

PROBLEM STATEMENT I: 235 Pendleton Road - Rethinking a Townhouse Master Plan Development

INTRODUCTION AND PURPOSE: This problem requires you to what has been discussed in class and gained from your site analysis to reconfigure a housing subdivision layout for an existing townhouse subdivision. Therefore, the purpose of this project is to give you practical experience in subdivision planning, design, and the expertise that landscape architecture can apply towards realizing quality of life in a small subdivision community.

Your site for this problem is a small parcel of land located at 235 Pendleton Road in Clemson. It should be suitable for an older population of “empty nesters” those in retirement who are fully capable of independent living. So, you are developing your work for those individuals with leisure time, who not want the upkeep usually associated with SFRs, on fixed income, and with community or social interests.

Your solutions must account for the “mass” and “void” relationships creatively applied in townhouse subdivision layout, indoor and outdoor relationships, “sensitive” accommodation of automobiles, and LID standards (to be discussed).

Other parameters of this project should include the following.

1. Give careful attention to our first week of discussing the meaning of “community” and the tangible and intangible qualities and characteristics that define it.
2. Design your solutions to maintain or enhance biodiversity - including ecosystem services – as the limitations of a small site might allow.
3. Attention to stormwater management – probably related to item #2 above but most certainly to LID.

PROJECT APPROACH: Background and Analysis – Team Effort; Teams of Two

1. Locate the site and conduct a cursory analysis of it through Google Earth – the site and its environs.
2. Articulate the various steps and content of a design and planning process and determine what facets of the inventory and analysis that need to be applied for this project.
3. Your site analysis should be mapped as a “composite” of information comprised of one or two documents. Importance must be given to site surroundings and general environs. Don’t overlook demographics and market – which have essentially been provided to you, but you think about, expand upon, and apply this information.

PROJECT APPROACH: Design Development – Individual Effort

1. Design development should follow the design process discussed in class and reflect an evolution from bubble diagrams to conceptual design, and followed by preliminary and final design. You should have a design program and design criteria, that, in addition to what we have studied to date, including within the content of this problem statement.
2. In developing your design Kevin Lynch’s Site Planning will be useful regarding key dimensions, etc.
3. Minimum program - a “commons”; same number of townhomes or more; same number of parking places; LID; master tree planting plan; biodiversity/ecosystem services.

PROJECT APPROACH: Presentation – Team and Individual Effort

Your work should initially consist of a “package” of drawings as follows. Sheet size and scale to be determined.

- A “comprehensive” site analysis sheet – plan and elevation views with graphics, labels and notes.
- Conceptual plans using diagrammatic graphic, labels and notes.
- A final presentation comprising the usual graphic and verbal documentation – “as built” master plan and model + “re-purposed” master plan and model; support graphics, e.g., section elevations.
- Don’t forget a standard title block as described in the course syllabus.

EVALUATION: Each solution will be evaluated in terms of graphic quality, including formatting/packaging, overall thoroughness and accuracy as well as research effort, and oral presentations.

SCHEDULE AND DUE DATES: Complete base sheet and title block 1/19; site analysis 1/22