

Adrienne Weatherly

From: Sonya Allen
Sent: Tuesday, July 6, 2021 3:02 PM
To: Adrienne Weatherly; Charlene Way; Chris Johnson
Subject: FW: The 10 Meridian - Updated Concept Plan & List of Changes as Directed By City Council
Attachments: Site Plan 7 062821 - EP.pdf

From: Lane R. Borges <lane@Borgesarch.com>
Sent: Monday, June 28, 2021 9:41 AM
To: Sonya Allen <sallen@meridiacity.org>
Cc: Erik Pilegaard <erik@elkventures.net>
Subject: The 10 Meridian

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Hi Sonya – We have been working diligently the past several days to revise our Site Development Plan as directed by City Council.

Attached is a draft of what we have come up with. The changes that have been made:

1. We have added about 18,875 sf of commercial space by deleting Flats Bldgs. A-1, A-2 and A-3 and replacing them with stand-alone commercial bldgs. as well as 2 additional Mixed Use Buildings (MU-1 & MU-2);
2. We have changed the labels for the Flats from B-1, B-2 and B-3 to F-1, F-2 and F-3;
3. We have changed the labels for the High Density Bldgs. from C-1, C-2 and C-3 to HDR-1, HDR-2 and HDR-3.
4. We have changed Flats B-1 and B-2 from 3 story to 4 story and have added Flats F-3;
5. We have changed the color of the Mixed Use Buildings so that the commercial component is more readily visible on the site plan;
6. We have relocated the Commercial Bldg. that was in Pod 5 (Grocery Store) to Pod 1 to make access to north bound 10 Mile Road easier;
7. We have labeled all of the commercial buildings as C-1 thru C-9 to make identification easier;
8. We have redesigned and relocated High Density Building C-3 (HDR-3) to make it closer to the open space and Clubhouse facilities;
9. We have eliminated parking between High Density Buildings C-1 and C-2 (HDR-1 & HDR-2) to create an open space that is linked to the large open space and the Clubhouse;
10. We have added an access at the southwest corner of the site to the future extension of Cobalt Drive.

In going thru our notes and the audio of the meeting we believe we have captured all of the major comments but would ask you to let us know if we have missed anything significant.

Please review this with Bill and if either of you see anything that needs our attention please let us know as soon as possible so that we have time to make any other needed changes before the end of this week.

Lane Borges

Project Summary

Commercial

QSR Pad Buildings 1-3	8,450 sf
Commercial C1 - C8	114,400 sf
Mixed Use Commercial MU1 - MU5	28,600 sf
Recreation Center	14,975 sf

Total Commercial Use 166,425 sf

Parking Required 324 spaces
 Parking Provided 505 spaces

Residential

High Density Apartments HD1 - HD3	376 units
1 BR - 242 units = 64 %	
2 BR - 134 units = 36 %	

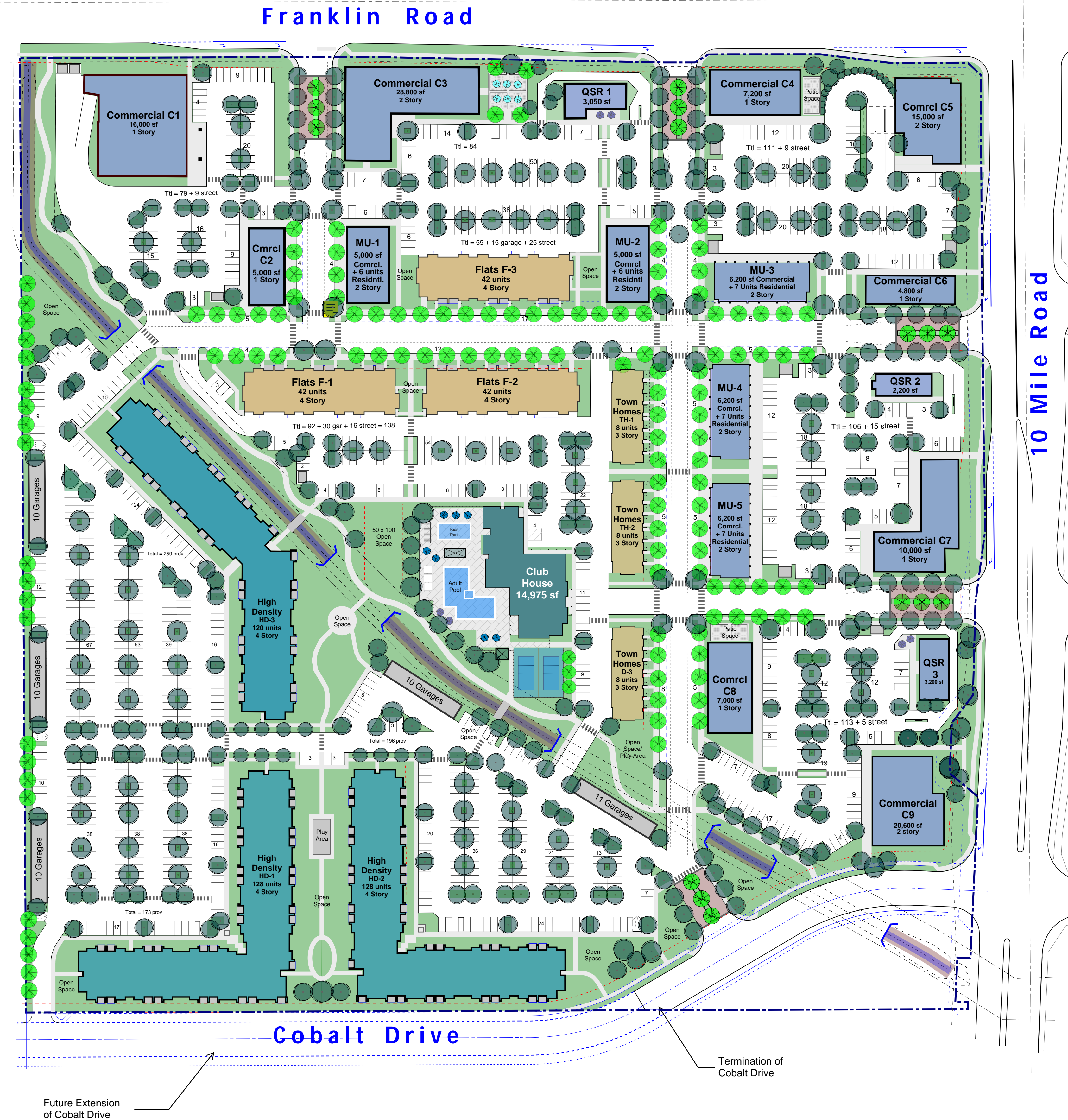
Flats B1 - B3	126 units
1 BR - 84 units = 67 %	
2 BR - 42 units = 33 %	

Townhomes D1 - D3	24 units
3 BR - 24 units	

Mixed Use Apartments	33 units
1 BR - 22 units = 67 %	
2 BR - 11 units = 33 %	

Total Residential Units 559 units

Parking Required 923 spaces
 Parking Provided 956 spaces



10 Mile Road & Franklin Road Residential & Commercial Mixed Use Center

Scale: 1" = 80'

June 26, 2021