wood doors, plain sliced veneer, door hardware to be satin finish chrome or bronze-tone. Sidelights at entry doors with sandblast or clear glass options.
- Ceilings -gypsum board painted bulkhead to define office entry portal (corridor side entry); open office are 2' x 2' acoustical ceiling tile with fine texture (recycled content and reclaim program), slim-line grid.
- Lighting-recessed cans (down lights and wall washers) with decorative trim rings at office main entries; 2' x 2' direct indirect or parabolic (second choice), all fixtures to include compact fluorescent lamps for energy efficiency and low maintenance.
- Furniture-by tenant.
- Window Treatments-Roller solar mesh shades (recycled content) with manual individual user controls.

Toilet Rooms

- Flooring- porcelain tile, honed finish for slip resistance, 18" x 18" size.
- Walls- Wet wall (wall at toilets/urinals) porcelain tile 12" x 12" low wainscot with wall covering above; wall covering at all walls, Type 2 (recycled content) for durability and low maintenance.
- Sink Lavatories-solid surface counter/splash with under mount enamel sinks; low water flow faucets; under counter soap dispensers and waste receptacles; angled design (ADA compliant) under counter fascia; wall to wall mirror. Wall mounted waste and dispenser receptacles to be recessed.
- Ceilings -gypsum board painted bulkhead to define sink area (single-stepped); 2' x2' acoustical ceiling tile through-out.
- Lighting-recessed cans (down lights) with decorative trim rings at sink area bulkhead only; all fixtures to include compact fluorescent or LED lamps for energy efficiency and low maintenance. Option upgrade for feature toilet rooms to include wall light sconces at sink (between mirrors). Option for secondary toilet rooms to include 2' x 2' parabolic fixtures through-out.
- Toilet partitions- laminate, floor mounted.
- Furniture - provide either built-in storage or freestanding storage unit (wood upscale looking).

Staff Lounge / Green - Exterior Staff Areas

Interior

- Flooring-porcelain tile or carpet tile options (recycled content and low-VOC adhesives).
- Walls- Wall covering; Type 2 (recycled content) for durability and low maintenance. Introduction of color and/or pattern is appropriate for these areas.
- Celings-gypsum board painted bulkheads to define and organize the seating areas (single or multi-stepped), with 2' x 2' acoustical ceiling tile raised areas (use concealed grid) for noise.
- Lighting-recessed cans (down lights and wall washers) with decorative trim rings; feature small scale pendant fixtures at booths and/or key serving areas, all fixtures to include compact fluorescent or LED lamps for energy efficiency and low maintenance.
- Furniture-by tenant.
- Window Treatments-Roller solar mesh shades (as required for glare issues only)

Exterior

- Finished-looking (level) flooring: stained concrete, pavers.
- Buffer privacy walls with plantscaping in decorative potted urns.
- Furniture-durable and comfortable and timeless materials (teak or metal).
- Shaded seating areas-UV resistant fabric umbrellas and/or awnings.
- Provide trash/recycle receptacles (upscale in appearance)

Miscellaneous Through-out all areas:

Addition of: framed artwork (prints, reproductions, originals), plantscaping, interior building (or campus-wide) signage package including lobby information kiosks, waste/recycle stations.

Green Standards

Sites

- **Green Site and Building Exterior Management** - Utilize green exterior site and landscape management practices.
- **Green Cleaning** - Utilize green cleaning programs.
- **Encourage Alternative Transportation and Public Transportation Access** - Provide preferred dedicated parking spaces hybrid or alternative fuel vehicles and car pooling vehicles. Integrate public transportation stops for long term planning.
- **Bike Storage and Changing Area** - Provide bicycle securing storage racks and changing/shower facilities on site.

Water Efficiency

- **Water Efficient Plumbing Fixtures** – Utilize water efficient plumbing fixtures such as low water use faucets, waterless urinals, and dual flush toilets.
- **Water efficient landscaping** – Limit use of irrigation to selected areas. Utilize high-efficiency irrigation systems where irrigation is required.

Energy

- Optimize building energy performance by utilizing occupancy sensors, high efficiency light fixtures.
- Conduct an energy analysis including system commissioning, and create an energy improvement plan. Meet the requirements of the Michigan Energy Code as a minimum.

Materials

- **Reduced Mercury in Light Bulbs** - Establish and maintain a toxic material source reduction program to reduce the amount of mercury brought into buildings through purchases of light bulbs.
- **Construction, Demolition and Renovation Waste Management** - Divert construction, demolition and land-clearing debris from landfill and incineration disposal. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.
- **Use of Recycled and Recyclable Materials** - Reduce the environmental impacts of the materials acquired for use in the operations, maintenance, and upgrades of buildings.
- **Use of IAQ Compliant Products** - Reduce the indoor air quality (IAQ) impacts of the materials acquired for use in the operation, maintenance and upgrades of buildings.
- **Sustainable Cleaning Products and Materials** - Reduce the environmental impacts of cleaning products, disposable janitorial paper products and trash bags.

Indoor Environmental Quality

- **Environmental Tobacco Smoke (ETS) Control** - Prevent or minimize exposure of building occupants, indoor surfaces and systems to Environmental Tobacco Smoke (ETS).
- **Green Cleaning: Entryway Systems** - Utilize over the performance period entryway systems (grills, grates, mats etc.) to reduce the amount of dirt, dust, pollen and other particles entering the building at all entryways, and develop the associated cleaning strategies to maintain those entryway systems, as well as the exterior walkways.
- **Green Cleaning: Isolation of Janitorial Closet** – At janitorial closets provide structural deck-to-deck partitions with separate outside exhausting, no air re-circulation and negative pressure in all janitorial closets. Provide hot and cold water and drains plumbed for appropriate disposal of liquid waste in areas where janitorial equipment and chemicals are stored and/or water and cleaning chemical concentrate mixing occurs.
- **Green Cleaning: Low Environmental Impact Cleaning Policy** – Develop a low-impact environmental cleaning policy addressing:
 - Sustainable cleaning systems.
 - Use of sustainable cleaning products.
 - Use of chemical concentrates and appropriate dilution systems.
 - Proper training of maintenance personnel in the hazards, use, maintenance and disposal of cleaning chemicals, dispensing equipment and packaging.
 - Use of hand soaps that do not contain antimicrobial agents (other than as a preservative system), except where required by health codes and other regulations (i.e., food service and health care requirements).
 - Use of cleaning equipment that reduces impacts on IAQ.
- **Green Cleaning: Low Environmental Impact Pest Management Policy** - Develop, implement and maintain a low environmental impact integrated indoor pest management policy.
- **Green Cleaning: Low Environmental Impact Equipment Policy** - Implement a policy for the use of janitorial equipment that maximizes effective reduction of building contaminants with minimum environmental impact.

Recycling

- **Occupant Recycling** – Develop recycling program(s) to facilitate the reduction of waste and toxins generated by building occupants and building operations that are hauled to and disposed of in landfills or incineration.

Site Guidelines for Private Development

Introduction

The following site guidelines are intended to guide the development of the individual parcels within the Park.

Vehicular Circulation

Ingress: should provide clear direction to the front door of the building and should not have an excess of paving. Extra wide paved areas that do not clearly define the driving lanes are prohibited.

Drop-off: entry drop-off should be considered on all office buildings, and residential facilities.

Internal Circulation: travel lanes should be clear, preferably allow for two way driving, and should avoid dead ends. Extra wide paved areas that do not clearly define the driving lanes are prohibited.

Connections to adjacent parcels: both vehicular and pedestrian connections are encouraged and should be provided wherever feasible.

Loading: whenever possible should be located to the rear or the side of the building and screened from the street and main entry.

Pedestrian Walks

Minimum Dimensions: Seven-foot (7') minimum width

Materials: Walks should be constructed of durable hard surface materials such as concrete or asphalt. Stone, brick, concrete pavers or other similar materials may be used, especially as an accent or special feature.

Connection to Street ROW: each property should provide a pedestrian connection to the public walks in the ROW.

Connection to adjacent parcels: should be provided and coordinated with the adjacent property owners in order that the location of the walks serves both properties. In addition, consideration should be provided for the walks to serve all pedestrians in Centennial Park as indicated on the Master Plan, thereby further facilitating pedestrian movement by providing a shorter and perhaps more interesting route than following the walks along the roads.

Parking

Off-Street Parking: should be located to the side or rear of the building and should be screened from the street.

Restrict Dead End Parking: dead-end parking should not be permitted. Where single bays must be used, a connection to an adjacent property should be considered to provide through circulation.

Parking Islands/Sight Distance: landscape islands shall be located at each end of a parking bay and shall be a minimum of ten feet (10') wide with a length equal to the length of the parking stalls.

Parking Lot Striping: all parking lots shall be striped.

BF Parking: barrier-free spaces shall be provided in accordance with state and national requirements.

Spaces should be provided as close to the building entrances as possible. In situations where buildings have more than one entrance, spaces shall be equally distributed.

Barrier Free Parking Signs: Barrier free parking signs shall be installed per state and national requirements.

Bay Orientation: When possible, bays shall be oriented with aisles running perpendicular to the building it serves.

Length of Bay/Maximum number of bays without dividing islands: Maximum of 3 bays without a dividing island. Dividing islands shall provide a minimum 10' wide planting island.

Dumpsters Enclosures

Enclosures: shall be solid and made of a masonry material that is compatible with surrounding structures. Wood is not permitted.

Enclosure Gates: shall be made of a metal frame with metal slats.

Bollards: shall be located between the waste enclosure wall and the rear of the dumpster in order to prevent damage to the waste enclosure walls.

Concrete Slab to support service vehicles: shall be at least as wide as the waste enclosure opening and of a depth to fully accommodate the front wheels of the waste removal vehicle while it is emptying the dumpster.

Pedestrian opening: shall be provided on all waste enclosures to permit users access to dumpsters without having to open the gates. The pedestrian opening in the masonry wall should not have a gate.

Shade/Landscape: waste enclosures shall be landscaped in a manner that provides shade.

Lighting

Non-Glare: only non-glare lighting shall be permitted. Lighting shall be placed and shielded so as to direct the light onto the site and away from adjoining properties. Lighting shall be shielded so that it does not cause glare or interfere with the vision of motorists.

Intensity: an average minimum of 1.0 footcandle shall be provided in parking lots, sidewalks and entry areas on private property.

Parking Lot Lighting: Height shall be 25' maximum and shall be located in the interior of parking lots exceeding one bay. See page 21 for the recommended fixture for the Park.

Pedestrian/Building Lighting: Post mounted lighting shall be 12' maximum height and shall be selected to be compatible with Centennial Park light fixtures. To avoid the development of many different styles of light in the Park, we would encourage the use of bollards and sconces for walk and building lighting. Special effects lighting may consist of up lights in focal trees, building washes and special effect lighting as approved.

Signage

Site/Building Identification Signage: shall be a ground-mounted sign located on private property near the main vehicular entrance. See page 18 for design and materials. Buildings with 28th Street frontage may be permitted to add a sign along 28th Street that list major tenants. This sign should be similar in character to Site/Building Identification Sign shown on page 18.

Way Finding Signage: includes directional signage within private property directing people to entrances, drive-thru windows, loading, etc. This signage could be incorporated with the Tenant signage. See page 18 for design and materials.

Tenant Signage

Single Tenant Buildings: may be located on the building identification sign and or on the building.

Multi-Tenant Buildings: shall be located in the building lobby for single entrance buildings. Multiple entrance buildings shall direct tenants to the appropriate parking/entrance with signage consistent with the design recommendations. See page 18 for design and materials.

Landscape Zones

Entry Focal Area: shall be more detailed plantings and should be irrigated and well maintained. Plantings shall consider seasonal interest.

Interstate Frontage: shall be informal masses of vegetation focused on providing noise buffers and screening for the private property. Consider large-scale conifers, canopy and ornamental trees which used is masses can be appreciated at higher speeds.

28th Street Frontage: Entry zones and the landmark corner shall be planted consistent with the design plan. These plantings shall be maintained by the association and should be irrigated. Areas between the entry zones should consist of large masses of shrubs, perennials, ornamental, canopy and evergreen trees, that can tie together the entry points and be appreciated at higher speed traffic.

Internal Street Frontage: shall blend with the overall design plan. Plantings that call attention to one property, or are of inconsistent character are discouraged.

Detention Pond Edges: shall be planted with large masses of native species of shrubs, perennials and grasses, capable of handling the fluctuating water levels.

Parking Lot Islands: Shall be planted with a minimum of one canopy tree if adjacent to one parking space and two canopy trees if adjacent to two parking spaces. The ground shall be planted with grass, low shrubs, perennials or a combination.

Landscape Structure-Woody Plants: Landscapes on private property should first establish a landscape structure with woody plants (trees, shrubs, and groundcovers).

Landscape Embellishments-Seasonal Display: Perennials, annuals and grasses shall be used to reinforce woody beds and add seasonal interest.

Moveable Planters: May be used on outdoor paving such as entrance plazas, and outdoor terraces.

Screening: Parking exposed to the front ROW should be screened with ornamental trees and shrubs.

Plant Materials

A plant palette has been developed for the Park and can be found on page 23-24.

Site Furnishings

Site Furnishings should be implemented as a coordinated system that further develops the character of the site. Site furnishings include such items as:

Bike Hoops: U-Two bike rack as manufactured by MADRAX, model # UT160-2-IG(SF)

Planters: terra cotta, zinc, or cast stone

Benches: see page 22 for recommended bench for public spaces. Unless a bench is a custom design intended to match the architecture of the building, it is recommended that the bench for public spaces be used on private property also.

Tables and Chairs: see page 22 for recommended tables and chairs for public spaces.

Trash Receptacles: see page 22 for recommended trash receptacle for public spaces.



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IMPLEMENTATION

Priorities

The priorities outlined on the Budget Cost Estimate preceding this page were established by placing precedence on the elements that would have the strongest impact on the image of Centennial Park. Using that as a governing factor, we then determined a logical construction sequence for the remaining items, always keeping the governing priority in mind. This list is to serve as a guide. It is anticipated that funding or other factors may make it possible to construct the projects in a different sequence; this is acceptable.

Implementation Recommendations

The Master Plan outlined site and building enhancements for the public realm (street, sidewalks, pathways, plazas, and boulevards) and the private realm (buildings, parking lots, building signage, and outdoor building spaces). Recommended improvements can be achieved through a combination of public and private funding through the Cascade Township DDA and modifications to the Township Zoning Ordinance.

Amend DDA Development Plan

The Cascade Township Downtown Development Authority (DDA) was created in June 1993 pursuant to Public Act 197 of 1975. The DDA has been involved in a number of projects since its inception and under the State statute has the ability to finance approved public infrastructure projects. It is recommended that the DDA amend its Development Plan to include the scope of projects and budgets outlined in this report. This will then position the DDA to assist with project funding.

Proposed DDA amendments under consideration in Lansing include the ability for DDA's to create and operate a loan fund to help building owners make improvements to existing buildings including facades. This will create an option for building owners to reinvest in their building in order to attract new tenants.

Cascade Township Zoning Ordinance – Centennial Park Overlay District

It is recommended that the Cascade Township Zoning Ordinance be amended to incorporate an overlay zone called the Centennial Park Overlay District. An overlay zoning district is established by ordinance to prescribe special regulations, such as site landscaping, parking requirements, and property signage to be applied to a site in combination with the underlying or base district. The overlay district would address that portion of the Master Plan which deals with "Guidelines for Private Development" and incorporate those guidelines into the overlay district. The intended result is to establish some degree of consistency with site improvements to bolster the image and marketability of the Park.

Described below is a suggested outline for the Centennial Park Overlay District.

Section 1.01 Purpose.

The purpose of the Centennial Park Overlay Zone District is to implement land use and urban design policies as established in the Centennial Park Master Plan. Specifically, the purposes of this Zone is to specify provisions which will guide the development and redevelopment of the Centennial Park, promote and encourage a growing economy, protect the natural and existing environment within the Park, provide new business and employment, and develop, maintain and enhance existing commercial, office and aesthetic features of the Park.

Section 1.02 Permitted Uses

There shall be no development or alteration of the lands, uses, or structures within this Overlay Zone District except as provided for by this section of the Zoning Ordinance from the date of its enactment, and other sections of the Zoning Ordinance and other Township Codes and Ordinances where applicable. Development requirements and permitted uses shall be established for this Overlay Zone District as follows:

- 1) Business offices.
- 2) Commercial offices.
- 3) District and Branch banks.
- 4) General offices
- 5) Medical offices.
- 6) Real estate and insurance offices.
- 7) Retail Uses:
 - (a) Food store of less than 4,000 square feet of gross floor area.
 - (b) Restaurant, without drive-up or drive through facilities.
- 8) Service Uses:
 - (a) Child day care center.
- 9) Health or fitness facility.
- 10) Job training and related services.
- 11) Reproduction and photocopying.
- 12) Hotels
- 13) Community College and/or University Classrooms

Section 1.03 Permitted Uses Subject to Special Approval

Special Approval of the Cascade Township Planning Commission may permit the following uses within Centennial Park

- 1) High Density Residential Uses exceeding 12 dwellings per acre.
- 2) Assisted Living Facilities
- 3) Skilled Nursing Facilities
- 4) Medical offices with diagnostic and surgery facilities.
- 5) Mixed-Use Developments that include office, retail and residential components.

Section 1.04 Project Design Standards

The following design standards shall be applied to properties within Centennial Park.

Building Requirements

- 1) Additions and Exterior Renovations to Existing Buildings
- 2) Building Height
 - a) Maximum Heights - in general, building heights should be restricted to 4 stories, or 45' whichever is less.
 - b) Exceptions for interior lots - interior lots bounded by Orchard Vista Drive, Foremost Drive and Charlevoix Drive could be developed with taller height buildings with the approval of the Centennial Park Review Board. Federal Aviation height restrictions should be confirmed for each site.
 - c) Minimum Heights - proportion of the building footprint to its height is important as well as to the overall green space/site coverage on a particular site. As a guideline, a recommendation of building footprint greater than 20,000 square feet be a 2-story or 3-story building. This will give the building more presence and visibility from the street, and at the same time fit in with the park's typology. Coordination with the park site coverage guidelines is required.
- 3) Roof Design
 - a) Design
 - b) Roof materials.
 - c) Rooftop mechanical/electrical equipment.

- 4) Building Materials
- 5) Fenestration
- 6) Screening

Site Requirements

- 1) Vehicular Circulation
 - a) Ingress
 - b) Drop-Off
 - c) Internal Circulation
 - d) Connections to Adjacent Properties
 - e) Loading / Unloading
- 2) Pedestrian Walks
 - a) Minimum Dimensions
 - b) Materials
 - c) Connections to Adjacent Properties
 - d) Connections to Street Right-Of-Way
- 3) Parking
 - a) Off-Street Parking
 - b) Shared Parking
 - c) Parking Islands – Sight Distance
 - d) Parking Lot Striping
 - e) Barrier-Free Parking
 - f) Bay Orientation
 - g) Length of Bay
- 4) Dumpster Enclosure
 - a) Enclosures
 - b) Enclosure Gates
 - c) Bollards
 - d) Service Vehicle Support
- 5) Lighting
 - a) Type
 - b) Intensity
 - c) Parking Lot Lighting
 - d) Pedestrian / Building Lighting
- 6) Signage
 - a) Site and Building Identification Signs
 - b) Wayfinding Signs
 - c) Tenant Signage
 - i) Single Tenant
 - ii) Multiple Tenant
- 7) Landscaping
 - a) Entry Focus Areas
 - b) Interstate Frontage
 - c) 28th Street Frontage
 - d) Internal Lot Frontage
 - e) Detention Pond Edges

- f) Parking Lot Islands
 - g) Seasonal Displays
 - h) Movable Planters
 - i) Screening
-
- 8) Site Furnishings
 - a) Bike Hoops
 - b) Planters
 - c) Benches
 - d) Tables and Chairs
 - e) Trash Receptacles

Section 1.05 Submittal and Review Requirements

Project design standards shall be subject to administrative review pursuant to Section 21.04 of the Cascade Township Zoning Ordinance with the exception of uses requiring Special Use Approvals which require compliance with Section 17.01 of the Cascade Township Zoning Ordinance.

Centennial Park Review Board

As a means of implementing the recommendations of this plan and providing flexibility and feedback to property owners, it is recommended that a Centennial Park Review Board, similar in function to an Architectural Review Board (ARB), be established. The Review Board would be comprised of members of the Association as well as Township officials. Representatives from the Association would be recommended to the Township from the Association.

The Review Board would receive, review and approve submissions for private building, signage and site development proposed within Centennial Park. Additionally, the Review Board would review and make recommendations to the Township and Downtown Development Authority regarding public improvements proposed for the park.

The Review Board will review proposals for new construction and renovations for building and site work prior to the applicant making the required site plan submissions at the Township, for general compliance with the goals of this plan, and for accommodating flexibility when required. Submission requirements should parallel the Township requirements to ensure that all issues are addressed in a timely manner.

APPENDIX

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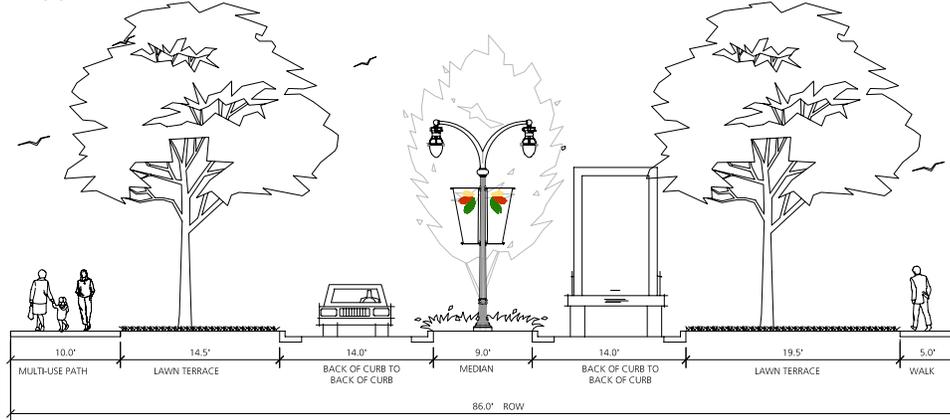
ALTERNATIVES STUDIED***Alternative Light Fixture***

As an alternative to the selected light fixture, the BRI Team studied and presented the alternative light fixture shown on page 57. The Steering Committee selected the more contemporary fixture previously presented in the main body of this report.

Alternative Circulation

As an alternative to the selected circulation plan, the BRI Team studied and presented the circulation plan shown on page 58 that includes roundabouts.

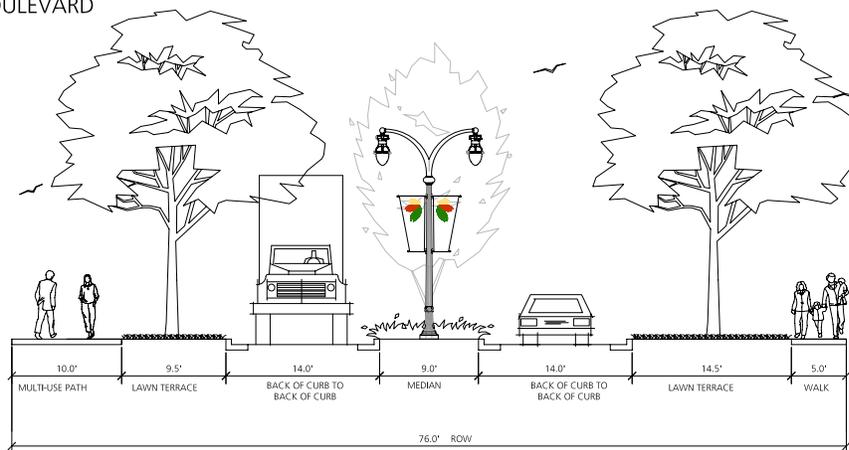
86' ROW BOULEVARD

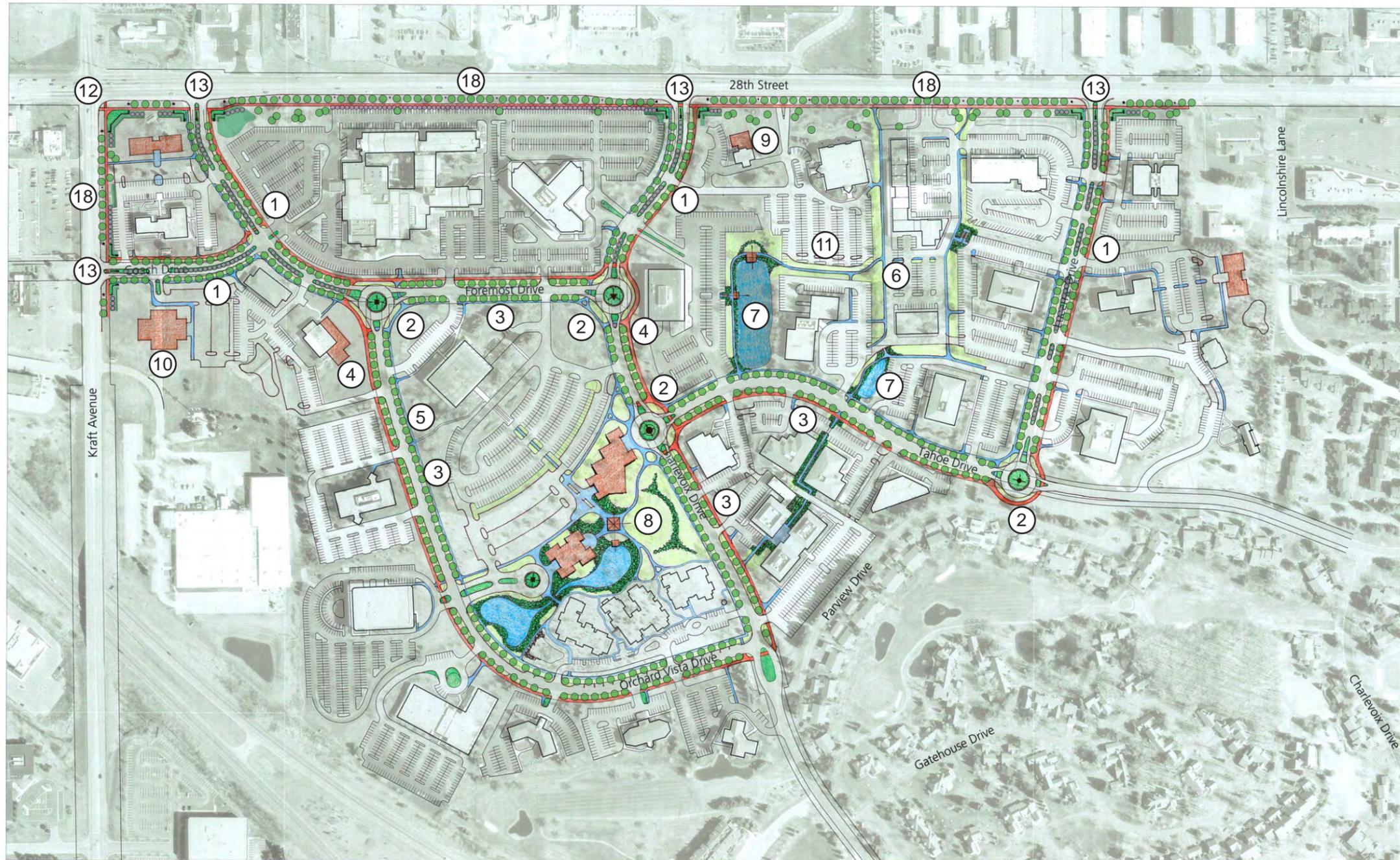


86' ROW NARROWED STREET



76' ROW BOULEVARD





Vehicular and Pedestrian Circulation

- ① Boulevard Streets with Landscape Treatment
- ② Roundabouts
- ③ Narrowed Streets
- ④ Multi-use Paths
- ⑤ Sidewalks
- ⑥ Informal Path System

Open Space

- ⑦ Enhancements of Existing Storm Water Detention Areas
- ⑧ Community Park and New Development

Infill and Redevelopment

- ⑨ Additions
- ⑩ Stand Alone Building
- ⑪ Parking Removal

Signage and Identity

- ⑫ Corner Landmark Sign and Landscape Treatment
- ⑬ Entry Signage and Landscape Treatment
- ⑭ Way Finding Signage (not shown)
- ⑮ Street Signage (not shown)

Lighting

- ⑯ Double Arm Streetlights(not shown)
- ⑰ Single Arm Streetlights (not shown)

Street Trees and Parking Lot Screening

- ⑱ Street Trees
- ⑲ Parking Lot Screening

NOTES:

1. Additional curb cuts on interior streets may be added or existing curb cuts may be modified to accommodate changes to individual properties. All curb cuts must be in conformance with Cascade Township and Kent County Road Commission Standards.
2. All corner landmark signage, entry signage, wayfinding signage, street signage and landscape shall be designed and located to not interfere with clear vision corners per the Kent County Road Commission Standards.
3. Street tree spacing and lighting spacing shall be compatible with the street type. Spacing on 28th Street may be greater than that used on internal business park streets.



B R I
Beckett&Raeder
Landscape Architecture
Planning & Engineering

CONCEPT
Cascade Township, Michigan
November 2007

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KENT COUNTY ROAD COMMISSION

The draft plan was presented to the Kent County Road Commission (KCRC) on November 14, 2007. After reviewing the plan the KCRC forwarded a letter with their preliminary comments (following). This section depicts how the KCRC recommendations would impact the plan and the subsequent implications.



**Board of County Road Commissioners
of the County of Kent**

1500 Scribner Ave., N.W. Grand Rapids, MI 49504-3299
(616) 242-6900 Fax # (616) 242-6980

NOV 29 2007

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Director of Finance

November 26, 2007

Katherine Kozlowski
Beckett & Raeder, Inc
535 West William
Suite 101
Ann Arbor, MI 48103

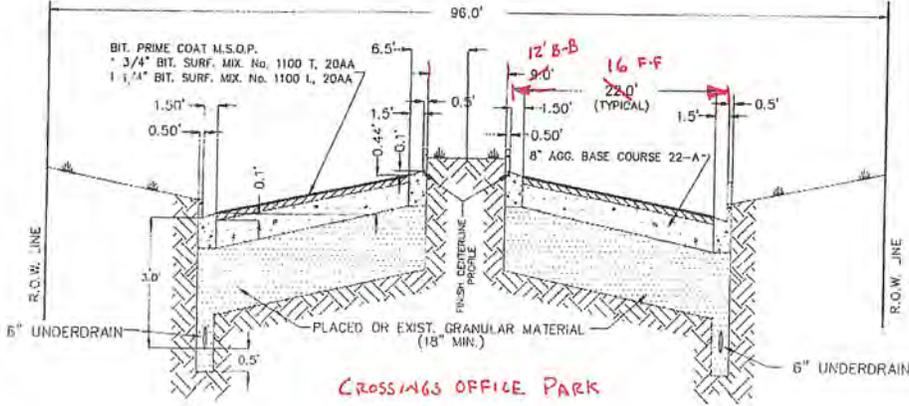
Re: Centennial Park Draft Master Plan

Dear Ms Kozlowski:

Thank you for the opportunity to review the draft master plan for the Centennial Park. The Kent County Road Commission Engineering, Maintenance, and Traffic & Safety reviewed the draft plan and offers the following comments:

Median

An acceptable median design is shown below. It would be a 16-foot (face to face) wide travel lane on each side and a 12-foot (back to back). The 16-foot width is needed to allow for passing a stopped or stalled vehicle. This would also allow for the development of a left turn lane at driveways and internal intersections leaving a 4-foot median. This design is a modification of an existing design used in the Crossings Office Park in Gaines Township. The median will not be allowed at intersections with major roadways (28th Street and Kraft Ave).



CROSSINGS OFFICE PARK

Roadway Narrowing

The proposed narrowing to 24 feet is too narrow. A width of 30 feet (back to back) will be allowed. To accomplish this width both curbs would need to be rebuilt using rolled (type B) curb. The narrow needs to be symmetric to keep the storm manholes in the center of the road and out of the wheel track. A wider cross section is required at all intersections.

Roundabouts

We currently do not allow roundabouts in locations where traffic volumes are low. Roundabouts are allowed only where capacity problems may exist using conventional controls. Using roundabouts where there are high pedestrian volumes has been shown to create pedestrian safety issues. For these reasons we will not allow roundabouts in this area.

Plantings

We will require a review of the tree planting detail and will also require a maintenance agreement for the plantings.

If you have any questions, please feel free to call me at 242-6923.

Sincerely,



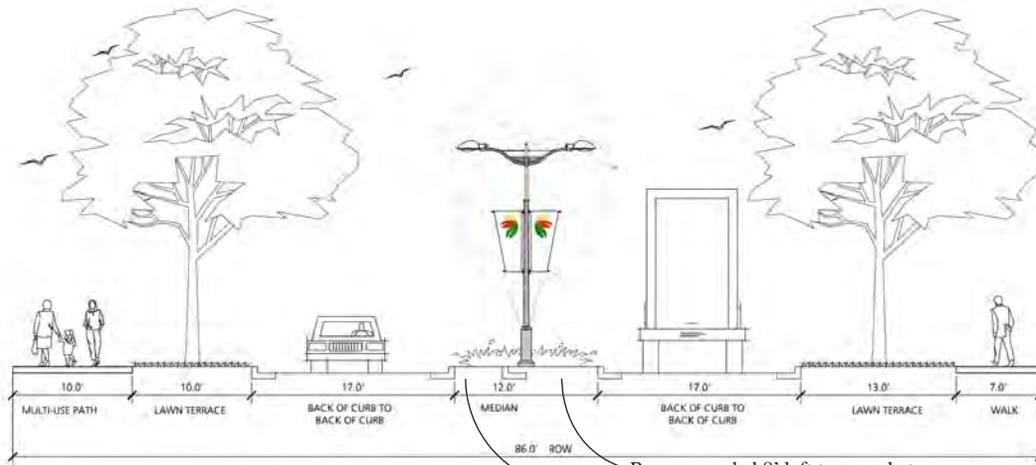
Tim Haagsma, PE
Director of Traffic and Safety

cc: Jon Rice
Wayne Harrall,
Jerry Byrne
Steve Peterson
Sandra Otey

KCRC Median - Cross Sections

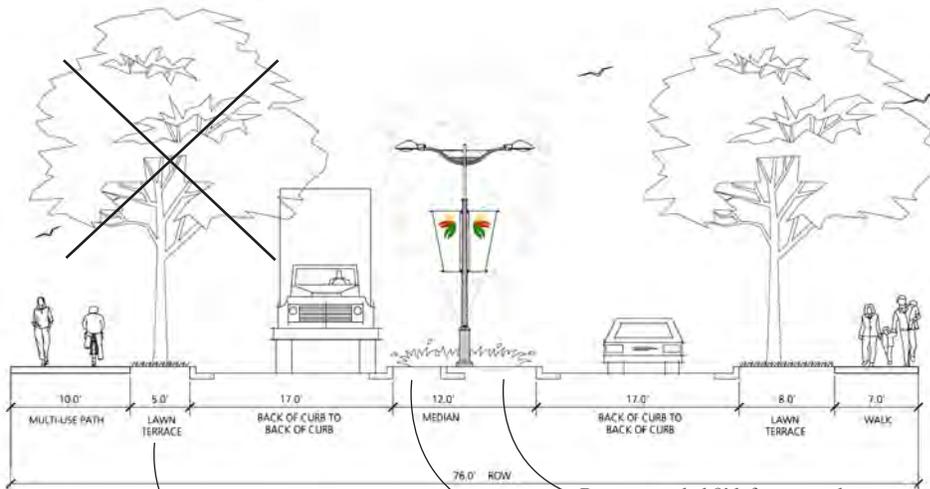
The KCRC letter requests wider travel lanes, a wider median and left turn pockets. The revised road cross sections follow with comments regarding the implications of the KCRC comments:

86' ROW BOULEVARD



Recommended 8' left turn pocket
 Remaining 4' concrete island (see plan).
 Trees and lights will not be possible within this narrow median.

76' ROW BOULEVARD



Tree not possible in 5' lawn terrace, additional ROW would need to be acquired to include street tree

Recommended 8' left turn pocket
 Remaining 4' concrete island (see plan).
 Trees and lights will not be possible within this narrow median.

The KCRC revisions would result in all new curbs, additional bituminous pavement (3' of additional width per lane) and the elimination of lights and street trees near intersections and driveways (where a left turn pocket is requested), see plans on following pages.

KCRC Median - Plan

In conversation with the KCRC, they would like to see the boulevards pulled back from the intersection a minimum of 100'. The following plan demonstrates the impact of this.

BOULEVARD HELD BACK 100' FROM 28TH STREET ROW



Nose of island held back 100' from 28th Street ROW.
Pedestrian safety compromised. No refuge island or visual barrier.
Boulevard Entry Sign eliminated.

75' long, 8' wide left turn pockets

Boulevard held back 75' from intersection with internal road

Extending the boulevard to the sidewalk enhances the image of the park, improves pedestrian safety and facilitates wayfinding.

BOULEVARD EXTENDS TO 28TH STREET ROW



Nose of island extends to the crosswalk and is flush with the road surface within the crosswalk. This enhances pedestrian safety by providing a safe haven in the island and enhancing motorists of their surroundings. Provides a location for the Boulevard Entry Sign.

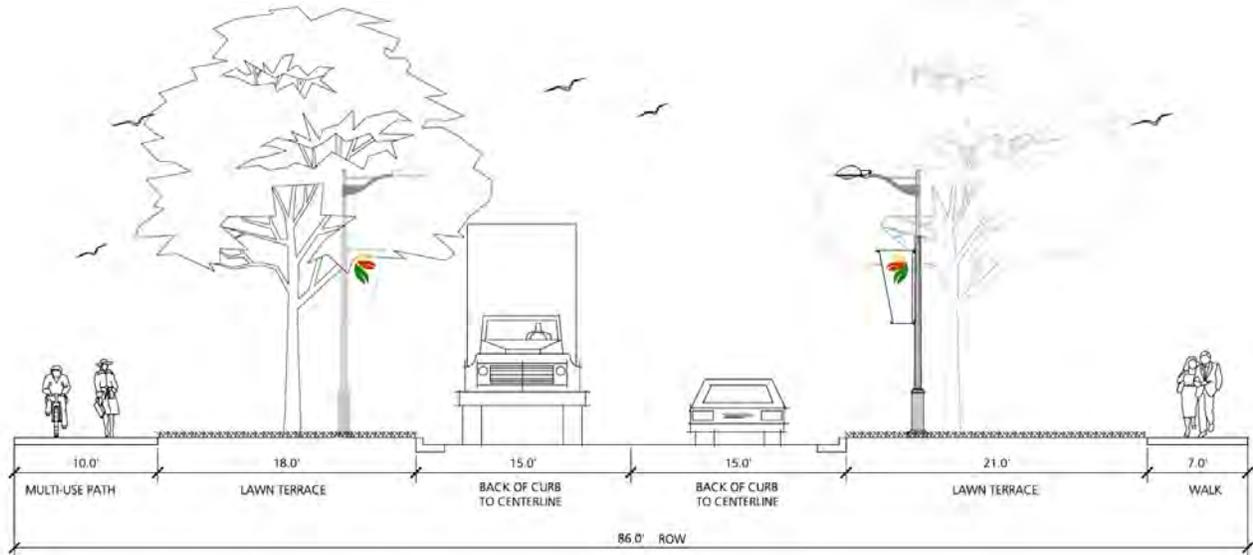
Lanes intended to align with those across 28th Street.

75' long, 8' wide left turn pockets

KCRC Roadway Narrowing - Cross Section

KCRC recommends a thirty foot wide roadway and relocating both curbs to narrow the street symetrically. This would add to the project costs, both in terms of additional curb replacement and additional bituminous. A cross section of the suggested road width is below.

86' ROW NARROWED ROAD



KCRC ROUNDABOUTS

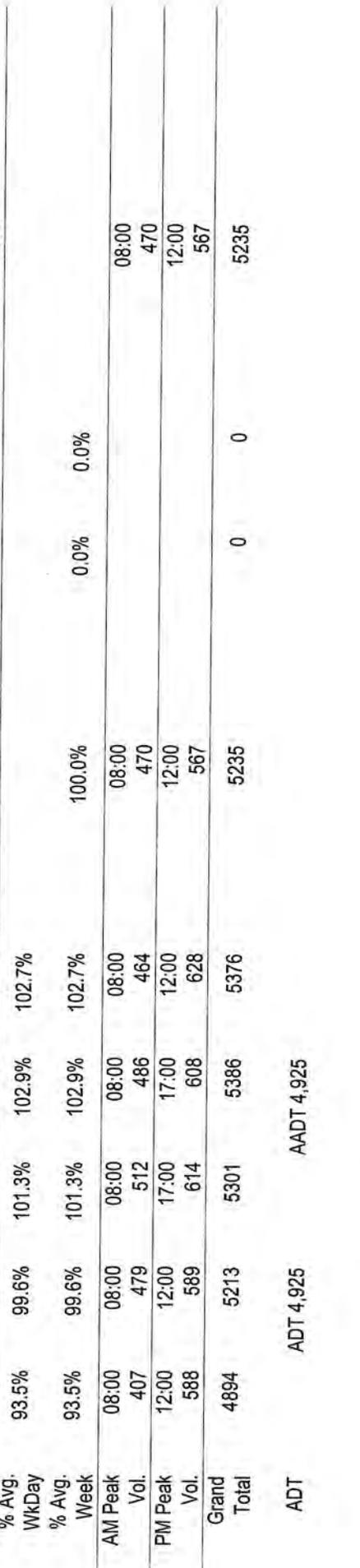
Roundabouts are an important element in enhancing wayfinding throughout Centennial Park.

KCRC PLANTINGS

When planting plans have been completed, they should be sent to KCRC for review.

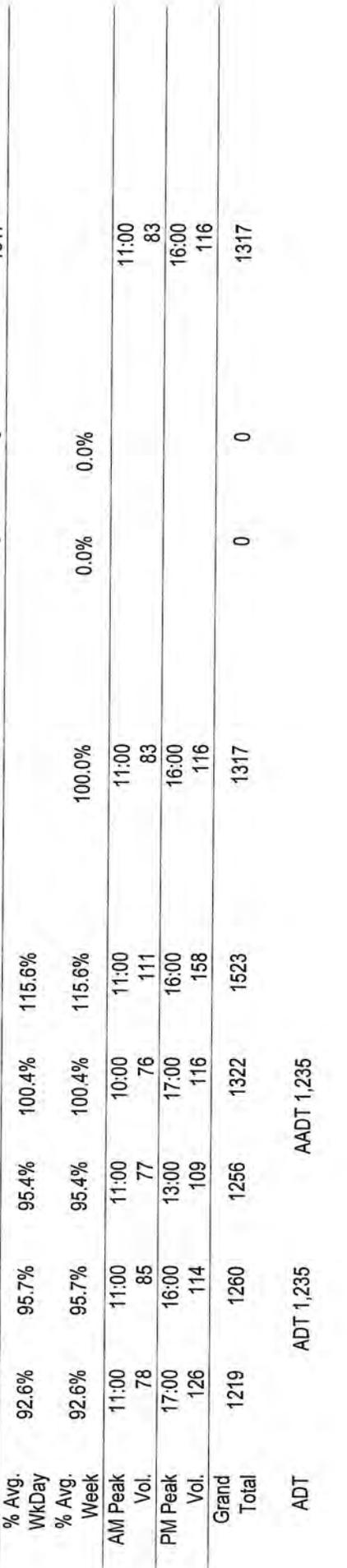
Traffic Count Data

Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	1	8	9	12	7	7	*	*	7
01:00	4	4	6	5	9	6	*	*	6
02:00	0	2	9	3	8	4	*	*	4
03:00	1	0	1	2	5	2	*	*	2
04:00	7	11	10	15	9	10	*	*	10
05:00	27	35	27	34	36	32	*	*	32
06:00	92	85	90	94	75	87	*	*	87
07:00	295	320	326	345	306	318	*	*	318
08:00	407	479	512	486	464	470	*	*	470
09:00	236	236	270	259	238	248	*	*	248
10:00	217	231	254	238	266	241	*	*	241
11:00	401	457	426	476	454	443	*	*	443
12:00 PM	588	589	507	521	628	567	*	*	567
01:00	460	460	430	542	499	478	*	*	478
02:00	304	312	307	360	345	326	*	*	326
03:00	318	330	358	322	387	343	*	*	343
04:00	441	486	467	470	580	489	*	*	489
05:00	512	525	614	608	502	552	*	*	552
06:00	238	227	261	234	194	231	*	*	231
07:00	142	163	165	128	138	147	*	*	147
08:00	82	127	111	121	94	107	*	*	107
09:00	68	59	63	58	45	59	*	*	59
10:00	37	42	57	31	56	45	*	*	45
11:00	16	25	21	22	31	23	*	*	23
Day Total	4894	5213	5301	5386	5376	5235	0	0	5235
% Avg. WkDay	93.5%	99.6%	101.3%	102.9%	102.7%				
% Avg. Week	93.5%	99.6%	101.3%	102.9%	102.7%	100.0%	0.0%	0.0%	
AM Peak	08:00	08:00	08:00	08:00	08:00	08:00			08:00
Vol.	407	479	512	486	464	470			470
PM Peak	12:00	12:00	17:00	17:00	12:00	12:00			12:00
Vol.	588	589	614	608	628	567			567
Grand Total	4894	5213	5301	5386	5376	5235	0	0	5235
ADT		ADT 4,925		AAAT 4,925					

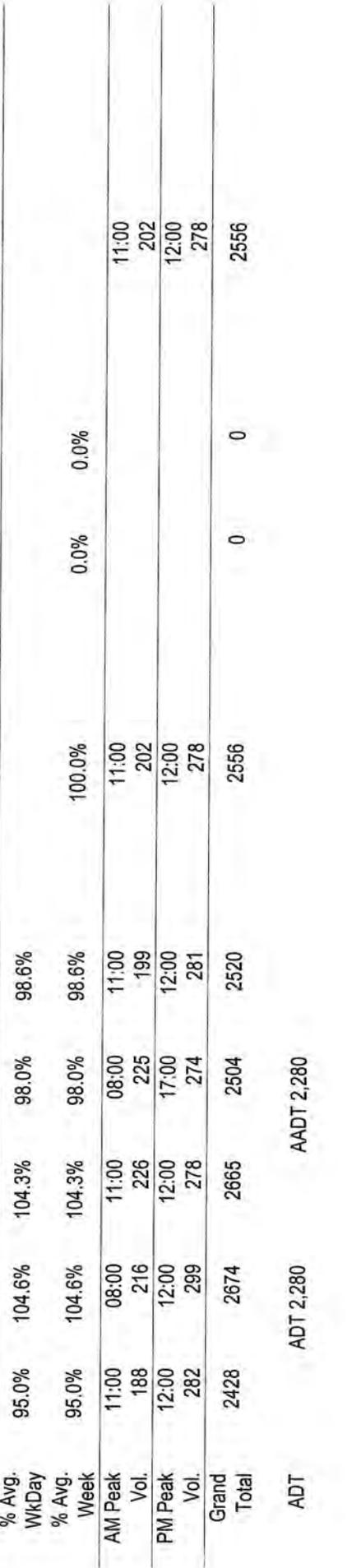


Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	3	3	10	5	5	5	*	*	5
01:00	3	5	1	3	0	2	*	*	2
02:00	0	0	4	1	4	2	*	*	2
03:00	1	0	4	1	2	2	*	*	2
04:00	1	0	0	1	3	1	*	*	1
05:00	6	9	11	8	8	8	*	*	8
06:00	56	50	43	51	54	51	*	*	51
07:00	181	189	185	189	172	183	*	*	183
08:00	194	214	218	220	235	216	*	*	216
09:00	114	123	122	140	118	123	*	*	123
10:00	142	143	114	137	163	140	*	*	140
11:00	218	231	211	230	260	230	*	*	230
12:00 PM	333	344	320	317	359	335	*	*	335
01:00	254	257	227	216	285	248	*	*	248
02:00	172	172	194	197	241	195	*	*	195
03:00	180	206	250	191	245	214	*	*	214
04:00	294	277	275	301	313	292	*	*	292
05:00	345	351	384	344	347	354	*	*	354
06:00	173	165	227	185	174	185	*	*	185
07:00	114	135	113	137	119	124	*	*	124
08:00	89	99	94	87	81	90	*	*	90
09:00	39	53	47	46	75	52	*	*	52
10:00	30	28	28	25	36	29	*	*	29
11:00	6	8	11	7	24	11	*	*	11
Day Total	2948	3062	3093	3039	3323	3092	0	0	3092
% Avg. WkDay	95.3%	99.0%	100.0%	98.3%	107.5%				
% Avg. Week	95.3%	99.0%	100.0%	98.3%	107.5%	100.0%	0.0%	0.0%	
AM Peak	11:00	11:00	08:00	11:00	11:00	11:00			11:00
Vol.	218	231	218	230	260	230			230
PM Peak	17:00	17:00	17:00	17:00	12:00	17:00			17:00
Vol.	345	351	384	344	359	354			354
Grand Total	2948	3062	3093	3039	3323	3092	0	0	3092
ADT	ADT 2,841		ADT 2,841		AADT 2,841				

Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	11	15	24	8	10	14	*	*	14
01:00	6	4	7	2	5	5	*	*	5
02:00	0	2	6	6	8	4	*	*	4
03:00	2	2	10	1	8	5	*	*	5
04:00	1	6	2	2	2	3	*	*	3
05:00	13	10	6	9	11	10	*	*	10
06:00	21	23	24	27	23	24	*	*	24
07:00	65	55	51	59	52	56	*	*	56
08:00	45	53	35	50	45	46	*	*	46
09:00	56	59	42	49	58	53	*	*	53
10:00	55	66	64	76	75	67	*	*	67
11:00	78	85	77	66	111	83	*	*	83
12:00 PM	97	92	89	114	110	100	*	*	100
01:00	97	87	109	102	98	99	*	*	99
02:00	80	64	102	102	103	90	*	*	90
03:00	81	101	84	105	105	95	*	*	95
04:00	104	114	107	97	158	116	*	*	116
05:00	126	113	96	116	114	113	*	*	113
06:00	85	82	81	83	100	86	*	*	86
07:00	53	67	55	69	81	65	*	*	65
08:00	37	57	82	63	86	65	*	*	65
09:00	49	49	51	60	79	58	*	*	58
10:00	40	32	29	37	44	36	*	*	36
11:00	17	22	23	19	37	24	*	*	24
Day Total	1219	1260	1256	1322	1523	1317	0	0	1317
% Avg. WkDay	92.6%	95.7%	95.4%	100.4%	115.6%				
% Avg. Week	92.6%	95.7%	95.4%	100.4%	115.6%	100.0%	0.0%	0.0%	
AM Peak	11:00	11:00	11:00	10:00	11:00	11:00			11:00
Vol.	78	85	77	76	111	83			83
PM Peak	17:00	16:00	13:00	17:00	16:00	16:00			16:00
Vol.	126	114	109	116	158	116			116
Grand Total	1219	1260	1256	1322	1523	1317	0	0	1317
ADT		ADT 1,235		ADT 1,235					



Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	0	5	2	3	7	3	*	*	3
01:00	0	0	1	1	9	2	*	*	2
02:00	2	0	4	0	5	2	*	*	2
03:00	1	1	1	3	1	1	*	*	1
04:00	1	5	4	2	2	3	*	*	3
05:00	11	6	12	4	8	8	*	*	8
06:00	28	34	34	31	45	34	*	*	34
07:00	142	144	150	125	142	141	*	*	141
08:00	160	216	225	225	162	198	*	*	198
09:00	114	117	127	131	116	121	*	*	121
10:00	112	136	121	132	140	128	*	*	128
11:00	188	193	226	206	199	202	*	*	202
12:00 PM	282	299	278	251	281	278	*	*	278
01:00	197	249	213	212	207	216	*	*	216
02:00	165	195	157	149	181	169	*	*	169
03:00	166	200	188	162	187	181	*	*	181
04:00	214	221	268	219	233	231	*	*	231
05:00	275	273	270	274	255	269	*	*	269
06:00	167	142	137	133	105	137	*	*	137
07:00	111	86	112	110	72	98	*	*	98
08:00	42	72	58	60	79	62	*	*	62
09:00	25	46	41	45	34	38	*	*	38
10:00	17	20	15	15	32	20	*	*	20
11:00	8	14	21	11	18	14	*	*	14
Day Total	2428	2674	2665	2504	2520	2556	0	0	2556
% Avg. WkDay	95.0%	104.6%	104.3%	98.0%	98.6%	100.0%	0.0%	0.0%	
% Avg. Week	95.0%	104.6%	104.3%	98.0%	98.6%	100.0%	0.0%	0.0%	
AM Peak	11:00	08:00	11:00	08:00	11:00	11:00			11:00
Vol.	188	216	226	225	199	202			202
PM Peak	12:00	12:00	12:00	17:00	12:00	12:00			12:00
Vol.	282	299	278	274	281	278			278
Grand Total	2428	2674	2665	2504	2520	2556	0	0	2556
ADT		ADT 2,280		AADT 2,280					



Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	5	8	1	3	5	4	*	*	4
01:00	0	2	0	1	0	1	*	*	1
02:00	0	0	5	1	4	2	*	*	2
03:00	1	0	4	0	3	2	*	*	2
04:00	6	4	2	3	2	3	*	*	3
05:00	16	9	14	8	14	12	*	*	12
06:00	30	35	46	43	39	39	*	*	39
07:00	87	92	90	99	107	95	*	*	95
08:00	97	99	99	92	106	99	*	*	99
09:00	93	99	96	76	119	97	*	*	97
10:00	123	97	90	120	125	111	*	*	111
11:00	197	195	193	207	188	196	*	*	196
12:00 PM	329	289	245	285	332	296	*	*	296
01:00	229	188	195	218	231	212	*	*	212
02:00	164	145	150	152	182	159	*	*	159
03:00	135	119	133	142	169	140	*	*	140
04:00	121	105	133	133	152	129	*	*	129
05:00	138	157	138	174	188	159	*	*	159
06:00	132	145	137	158	184	151	*	*	151
07:00	104	117	161	149	199	146	*	*	146
08:00	99	110	109	108	130	111	*	*	111
09:00	58	67	105	80	129	88	*	*	88
10:00	55	35	46	38	68	48	*	*	48
11:00	16	13	17	31	45	24	*	*	24
Day Total	2235	2130	2209	2321	2721	2324	0	0	2324
% Avg. WkDay	96.2%	91.7%	95.1%	99.9%	117.1%	100.0%	0.0%	0.0%	
% Avg. Week	96.2%	91.7%	95.1%	99.9%	117.1%	100.0%	0.0%	0.0%	
AM Peak	11:00	11:00	11:00	11:00	11:00	11:00			11:00
Vol.	197	195	193	207	188	196			196
PM Peak	12:00	12:00	12:00	12:00	12:00	12:00			12:00
Vol.	329	289	245	285	332	296			296
Grand Total	2235	2130	2209	2321	2721	2324	0	0	2324
ADT	ADT 2,193		ADT 2,193		ADT 2,193		ADT 2,193		

Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	*	2	0	1	0	1	*	*	1
01:00	*	2	0	2	1	1	*	*	1
02:00	*	0	0	0	0	0	*	*	0
03:00	*	0	1	0	0	0	*	*	0
04:00	*	0	1	0	3	1	*	*	1
05:00	*	2	0	0	0	0	*	*	0
06:00	*	2	2	3	3	2	*	*	2
07:00	*	22	19	18	20	20	*	*	20
08:00	*	24	20	14	34	23	*	*	23
09:00	*	28	25	28	27	27	*	*	27
10:00	*	31	23	34	45	33	*	*	33
11:00	*	33	39	28	38	34	*	*	34
12:00 PM	*	47	41	57	57	50	*	*	50
01:00	*	59	40	44	39	46	*	*	46
02:00	*	38	24	34	33	32	*	*	32
03:00	*	43	59	34	35	43	*	*	43
04:00	*	36	49	45	39	42	*	*	42
05:00	*	51	45	40	46	46	*	*	46
06:00	*	24	36	36	36	33	*	*	33
07:00	*	26	15	25	16	20	*	*	20
08:00	*	19	28	12	16	19	*	*	19
09:00	*	9	8	10	11	10	*	*	10
10:00	*	2	5	5	12	6	*	*	6
11:00	*	1	3	0	1	1	*	*	1
Day Total	0	501	483	470	512	490	0	0	490
% Avg. WkDay	0.0%	102.2%	98.6%	95.9%	104.5%	100.0%	0.0%	0.0%	100.0%
% Avg. Week	0.0%	102.2%	98.6%	95.9%	104.5%	100.0%	0.0%	0.0%	100.0%
AM Peak		11:00	11:00	10:00	10:00	11:00			11:00
Vol.		33	39	34	45	34			34
PM Peak		13:00	15:00	12:00	12:00	12:00			12:00
Vol.		59	59	57	57	50			50
Grand Total	0	501	483	470	512	490	0	0	490
ADT		ADT 477		AADT 477					

Start Time	23-Apr-07 Mon	24-Apr-07 Tue	25-Apr-07 Wed	26-Apr-07 Thu	27-Apr-07 Fri	Weekday Average	28-Apr-07 Sat	29-Apr-07 Sun
12:00 AM	0	1	1	1	1	1	*	*
01:00	1	0	1	1	2	1	*	*
02:00	0	1	6	0	1	2	*	*
03:00	1	1	3	1	2	2	*	*
04:00	0	0	0	2	0	0	*	*
05:00	8	5	5	3	5	5	*	*
06:00	24	14	21	24	7	18	*	*
07:00	32	64	62	61	10	46	*	*
08:00	56	76	86	62	28	62	*	*
09:00	62	68	51	36	33	50	*	*
10:00	70	74	79	40	57	64	*	*
11:00	78	97	87	47	56	73	*	*
12:00 PM	76	119	92	45	65	79	*	*
01:00	98	130	97	55	75	91	*	*
02:00	81	102	67	47	73	74	*	*
03:00	74	114	102	56	41	77	*	*
04:00	106	114	117	60	59	91	*	*
05:00	107	121	135	74	56	99	*	*
06:00	56	61	83	40	50	58	*	*
07:00	48	69	50	34	32	47	*	*
08:00	24	52	49	32	19	35	*	*
09:00	18	29	30	23	14	23	*	*
10:00	11	12	10	6	23	12	*	*
11:00	7	7	8	4	12	8	*	*
Total	1038	1331	1242	754	721		0	0
Percentage	102.0%	130.7%	122.0%	74.1%	70.8%		0.0%	0.0%
AM Peak	11:00	11:00	11:00	08:00	10:00			
Vol.	78	97	87	62	57			
PM Peak	17:00	13:00	17:00	17:00	13:00			
Vol.	107	130	135	74	75			
Total		1331	1242					

Start Time	Mon 23-Apr-07	Tue 24-Apr-07	Wed 25-Apr-07	Thu 26-Apr-07	Fri 27-Apr-07	Average Day	Sat 28-Apr-07	Sun 29-Apr-07	Week Average
12:00 AM	4	4	2	9	8	5	*	*	5
01:00	2	5	0	2	3	2	*	*	2
02:00	0	2	2	4	3	2	*	*	2
03:00	0	0	2	1	0	1	*	*	1
04:00	2	7	3	3	3	4	*	*	4
05:00	16	22	19	22	16	19	*	*	19
06:00	32	42	38	50	53	43	*	*	43
07:00	133	130	151	161	168	149	*	*	149
08:00	142	161	210	229	184	185	*	*	185
09:00	51	87	97	95	72	80	*	*	80
10:00	55	58	47	50	67	55	*	*	55
11:00	57	86	109	124	96	94	*	*	94
12:00 PM	106	124	126	138	148	128	*	*	128
01:00	100	97	135	153	150	127	*	*	127
02:00	69	67	88	88	104	83	*	*	83
03:00	72	63	117	101	115	94	*	*	94
04:00	58	89	103	117	178	109	*	*	109
05:00	91	97	156	92	110	109	*	*	109
06:00	78	58	79	59	53	65	*	*	65
07:00	54	54	63	54	38	53	*	*	53
08:00	62	45	58	50	48	53	*	*	53
09:00	75	46	39	42	37	48	*	*	48
10:00	21	18	23	22	22	21	*	*	21
11:00	11	18	21	15	17	16	*	*	16
Day Total	1291	1380	1688	1681	1693	1545	0	0	1545
% Avg. WkDay	83.6%	89.3%	109.3%	108.8%	109.6%				
% Avg. Week	83.6%	89.3%	109.3%	108.8%	109.6%	100.0%	0.0%	0.0%	
AM Peak	08:00	08:00	08:00	08:00	08:00	08:00			08:00
Vol.	142	161	210	229	184	185			185
PM Peak	12:00	12:00	17:00	13:00	16:00	12:00			12:00
Vol.	106	124	156	153	178	128			128
Grand Total	1291	1380	1688	1681	1693	1545	0	0	1545
ADT		ADT 1,412		AADT 1,412					

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Coach Road
 East of Kraft Avenue
 Station ID:
 Site Code: 1453908110701

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	22	32	27
01:00	*	*	*	*	*	*	10	10	10
02:00	*	*	*	*	*	*	5	5	5
03:00	*	*	*	*	*	*	3	5	4
04:00	*	*	*	*	*	*	3	1	2
05:00	*	*	*	*	*	*	9	7	8
06:00	*	*	*	*	*	*	42	24	33
07:00	*	*	*	*	*	*	50	41	46
08:00	*	*	*	*	*	*	105	66	86
09:00	*	*	*	*	*	*	145	84	114
10:00	*	*	*	*	*	*	159	131	145
11:00	*	*	*	*	*	*	184	146	165
12:00 PM	*	*	*	*	*	*	212	217	214
01:00	*	*	*	*	*	*	173	179	176
02:00	*	*	*	*	*	*	206	186	196
03:00	*	*	*	*	*	*	193	129	161
04:00	*	*	*	*	*	*	184	120	152
05:00	*	*	*	*	*	*	168	132	150
06:00	*	*	*	*	*	*	148	104	126
07:00	*	*	*	*	*	*	108	87	98
08:00	*	*	*	*	*	*	97	76	86
09:00	*	*	*	*	*	*	65	33	49
10:00	*	*	*	*	*	*	67	35	51
11:00	*	*	*	*	*	*	45	16	30
Total	0	0	0	0	0	0	2403	1866	2134
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	112.6%	87.4%	
AM Peak Vol.							11:00 184	11:00 146	11:00 165
PM Peak Vol.							12:00 212	12:00 217	12:00 214

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Foremost Drive
 South of 28th Street
 Station ID:
 Site Code: 1452505110702

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	25	11	18
01:00	*	*	*	*	*	*	14	7	10
02:00	*	*	*	*	*	*	6	5	6
03:00	*	*	*	*	*	*	4	2	3
04:00	*	*	*	*	*	*	3	3	3
05:00	*	*	*	*	*	*	10	6	8
06:00	*	*	*	*	*	*	41	31	36
07:00	*	*	*	*	*	*	52	61	56
08:00	*	*	*	*	*	*	55	37	46
09:00	*	*	*	*	*	*	53	33	43
10:00	*	*	*	*	*	*	68	68	68
11:00	*	*	*	*	*	*	72	83	78
12:00 PM	*	*	*	*	*	*	114	131	122
01:00	*	*	*	*	*	*	51	84	68
02:00	*	*	*	*	*	*	66	99	82
03:00	*	*	*	*	*	*	64	60	62
04:00	*	*	*	*	*	*	50	24	37
05:00	*	*	*	*	*	*	89	19	54
06:00	*	*	*	*	*	*	69	35	52
07:00	*	*	*	*	*	*	48	35	42
08:00	*	*	*	*	*	*	62	28	45
09:00	*	*	*	*	*	*	56	26	41
10:00	*	*	*	*	*	*	62	20	41
11:00	*	*	*	*	*	*	42	10	26
Total	0	0	0	0	0	0	1176	918	1047
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	112.3%	87.7%	
AM Peak Vol.							11:00 72	11:00 83	11:00 78
PM Peak Vol.							12:00 114	12:00 131	12:00 122
Total	0	0	0	0	0	0	1176	918	1047
ADT	Not Calculated								

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Charlevoix Drive
 South of 28th Street
 Station ID:
 Site Code: 1377505110703

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	18	28	23
01:00	*	*	*	*	*	*	6	11	8
02:00	*	*	*	*	*	*	2	0	1
03:00	*	*	*	*	*	*	3	4	4
04:00	*	*	*	*	*	*	0	3	2
05:00	*	*	*	*	*	*	8	2	5
06:00	*	*	*	*	*	*	8	10	9
07:00	*	*	*	*	*	*	32	12	22
08:00	*	*	*	*	*	*	40	25	32
09:00	*	*	*	*	*	*	66	27	46
10:00	*	*	*	*	*	*	78	52	65
11:00	*	*	*	*	*	*	76	83	80
12:00 PM	*	*	*	*	*	*	108	93	100
01:00	*	*	*	*	*	*	74	76	75
02:00	*	*	*	*	*	*	102	70	86
03:00	*	*	*	*	*	*	97	56	76
04:00	*	*	*	*	*	*	97	58	78
05:00	*	*	*	*	*	*	114	45	80
06:00	*	*	*	*	*	*	86	43	64
07:00	*	*	*	*	*	*	50	30	40
08:00	*	*	*	*	*	*	53	20	36
09:00	*	*	*	*	*	*	37	21	29
10:00	*	*	*	*	*	*	40	10	25
11:00	*	*	*	*	*	*	40	12	26
Total	0	0	0	0	0	0	1235	791	1012
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	122.0%	78.2%	
AM Peak Vol.							10:00 78	11:00 83	11:00 80
PM Peak Vol.							17:00 114	12:00 93	12:00 100
Total	0	0	0	0	0	0	1235	791	1012
ADT	Not Calculated								

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Lucerne Drive
 South of 28th Street
 Station ID:
 Site Code: 1453105110704

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	21	16	18
01:00	*	*	*	*	*	*	5	2	4
02:00	*	*	*	*	*	*	0	0	0
03:00	*	*	*	*	*	*	0	3	2
04:00	*	*	*	*	*	*	3	0	2
05:00	*	*	*	*	*	*	5	2	4
06:00	*	*	*	*	*	*	28	13	20
07:00	*	*	*	*	*	*	53	41	47
08:00	*	*	*	*	*	*	81	53	67
09:00	*	*	*	*	*	*	93	76	84
10:00	*	*	*	*	*	*	120	88	104
11:00	*	*	*	*	*	*	144	134	139
12:00 PM	*	*	*	*	*	*	205	120	162
01:00	*	*	*	*	*	*	217	125	171
02:00	*	*	*	*	*	*	113	99	106
03:00	*	*	*	*	*	*	90	76	83
04:00	*	*	*	*	*	*	111	97	104
05:00	*	*	*	*	*	*	123	97	110
06:00	*	*	*	*	*	*	136	100	118
07:00	*	*	*	*	*	*	156	117	136
08:00	*	*	*	*	*	*	116	100	108
09:00	*	*	*	*	*	*	103	68	86
10:00	*	*	*	*	*	*	89	52	70
11:00	*	*	*	*	*	*	56	41	48
Total	0	0	0	0	0	0	2068	1520	1793

% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	115.3%	84.8%	

AM Peak Vol.							11:00 144	11:00 134	11:00 139
PM Peak Vol.							13:00 217	13:00 125	13:00 171
Total	0	0	0	0	0	0	2068	1520	1793

ADT Not Calculated

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Lincolnshire Lane
 South of 28th Street
 Station ID:
 Site Code: 1452905110705

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	17	19	18
01:00	*	*	*	*	*	*	14	15	14
02:00	*	*	*	*	*	*	14	12	13
03:00	*	*	*	*	*	*	9	1	5
04:00	*	*	*	*	*	*	5	1	3
05:00	*	*	*	*	*	*	9	3	6
06:00	*	*	*	*	*	*	9	4	6
07:00	*	*	*	*	*	*	15	4	10
08:00	*	*	*	*	*	*	27	13	20
09:00	*	*	*	*	*	*	30	23	26
10:00	*	*	*	*	*	*	50	26	38
11:00	*	*	*	*	*	*	40	45	42
12:00 PM	*	*	*	*	*	*	46	39	42
01:00	*	*	*	*	*	*	30	38	34
02:00	*	*	*	*	*	*	42	24	33
03:00	*	*	*	*	*	*	29	31	30
04:00	*	*	*	*	*	*	41	38	40
05:00	*	*	*	*	*	*	45	30	38
06:00	*	*	*	*	*	*	37	41	39
07:00	*	*	*	*	*	*	38	37	38
08:00	*	*	*	*	*	*	34	42	38
09:00	*	*	*	*	*	*	27	45	36
10:00	*	*	*	*	*	*	38	21	30
11:00	*	*	*	*	*	*	24	15	20
Total	0	0	0	0	0	0	670	567	619

% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	108.2%	91.6%	

AM Peak Vol.							10:00 50	11:00 45	11:00 42
PM Peak Vol.							12:00 46	21:00 45	12:00 42
Total	0	0	0	0	0	0	670	567	619

ADT Not Calculated

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Tahoe Drive
 West of Thornhills Avenue
 Station ID:
 Site Code: 1453205110707

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	13	23	18
01:00	*	*	*	*	*	*	9	8	8
02:00	*	*	*	*	*	*	6	5	6
03:00	*	*	*	*	*	*	2	5	4
04:00	*	*	*	*	*	*	4	5	4
05:00	*	*	*	*	*	*	4	3	4
06:00	*	*	*	*	*	*	16	6	11
07:00	*	*	*	*	*	*	29	22	26
08:00	*	*	*	*	*	*	68	51	60
09:00	*	*	*	*	*	*	120	73	96
10:00	*	*	*	*	*	*	162	111	136
11:00	*	*	*	*	*	*	197	136	166
12:00 PM	*	*	*	*	*	*	223	188	206
01:00	*	*	*	*	*	*	200	144	172
02:00	*	*	*	*	*	*	196	136	166
03:00	*	*	*	*	*	*	190	181	186
04:00	*	*	*	*	*	*	148	126	137
05:00	*	*	*	*	*	*	170	128	149
06:00	*	*	*	*	*	*	163	110	136
07:00	*	*	*	*	*	*	123	113	118
08:00	*	*	*	*	*	*	108	93	100
09:00	*	*	*	*	*	*	74	54	64
10:00	*	*	*	*	*	*	49	31	40
11:00	*	*	*	*	*	*	29	12	20
Total	0	0	0	0	0	0	2303	1764	2033
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	113.3%	86.8%	
AM Peak Vol.							11:00	11:00	11:00
PM Peak Vol.							12:00	12:00	12:00
Total	0	0	0	0	0	0	223	188	206
Total	0	0	0	0	0	0	2303	1764	2033
ADT	Not Calculated								

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Thornhills Avenue
 South of 28th Street
 Station ID:
 Site Code: 1508805110706

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	33	44	38
01:00	*	*	*	*	*	*	22	17	20
02:00	*	*	*	*	*	*	2	20	11
03:00	*	*	*	*	*	*	6	8	7
04:00	*	*	*	*	*	*	7	7	7
05:00	*	*	*	*	*	*	10	6	8
06:00	*	*	*	*	*	*	49	17	33
07:00	*	*	*	*	*	*	113	73	93
08:00	*	*	*	*	*	*	182	126	154
09:00	*	*	*	*	*	*	334	191	262
10:00	*	*	*	*	*	*	372	217	294
11:00	*	*	*	*	*	*	463	278	370
12:00 PM	*	*	*	*	*	*	426	330	378
01:00	*	*	*	*	*	*	411	305	358
02:00	*	*	*	*	*	*	361	316	338
03:00	*	*	*	*	*	*	382	286	334
04:00	*	*	*	*	*	*	331	291	311
05:00	*	*	*	*	*	*	312	260	286
06:00	*	*	*	*	*	*	290	219	254
07:00	*	*	*	*	*	*	252	186	219
08:00	*	*	*	*	*	*	196	182	189
09:00	*	*	*	*	*	*	177	111	144
10:00	*	*	*	*	*	*	104	41	72
11:00	*	*	*	*	*	*	63	22	42
Total	0	0	0	0	0	0	4898	3553	4222
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	116.0%	84.2%	
AM Peak Vol.							11:00	11:00	11:00
PM Peak Vol.							12:00	12:00	12:00
Total	0	0	0	0	0	0	426	330	378
Total	0	0	0	0	0	0	4898	3553	4222
ADT	Not Calculated								

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Charlevoix Drive
 South of Tahoe Drive
 Station ID:
 Site Code: 1615605110708

Start Time	Mon 07-May-0	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	*	*	*	2	5	4
01:00	*	*	*	*	*	*	0	2	1
02:00	*	*	*	*	*	*	0	1	0
03:00	*	*	*	*	*	*	1	4	2
04:00	*	*	*	*	*	*	0	1	0
05:00	*	*	*	*	*	*	0	0	0
06:00	*	*	*	*	*	*	3	3	3
07:00	*	*	*	*	*	*	7	8	8
08:00	*	*	*	*	*	*	25	15	20
09:00	*	*	*	*	*	*	20	19	20
10:00	*	*	*	*	*	*	33	30	32
11:00	*	*	*	*	*	*	30	37	34
12:00 PM	*	*	*	*	*	*	33	41	37
01:00	*	*	*	*	*	*	37	0	18
02:00	*	*	*	*	*	*	42	0	21
03:00	*	*	*	*	*	*	36	4	20
04:00	*	*	*	*	*	*	29	41	35
05:00	*	*	*	*	*	*	48	37	42
06:00	*	*	*	*	*	*	32	24	28
07:00	*	*	*	*	*	*	26	19	22
08:00	*	*	*	*	*	*	19	24	22
09:00	*	*	*	*	*	*	19	15	17
10:00	*	*	*	*	*	*	10	10	10
11:00	*	*	*	*	*	*	4	1	2
Total	0	0	0	0	0	0	456	341	398

% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
% Avg. Week	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	114.6%	85.7%	

AM Peak Vol.							10:00 33	11:00 37	11:00 34
PM Peak Vol.							17:00 48	12:00 41	17:00 42
Total	0	0	0	0	0	0	456	341	398

ADT Not Calculated

County/City: Cascade Township
 Weather: Sunny
 County By: MG
 Count Type: Directional

Charlevoix Drive
 Between Orchard Vista Dr. & Parview Dr.
 Station ID:
 Site Code: 1453705110709

Start Time	07-May-07 Mon	08-May-07 Tue	09-May-07 Wed	10-May-07 Thu	11-May-07 Fri	12-May-07 Sat	13-May-07 Sun	Week Average
12:00 AM	*	*	*	*	*	12	37	24
01:00	*	*	*	*	*	2	9	6
02:00	*	*	*	*	*	2	2	2
03:00	*	*	*	*	*	1	9	5
04:00	*	*	*	*	*	0	2	1
05:00	*	*	*	*	*	9	2	6
06:00	*	*	*	*	*	19	10	14
07:00	*	*	*	*	*	22	20	21
08:00	*	*	*	*	*	54	52	53
09:00	*	*	*	*	*	65	51	58
10:00	*	*	*	*	*	63	79	71
11:00	*	*	*	*	*	61	95	78
12:00 PM	*	*	*	*	*	82	145	114
01:00	*	*	*	*	*	73	122	98
02:00	*	*	*	*	*	97	110	104
03:00	*	*	*	*	*	86	87	86
04:00	*	*	*	*	*	118	83	100
05:00	*	*	*	*	*	131	73	102
06:00	*	*	*	*	*	120	58	89
07:00	*	*	*	*	*	62	51	56
08:00	*	*	*	*	*	63	46	54
09:00	*	*	*	*	*	60	21	40
10:00	*	*	*	*	*	68	20	44
11:00	*	*	*	*	*	44	5	24
Total	0	0	0	0	0	1314	1189	
Percentage	0.0%	0.0%	0.0%	0.0%	0.0%	105.1%	95.1%	
AM Peak Vol.						09:00 65	11:00 95	
PM Peak Vol.						17:00 131	12:00 145	

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**Centennial Park Property / Site
Building Information**

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – D&H

Map Identification No: **11**
Parcel Code: 41-19-17-202-021

Property Address: 6139 Tahoe Dr SE
Owner Name: 6139 Tahoe LLC
SEV (2007): \$384,600
Taxable Value (2007) \$384,600
Zoning: PUD

Primary Street Frontage: Tahoe Drive
Secondary Street Frontage: n/a

Site Acreage: 2.94
Site Square Footage: 128,066 sf
Building Coverage: 3,998 sf
Parking Lot Coverage: 14,167 sf
Impervious Surface: 18,165 sf
Impervious Surface Percent: 14.2%

Year Built: 1999
Year Last Updated: 1999

Building Height: 10 feet
Floor Area: 3,998 sf
Parking Spaces: 19
Parking Ratio: 1/210 gsf

Occupancy: Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 14.2% would indicate a capacity for additional development, however, the site has a long, narrow entry drive and potentially steep slopes on the south and east that may preclude additional development on this site.

A parking ratio of 1/210 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Hilly. Steep slope to the north along entry drive and dropping down to the east.

Access and Egress: Access point from Tahoe Drive, long driveway.

Signage: Monument sign at street entrance and sign on the building, inconsistent.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear, dead end parking lot. No connection to adjacent lots.

Paving: Asphalt, in good condition, new stripping, no curb.

Lighting: Adequate, shoebox fixture.

Accessibility: Fair. Access to the lower level is by a fairly steep sidewalk to a door and then down half a flight of stairs to get to the office; not accessible. Upper level is accessible and there are designated handicap parking spaces.

Flatwork: Concrete sidewalks in good condition.

Landscape: Building landscaped, site left natural.

Furnishings (Appurtenances): None.

Dumpster: Dumpster wooden enclosure, no gates, concrete slab does not extend in front of enclosure.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Gable roof, fiberglass shingles, with prefinished aluminum fascia.

Stories: Two, with lower level partially below grade.

Fenestration: clear anodized aluminum frames with bronze tinted glass.

Walls: brick veneer, with a concrete block stair tower. The concrete block is a split faced block and there is cast stone trim at the second level and first level.

Entry - Lobby: Huizinga has reception desk and lobby area. Landmark entry opens to one large room. Interiors are in good condition.

Accessibility: Exterior entrance to Landmark is not accessible – sidewalk is too steep, and access from entry to interior is via steps.

Vertical Transportation: None.

Common Areas: Single tenants on each floor.

Restrooms: Not observed.

Fire Protection: The building does not have an automatic fire sprinkler system; it does have an alarm system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Access from drive off of Tahoe but set back really far.

Building Character and Individuality

Structure of the building is concealed, punched openings throughout, store front at entry.

The tonal palette consists of tan brick, red shingles, tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, set back far on site, access through drive.

Signage at Tahoe.

Entry System

Emphasized.

Lobby and Common Area Impression

Fairly new and functions well.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Fleece and VandenBrink

Map Identification No:	12
Parcel Code:	41-19-17-202-018
Property Address:	2960 Lucerne Dr SE
Owner Name:	F&V Properties LLC
SEV (2007):	\$1,341,000
Taxable Value (2007)	\$1,341,000
Zoning:	PUD
Primary Street Frontage:	Lucerne Drive
Secondary Street Frontage:	Tahoe Drive
Site Acreage:	3.76
Site Square Footage:	163,786 sf
Building Coverage:	17,812 sf
Parking Lot Coverage:	61,559 sf
Impervious Surface:	79,371 sf
Impervious Surface Percent:	48.5%
Year Built:	1979
Year Last Updated:	2002
Building Height:	22 feet
Floor Area:	35,624 sf
Parking Spaces:	163
Parking Ratio:	1/219 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 48.5% would indicate a capacity for additional development, however, the accessory structure is not included in this figure. The majority of the available space is along Tahoe Drive.

A parking ratio of 1/219 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down from east to west.

Access and Egress: Access from Lucerne Drive.

Signage: Monument sign at street entrance (lists tenants) and tenant sign in parking lot, inconsistent.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear, dead end parking lot. No connection to adjacent lots.

Paving: Asphalt, in fair condition.

Lighting: Adequate, double shoebox fixture.

Accessibility: Good, handicap parking located at both front and rear entrances.

Flatwork: Concrete sidewalks in good condition.

Landscape: Building and site landscaped and maintained. Parking islands landscaped.

Furnishings (Appurtenances): Shed architecturally matches building.

Dumpster: No enclosure.

Recreational Facilities: Picnic table in rear, movable table and chairs in front.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof with fiberglass shingles, and a flat mechanical deck up on top.

Stories: Two, with lower level partially below grade.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured as horizontal bands.

Walls: The exterior walls are EIFS, with EIFS fascia, EIFS soffit.

Accessibility: Exterior entrances on east and west, are on grade.

Vertical Transportation: Elevator.

Common Areas: Lobby and corridors are attractive.

Restrooms: The restrooms are in good condition but do not provide the current code requirements for barrier free access.

Fire Protection: Furnished with an automatic fire sprinkler system and an alarm system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Easy access from Lucerne, obvious entry.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout, curtain wall at entry.

The tonal palette consists of tan EIFS with green accent band, brown shingles, tan gutters and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence
Clear and obvious.

Entry System
Emphasized.

Lobby and Common Area Impression
Bright colors, lots of light.
Modern technology, contemporary.
Elevator.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Not a lot of parking, but in good condition.
Green space.

Utility Screening and Placement

Inadequate trash enclosure close to entry.

Detractors

Nothing obvious.

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

Building is fairly new and seems to function well.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Plaza with outside seating.
- Nice landscaping.

Utility Screening and Placement

- Mechanical unit next to entry, noisy, screened.
- Separate utility building.
- No trash enclosure.

Detractors

- Ash trays next to front door.

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

Building has been reconditioned recently.

Enclose trash.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No: **13**
Parcel Code: 41-19-17-202-012

Property Address: 2910 Lucerne Dr SE
Owner Name: 2910 Lucerne Building LLC
SEV (2007): \$720,200
Taxable Value (2007) \$688,788
Zoning: PUD

Primary Street Frontage: Lucerne Drive
Secondary Street Frontage: n/a

Site Acreage: 2.47
Site Square Footage: 107,593 sf
Building Coverage: 10,700 sf
Parking Lot Coverage: 48,503 sf
Impervious Surface: 59,203 sf
Impervious Surface Percent: 55.0%

Year Built: 1971
Year Last Updated: 1993

Building Height: 22 Feet
Floor Area: 21,400 sf
Parking Spaces: 112
Parking Ratio: 1/191 gsf

Occupancy: Multi-Tenant

Ability to Accommodate Additional Development:
Land coverage of 55.0% would indicate a capacity for additional development. The majority of the available space is along the south and west sides of the parcel.

A parking ratio of 1/191 would indicate an excess of spaces which could support 1,250 – 5,200 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Gently sloping from a high point at the main entry.

Access and Egress: Access from Lucerne Drive.

Signage: Monument sign at street entrance (lists tenants).

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear, dead end parking lot. No connection to adjacent lots.

Paving: Asphalt, in fair condition, some divots and frequent patching.

Lighting: Adequate, cobra fixture.

Accessibility: Fair. There is a depressed curb and two handicap parking spaces (located across the driveway from the main entry, stripping may not be in compliance).

Flatwork: Concrete sidewalks in fair condition.

Landscape: Older, maintained landscape. Needs some work.

Furnishings (Appurtenances): None.

Dumpster: Not enclosed, no concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Overall Visual Impact and Street Presence

Easy access from Lucerne, obvious entry.

Building Character and Individuality

Structure of the building is expressed, vertical strip windows throughout, store front at entry.

The tonal palette consists of white EIFS, brown/ red brick, clear aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Entry System

De-emphasized.

Lobby and Common Area Impression

A little dated, but well maintained.

Exterior Features and Detractors

Amenities and Features

Green space.

Utility Screening and Placement

No trash enclosure.

Some mechanical units enclosed, others not.

Detractors

Break area.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Clean concrete at entry.

Ramp to entry seems a little steep, no intermediate landing, no handrails.

Parking looks like it has been resurfaced recently.

Candidate for canopy.

Ramp and porch in front. Concrete porch needs maintenance, add furniture, plants.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Champlain Building

Map Identification No:	14
Parcel Code:	41-19-17-201-008
Property Address:	2905 Lucerne Dr SE
Owner Name:	Lucerne LLC
SEV (2007):	\$1,248,200
Taxable Value (2007)	\$1,248,200
Zoning:	PUD
Primary Street Frontage:	Lucerne Drive
Secondary Street Frontage:	n/a
Site Acreage:	2.44
Site Square Footage:	106,286 sf
Building Coverage:	15,000 sf
Parking Lot Coverage:	60,215 sf
Impervious Surface:	75,215 sf
Impervious Surface Percent:	70.8%
Year Built:	1984
Year Last Updated:	1996
Building Height:	24 feet
Floor Area:	30,000 sf
Parking Spaces:	170
Parking Ratio:	1/176 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 70.8% would not indicate a capacity for additional development.

A parking ratio of 1/176 would indicate an excess of spaces which could support 5,000 – 5,200 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: The overall slope of the site is down from south to north. There is a ridge in the middle of the entrance.

Access and Egress: Two (2) access points from Lucerne Drive.

Signage: Monument sign at south street entrance and a tenant sign at the north entrance.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connection to adjacent lots.

Paving: Asphalt, in fair condition.

Lighting: Adequate, shoebox fixture, some fixtures are missing.

Accessibility: Both the north and south entrance appear to be accessible, sidewalk ramps down to the parking.

Flatwork: Concrete sidewalks in fair condition.

Landscape: Nice rear landscape, held away from the building. Some ash trees.

Furnishings (Appurtenances): None.

Dumpster: Not enclosed, no concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof with fiberglass shingles, plywood fascia and plywood soffits.

Stories: Two, with lower level partially below grade.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured in horizontal bands.

Walls: The exterior walls are brick veneer.

Accessibility: Exterior entrances are at grade, with ramps down to the parking. Other than driving between the two entrances, there ~ does not appear to be a barrier free route travel between floors.

Vertical Transportation: Not observed, but it didn't appear that there was an elevator.

Common Areas: The entire building is occupied by Activa.

Restrooms: Not observed.

Fire Protection: The building does not have an automatic fire sprinkler system

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Easy access from Lucerne, obvious entry.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout.

The tonal palette consists of brown/ red brick, brown shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, yet sign is somewhat obscured by tree.

Two different entries.

Entry System

Emphasized, with canopy (somewhat dark, low ceiling).

Both entrances have extensive canopies with sky lights. Upper level – restricted access. Reception desk and lobby area are attractive, but not suitable for multiple tenants.

Lobby and Common Area Impression

Lobby in front is dark.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Canopy at entry.
- Benches.
- Green space.

Utility Screening and Placement

- No trash enclosure.
- Mechanical unit next to lobby (lower).

Detractors

- Broken picnic tables.
- Signage post without sign.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

- Clean up/ trim landscaping so sign is visible.
- New paint, wallpaper, brighter lights for lobbies.
- General upkeep needed.
- Rethink location of benches in front of building.
- Remove unused signage post or add signage to post.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Lucerne Building

Map Identification No:	15
Parcel Code:	41-19-17-201-004
Property Address:	2959 Lucerne Dr SE
Owner Name:	2959 Lucerne LLC
SEV (2007):	\$966,100
Taxable Value (2007)	\$966,100
Zoning:	PUD
Primary Street Frontage:	Lucerne Drive
Secondary Street Frontage:	Tahoe Drive
Site Acreage:	3.50
Site Square Footage:	152,460 sf
Building Coverage:	15,000 sf
Parking Lot Coverage:	61,386 sf
Impervious Surface:	76,386 sf
Impervious Surface Percent:	50.1%
Year Built:	1985
Year Last Updated:	1993
Building Height:	24 feet
Floor Area:	30,000 sf
Parking Spaces:	146
Parking Ratio:	1/205 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 50.1% would indicate a capacity for additional development, however most of the open space is along the roads or consists of a swale and retention area.

A parking ratio of 1/205 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down from east to west and from the south to the northwest.

Access and Egress: Two (2) access points, one on Lucerne Drive and another on Tahoe Drive.

Signage: Monument sign and tenant sign at Lucerne Drive. Address on building.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connection to adjacent lots.

Paving: Asphalt, in fair condition. Needs to be restriped, some serious cracks. Parking islands are paved.

Lighting: Adequate, shoebox fixture.

Accessibility: Fair. Upper level accessible from east entrance and lower level accessible from west entrance.

Flatwork: Concrete sidewalk in fair condition.

Landscape: A swale along the north edge of property. Landscape pulled away from the building.

Furnishings (Appurtenances): None.

Dumpster: Dumpster not enclosed, no concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof with fiberglass shingles.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured in horizontal bands.

Walls: The exterior walls are brick veneer, with wood fascias and soffits.

Entry - Lobby:

Accessibility: East entrance to upper level is at grade, and the west entrance to the lower level is at grade.

Vertical Transportation: Not observed, but it doesn't appear there are any.

Common Areas: Lobby and corridors are in good condition.

Restrooms: Not observed.

Fire Protection: The building does not have an automatic fire sprinkler system; it does have an alarm system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Access from Lucerne and Tahoe.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout.

The tonal palette consists of brown/ red brick, brown shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Somewhat confusing, too many access points to parking lot.

Entry System

Emphasized, with large canopies with skylights at both entrances.

Lobby areas are quite small.

Lobby and Common Area Impression

Fairly dark, overall good condition.

Exterior Features and Detractors

Amenities and Features

Green space.

Utility Screening and Placement

No trash enclosure.

Detractors

Parking lot off of Tahoe needs rework.

Centennial Park Property / Site / Building Information

Cascade Township



Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

General upkeep needed.

Repaint railing at entry.

Parking needs some rework.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Production Centre

Map Identification No:	16
Parcel Code:	41-19-17-126-006
Property Address:	5989 Tahoe Dr SE
Owner Name:	Cascade Properties LP
SEV (2007):	\$1,233,600
Taxable Value (2007)	\$1,233,600
Zoning:	PUD
Primary Street Frontage:	Tahoe Drive
Secondary Street Frontage:	n/a
Site Acreage:	2.56
Site Square Footage:	111,515 sf
Building Coverage:	15,850 sf
Parking Lot Coverage:	55,677 sf
Impervious Surface:	71,527 sf
Impervious Surface Percent:	64.1%
Year Built:	1986
Year Last Updated:	1986
Building Height:	26 feet
Floor Area:	31,700 sf
Parking Spaces:	94
Parking Ratio:	1/337 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 64.1% would indicate a capacity for additional development, however most of the open space is along the roads or the adjacent detention pond.

A parking ratio of 1/337 would indicate a shortage of 33-65 spaces, correlating to 8,250 – 13,000 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slight slopes down from east to west.

Access and Egress: Access on Tahoe Drive.

Signage: Monument sign at Tahoe Drive entrance.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connection to adjacent lots.

Paving: Asphalt, in fair condition. Parking islands are paved.

Lighting: Adequate, modern fixture.

Accessibility: Upper level entry at grade, accessible from southeast parking lot.
Lower entry at grade accessible from northwest parking lot.

Flatwork: Concrete sidewalk in good condition.

Landscape: Mature trees provide structure, additional landscaping is minimal.
Ash trees by pond. West edge of pond is mowed, north edge is overgrown.

Furnishings (Appurtenances): Deck and picnic table.

Dumpster: Dumpster not enclosed, no concrete slab, located in parking lot.

Recreational Facilities: Picnic area by pond.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: Two, with lower level partially below grade; plus high ceiling area with overhead doors to loading dock and vehicle entry for video productions.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured as horizontal bands.

Walls: The exterior walls are brick veneer.

Accessibility: Exterior entrances to lower level, on east and west, are by steps only.

Vertical Transportation: Not observed.

Common Areas: Lobbies and corridors are in good condition.

Restrooms: The restrooms are in good condition but do not comply with the current code requirements for barrier free access.

Fire Protection: Not observed.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from Tahoe, 1 entry in front, 1 in back.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of red brick, silver grey metal panel, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious for front entry, back entry is somewhat hidden.

Entry System

Emphasized with metal panel.

Lobby and Common Area Impression

Ceiling, overlooking the pond, is generally attractive. Both upper and lower entrances have metal panel canopies.

Spacious, fair amount of glass.

Chrome ceiling and walls look dated.

Nice tile, wood trim, few plants.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Nice pond with exterior seating (picnic table).

Utility Screening and Placement

No trash enclosure.

Truck dock somewhat screened with plants.

Detractors

Parking lot could use rework (especially back).

Tree hides front entry.

Employee entry on side of building.

Truck dock.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Somewhat damaged concrete sidewalk at both entries (rust stains and some cracks).

Metal panel at entry is dirty, needs cleaning.

Underside of entrance canopy is pretty dark, low.

Trim landscaping so it doesn't obscure entrance.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Cook Plaza

Map Identification No:	17
Parcel Code:	41-19-17-126-007
Property Address:	2900 Charlevoix Dr SE
Owner Name:	Cook Partners LLC
SEV (2007):	\$2,058,700
Taxable Value (2007)	\$2,058,700
Zoning:	PUD
Primary Street Frontage:	Charlevoix Drive
Secondary Street Frontage:	Tahoe Drive
Site Acreage:	3.40
Site Square Footage:	148,104 sf
Building Coverage:	18,066 sf
Parking Lot Coverage:	105,952 sf
Impervious Surface:	124,018 sf
Impervious Surface Percent:	83.7%
Year Built:	1977
Year Last Updated:	1983
Building Height:	33 feet
Floor Area:	54,199 sf
Parking Spaces:	210
Parking Ratio:	1/258 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 83.7% would not indicate a capacity for additional development.

A parking ratio of 1/258 would indicate a shortage of 7-61 spaces, correlating to 1,750 – 12,200 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: The site slopes slightly down from west to east.

Access and Egress: Main entrance on Charlevoix Drive, additional access on Tahoe Drive.

Signage: Monument sign at Charlevoix Drive entrance (lists tenants). Building name sign on building.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connection to adjacent lots.

Paving: Asphalt, in good condition. Parking islands are landscaped.

Lighting: Adequate.

Accessibility: Good. Handicap parking spaces are located in front of the building, the main entrance is at grade, and depressed curbs ramp down to parking.

Flatwork: Concrete sidewalks (with exposed aggregate finish) in good condition.

Landscape: Landscape by building is minimal, parking islands landscaped. Well maintained, white pines are chlorotic.

Furnishings (Appurtenances): None.

Dumpster: Dumpster enclosed (wooden fence), no gate, concrete slab does not extend in front of dumpster.

Recreational Facilities: Picnic area adjacent to parking and pond.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: Three.

Fenestration: Dark bronze aluminum frames with tinted glass.

Walls: The exterior walls are a combination of white metal panel ~ covered columns and spandrel beams, and dark bronze metal panels.

Entry - Lobby: The lobby is not large but is attractive; the elevators and the building directory are immediately visible upon entry.

Accessibility: Main entrance is at grade. Secondary entrance at southwest corner also appears accessible.

Vertical Transportation: Two elevators.

Common Areas: Lobby and corridors are attractive.

Restrooms: The restrooms are code compliant, with the exception of the lavatories that lack insulation around the plumbing lines.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from Tahoe and Charlevoix.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout, store front at entry.

The tonal palette consists of white concrete, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Decent signage, clear and visible.

Entry System

De-emphasized, on back of building. The lobby is not large but is attractive; the elevators and the building directory are immediately visible upon entry.

Lobby and Common Area Impression

Fairly bright, spacious.

Tile, wallpaper, carpet, acoustic ceiling panel.

Plants, elevator.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Nice pond with picnic tables.

Utility Screening and Placement

Trash partially screened.

Mechanical units screened with plants.

Detractors

Truck dock visible from Tahoe.

Parking cracks but ok, needs new striping.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Somewhat dated lettering (Cook Plaza).

Candidate for canopy.

Landscaping could use help.

Fully enclose trash.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No:	18
Parcel Code:	41-19-17-127-003
Property Address:	5910 Tahoe Dr SE
Owner Name:	Concord Capital Real Estate LLC
SEV (2007):	\$615,000
Taxable Value (2007)	\$615,000
Zoning:	PUD
Primary Street Frontage:	Tahoe Drive
Secondary Street Frontage:	Charlevoix Drive
Site Acreage:	1.37
Site Square Footage:	59,677 sf
Building Coverage:	13,020 sf
Parking Lot Coverage:	19,285 sf
Impervious Surface:	32,305 sf
Impervious Surface Percent:	54.1%
Year Built:	1984
Year Last Updated:	1990
Building Height:	12 feet
Floor Area:	13,020 sf
Parking Spaces:	57
Parking Ratio:	1/228 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 54.1% would indicate a capacity for additional development, however the majority of open space is located adjacent to the road.

A parking ratio of 1/228 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes from the southeast down to the northwest.

Access and Egress: Two access points, one on Tahoe Drive and another on Charlevoix Drive.

Signage: Address number on building (5910 on the north wall and 3020 on the west wall).

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connections to adjacent property.

Paving: Asphalt, in fair condition.

Lighting: Adequate, single shoebox fixture.

Accessibility: Both parking lots have handicap parking spaces and a ramp to the door.

Flatwork: Concrete sidewalk, in good condition.

Landscape: Minimal landscape, inviting entrance, maintained.

Furnishings (Appurtenances): None.

Dumpster:

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: One.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured in a horizontal band.

Walls: The exterior walls brick veneer.

Accessibility: The three exterior entrances, located at the south end of the west wall, the southeast corner and the northeast corner, are at grade.

Vertical Transportation: N/A.

Common Areas: Lobby and corridors are attractive.

Restrooms: Not observed.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Building has 1 story and a flat roof.

Direct access from Tahoe and Charlevoix.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout.

The tonal palette consists of brown/ red brick, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, but you need to know which entry to go to (3 entries).

Confusing because the building also has a Charlevoix address.

Entry System

Emphasized (2 entries more so than 1). Reception desk and lobby area at the ADT entry are attractive.

Lobby and Common Area Impression

Somewhat dated, but ok. Nice approach.

Maybe a bit overgrown at Tahoe side.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Restaurant next door.
- Green space.
- Nicer brick signage.

Utility Screening and Placement

- Trash fully enclosed.
- Mechanical units fully enclosed.

Detractors

- Parking could be resurfaced.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

3020 Charlevoix side is candidate for a better canopy.

Somewhat dated interior.

Landscaping is nice, but needs some help in areas.

Overall good condition.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – ADAC Automotive

Map Identification No:	19
Parcel Code:	41-19-17-127-004
Property Address:	5920 Tahoe Dr SE
Owner Name:	Tahoe Associates LLC
SEV (2007):	\$565,600
Taxable Value (2007)	\$565,600
Zoning:	PUD
Primary Street Frontage:	Tahoe Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.23
Site Square Footage:	53,579 sf
Building Coverage:	12,756 sf
Parking Lot Coverage:	20,803 sf
Impervious Surface:	33,559 sf
Impervious Surface Percent:	62.6%
Year Built:	1986
Year Last Updated:	1986
Building Height:	12 feet
Floor Area:	12,756 sf
Parking Spaces:	51
Parking Ratio:	1/250 gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 62.6% would indicate a capacity for additional development, however the majority of open space is located adjacent to the road.

A parking ratio of 1/250 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Site slopes down from east to west.

Access and Egress: One access point to Charlevoix Drive.

Signage: Monument sign at entry drive, lists tenants.

Storm Water Drainage: Underground system.

Circulation: Clear vehicular circulation, one side with dead end parking. No connection to adjacent properties.

Paving: Asphalt, in good condition.

Lighting: Adequate.

Accessibility: Good.

Flatwork: Concrete sidewalks, in good condition.

Landscape: Attractive entrance, one area with water/downspout issue. Ash trees on site.

Furnishings (Appurtenances): Picnic tables.

Dumpster: Dumpster enclosed, concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof with fiberglass shingles, wood fascia and soffit, several skylights.

Stories: One.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured in a combination of horizontal and vertical bands.

Walls: The exterior walls are brick veneer. Lots of exterior doors around the perimeter of the building.

Accessibility: Exterior entrance is at grade.

Vertical Transportation: N/A.

Common Areas: Single tenant – N/A.

Restrooms: There is one unisex barrier free restroom on the main floor. The other restrooms are in good condition but do not provide the current code requirements for barrier free access.

Fire Protection: Furnished with an automatic fire sprinkler system

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct and clear access from Tahoe.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of brown/ red brick, brown/ red shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, nice approach.

Entry System

De-emphasized, but very obvious.

Lobby and Common Area Impression

Somewhat dark due to dark glass. Canopy with skylight at the entry.

Exterior Features and Detractors

Amenities and Features

Green space with outside seating.

Utility Screening and Placement

Trash fully enclosed.

Detractors

Red pavers at entry are damaged.

Centennial Park Property / Site / Building Information

Cascade Township



Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Fix red pavers at entry.

Overall good condition.

Parking lot is in good shape.

Landscaping is in good shape.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No:	20
Parcel Code:	41-19-17-203-002
Property Address:	5940 Tahoe Dr SE
Owner Name:	Tahoe Properties LLC
SEV (2007):	\$551,800
Taxable Value (2007)	\$551,800
Zoning:	PUD
Primary Street Frontage:	Tahoe Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.19
Site Square Footage:	51,836 sf
Building Coverage:	12,675 sf
Parking Lot Coverage:	18,256 sf
Impervious Surface:	30,931 sf
Impervious Surface Percent:	59.7%
Year Built:	1986
Year Last Updated:	1994
Building Height:	12 feet
Floor Area:	12,675 sf
Parking Spaces:	53
Parking Ratio:	1/239 gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 59.7% would indicate a capacity for additional development, however the majority of open space is located adjacent to the road.

A parking ratio of 1/239 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Site slopes down from east to west.

Access and Egress: One point of access along Charlevoix Drive.

Signage: Monument sign at entry drive.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear, two dead end parking rows, no connection to adjacent properties.

Paving: Asphalt, in fair condition.

Lighting: Adequate.

Accessibility: Fair. There is one handicap parking space adjacent to the entry, a depressed curb in vicinity.

Flatwork: Concrete sidewalk, in good condition.

Landscape: Mature and maintained.

Furnishings (Appurtenances): Leaning wall.

Dumpster: Dumpster enclosed, has a concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof with fiberglass shingles, wood fascia and soffit, several skylights.

Stories: One.

Fenestration: Bronze aluminum frames with bronze tinted glass, configured in a combination of horizontal and vertical bands.

Walls: The exterior walls are brick veneer. Lots of exterior doors around the perimeter of the building.

Entry - Lobby: Canopy with skylight at the entry. Reception area and lobby are attractive.

Accessibility: Exterior entrance is at grade.

Vertical Transportation: N/A.

Common Areas: Lobby and corridors are attractive.

Restrooms: Not observed.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct and clear access from Tahoe.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of brown/ red brick, brown/ red shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, nice approach.

Entry System

De-emphasized, but very obvious.

Lobby and Common Area Impression

Bright thanks to skylight.

Artwork, plants, carpet.

Wallpaper is peeling a little.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Green space.
Brick signage.

Utility Screening and Placement

Trash fully enclosed.

Detractors

Nothing obvious.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Overall good condition, some upkeep needed.

No vestibule.

Parking lot is in good shape.

Landscaping is in good shape.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No:	21
Parcel Code:	41-19-17-203-003
Property Address:	5960 Tahoe Dr SE
Owner Name:	McAndrews Partners LLC
SEV (2007):	\$498,700
Taxable Value (2007)	\$498,700
Zoning:	PUD
Primary Street Frontage:	Tahoe Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.24
Site Square Footage:	54,014 sf
Building Coverage:	11,117 sf
Parking Lot Coverage:	17,360 sf
Impervious Surface:	28,477 sf
Impervious Surface Percent:	52.7%
Year Built:	1986
Year Last Updated:	1990
Building Height:	13 feet
Floor Area:	11,117 sf
Parking Spaces:	38
Parking Ratio:	1/293 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 52.7% would indicate a capacity for additional development, however the majority of open space is located adjacent to the road or the adjacent residential area.

A parking ratio of 1/293 would indicate a shortage of 6 - 18 spaces, correlating to 1,500 – 3,600 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes down slightly from east to west.

Access and Egress: One point of access along Tahoe Drive.

Signage: Monument sign at entry.

Storm Water Drainage: Underground system.

Circulation: Dead end parking, half bays of parking. No access to adjacent property (20).

Paving: Asphalt, in fair condition. Patching.

Lighting: Adequate, shared with adjacent property (20)

Accessibility: Barrier free ramp on southwest side of building, bench blocks route. Depressed curb and designated handicap space at front of building.

Flatwork: Concrete sidewalk, in fair condition.

Landscape: Adequate landscape, maintained. Ash trees on site.

Furnishings (Appurtenances): None.

Dumpster:

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: a combination of flat with an asphalt shingle mansard type roof.

Stories: One.

Fenestration: Bronze aluminum frames with tinted glass.

Walls: The exterior walls are brick veneer.

Accessibility: Exterior entrance is at grade in front and side entrance is accessible via the ramp at the south end of the west parking lot.

Vertical Transportation: N/A.

Common Areas: Lobby and corridors are in good condition.

Restrooms: Not observed.

Fire Protection: Not observed.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.



Overall Visual Impact and Street Presence

Direct and clear access from Tahoe.



Building Character and Individuality

Structure of the building is concealed, strip windows throughout, curtain wall at entry.

The tonal palette consists of red brick, red shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious.



Entry System

Emphasized with curtain wall.

Lobby and Common Area Impression

Small vestibule.

Too dark, somewhat old-fashioned.



Exterior Features and Detractors

Amenities and Features

Green space.

Utility Screening and Placement

Mechanical units, gas meters unscreened in back.

Detractors

Parking could use rework.

Centennial Park Property / Site / Building Information

Cascade Township



Overall Rating

"C" Category - Needs improvement.

Comments, Recommendations, and Opportunities

Dated interior in common areas, colors, glass block.

Landscaping ok, could be better.

Candidate for canopy.

Consider interior upgrades.

Assess existing technology infrastructure for improvement

Incorporate "green" building standards as appropriate.



Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No: **22**
Parcel Code: 41-19-17-127-006

Property Address: 3040 Charlevoix Dr SE
Owner Name: Commercial Investment Grp
SEV (2007): \$985,100
Taxable Value (2007) \$985,100
Zoning: PUD

Primary Street Frontage: Charlevoix Drive
Secondary Street Frontage: n/a

Site Acreage: 2.29
Site Square Footage: 99,752 sf
Building Coverage: 18,326 sf
Parking Lot Coverage: 58,140 sf
Impervious Surface: 76,466
Impervious Surface Percent: 76.7%

Year Built: 1973
Year Last Updated: 1995

Building Height: 22 feet
Floor Area: 36,652 sf
Parking Spaces: 140
Parking Ratio: 1/262 gsf

Occupancy: Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 76.7% would not indicate a capacity for additional development.

A parking ratio of 1/262 would indicate a shortage of 7 - 43 spaces, correlating to 1,750 – 8,600 sf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slight slope down from east to west.

Access and Egress: One point along Charlevoix Drive.

Signage: Monument sign along road, hard to see.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connected to adjacent properties.

Paving: Asphalt, in fair condition, patched, potholes, subsidence at catch basins.

Lighting: Adequate, shoebox and lantern fixtures.

Accessibility: Fair. Handicap space at east end of parking lot. Curb at the sidewalk is not depressed, curb at the south and east entrances are depressed.

Flatwork: Concrete sidewalk, in fair condition.

Landscape: Mature trees, landscape by building has some gaps. Ash trees on site.

Furnishings (Appurtenances): None.

Dumpster: No enclosure, no concrete slab.

Recreational Facilities: Shares patio with 3030 Charlevoix (23) on north side.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat - with a fiberglass shingle covered mansard type equipment screen on top.

Stories: Two.

Fenestration: Aluminum frames with tinted glass.

Walls: Areas of brick veneer with wood type spandrel panels, wood fascia, wood sill areas - wood is not in good condition. A number of spaces look like there's rot - with paint peeling off.

Accessibility: Exterior entrances are at grade.

Vertical Transportation: None observed.

Common Areas: Lobby and corridors are dark and narrow.

Restrooms: The restrooms are in good condition but do not comply with current code requirements for barrier free access.

Fire Protection: The building does not have an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from Charlevoix.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout, curtain wall at entry.

The tonal palette consists of red brick, red shingles, wood edge details, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and Obvious, but understated.

Entry System

De-emphasized.

Lobby and Common Area Impression

Red, exposed brick, fairly dark and narrow.

Dark carpet.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Outside seating with access to club.

Utility Screening and Placement

No trash enclosure.

Detractors

Trash, Parking, Break room, Corridor walls.

Overall Rating

"C" Category - Needs improvement.

Comments, Recommendations, and Opportunities

Candidate for canopy.

General upkeep needed.

Use brighter light fixtures in lobby.

Corridors have moveable wall system, needs refinishing.

Plan to develop patio in between club and this building.

Parking could use resurfacing/ re-striping.

Some trees are blocking the windows, entry, relocate trees, fix landscaping.

General cleaning needed (curtain wall).

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Charlevoix Fitness Center

Map Identification No:	23
Parcel Code:	41-19-17-127-005
Property Address:	3030 Charlevoix Dr SE
Owner Name:	Charlevoix Fitness Center LLC
SEV (2007):	\$431,200
Taxable Value (2007)	\$431,200
Zoning:	PUD
Primary Street Frontage:	Charlevoix Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.74
Site Square Footage:	75,794
Building Coverage:	17,373
Parking Lot Coverage:	16,075
Impervious Surface:	33,448
Impervious Surface Percent:	44.1%
Year Built:	1974
Year Last Updated:	1990
Building Height:	18 feet
Floor Area:	17,373 sf
Parking Spaces:	42
Parking Ratio:	1/414 gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 44.1% would indicate a capacity for additional development, however the majority of open space is located adjacent to the road.

A parking ratio of 1/414 would indicate a shortage of spaces, however it is unknown to what extent due to the unique use of the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slight rise to the south.

Access and Egress: Access on Charlevoix Drive.

Signage: Monument sign at entry drive and some signage on building.

Storm Water Drainage: Underground system.

Circulation: Two areas of dead end parking. No access to adjacent properties.

Paving: Asphalt, in good condition.

Lighting: Adequate, lantern fixture.

Accessibility: Fair. Ramp to sidewalk located on south end of west lot.
Accessible entrance locate on south side of building. Handicap spaces located near stairs, not the ramp.

Flatwork: Concrete sidewalk, in fair condition.

Landscape: Insubstantial. Owner indicated that landscaping is to be addressed in the near future.

Furnishings (Appurtenances): Poor wall detail. Varied styles.

Dumpster: No enclosure.

Recreational Facilities: Shared patio with 3040 Charlevoix Drive (22).

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat - with a fiberglass shingle covered mansard type equipment screen on top.

Stories: Two, with lower level primarily grade.

Fenestration: Aluminum frames with tinted glass.

Walls: Brick veneer with wood fascia and soffit. wood is in fair condition.

Accessibility: East entrance on the north is at grade but access to the rest of the interior from that level is not barrier free. Main entrance at the west end of the north side is several feet above grade, with no barrier free access. The south entry to the restaurant area is at grade.

Vertical Transportation: None.

Common Areas: N/A - Single tenant.

Restrooms: The restrooms do not comply with current code requirements for barrier free access. The restrooms are in fair condition.

Fire Protection: The building does not have an automatic fire sprinkler system, but several of the storage rooms are sprinkled.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from Charlevoix.

Building Character and Individuality

Structure of the building is concealed, punched opening windows throughout, store front at entry.

The tonal palette consists of red brick, red shingles, wood edge details, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious, but understated.

Entry System

De-emphasized.

Lobby and Common Area Impression

A little confusing, small.

Very dark glass for restaurant, not welcoming.

No ramp, ADA questionable.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Outside seating.
- Fitness center.
- Fitness classes.
- Food service.

Utility Screening and Placement

- Loading in back of building.

Detractors

- Landscaping, weeds.
- Some repairs needed.
- Parking lot has weeds too.
- Front of building can be helped by redesign.

Overall Rating

"C" Category - Needs improvement.

Comments, Recommendations, and Opportunities

Candidate for canopy.

Opportunity to brighten restaurant, a little dark now.

Develop patio in back.(already planned).

General upkeep necessary.

Landscaping needs to be improved upon, maintained (currently landscaping).

Opportunity to have more outside seating in front.

Opportunity to introduce landscaping/ planter in front of raised seating area to hide PVC piping/ bare concrete.

Clean up/ repair parking lot.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township

Property Information - undeveloped

Map Identification No:	24
Parcel Code:	41-19-17-104-005
Property Address:	3025 Charlevoix Dr SE
Owner Name:	Turek Glenn A
SEV (2007):	\$266,800
Taxable Value (2007)	\$215,169
Zoning:	PUD
Primary Street Frontage:	Charlevoix Drive
Secondary Street Frontage:	n/a
Site Acreage:	3.50
Site Square Footage:	n/a
Building Coverage:	n/a
Parking Lot Coverage:	n/a
Impervious Surface:	n/a
Impervious Surface Percent:	0%
Year Built:	n/a
Year Last Updated:	n/a
Building Height:	n/a
Floor Area:	n/a
Bldg Setback from ROW:	n/a
Parking Lot Setback from ROW:	n/a
Occupancy:	undeveloped

Ability to Accommodate Additional Development:

Land coverage of 0% would indicate a capacity for additional development.
A parking ratio between 1/200 and 1/250 gsf is recommended for office use.
Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township

Site Information

Topography: Relatively flat, slight rise to the west.

Access and Egress: Available from Charlevoix Drive.

Signage: n/a

Storm Water Drainage: n/a

Circulation: n/a

Paving: n/a

Lighting: n/a

Accessibility: n/a

Flatwork: n/a

Landscape: Natural, trees and shrubs, abandoned orchard.

Furnishings (Appurtenances): n/a

Recreational Facilities: n/a

Building Information

n/a

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Foremost Building

Map Identification No: **25**
Parcel Code: 41-19-17-104-001

Property Address: 5800 Foremost Dr SE
Owner Name: Eagle Number Three LLC
SEV (2007): \$2,013,700
Taxable Value (2007) \$2,013,700
Zoning: PUD

Primary Street Frontage: Foremost Drive
Secondary Street Frontage: Charlevoix Drive & Orchard Vista Drive

Site Acreage: 10.20
Site Square Footage: 444,312
Building Coverage: 28,133
Parking Lot Coverage: 169,989
Impervious Surface: 198,122
Impervious Surface Percent: 44.6%

Year Built: 1969
Year Last Updated: 2001

Building Height: 39 feet
Floor Area: 56,266 sf
Parking Spaces: 339
Parking Ratio: 1/166 gsf

Occupancy: Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 44.6% would indicate a capacity for additional development; space is available in the northeast and southwest corners.

A parking ratio of 1/166 would indicate an excess 58 – 114 spaces which could support 14,500 – 22,800 gsf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down from the building in all directions.

Access and Egress: Access from Foremost Drive, Orchard Vista Drive, and Charlevoix Drive.

Signage: Monument sign facing Foremost Drive; tenant sign on building.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear.

Paving: Asphalt, in fair condition.

Lighting: Adequate, cobra and contemporary fixtures, short poles.

Accessibility: Fair. The north entrance is accessible via a long ramp. The south entrance is not accessible.

Flatwork: Concrete sidewalk, in good condition.

Landscape: Good structure, clean, maintained, could use some replacement.

Furnishings (Appurtenances): Nice handrail detail. Benches.

Dumpster: No enclosure, no concrete slab.

Recreational Facilities: Courtyards on south side of building.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: Three, with lower level partially below grade.

Fenestration: Dark bronze aluminum frames with tinted glass.

Walls: The exterior walls are a combination of black slate panels, and EIFS (or exterior plaster), with EIFS fascia, EIFS soffit, and EIFS exterior frame.

Accessibility: Exterior entrance on north side is accessible via long ramp. South entrance is via a half flight of steps. There is an east entrance, adjacent to the loading area, that provides barrier free access to the lower level from the exterior.

Vertical Transportation: Elevator – provides barrier free access to the upper and lower levels.

Common Areas: Lobby and corridors are attractive.

Restrooms: The restrooms are in good condition and have been upgraded to comply with current code requirements for barrier free access.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Set back from road, access from several streets.

Building Character and Individuality

Structure of the building is expressed, vertical strip windows throughout, curtain wall at entry.

The tonal palette consists of grey/ white concrete, dark grey natural stone, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Stairs in front, plaza in back.

Entry System

Somewhat emphasized.

Lobby and Common Area Impression

Main lobby at north entrance is spacious and attractive. Stairs lead up to tenant spaces on upper floor.

Contemporary natural stone.

Bright, lots of glass.

Artwork, large plants.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Plaza with seating at back entry.
- Patio all the way around on 1st floor.
- Lots of green space.

Utility Screening and Placement

- Mechanical unit enclosure at loading dock.
- No trash enclosure.

Detractors

- Parking lot needs rework, especially in back.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

- Front entry is not as visible due to trees.
- Lobby makes good impression.
- Plaza needs reconditioning.
- Landscaping ok.
- Front treated better than back of building.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information - undeveloped

Map Identification No:	26
Parcel Code:	41-19-17-104-006
Property Address:	3060 Orchard Vista Dr SE
Owner Name:	Turek Glenn A
SEV (2007):	\$277,300
Taxable Value (2007)	\$211,666
Zoning:	PUD
Primary Street Frontage:	Orchard Vista Drive
Secondary Street Frontage:	n/a
Site Acreage:	3.64
Site Square Footage:	n/a
Building Coverage:	n/a
Parking Lot Coverage:	n/a
Impervious Surface:	n/a
Impervious Surface Percent:	0%
Year Built:	n/a
Year Last Updated:	n/a
Building Height:	n/a
Floor Area:	n/a
Bldg Setback from ROW:	n/a
Parking Lot Setback from ROW:	n/a
Occupancy:	Undeveloped

Ability to Accommodate Additional Development:

Land coverage of 0% would indicate a capacity for additional development. A parking ratio between 1/200 and 1/250 gsf is recommended for office use. Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township

Site Information

Topography: Site rises to the east

Access and Egress: Access only to Orchard Vista Drive

Signage: n/a

Storm Water Drainage: n/a

Circulation: n/a

Paving: n/a

Lighting: n/a

Accessibility: n/a

Flatwork: n/a

Landscape: Natural, some trees and shrubs.

Furnishings (Appurtenances): n/a

Recreational Facilities: n/a

Building Information

n/a

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Sunrise Assisted Living

Map Identification No:	27
Parcel Code:	41-19-17-104-007
Property Address:	3069 Charlevoix Dr SE
Owner Name:	Metsun Grand Rapids MI Senior Living LLC
SEV (2007):	\$2,333,400
Taxable Value (2007)	\$2,333,400
Zoning:	PUD
Primary Street Frontage:	Charlevoix Drive
Secondary Street Frontage:	Orchard Vista Drive
Site Acreage:	4.55
Site Square Footage:	198,198
Building Coverage:	52,754
Parking Lot Coverage:	28,455
Impervious Surface:	81,209
Impervious Surface Percent:	41.0%
Year Built:	2006
Year Last Updated:	2006
Building Height:	10 feet
Floor Area:	52,754 sf
Parking Spaces:	42
Parking Ratio:	1/1256gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 41.0% would indicate a capacity for additional development; however, the open space is for recreation.

A parking ratio of 1/1256 would indicate a shortage of spaces, however it is unknown to what extent due to the unique use of the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Relatively flat, the western edge slopes down.

Access and Egress: Three access points, two along Orchard Vista Drive, one on Charlevoix Drive.

Signage: n/a.

Storm Water Drainage: Detention pond in southwest corner.

Circulation: Linear vehicular circulation, no dead ends. Pedestrian loops throughout site and adjacent to roads.

Paving: Asphalt, in new condition.

Lighting: Adequate, small scale fixtures.

Accessibility: Barrier free accessible parking spaces and ramps to entry.

Flatwork: Concrete sidewalks, in new condition.

Landscape: In process.

Furnishings (Appurtenances): Benches.

Dumpster: Not observed.

Recreational Facilities: Walks, gazebos.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Gable.
Stories: One, typical.
Fenestration: Not observed.
Walls: Not observed.
Entry - Lobby: Not observed.
Accessibility: Not observed.
Vertical Transportation: Not observed.
Common Areas: Not observed.
Restrooms: Not observed.
Fire Protection: Not observed.
Technology infrastructure: Not observed.
Mechanical/Electrical: Not observed.

Overall Visual Impact and Street Presence

Access from Charlevoix and Orchard Vista.

Building Character and Individuality

Structure of the building is concealed, punched opening windows throughout.

Ease of Use/ Sense of Welcomeness

Approach Sequence
Clear and obvious.

Entry System
Emphasized

Lobby and Common Area Impression
Not observed.

Exterior Features and Detractors

Amenities and Features
Not observed.

Utility Screening and Placement
Not observed.

Detractors
Not observed.

Comments and Recommendations

Brand new facility, parts still under construction.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Centennial Securities Co.

Map Identification No:	28
Parcel Code:	41-19-17-175-006
Property Address:	3075 Charlevoix Dr SE
Owner Name:	CSC II Inc
SEV (2007):	\$786,600
Taxable Value (2007)	\$786,600
Zoning:	PUD
Primary Street Frontage:	Charlevoix Drive
Secondary Street Frontage:	Orchard Vista Drive
Site Acreage:	2.12
Site Square Footage:	92,347
Building Coverage:	7,984
Parking Lot Coverage:	41,023
Impervious Surface:	49,007
Impervious Surface Percent:	53.1%
Year Built:	1987
Year Last Updated:	1990
Building Height:	24 feet
Floor Area:	15,968 sf
Parking Spaces:	87
Parking Ratio:	1/184 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 53.1% would indicate a capacity for additional development; however, the open space adjacent to the road or the golf course.

A parking ratio of 1/184 would indicate an excess of 7 – 23 spaces which could support 1,750 – 4,600 gsf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Relatively flat, slight fall to the northwest.

Access and Egress: Two access points, one to Orchard Vista Drive and one to Charlevoix Drive.

Signage: Monument sign on Charlevoix Drive, Tenant signs on Charlevoix Drive and Orchard Vista Drive.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear, no connection to adjacent property.

Paving: Asphalt, in good condition.

Lighting: Adequate, single shoebox fixture.

Accessibility: One handicap space in front of building, sign is severely faded. Depressed curb leading to building.

Flatwork: Concrete sidewalk, in fair condition.

Landscape: Mature, treed, manicured. Pond in southwest corner.

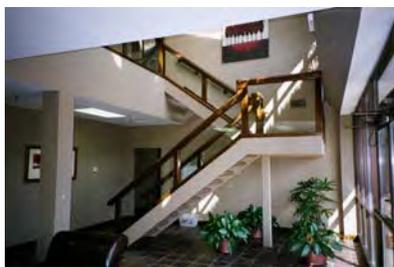
Furnishings (Appurtenances): Chairs.

Dumpster: Not enclosed, no concrete slab.

Recreational Facilities: Deck with gazebo and seating in rear overlooking pond and golf course.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Semi gable shed roof profile, with fiberglass shingles and aluminum siding at gable ends.

Stories: Two.

Fenestration: Bronze aluminum frames with bronze tinted glass. There are atrium type windows facing northeast, southeast, and south, at the second floor.

Walls: Brick veneer, with aluminum siding. This is a 2-story building with an aluminum siding spandrel panel between the first and second floors and what appears to be an EIFS rounded molding.

Accessibility: Main entrance on the east is at grade, with depressed sidewalk type ramp to parking. There's a secondary entrance with no signage on the southwest corner of the building leading out to the parking lot on the west and stairs from that up to the second floor. That entrance is also at grade, but there is no ramp down to parking level.

Vertical Transportation: One elevator.

Common Areas: Lobby and corridors are attractive.

Restrooms: Not observed.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Access from Orchard Vista and Charlevoix through residential area.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of brown/ red brick, brown shingles, tan siding, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Obvious when entering from Charlevoix.

Somewhat confusing from Orchard Vista.

Entry System

De-emphasized, yet obvious. Main entrance lobby area is attractive.

Lobby and Common Area Impression

Bright, lots of glass.

Slate floor, darker walls, elevator, plants.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Pond, golf course view, outside patio.
- Nice setting.
- Gazebo, fountain.

Utility Screening and Placement

- Trash not fully enclosed.
- Electrical screened by trees.
- Storage unit.

Detractors

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

- Nice landscaping.
- Parking is in good shape.
- Canopy candidate.
- Sidewalk needs some repairs.
- Bulk of parking is away from main entry.
- Overall, very good condition, attractive.
- No vestibule.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information - Ideasphere

Map Identification No:	29
Parcel Code:	41-19-17-175-008
Property Address:	3133 Orchard Vista Dr SE
Owner Name:	Cook Orchard Vista LLC
SEV (2007):	\$763,100
Taxable Value (2007)	\$763,100
Zoning:	PUD
Primary Street Frontage:	Orchard Vista Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.77
Site Square Footage:	77,101
Building Coverage:	7,679
Parking Lot Coverage:	26,994
Impervious Surface:	34,673
Impervious Surface Percent:	45.0%
Year Built:	1988
Year Last Updated:	1995
Building Height:	24 feet
Floor Area:	15,358 sf
Parking Spaces:	66
Parking Ratio:	1/233 gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 45.0% would indicate a capacity for additional development; however, the open space adjacent to the road or the golf course.

A parking ratio of 1/233 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Relatively flat, slopes down to the west from the main entry.

Access and Egress: One access point on Orchard Vista Drive.

Signage: Monument sign at entrance drive. Some of the brick is spalled, evidence of water leakage into the brick base.

Storm Water Drainage: Underground system for the north parking lot. West parking area appears to drain to grade at the southwest corner, a catch basin may be present under the accumulation of silt and grass.

Circulation: Vehicular circulation is clear. No access to adjacent properties.

Paving: Asphalt, in fair condition.

Lighting: Adequate, shoebox fixture.

Accessibility: Handicap parking on the east side of the entrance and a slightly depressed curb.

Flatwork: Concrete sidewalk, in good condition. Exposed aggregate sidewalk at main entry in poor condition.

Landscape: Minimal, some is burned.

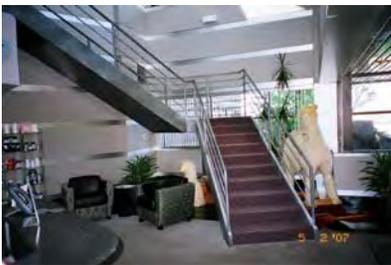
Furnishings (Appurtenances): Retaining wall is failing.

Dumpster: No enclosure, concrete slab does not extend in front of dumpster.

Recreational Facilities: Upper level deck in rear (south).

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof, with fiberglass shingles; large canopy at main entrance on the north side of the building.

Stories: Two, with lower level partially below grade.

Fenestration: Bronze tinted glass with bronze aluminum mullions. The fenestration strip runs all the way around the building.

Walls: Red brick veneer, with limestone accent strips above and below the fenestration bands. The upper fascia appears to be aluminum.

Accessibility: Exterior entrance is at grade with depressed sidewalk type ramp to parking lot.

Vertical Transportation: One elevator.

Restrooms: The restrooms do not comply with current code requirements for barrier free access.

Fire Protection: The building does not have an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from Orchard Vista, very clear.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of red and tan brick, grey shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence
Clear and obvious.

Entry System
Emphasized with canopy.

Lobby and Common Area Impression
Contemporary, grey metals, polished tile.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Golf course view, deck with pond view.
Green space.

Utility Screening and Placement

Minimal trash screening.

Detractors

Parking needs re-striping/ sealing.
Some sidewalks are damaged.

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

Overall nice condition.

Landscaping OK.

Underside of canopy could use refinish.

Trash enclosure could be improved upon.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Greenridge Service Group

Map Identification No:	30
Parcel Code:	41-19-17-175-004
Property Address:	3115 Orchard Vista Dr SE
Owner Name:	Greenridge Realty Inc
SEV (2007):	\$694,400
Taxable Value (2007)	\$694,400
Zoning:	PUD
Primary Street Frontage:	Orchard Vista Drive
Secondary Street Frontage:	n/a
Site Acreage:	1.94
Site Square Footage:	84,506
Building Coverage:	7,557
Parking Lot Coverage:	33,180
Impervious Surface:	40,737
Impervious Surface Percent:	48.2%
Year Built:	1987
Year Last Updated:	1993
Building Height:	24 Feet
Floor Area:	15,114 sf
Parking Spaces:	82
Parking Ratio:	1/184 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 48.2% would indicate a capacity for additional development; however, the open space adjacent to the road.

A parking ratio of 1/184 would indicate an excess of 6-12 spaces which could support 1,500 – 2,400 gsf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down to south.

Access and Egress: One vehicular access point from Orchard Vista Drive.

Signage: Monument and Tenant signs at entry.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. Dead end parking. No connection to adjacent properties.

Paving: Asphalt, in fair condition.

Lighting: Adequate.

Accessibility: The upper parking area has two handicap spaces, stripping is non-compliant (there is no aisle between the spaces), the upper entry is at grade with a depressed curb. The lower parking area has two handicap spaces, the lower entry is at grade with a depressed curb.

Flatwork: Concrete sidewalk in fair condition.

Landscape: Retaining walls are failing. Minimal landscape, low maintenance.

Furnishings (Appurtenances): Picnic table.

Dumpster: No enclosure, no concrete slab.

Recreational Facilities: View of golf course.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip type standing seam metal roof. The soffit is metal as well, matches somewhat the same color of the standing seam metal roof.

Stories: Two, with lower level partially below grade.

Fenestration: The fenestration is bronze aluminum with bronze tinted glass, configured in horizontal bands.

Walls: Brick veneer, laid in a sailor course stack bond.

Accessibility: There are depressed sidewalk type ramps leading up to the upper and lower entries.

Vertical Transportation: None – there is no barrier free interior route between floors.

Common Areas: Single tenant, but lobby and corridors are attractive.

Restrooms: Not observed.

Fire Protection: Furnished with an automatic fire sprinkler system; there is a Siamese connection on the north side of the building facing the Orchard Vista.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Easy access, good visibility, poor signage.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of grey brick, dark bronze standing seam metal roof, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Entry System

Emphasized with canopy. The access to the main entrance to the building is by bridge from the parking area to the building. There are condensing units below the bridge. The bridge is covered with a large canopy, with standing seam metal roof and a large skylight.

Lobby and Common Area Impression

Fairly bright, lots of glass.

Dated chrome ceiling.

Cracked ceramic tile floor.

Older furniture, older wallpaper.

Small, but with vestibule.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

Nice golf course view.

Utility Screening and Placement

Trash partially enclosed.

Tool shed.

Mechanical unit to side of entry (lower).

Detractors

Lobby to an extent.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

Entries at two levels.

Landscaping in good shape.

Parking in relatively poor condition.

Non-compliant barrier free parking spots.

No elevator in facility.

Consider interior upgrades.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – M.L. Piersma Building

Map Identification No:	31
Parcel Code:	41-19-17-103-008
Property Address:	3075 Orchard Vista Dr SE
Owner Name:	BH Piersma Real Estate
SEV (2007):	\$1,311,000
Taxable Value (2007)	\$1,289,896
Zoning:	PUD
Primary Street Frontage:	Orchard Vista Drive
Secondary Street Frontage:	n/a
Site Acreage:	3.69
Site Square Footage:	160,736
Building Coverage:	36,043
Parking Lot Coverage:	81,872
Impervious Surface:	117,915
Impervious Surface Percent:	73.4%
Year Built:	1985
Year Last Updated:	1985
Building Height:	15 feet
Floor Area:	36,043 sf
Parking Spaces:	178
Parking Ratio:	1/202 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 73.4% would not indicate a capacity for additional development.

A parking ratio of 1/202 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes down to the southwest.

Access and Egress: One vehicular access from Orchard Vista Drive.

Signage: Monument sign at entrance.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No access to adjacent properties.

Paving: Asphalt, in fair to poor condition on the east side. Several potholes.
Asphalt on the west side, in good condition.

Lighting: Adequate, gray globes, singles and doubles.

Accessibility: Fair. Main entrance does not have handicap spaces or a depressed curb. There are four handicap spaces on the west side of the building, a depressed curb, slopes may not be in compliance.

Flatwork: Concrete sidewalk, in fair condition. Some cracking by main entrance.

Landscape: Minimal, clean landscape. No buffer to highway.

Furnishings (Appurtenances): Exposed transformer.

Dumpster: Not enclosed, no concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: One - The building is basically below grade up to the window sill level because the site has been bermed up to the sills. The berms are discontinuous at the building entrances.

Fenestration: Clear aluminum frames with tinted glass.

Walls: The exterior walls are EIFS. The EIFS on the exterior of the building appears to be in fairly good condition, other than at the chipped pillars at the main entrance.

Accessibility: Exterior entrances, on east and west, are at grade, and there is a curb cut at the west entrance. There are no handicap spaces adjacent to the main entrance on the east side of the building.

Vertical Transportation: None.

Common Areas: Lobby and corridors are attractive.

Restrooms: Good condition but do not comply with the current code requirements for barrier free access.

Fire Protection: Furnished with an automatic fire sprinkler system; it does have an alarm system. Fire alarm bell is mounted on the outside of the building right above a Siamese connection, on the north side of the building, so presumably the alarm system is local.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Easy access, visibility from Orchard Vista and highway.

Building Character and Individuality

Structure of the building is concealed, punched opening windows throughout. The tonal palette consists of tan EIFS with green/ brown accent banding, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Entry System

Emphasized.

Lobby and Common Area Impression

Carpet, tile, chrome ceiling, wallpaper.

Dark glass, vestibule.

Somewhat dark lobby.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Visibility from highway.
- Drop-off area.
- Outside seating with grille.
- Golf course view.

Utility Screening and Placement

- No trash enclosure.
- One mechanical unit screened by trees.
- One mechanical unit not screened, next to building.

Detractors

- Mechanical unit.
- Fairly low building.
- Not as much glass as some others.

Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

- Looks like building has recently been refinished.
- Parking has areas that need work.
- Sidewalk has some weeds, cracks.
- Brighten lobby with new light fixtures.
- Parking is in fair to poor condition.
- Landscaping is in good condition.
- Limited signage, but there is a monument sign~ Consider interior upgrades.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – Centennial Corporate Center

Map Identification No:	32
Parcel Code:	41-19-17-103-007
Property Address:	3033 Orchard Vista Dr SE
Owner Name:	Orchard Vista Properties
SEV (2007):	\$3,186,400
Taxable Value (2007)	\$3,186,400
Zoning:	PUD
Primary Street Frontage:	Orchard Vista Drive
Secondary Street Frontage:	n/a
Site Acreage:	5.38
Site Square Footage:	234,353
Building Coverage:	26,779
Parking Lot Coverage:	122,922
Impervious Surface:	149,701
Impervious Surface Percent:	63.9%
Year Built:	1987
Year Last Updated:	1987
Building Height:	37 feet
Floor Area:	80,336 sf
Parking Spaces:	262
Parking Ratio:	1/307 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 63.9% would not indicate a capacity for additional development.

A parking ratio of 1/307 would indicate a shortage of 59 –140 spaces, correlating to 14,750 – 28,000 gsf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes down to the west.

Access and Egress: One access point along Orchard Vista Drive.

Signage: Monument and tenant signs at the entry and another monument sign along the highway.

Storm Water Drainage: Underground system.

Circulation: Vehicular circulation is clear. No connection to adjacent properties.

Paving: Asphalt, in poor condition.

Lighting: Minimal, contemporary and cobra fixtures.

Accessibility: Good.

Flatwork: Concrete sidewalk, in good condition.

Landscape: Minimal landscape in front and north side, south west building entrance is landscaped. Entry boulevard landscape is weak. Landscape maintained. Ash trees on site.

Furnishings (Appurtenances): Transfer station exposed.

Dumpster: Not enclosed, no concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: Four – parking in basement, with vehicle entry on north side.

Fenestration: Bronze aluminum frames with mirror tinted glass, configured as continuous horizontal bands

Walls: Brick veneer.

Accessibility: Main entrance located on the lower level, southwest corner, appears to be accessible, though slope of sidewalk from parking may exceed 1:20.

Vertical Transportation: Two elevators.

Common Areas: corridors are only common areas other than small elevator lobby – good condition.

Restrooms: good condition but do not comply with current code requirements for barrier free access. The BF stalls are 60-inch in width, but they do have the grab bars. The lavatories look like they may be a little high.

Fire Protection: Furnished with an automatic fire sprinkler system

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Easy access, visibility from Orchard Vista and highway.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of red brick, dark bronze aluminum window frames and mirrored, tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Confusing, signage helps.

Entry System

De-emphasized.

Lobby and Common Area Impression

Fairly dark, use brighter light fixtures.

Dark, polished tile, dark glass.

Chrome ceiling.

Elevators.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Green plaza.
- Professional looking lobby.
- Loading zone.
- Covered parking.

Utility Screening and Placement

- Mechanical unit not screened.
- No trash enclosure.

Detractors

- See above.

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

- Parking lot has been redone.
- Entry in back somewhat obscured by landscaping.
- Brick signage.
- Sidewalk has some cracks.
- Refinish curtain wall.
- Metal soffit panels are damaged and a little dirty.
- Monument sign at front of building.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No: **33**
Parcel Code: 41-19-17-103-004

Property Address: 3001 Orchard Vista Dr SE
Owner Name: J Squared Partners LLC
SEV (2007): \$1,712,200
Taxable Value (2007): \$1,712,200
Zoning: PUD

Primary Street Frontage: Orchard Vista Drive
Secondary Street Frontage: n/a

Site Acreage: 4.05
Site Square Footage: 176,418
Building Coverage: 16,479
Parking Lot Coverage: 88,057
Impervious Surface: 104,536
Impervious Surface Percent: 59.3%

Year Built: 1973
Year Last Updated: 1991

Building Height: n/a
Floor Area: 49,437 sf
Parking Spaces: 211
Parking Ratio: 1/234 gsf
Bldg Setback from ROW:
Parking Lot Setback from ROW:

Occupancy: Multi-Tenant

Ability to Accommodate Additional Development:
Land coverage of 59.3% would indicate a capacity for additional development, however the majority of open space has steep slopes.
A parking ratio of 1/234 would indicate adequate parking for the site.
Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down to the south.

Access and Egress: Two vehicular access points along Orchard Vista Drive.

Signage: Monument sign at north entrance.

Storm Water Drainage: Underground system.

Circulation: Clear vehicular circulation. Pedestrian access to first level on the south side and second level on the north side.

Paving: Asphalt, in fair condition in the north lot, in poor condition in the south lot.

Lighting: Minimal, shoebox fixtures.

Accessibility: Fair.

Flatwork: Concrete sidewalks, in fair condition.

Landscape: Under construction, parking islands have new trees.

Furnishings (Appurtenances): None.

Dumpster: n/a.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat.

Stories: Three.

Fenestration: Aluminum frames with tinted glass.

Walls: brick veneer with precast concrete fascia panels; fascia panels are being covered with metal panels as part of current renovation project.

Accessibility: Exterior entrance to mid-level at northeast corner and ~ to lower level at southwest corner appear to be accessible.

Vertical Transportation: Elevator.

Common Areas: Lobby and corridors are attractive.

Restrooms: The restrooms are in good condition but do not comply with the current code requirements for barrier free access.

Fire Protection: Furnished with an automatic fire sprinkler system.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Two access points, a little confusing.

Building Character and Individuality

Structure of the building is expressed, strip windows throughout.

The tonal palette consists of brown brick, tan metal panel, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

A little confusing, multiple entries.

Entry System

Emphasized.

Lobby and Common Area Impression

Fairly small, has stairwell (doors locked at time of visit).

Exterior Features and Detractors

Amenities and Features

Green space.

Brick sign.

Utility Screening and Placement

Mechanical units next to entry at lower level.

Detractors

Parking lot surface.

Centennial Park Property / Site / Building Information

Cascade Township



Overall Rating

"B" Category - Adequate condition with room for improvement.

Comments, Recommendations, and Opportunities

New landscaping.

New metal panel accents, entry.

Overall in good shape.

Parking could use rework.

Recently redone concrete sidewalk at entry.

Renovate restrooms to meet barrier free code.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No:	34
Parcel Code:	41-19-17-103-012
Property Address:	5740 Foremost Dr SE
Owner Name:	James R Searer Trust
SEV (2007):	\$500,000
Taxable Value (2007)	\$500,000
Zoning:	PUD
Primary Street Frontage:	Foremost Drive
Secondary Street Frontage:	Orchard Vista Drive
Site Acreage:	3.53
Site Square Footage:	153,767
Building Coverage:	13,374
Parking Lot Coverage:	21,570
Impervious Surface:	34,944
Impervious Surface Percent:	22.7%
Year Built:	1971
Year Last Updated:	1990
Building Height:	28 feet
Floor Area:	13,374 sf
Parking Spaces:	50
Parking Ratio:	1/267 gsf
Occupancy:	Single Tenant

Ability to Accommodate Additional Development:

Land coverage of 22.7% would indicate a capacity for additional development. A parking ratio of 1/267 would indicate a shortage of 3 – 17 spaces, correlating to 750 – 3,400 gsf.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Sloping down to the southwest.

Access and Egress: Shared access with (35) on Foremost Drive.

Signage: Monument sign by entrance.

Storm Water Drainage: Underground system, failing storm sewer.

Circulation: Vehicular circulation is clear, connection to adjacent property (35).
No pedestrian connection to adjacent property (35).

Paving: Asphalt, in poor condition.

Lighting: Minimal, globe fixtures.

Accessibility: Poor. Two handicap spaces located on north side of building.
Walk by handicap parking may be too steep.

Flatwork: Concrete sidewalk, in poor condition. Area adjacent to parking lot is sinking. Stairs on east side are deteriorating.

Landscape: Older landscape, maintained.

Furnishings (Appurtenances): None.

Dumpster: Not enclosed, not concrete slab.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Flat with rusting metal fascia.

Stories: Two, with lower level partially below grade.

Fenestration: Bronze aluminum frames with tinted glass.

Walls: Brick veneer and EIFS exterior walls with fieldstone column pilaster structures at the corners.

Accessibility: Poor - entrances to upper level by steep sidewalk on the north and steps on the south. Lower level by steep sidewalk on the west.

Vertical Transportation: Unknown.

Common Areas: Not observed.

Restrooms: Not observed.

Fire Protection: Not observed.

Technology infrastructure: Not observed.

Mechanical/Electrical: Not observed.

Overall Visual Impact and Street Presence

Good visibility from Orchard vista.

Building Character and Individuality

Structure of the building is concealed, strip windows throughout.

The tonal palette consists of brown natural stone, grey standing seam metal panel, brick, white stucco, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Entry System

Emphasized.

Lobby and Common Area Impression

Fairly small (doors locked at time of visit).

Exterior Features and Detractors

Amenities and Features

Lots of green space.

Utility Screening and Placement

No trash enclosure.

Detractors

Parking needs rework.

Weeds.

Centennial Park Property / Site / Building Information

Cascade Township



Overall Rating

"C" Category - Needs improvement.

Comments, Recommendations, and Opportunities

Add curtain wall instead of stucco to modernize look.

Add outside patio at orchard Vista side (break room area) or potential to expand building size.

Exterior metal panel needs refinish.

Signage is in poor condition.

Needs new finishes and clean up.

Sidewalks are in poor condition.

Assess existing technology infrastructure for improvement opportunities.

Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information – office complex

Map Identification No:	35
Parcel Code:	41-19-17-103-011
Property Address:	5738 Foremost Dr SE
Owner Name:	Paul S Buiten LLC
SEV (2007):	\$569,600
Taxable Value (2007)	\$569,600
Zoning:	PUD
Primary Street Frontage:	Foremost Drive
Secondary Street Frontage:	Coach Drive
Site Acreage:	1.57
Site Square Footage:	68,389
Building Coverage:	9,816
Parking Lot Coverage:	24,049
Impervious Surface:	33,865
Impervious Surface Percent:	49.5%
Year Built:	2000
Year Last Updated:	2001
Building Height:	11 feet
Floor Area:	9,816 sf
Parking Spaces:	49
Parking Ratio:	1/200 gsf
Occupancy:	Multi-Tenant

Ability to Accommodate Additional Development:

Land coverage of 49.5% would indicate a capacity for additional development, however there is a retention area.

A parking ratio of 1/200 would indicate adequate parking for the site.

Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes down to the southwest.

Access and Egress: Shared access with (34) on Foremost Drive

Signage: Monument sign at corner of Foremost Drive and Coach Drive. Street numbers on building.

Storm Water Drainage: Underground system and detention pond on site.

Circulation: Vehicular circulation is clear, connected to adjacent property (34). No pedestrian connection to adjacent site.

Paving: Asphalt, in fair condition.

Lighting: Minimal, shoebox fixtures.

Accessibility: Good. Two handicap spaces, width of aisle does not comply.

Flatwork: Concrete sidewalk, in good condition.

Landscape: Building landscape is maintained. Street side of building is well landscaped, entrance has minimal landscaping. Parking islands are landscaped.

Furnishings (Appurtenances): Four condensers on the southwest side of the building and several on the north side.

Dumpster: Wooden enclosure, no gates, no concrete slab. Located near building entrance.

Recreational Facilities: None.

Centennial Park Property / Site / Building Information

Cascade Township



Building Information

Basic Characteristics

Roof: Hip roof, asphalt shingles, aluminum fascia and soffit.

Stories: One.

Fenestration: Bronze aluminum frames with tinted glass.

Walls: The exterior walls are brick veneer.

Accessibility: Exterior entrances are at grade.

Vertical Transportation: None.

Common Areas: N/A – Single Tenant.

Restrooms: Almost barrier free. The urinal in the men's room is at the standard height; the water closet stall appears to be compliant. The lavatory counters may be a little high, the pipes underneath however are insulated.

Fire Protection: Furnished with automatic fire protection system; local fire alarm.

Technology infrastructure: Unknown.

Mechanical/Electrical: Adequate.

Overall Visual Impact and Street Presence

Direct access from shared drive, entry in back.

Building Character and Individuality

Structure of the building is concealed, punched opening windows throughout, store front at entry.

The tonal palette consists of red brick, brown shingles, dark bronze aluminum window frames and tinted glass.

Ease of Use/ Sense of Welcomeness

Approach Sequence

Clear and obvious.

Entry System

Emphasized with canopies. The two canopy covered entrances on the southwest side of the building, facing Kraft, and the address as mentioned is on Foremost. Reception desk and lobby are designed for single tenant.

Lobby and Common Area Impression

Low ceiling.

In good shape.

Centennial Park Property / Site / Building Information

Cascade Township



Exterior Features and Detractors

Amenities and Features

- Brick signage.
- Nice landscaping.

Utility Screening and Placement

- Mechanical unit not screened on both sides of bldg.
- Trash enclosed on 3 sides, close to entry.

Detractors

- Trash enclosure.

Overall Rating

"A" Category - Good condition.

Comments, Recommendations, and Opportunities

- Overall in good shape.
- Somewhat hidden entry.
- Parking in fair condition.
- Address is Foremost, yet entrance faces Kraft.
- Assess existing technology infrastructure for improvement opportunities.
- Incorporate "green" building standards as appropriate.

Centennial Park Property / Site / Building Information

Cascade Township



Property Information - undeveloped

Map Identification No: **36**
Parcel Code: 41-19-17-103-001

Property Address: 2930 Kraft Ave SE
Owner Name: Radio Bible Class
SEV (2007): n/a
Taxable Value (2007): n/a
Zoning: I

Primary Street Frontage: Kraft Avenue
Secondary Street Frontage: Coach Drive

Site Acreage: n/a
Site Square Footage: n/a
Building Coverage: n/a
Parking Lot Coverage: n/a
Impervious Surface: 0
Impervious Surface Percent: 0%

Year Built: n/a
Year Last Updated: n/a

Building Height: n/a
Floor Area: n/a
Parking Spaces: n/a
Parking Ratio: n/a

Occupancy: Undeveloped

Ability to Accommodate Additional Development:
Land coverage of 0% would indicate a capacity for additional development.
A parking ratio between 1/200 and 1/250 gsf is recommended for office use.
Storm Water Management: Any additional development would require additional detention.

Centennial Park Property / Site / Building Information

Cascade Township



Site Information

Topography: Slopes down to the west.

Access and Egress: Available from Coach Drive.

Signage: n/a

Storm Water Drainage: n/a

Circulation: n/a

Paving: n/a

Lighting: n/a

Accessibility: n/a

Flatwork: n/a

Landscape: Open lawn.

Furnishings (Appurtenances): n/a

Recreational Facilities: n/a

Building Information

n/a

