

SUMMARY OF CHANGES

Hope Center landscape plan changes (drive thru teller canopy replaced with a concrete patio with a pergola, and trees and bushes modified to provide increased site security and privacy screening along North East Avenue)

Drive thru teller canopy removal:

At the end of August 2023, we discovered that the cost to convert the old drive thru teller canopy into a covered patio had gone up considerably due to its poor condition. The roof needed replacement, and since it had been leaking for so many years, there was a lot of corrosion to the structural components, and the canopy structure may have been compromised. The general contractor estimated a minimum of \$65,000 to repair the canopy and convert the drive thru lanes to a patio. The alternative was to demolish it and pour a new concrete patio for about \$20,000. For a non-profit organization, the cost factor made the decision obvious. Tear it down and pour a new patio.

The location and size of the new patio is based on these factors: The location of the old structure, the location of the only storm drain for the entire property, and the need for proper drainage to the storm drain.

The new patio's location is largely within the former canopy and drive thru teller lanes footprint. But we have increased the amount of greenspace between the patio and the dumpster enclosure, the garage and North East Avenue. The patio is located to allow for proper drainage from all points of the property to the only storm drain on the property. The increase in green space will also help improve storm water drainage over the greater amount of concrete and asphalt formerly on the site.

We plan to place a pergola on the patio to provide shade.

Modification of landscape plantings:

In August 2023, the security camera contractor advised that we needed to minimize camera 'blind spots' by modifying the location and type of bushes and trees planned for the site. In particular, the Norway pines and the varieties and locations of other plantings obstructed camera views, creating blind spots and potential security issues. The modified landscape plan seeks to minimize this issue by planting bushes that will grow no larger than 4-6 feet.

Another landscape plan modification we would like to make is to plant bushes (4-6 feet tall) to create a visually appealing, natural privacy screen along North East Avenue. This will benefit both the general public along N East Avenue, and also provide a buffer from the busy street for our guests enjoying the patio and greenspace.

The absence of trees in the lawn area is intentional. Trees of any variety placed in the lawn area will create blind spots for the security cameras and, in order to have proper storm water drainage, we need to keep leaves and branches away from drainage swales and the storm drain, especially in autumn.

Thank you for your consideration.

Respectfully,

Roy Nelson

Hope Center Board President

262-720-8345

revroy07@gmail.com