



Letter of Intent
March 31, 2025
1 North Yellowstone Drive – Parkcrest Swim and Tennis Club

Project Team:

Owner:	Friends of Parkcrest, Inc.
Architect:	Potter Lawson, Inc.
Pool Architect:	Ramaker and Associates
Civil Engineer:	Vierbicher and Associates
Landscape Architect:	Landscape Architecture, LLC
General Contractor:	JH Findorff & Son Inc.

Project Overview and Design Narrative:

Located on a 1.9-acre site at the intersection of North Yellowstone Drive and Inner Drive, the project includes replacement of the existing pool deck, expansion of the deck to the south, new handicap accessible pool vessels, and a new pool pump house to accommodate upgraded pool equipment. The project will require demolition of the existing pool deck, pool vessels, pool pump house, and regrading of the site to accommodate the expanded pool deck footprint on the south side of the site.

The pool deck will be expanded by 1,500sf to accommodate the two additional pool lanes in the new lap pool. A retaining wall and new plantings will be provided along the south fence line, adjacent to Inner Drive. The plantings and fence screening fabric will provide shade on the south side of the pool deck while maintaining visual screening from the street.

The new pools will include an expanded lap pool, a new diving pool, and a young children's wading pool with water features and a shade structure. The three new pools will be constructed in the same locations as the existing pools, with some adjustment to accommodate the revised sizes and additional features.

The new pool pump house will be constructed in the same location as the existing building but will be expanded to accommodate additional equipment and storage needs. The new pump house will have an entrance off the parking lot for deliveries and a secondary door providing access to the pool deck for storage purposes. A new stair access will be added on the east side of the tennis courts, on the north side of the new pool pump house, allowing keyed access without needing to pass through the pool deck for members.

The existing pool house will remain unchanged, aside from the removal of the roof top walkway connecting the pool house roof to the pump house roof and the necessary remediation work. The existing tennis courts and basketball court will remain as existing.

The site is zoned SR-C1 District, requiring a minor alteration to an existing conditional use. A demolition permit will be required for the removal of the existing pool deck, pool vessels, and pool pump house.

The project site area is approximately 18,500 SF, with the new pool pump house measuring approximately 1,200 SF.

The seasonal employment for the pool, snack bar, and tennis courts is approximately 30 people.

Project Construction Schedule:

Construction Start: September 2025
Construction Complete: May 2026

Hours of Use:

Pool & Pool House: Seasonal Use from early June through late August
Hours may vary throughout the season.
Typical Hours: 6:00 am – 9:00 pm
Hours may go later for special events.

Pool House Snack Bar: Seasonal Use from early June through late August
Typical Hours: 10:00 am – 5:00 pm (Weekdays)
1:00 pm – 6:00 pm (Weekends)

Tennis Courts: Seasonal Use from February through November
Typical Hours: 7:00 am – 8:00 pm (Daylight Permitting)

Storm Water Management:

The project will disturb less than 10,000 sf of area and not adding more than 20,000 sf of new impervious area, therefore the project is not subject to the City's redevelopment stormwater standards. The disturbed limits as shown on the plans will consist of the construction of the mechanical building and placement of the pool vessels. For the remaining pool deck area, the concrete pool deck will be removed while the aggregate subbase will remain in place and not be disturbed. Per City's stormwater definitions this is not classified as disturbance.

Legal Description:

PARKWOOD HILLS, LOT 43; SHENANDOAH ADDITION TO PARKWOOD HILLS, LOT 65; NINTH ADDITION TO FAIRCREST, LOTS 283 & 284.