

SS2 – Sub-Unit A3 Pender Professional Center
Comprehensive Plan Amendment
Conceptual Designs

February 9, 2016



**OPTION 1- ALL TOWNHOUSE
AREA SUMMARY**

SITE AREA:	18 ACRE (784,080 SQF)
TOWNHOUSE:	119 UNITS (6.6 UNITS/ACRE)
TOTAL GROSS AREA:	273,700 SQF (2,300 SQF/UNIT)
FAR:	0.349
TOWNHOUSE PARKING:	321 SPACES
ADDED RETAIL PARKING:	100 SPACES

- POCKET PARK
- LANDSCAPED RETENTION POND
- CENTRAL PARK
- RECREATION PARK
- CLUB HOUSE
- NEIGHBORHOOD PARK
- TOWNHOUSES
- PEDESTRIAN PATH TO RETAIL
- RETAIL PARKING





OPTION 1- ALL TOWNHOUSE DESIGN CONSIDERATIONS

- CENTRAL PARK**
 USING CENTRAL OPEN SPACES TO CONNECT PHASE I AND II. CENTRAL PARK CAN BE USED AS NEIGHBORHOOD PARK WHICH INCLUDES A RETENTION POND AS PART OF LANDSCAPE FEATURE, AS WELL AS PLAYGROUND
- POCKET PARKS**
 BETWEEN TOWNHOUSES, POCKET PARKS ARE PROVIDED WHICH ARE DEFINED BY ONE WAY TRAFFIC
- ENTRY IMAGE**
 CLUB HOUSE LOCATED AT THE ENTRY OF PROJECT (OFF ROUNDABOUT TO THE RIGHT OF ROAD) TO FORM THE IMAGE OF DEVELOPMENT
- CREATE BUFFER ZONE**
 USING RECREATIONAL SPACE (LIKE TENNIS COURT ETC.) AND GREEN SPACE AS BUFFER ZONE BETWEEN NEIGHBORHOOD AND SUBSTATION
- PLUG INTO CONTEXT**
 PROVIDE DIRECT PEDESTRIAN LINK TO EXISTING RETAIL COMPLEX

- POCKET PARK
- LANDSCAPED RETENTION POND
- CENTRAL PARK
- RECREATION PARK
- CLUB HOUSE
- NEIGHBORHOOD PARK
- TOWNHOUSES
- PEDESTRIAN PATH TO RETAIL
- RETAIL PARKING



**OPTION 2- MIXED USE+SENIOR HOUSING+TOWNHOUSE
AREA SUMMARY**

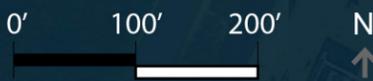
SITE AREA:	18 ACRE (784,080 SQF)
MIXED USE:	120,000 SQF
RETAIL:	28,000 SQF
CONDO:	92,000 SQF
STRUCTURE PARKING:	360 SPACES (120,000 SQF)
SENIOR HOUSING AREA:	120,000 SQF (100 UNITS)
TOWNHOUSE:	32 UNITS
TOWNHOUSE AREA:	76,800 SQF (2,400 SQF/UNIT)

TOTAL GROSS AREA:	436,800 SQF
FAR:	0.557

ADDED RETAIL PARKING: 100 SPACES **

** 100 SHARED PARKING FOR EXISTING RETAIL BELOW GRADE NOT COUNTED TOWARD GFA

- BUFFER ZONE
- STORMWATER MANAGEMENT
- TOWNHOUSES
- POCKET PARK
- SENIOR HOUSING
- SENIOR HOUSING PARKING
- DOUBLE LOADED CONDO W/RETAIL ON GROUND
- OPEN SPACE
- SINGLE LOADED CONDO W/RETAIL ON GROUND
- PARKING GARAGE



**OPTION 2- MIXED USE+SENIOR HOUSING+TOWNHOUSE
DESIGN CONSIDERATIONS**

• NATURAL SEPARATION
EACH TYPE OF PROGRAMS ARE NATURALLY SEPARATED BY ROAD NETWORK AND PARKING WISE ARE ALL SELF-SUFFICIENT. NO CROSS OF CIRCULATION NEEDED

1. MIXED USE BUILDING WITH PARKING STRUCTURE ON WEST SIDE TO CREATE THE FIRST QUAD
2. SENIOR LIVING CREATE A SECOND QUAD
3. TOWNHOUSE CLUSTERS ALONG THE ROAD FOLLOW CONTOUR AND EACH CLUSTER HAS ITS OWN POCKET PARK

• REDUCE THE IMPACT OF UNFAVORABLE FACTOR
ALL RESIDENTIAL BUILDINGS ARE PLANNED AWAY FROM SUBSTATION AND MOST OF THE RESIDENTIAL UNITS FACE AWAY FROM IT. GREEN BUFFER ZONE IS PROVIDED

• DESIGN WITH TOPO
RETENTION POND LOCATES AT THE LOWEST POINT OF SITE

• RESPECT TO NEIGHBORS
BUILDING DENSITY DROPS FROM SOUTH TO NORTH AS DESIRED

BUFFER ZONE

STORMWATER MANAGEMENT

TOWNHOUSES

POCKET PARK

SENIOR HOUSING

SENIOR HOUSING PARKING

DOUBLE LOADED CONDO W/RETAIL ON GROUND

OPEN SPACE

SINGLE LOADED CONDO W/RETAIL ON GROUND

PARKING GARAGE



PHASE I

PHASE II

SHOPPING CENTER

OPTION 3- MIXED USE+ASSISTED LIVING AREA SUMMARY

SITE AREA:	18 ACRE (784,080 SQF)
MIXED USE:	234,000 SGF
RETAIL:	28,000 SQF
CONDO:	92,000 SQF
STRUCTURE PARKING**:	325 SPACES (114,000 SQF)
ASSISTED LIVING AREA:	115,000 SQF (125 UNITS)

TOTAL GROSS AREA:	349,000 SQF
FAR:	0.445

ADDED RETAIL PARKING:100 SPACES

** 100 SHARED PARKING FOR EXISTING RETAIL BELOW GRADE NOT COUNTED TOWARD GFA



- STORMWATER MANAGEMENT
- ASSISTED LIVING
- SURFACE PARKING
- DROP OFF
- PEDESTRIAN PATH
- BUFFER ZONE
- ROOF GARDEN W/PARKING GARAGE BELOW
- APARTMENT W/PARKING GARAGE BELOW
- APARTMENT W/ GROUND RETAIL
- OPEN SPACE

PHASE I

PHASE II

SHOPPING CENTER



**OPTION 3- MIXED USE+ASSISTED LIVING
DESIGN CONSIDERATION**

- **TWO ZONES WITH INDIVIDUAL COURTYARDS**
ASSISTED LIVING AND MIXED USE BUILDING ARE BACK TO BACK. THEY BOTH HAVE INDIVIDUAL COURTYARDS. POTENTIALLY THOSE CAN BE CONNECTED BY PEDESTRIAN LINK ON GROUND FLOOR
- **EFFICIENT MIXED USE LAYOUT**
MIXED USE BUILDING INCLUDES STRUCTURE PARKING AT OUTER SIDE. AND RETAIL/RESIDENTIAL WILL FACE TO THE INTERNAL COURTYARD. ON GROUND LEVEL, TWO ANCHOR STORES CAN LOCATE AT TWO ENDS OF U. LINEAR PARKING STRUCTURE CAN HELP TO ARCHIVE PARK AND SHOP OR PARK AND GO HOME.
- **CONNECT TO EXISTING RETAIL**
MIXED USE COURTYARD CONNECTS TO THE EXISTING RETAIL ON THE SOUTH OF SITE DIRECTLY, SO MORE PEOPLE CAN BE ATTRACTED TO THE PHASE II MIXED USE
- **REDUCE THE IMPACT OF UNFAVORABLE FACTOR**
ALL RESIDENTIAL BUILDINGS ARE PLANNED AWAY FROM SUBSTATION AND MOST OF THE RESIDENTIAL UNITS FACE AWAY FROM IT. GREEN BUFFER ZONE IS PROVIDED.
- **DESIGN WITH TOPO**
RETENTION POND LOCATES AT THE LOWEST POINT OF SITE. IT CAN BE THE EXTENSION USE OF THE PHASE I COURTYARD.
- **RESPECT TO NEIGHBORS**
LOWER DENSITY AT NORTH SIDE OF SITE WITH THE PHASE I COURTYARD FACE NORTHWEST

- STORMWATER MANAGEMENT
- ASSISTED LIVING
- SURFACE PARKING
- DROP OFF
- PEDESTRIAN PATH
- BUFFER ZONE
- ROOF GARDEN W/PARKING GARAGE BELOW
- APARTMENT W/PARKING GARAGE BELOW
- APARTMENT W/ GROUND RETAIL
- OPEN SPACE



PHASE I

PHASE II

SHOPPING CENTER

