

**PROBLEM STATEMENT I: Subdivision Planning and Design – A Case in Pendleton**

**INTRODUCTION AND PURPOSE:** Following up earlier work in which you compared subdivision design standards, this problem requires development of two subdivision layouts – 1.) a large-lot configuration and 2.) one that is a cluster housing. 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 subdivision community.

Your site for this problem is a 27-acre parcel of land on the eastern edge of historic Pendleton in Anderson County that includes historic but unused and open farmland. It's within walking distance of the town green in Pendleton, and has the potential therefore, to offer a "town and country" character.

In developing this project, give careful attention to our first week of discussing the meaning of "community" and the tangible and intangible qualities and characteristics that define it. Additionally, you must apply elements of the model ordinances and regulations for subdivisions and land use that we focused on the second week of the semester.

**PROJECT APPROACH: Background and Analysis – Team Effort**

1. Locate the site and conduct a cursory analysis of it through data provided to you as well as Google Earth.
2. Articulate the various steps and content of a planning and design 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.

**PROJECT APPROACH: Design Development – Individual Effort**

1. This design problem requires development of two subdivision alternatives for the site. First, one that is a cluster development and possibly inclusive of individual lots for a SFR "zero lot-line" or townhouse development, or a combination of the two. Second, one that is large lot laying out the entire site including streets, entries open space, and other amenities. Your analysis should help you determine how many large lots are suitable for the site, i.e., you will be conducting a "suitability analysis" as part of your site analysis.
2. 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, give attention to energy, ecosystem services, public health, and CPTED.
3. In developing your design, here are resources that you should probably apply.
  - a. Getting to Smart Growth: 100 Policies for Implementation and Getting to Smart Growth II: 100 More Policies for Implementation Note: while this work is for highly urbanized areas for the most part, it's worth considering drawing from it on a case-by-case basis.
  - b. Try to make a selection for SFRs and/or townhouses from the following resource (Allison Ramsey Architects), knowing that Pendleton is on the Historic Register <https://www.allisonramseyarchitect.com/>
  - c. Lastly, use this site to learn more about model cluster development [https://planning-org-uploaded-media.s3.amazonaws.com/publication/download\\_pdf/PAS-Report-556.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf)

**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
- 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:** Refer to course syllabus outline

## PROBLEM STATEMENT II: Townhouses and the Residential Square Rearticulating Problem I

**INTRODUCTION AND PURPOSE:** As a continuation of earlier work in which you compared subdivision design standards, this problem requires development of second of two subdivision layouts – the first one was a large-lot configuration and this current and second one focusses on cluster housing around residential squares with townhouses as a predominant housing typology. Therefore, this project is a continuation of practical experience in subdivision planning, design, and the expertise that landscape architecture can apply towards realizing quality of life in a subdivision community.

Your site for this problem is a 27-acre parcel of land on the eastern edge of historic Pendleton in Anderson County that includes historic but unused and open farmland. It's within walking distance of the town green in Pendleton, and has the potential therefore, to offer a "town and country" character. The one distinction from Problem I is that the mature stand of trees along the western fence row will be the western boundary of the project site and the six acre appendage beyond it will be held in reserve.

In developing this project, give careful attention to our first week of discussing the meaning of "community" and the tangible and intangible qualities and characteristics that define it. Additionally, you must apply elements of the model ordinances and regulations for subdivisions and land use that we focused on the second week of the semester.

### PROJECT APPROACH: Background and Analysis – Team Effort

Revisit your prior efforts at developing a resource data base concerned primarily with natural and human cultural factors significant to the site and its surroundings, analysis of same, and identification of opportunities constraints, and critical issues.

### PROJECT APPROACH: Design Development – Individual Effort

1. This design problem requires development of residential subdivision for the site that is primarily a cluster development around residential "squares" with townhouses, pertinent community resources, and possibly inclusive of individual lots for a SFR "zero lot-line" development, or a combination of the two. There should be particular attention given to the impact of motor vehicles in your plan. As previously, your analysis should help you determine what is suitable for the site, i.e., you will be conducting a "suitability analysis" as part of your site analysis.
2. 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, give attention to energy, ecosystem services, public health, and CPTED.
3. In developing your design, here are resources that you should probably apply.
  - a. Getting to Smart Growth: 100 Policies for Implementation and Getting to Smart Growth II: 100 More Policies for Implementation Note: while this work is for highly urbanized areas for the most part, it's worth considering drawing from it on a case-by-case basis.
  - b. Also, use this site to learn more about model cluster development [https://planning-org-uploaded-media.s3.amazonaws.com/publication/download\\_pdf/PAS-Report-556.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf)

### 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.

- The "comprehensive" site analysis "boards" that you have already completed – plan and elevation views with graphics, labels, and notes
- Conceptual plans using diagrammatic graphic, labels and notes
- A preliminary presentation comprising the usual graphic and verbal documentation
- A final presentation comprising the usual graphic and verbal documentation
- 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:**

To be determined