ENGLEWOOD VILLAGE
FLORIDA RETIREMENT COMMUNITY
INDEPENDENT LIFESTYLES CONTINUE

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Participants and Credits

Special thanks must go to these professors. Their constructive criticisms, professional advice and personal council have assisted in the assimilation of the principles of five years of academic instruction, the comprehension of the full scope of the architectural process and the understanding of my strengths and weaknesses therein.

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Program Summary

This thesis project involves the study analysis and design of elderly environments. The recognition that aging is a process of change over time is the proposition which guides the direction of this work.

The study of elderly environments will look at the recent history and trends in designing for the elderly. Programatic goals concepts and hypotheses will be developed in response to elderly design requirements.

The migration pattern of elderly to the sun-belt, (to Florida in particular) will be reviewed. An analysis of the proposed site in Englewood, Florida will revolve around ecologic suitability and response to the specialized criteria of the aged.

The macro-scale land use planning is concerned with the appropriate zoning of the 343 acre site. The most suitable land use plan will determine the establishment of a
self-contained community in terms of the full-
fillment of elderly health care and daily
living needs. On site land use features
will include residential, medical care, re-
tail, personal service, social, recreational
open public space aspects. The extent of
the planning will be limited to the deter-
mination of the best suited general site
zoning for the above uses in response to
satisfying elderly needs.

The hierarchial importance of elderly
perception of their environments places top
priority on their private dwelling unity
(micro-scale) and proceeds to lesser prior-
ities; the neighborhood, community and micro-
scale environments. Thus, the scope of the
environment issues to be addressed include:
1. Definition of a use neighborhood,
   relative to a housing site.
2. Definition of a population.
3. Classification of site characteristics.
4. Classification of building criteria
   according to behavior.
5. Definition of proposed behavioral
   patterns.
6. Comprehension of the living unit in
   relation to user activities.\(^2\)

The program will respond to building an on
site criteria based on gerontological
design requirements.
Introduction

Recent History of Elderly Housing

Housing design for the elderly has seen many changes in the last twenty years. The continued aging trend of the U.S. population ensures a further progression of elderly housing designs which cater to the specialized needs encountered during the latter stages of the aging process.

Initial concern for specialized elderly housing in the U.S. occurred in the 1960's. At that time the concentration was on urban, low-income elderly with renters histories. However, as the population of elderly increases, more variability of environments must be provided to support differing lifestyles.

During the 1960's an increase in social breakdown and crime was occurring in the central cities and the elderly were very vulnerable. The idea of segregation of the elderly was a response to their security problems. The pattern of high-density, high rise, elderly residential environments can also be attributed to the expensive land costs in urban areas.

In the 1980's most elderly have had previous residential histories in age integrated, low rise, low density environments (almost 50% in detached single family homes, averaging approximately 1500 square feet). When these elderly relocate in segregated, high rise, high density environments, they tend to react by isolating themselves with their private living units. These residents will rarely engage in unaccustomed social interaction in the provided communal spaces. (Studies indicate that less than 30% of the residents will make active use of these spaces.) Buildings with more than 300 units seem especially prone to produce insular life-style patterns. This removal from society can result in the "institutionalization"
of the resident. This mental illness is characterized by a loss of self worth, an apathetic attitude, failure to contribute or interact with society and an acceleration of the aging process, bringing with it a loss of mobility and personal care skills. In other words, institutionalization creates a prematurely totally dependent "patient" requiring skilled nursing care.

Variations in densities and in unit sizes within a residential community must be provided to respond to a variety of elderly social patterns.  

The major flaw of the majority of elderly housing projects is that the facilities are degrading to the residents and are managed as dehumanized institutions. In many cases consideration for the residents is sacrificed for the economics of functionality and of turning a profit. The trend of placing the aged into forgotten institutional facilities after being determined to have outlived their useful years is no longer acceptable. It has recently been determined that when an individual is placed in an environment where his capabilities are fully utilized or even challenged, that he will continue to grow, contribute and live a longer more productive life.

The ideal environment for the elderly would provide the opportunity for involvement in the daily operations of the community, ensure the continuation of previous lifestyle and the fulfillment of a productive life. At the time when the aged are no longer capable of direct contribution, they would be provided for within the community. The proposed involvement of the elderly within the community implies the "integration" of the elderly with all age groups rather than "segregation" as has previously been practiced.

Gerontological Design Goals

The primary goals of elderly housing must be to:
1. Support previously established "independent" lifestyle patterns and prevent institutionalization.  
2. Provide opportunities for the natural selection or individual choice of the residential environment.  
3. Address aging as a process of change over time, providing inherent adaptation and design flexibility.  
4. Fulfill the personal privacy, territorial and self-expression needs of the individual.  
5. Maximize the opportunity for community interaction. Integration of the elderly within society as useful contributing members (allowing continued individual growth and preventing stagnation.)  
6. Facilitate daily orientation and identity of the individual in relation to the community.

7. Accommodate decreasing mobility and personal care skills with the provision of a series of health and welfare services (stressing the continuing independence of the elderly.)  
8. Provide a variety of recreational activities responding to a continual increase of excess leisure time.  
9. Create a community which is self-contained in terms of specialized elderly health care and daily living needs.

Project Proposal and Scope

The project is to be community specialized in the health and welfare needs of elderly residents. A variety of on-site services will concentrate on the accommodation of the diversified needs of aging individuals. Residents will be encouraged to fulfill their own daily living needs as well as assisting neighbors who are unable to do so. The
overall community will include all household types with ages ranging from infants to elderly.

Major elements in this planned unit development will include a hospital (currently in construction stages), a nursing home with outpatient clinic, subsidized mobil support and retail services, a community center, congregate care elderly apartments, elderly and mixed-family housing clusters and common green spaces and amenities maintained by a cooperative Home Owner's Association. The diversity of the residential environments will be directed response to the varying medical, housekeeping, nourishment, transportation, social and personal needs of the residents.

The community image will emphasize a serene village setting with a human scale and low density (nine dwelling units per acre maximum allowed by the zoning code). The location of the site in Southern Florida will provide for maximum interaction with the exterior environment. The separation of automotive and pedestrian traffic will reduce conflicts and distractions, create a safer environment and facilitate on-site accessibility to all areas for handicapped residents (those in wheelchairs, walkers, etc.).

The potential for on-site recreational activities are exceptional. They range from diverse horticultural activities, hiking and biking trails, conversion of swampy depressions into stocked fishing ponds, the extension of adjacent Rock Creek Park into the site, the integration of a nine-hole golf course into the park area, the expansion of Ainger Creek allowing a waterway link to the Gulf of Mexico and related boating and marina facilities. The location of these recreational areas in the on-site floodway zone would properly utilize unsuitable building site areas without undue interruption or alteration of existing.
ecological conditions.

The environmental objective is the creation of an age integrated, self-contained community in terms of the health care and daily living requirements of its elderly residents. The spatial response will focus on the behavioral, psychological, physical, social and personal aspects of the aging process.
SITE DATA CRITERIA

Community & Locality

The proposed project site is in the city of Englewood which is located in Southwestern Florida, 50 miles South of Tampa, 70 miles North of Fort Meyers and 250 miles Northwest of Miami (fig. CL1). The city borders on Lemon Bay and the Gulf of Mexico. The project site is 1½ mile Northeast of Lemon Bay on the Ainger Creek Waterway and borders on the Sarasota-Charlotte County Line (fig. CL2). Englewood is located on State Road 775. It is a community comprised of approximately 30,000 people and is the main shopping center for this section of Florida. It contains all types of stores and recreational facilities. It has 43 miles of shoreline with excellent opportunities for water oriented activities, including swimming, sailing, sunbathing, snorkeling, fishing and water skiing. Several beaches and marinas are accessible by car. A variety of gamefish can be found in the waters of Lemon Bay. Two fishing piers and boardwalks are open 24 hours a day and charter boats are available for full or half day trips. The nearby waters of Boca Grande Pass are known to be the best tarpon (one of the most sought after game fish) fishing ground in the world. Other recreational facilities include six area golf courses located in or nearby Englewood. Most include restaurant, lounge and tennis facilities. Two state parks are located in Sarasota County along with numerous private camping facilities. 11

There is an excellent library system with a bookmobile service operating in the Englewood area. There are also two universities in Sarasota County along with an adequate
primary education system. An unlimited variety of other leisure activities is available throughout the Florida Peninsula.
Transportation

Sarasota County's transportation facilities are diversified and include water, rail, road and airway systems. Air transportation centers around the Sarasota/Bradenton Airport. Flights by Eastern, National, Republic and Delta are scheduled daily. The Greyhound and Trailways lines furnish national bus service. U.S. 41 and I-75 are the main arteries traveling North and South. State Road 72 leads travelers east into the Florida mainland. At this time there is no intra-city bus service in Englewood.

Services

The county government of Sarasota has recently implemented new comprehensive zoning and land use plans. The plans were implemented to control the type of urban sprawl typically associated with some other areas of Florida and to consider the future ecological and sociological impacts of growth. Sarasota County provides adequate public facilities. This includes police and fire protection, water, sewerage, garbage collection, telephone and electric power services. Health and general welfare services are quite good. The Englewood Community Hospital now in construction in the Northern section of the proposed site will bring to seven the number of hospitals servicing Sarasota and Charlotte Counties. The nearest hospital is in the city of Venice just over 12 miles away. The two other nearest health care facilities are the Englewood Emergency Clinic and the Fawcett Memorial Hospital in Port Charlotte. (See fig. CL3). There are over 30 physicians' offices in the Englewood area. (See fig. CL5). The location of the site near these facilities ensures the health and welfare of its residents.
REGIONAL HEALTH CARE FACILITIES

- Primary Service Area
- Secondary Service Area

(A) Englewood Community Hospital
(B) Venice Hospital
(C) Fawcett Memorial Hospital
and St. Joseph's Hospital
(D) Medical Center

ENGLEWOOD PHYSICIANS

1. Primary Care
2. Medical Specialists
7. Surgical Specialists
Other

Site of Englewood Village
Population and Growth

Since the 1950's Sarasota County underwent rapid population growth. (See fig. PT1). This growth occurred primarily because of the marketability of the climate and related recreational activities. The annual growth rate from 1960 to 1970 for the county was 5.7%. Between 1970 and 1980 the annual growth rate was even higher at 6.7%. Sarasota County's population is expected to reach 236,700 in 1985 at a projected annual growth rate of 3.5%. (Or an additional 6,950 persons per year.) Functional population projections estimate that there is an annual population increase of 8.7% (18,900 people) during the height of the winter tourist season in Sarasota County.

The immigration trend for people to retire in Florida results in the general aging of the population. The population growth can also be attributed to the increasing scarcity of developable land within proximity to the ocean, growing congestion, cost of living and crime and racial tensions occurring on the lower Florida east coast. Since the 1950's the population of southwestern Florida has become much older. Consequently, much of the economy is oriented toward the buying desires of the elderly and this is the main ingredient and driving force for the construction industry in this area.

<table>
<thead>
<tr>
<th>Regional Population Growth</th>
<th>PT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarasota</td>
<td>28,827</td>
</tr>
<tr>
<td>Charlotte</td>
<td>4,286</td>
</tr>
</tbody>
</table>
Age Distribution

The importance of retired persons in Sarasota County is demonstrated by the age distribution of the population. 35% of the population is over 65 years of age in Sarasota County compared to 17% of the population in the State of Florida (see fig. PT2). This suggests that while the trend in both Sarasota County and the State of Florida is toward an older population, the aging process is faster in Sarasota County. Thus, this indicates a disproportionate county population (over 60%) of middle-aged and elderly. These population trends in turn suggest attractive opportunities for residential developments catering to the pre-retirement and retirement market. The dominance of these household types is seen in the fact that close to 78% of the new residential development in the past decade has been for pre-retirement and retirement households. An annual increase of 4% (over 4700 households) is projected for the county. 17
PERCENTAGE AGE DISTRIBUTION
SARASOTA COUNTY AND STATE OF FLORIDA
April 1, 1979

<table>
<thead>
<tr>
<th>Age Category</th>
<th>Sarasota County</th>
<th>State of Florida</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-14</td>
<td>13.6</td>
<td>20.4</td>
</tr>
<tr>
<td>15-24</td>
<td>9.8</td>
<td>15.9</td>
</tr>
<tr>
<td>14-44</td>
<td>16.3</td>
<td>23.6</td>
</tr>
<tr>
<td>45-64</td>
<td>25.3</td>
<td>22.4</td>
</tr>
<tr>
<td>65 and Over</td>
<td>35.0</td>
<td>17.7</td>
</tr>
<tr>
<td>Total %</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>Median Age</td>
<td>52.6</td>
<td>34.7</td>
</tr>
</tbody>
</table>

POPULATION BY AGE GROUP IN SARASOTA COUNTY AND FLORIDA - 1960, 1970 and 1979

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 45</td>
<td>68.2</td>
<td>63.8</td>
<td>59.9</td>
<td>55.4</td>
<td>45.4</td>
<td>39.7</td>
</tr>
<tr>
<td>45-59</td>
<td>16.1</td>
<td>16.3</td>
<td>16.3</td>
<td>19.2</td>
<td>16.9</td>
<td>15.6</td>
</tr>
<tr>
<td>60-64</td>
<td>4.5</td>
<td>5.3</td>
<td>6.1</td>
<td>7.0</td>
<td>9.1</td>
<td>9.7</td>
</tr>
<tr>
<td>65-74</td>
<td>7.9</td>
<td>9.5</td>
<td>11.2</td>
<td>13.4</td>
<td>19.7</td>
<td>22.8</td>
</tr>
<tr>
<td>75 and Over</td>
<td>3.3</td>
<td>5.1</td>
<td>6.5</td>
<td>5.0</td>
<td>8.9</td>
<td>12.2</td>
</tr>
<tr>
<td>Total %</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: University of Florida Bureau of Economic and Business Research
Division of Population Studies
Bureau of the Census
Household Size

Due to the immigration of pre-retirees and retirees the average household size is expected to continue a slight downward trend. By 1985 this average is expected to be 2.1 persons per household. 18

Housing Market Analysis

Analysis of the current housing demand in Sarasota County indicates an annual demand for 4,300-5,100 units. Of the total demand an estimated 20% or 850-1000 units will be generated by second home and seasonal households while 68% or 3,000-3,500 units will be accounted for by the pre-retirement market. This means that 88% of the new housing activity will be for the latter adult market segment (see fig. PT3). 19

<table>
<thead>
<tr>
<th>Market Segment</th>
<th>Number of Units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Home/Seasonal</td>
<td>860 - 1,020</td>
<td>20</td>
</tr>
<tr>
<td>Pre-Retirement/Retirement</td>
<td>2,924 - 3,458</td>
<td>68</td>
</tr>
<tr>
<td>Primary</td>
<td>516 - 612</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>4,300 - 5,100</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Gormley & Associates
Englewood City Area Data

The population of the city of Englewood is expected to be over 31,500 by 1985 and continue to increase at an annual rate of 4% or 1,260 people per year. This indicates a need for 600 new homes per year. (With 525 homes needed for the latter adult housing market.) The percentage of people over 60 years of age is 47% making Englewood a retirement area and subjecting the housing market demand to the preceding analysis for Sarasota County.

Summary

The Sarasota County region continues to be in a population growth explosion far above national and state figures. The region is expected to grow by 75% or even double by the year 2000. This growth period has changed the region's economic base from an agricultural to a tourism and retirement oriented economy. Thus Sarasota County is a dynamic growth area with strong physical factors including location, climate, social climate, and economic growth all contributing to the current upward trends.
Age

The User population will be predominantly independent elderly couples over the age of 60. Partially dependent elderly couples and singles and elderly singles requiring skilled care will also be within the majority of the population. Pre-retirement couples and families will make up a smaller portion (less than one-third) of the population (see fig. PT2, Page 16). However, the integration between elderly and family households is considered crucial to the creation of a sense of community.

Ethnic and Cultural Background

The majority of the population will be White Anglo Saxon Protestant retirees from Midwestern America. Almost 50% of their personal environment histories will be in single family detached homes averaging approximately 1,500 square feet. These homes represent the growth of family and the symbol of success. In many instances these homes have been inhabited between 20-40 years. The elderly's main objective in relocation is to maintain previous patterns of living, lifestyles and self identity. Elderly vary in their lifestyles and environmental needs. Variations and flexibility within the home must be provided to stimulate the individuals who, as the aging process continues, will be spending increasing amounts of time within the dwelling unit.
Skills and Abilities

The unpredictability of change in the aging process must be considered. A decrease in mobility and skills will occur. Adaptability and flexibility for alternative service uses must be inherent in the design. The elderly must be encouraged to retain their abilities and maintain their independence.

Occupation and Income

The majority of the users will be retirees and will have suffered some decrease in income. However their status will likely remain in the middle class bracket. Retirement brings with it a sudden and tremendous increase in leisure time. A variety of activities-recreational, social and business-must be provided to ensure that the elderly remain active, contributing participants in the community.

Residential Permanence

Studies indicate that most Americans don't move from their owned homes after the age of sixty. This indicates that the majority of the users will be permanent residents. However, the elimination of relocation problems can be resolved by providing a variety of environments responding to changing needs as aging progresses. A small portion of users might be seasonal (transient) residents whose units will be second homes utilized primarily during the winter months.
Climate

The climate of Englewood is subtropical. The summer heat is cooled by sea breezes, and the warm water of the Gulf modifies the winter temperatures. Afternoon thunderstorms during the rainy season (June to September) modify the extreme high temperatures. The average rainfall is 51 inches a year. The average summer temperature is 82 degree F. and in winter is 64 degree F. The prevailing winds are westerly at 11 m.p.h.  

From early July through October, tropical disturbances reaching hurricane proportions develop. Occasionally, one of these storms crosses the peninsula. The high velocity winds may be destructive to tall vegetation, trees and buildings.

Temperatures below freezing are uncommon and seldom occur more than once or twice a season. Localities near the coast are frost free throughout the year.

A combination of high temperature and high humidity is prevalent during the summer months. The winters are mild and have many bright sunny days that insures a long growing season. Many kinds of vegetables, grasses, and fruits can be grown, as well as sensitive plants that require a long maturing period free from frost. The climate is one of the chief assets in the region.

Site Topography

All of Englewood falls within the coastal lowlands. Numerous slight depressions or shallow wet areas and sloughs about 1 to 3 feet deep are common. They range from less than an acre to several acres in size, but their total area is considerable. Many are round or oval, while others are irregular in shape. These
SITE ANALYSIS

SCALE: 1" = 1000'

BUILDING SITE SUITABILITY

SUITABLE: FOR SLAB ON GRADE CONSTRUCTION. [DESIGN FOR HANDICAPPED]

UNSUITABLE: WITHOUT EXTENSIVE & COSTLY SITE WORK.

MICRO-CLIMATE

SITE IS 1.5 MILES FROM THE GULF OF MEXICO. PREVAILING SOUTH-WEST BREEZE - 11 M.P.H.

SOLAR PATH

WIND PATH

[Diagram showing solar path and wind path with specific times and directions]
depressions have no particular pattern in the landscape.

The water level in these depressions fluctuates significantly. In the rainy season, it is a few feet higher than in dry periods. Many of the depressions are shallow intermittent ponds without natural outlets. Much of the site is nearly level, and the drainage is imperfect to poor. Drainage swales are cut along roadways to facilitate the removal of excess surface water.

A tidewater creek extends inland for several miles into the site. The change from salt to fresh water is gradual and is accompanied by a change in the kind of water vegetation.

Site Soils and Sub-Soils

Most of the soils of the site were derived from thick formations of acid sands. Such soils are dominant on the flat pineland or saw-palmetto prairies. These soils are moderately well drained. Associated with these soils are soils developed from a shallow mantle of acid sands overlying beds of alkaline clay. Such sandy soils over clay occur in the poorly drained sloughs and shallow depressions.

The soils in the flood plain have inadequate drainage and water control is a problem. Very little water flows or drains from the surface because the relief is level or nearly level. Although most soils are composed of porous sandy materials, the slowly permeable underlying materials significantly impede the movement of water within the soil. Seasonal high water tables saturate the soils for long periods. Accumulated or excess water is removed by transpiration, or it evaporates or drains
away slowly.

All the soils have a surface soil of fine sand. These light, sandy soils are easy to work and to keep in good tilth and they are suitable for normal root development. In the flood plain soils a high water table or a pan layer restricts root growth. Throughout the site erosion is a minor hazard and can be controlled through simple practices.
 SITE ANALYSIS

SCALE: 1" = 600' 

SIZE COMPARISON

FOOTBALL 1 ACRE
LOCAL ACCESS

TOPOGRAPHY MAP

GROSS SITE AREA: 343 ACRES

LEGEND

EXISTING ROAD
PROPOSED ROAD
CONTOUR LINE
HIGH RIDGE LINE

SALTWATER CREEK
SITE DRAINAGE
SWAMPY DEPRESSION
EXISTING VEGETATION
SITE ANALYSIS

EXISTING CONTEXTUAL LAND USE

NET SITE AREA: 267 ACRES
[76 ACRES EXISTING DEVELOPMENT]
PERMITTED PRINCIPAL USES INCLUDE:
PUBLIC RECREATIONAL PARKS, DOCKS, ETC., HOSPITALS, NURSING HOMES,
AGED HOUSING, TOWNHOUSES, CLUBS, DAYCARE & RETAIL SUPPORT SERVICES.

SITE DISTRICT ZONED
FOR OFFICE, PROFESSIONAL,
& INSTITUTIONAL FACILITIES

HOSPITAL IN CONSTRUCTION
132 BEDS + MEDICAL OFFICES ON 65 ACRES

MORNING SIDE DRIVE
DEAD ENDS [NO OUTLET]

1.5 MILE TO
ENGLEWOOD
CITY CENTER
PINE ROAD

EXISTING RESIDENCE ON 7 ACRES

RURAL HOUSING [1 DWELLING PER 10 ACRES] 10 UNITS

PIECE LAND DRIVE SUBDIVISION
[2.5 D.U./ACRE] 30 UNITS

EXISTING RESIDENCE - ON 4 ACRES

PINE ROAD
.5 MILE TO
PALM PLAZA [SHOPPING HALL]

CANAL/KEY DEVELOPMENT
[2.5 D.U./ACRE] 300 UNITS

ROCK CREEK
PUBLIC PARK
[25 ACRES]

AINGER CREEK
2 MILES TO LEMON BAY
4 MILES TO GULF OF MEXICO

LEGEND

- RESIDENTIAL
- HEALTH CARE
- OPEN SPACE
- FLOOD PLAIN
- ROADWAY
- FOOT PATH
- UTILITIES R/W
- SWAMP

EXISTING ROAD & UTILITIES MAIN

UNDEVELOPED OPEN SPACE

SWAMPY DEPRESSIONS SUITABLE FOR PONDING TO ENSURE ADEQUATE SITE DRAINAGE
**SITE ANALYSIS • ON-SITE OBSERVATIONS**

- **Primary Access Occurs**

  - Roadside
depression
  - Site entry
grounds
  - Site entry
trees

- **Existing Residence**s

  - Unplanned
  - Local gravel
  - Site entry

- **Existing Road**s:

  - Unplanned
driveway
  - Site entry
  - Site access

- **Thoroughfare**

  - Unplanned
driveway
  - Site access

- **SITE ENTRANCE**

  - Site entry
grounds
  - Site entry
  - Site access

- **SCALE**

  - Site entry
grounds
  - Site entry
  - Site access

- **Site Analysis**

  - Site energy
  - Site work
  - Site development
Beautiful Florida Sun \( \Rightarrow \) P1
Sets Over Site

Open Space Vegetation
(Spanish Bayonet) \( \Rightarrow \) P2

Sunset Over Native Florida Foliage
(Cabal Palms and Slash Pines) \( \Rightarrow \) P3

Slash Pine Forest \( \Rightarrow \) P4
Southern View Rough Through Southern Pine Forest

Existing Footpath

Northern Site Pine Cluster

Northern View of Low-lying Flood Plain
View of Canal at P9
Suburban Development Adjacent to Southern Site Border

Existing Condition of Ainger Creek as It Penetrates the Southeastern Corner of the Site P10

Canal/Key P11
Development on Ainger Creek Rock Creek Park in background

Swampy Conditions the Flood Plain P1
Suburban Development
From Pine Road Just South of Site

Existing Horse Farm Adjacent to Southeastern Corner of the Site

Impenetrable Vegetation at Southern Site Boundary

Palm Plaza Shopping Mall located ½ mile south of site on Pine Road
View of Main Site P21 View West Toward Entry from Poinciana Main Site Entry from Access Road Opposite P22

View of Main Site P23 View into Site from Entry Travelling P23 South on Pine Road Main Access Road East of Road Jog P24
View East of Unfinished Hospital
Building Shell from Secondary Access Road

View East of Main Hospital Entry (unfinished) from Secondary Access Road

View East of Finished Hospital Building Shell from Secondary Access Road

View North of Unfinished Hospital from Floodplain
SITE ANALYSIS - SCALED LAND USE RELATIONSHIPS

PROGRAM: BASED ON ECONOMIC MARKET & ECOLOGIC SUITABILITY

*DIAGRAMS INDICATE REQUIRED SQUARE FOOTAGE PER LAND USE*

DEPENDENT RESIDENTIAL:
- Congregate Care: 100 units
- Garden Apartments: 110 acres

SITE COVERAGE:
- Building: Roof Area
- Open Spaces
- Parking
- Circul., Serv., Landscape

MEDICAL:
- Nursing Home: 14 acres
- 128 Beds - Ambulatory Clinic
- 25% Building Coverage
- 50% Open Space
- 20% Parking
- 25% Circul., Serv., Landscape

COMMUNITY CENTER: 20 acres
- 15% Building Coverage
- 30% Open Space
- 25% Circ., Serv., Landscape
- 30% Parking

EXISTING MEDICAL FACILITIES
- 65 acres
- Existing Medical Facilities

INDEPENDENT RESIDENTIAL:
- Barrier Free
- Suitable Net Area: 1.87 acres
- Moderate Site Work Required
- Zoned Maximum Density: nine units per acre
- Maximum Total Dwelling Units: 1,283

RECREATIONAL:
- Flood Plain Zone
- 110 acres unsuitable for building sites without extensive site work

IN THE SITE'S SOUTH-EAST CORNER 35 ACRES [MIN.] SHOULD REMAIN UNDEVELOPED.
PROGRAM

RETAIL MALL

SCHEMATIC IMAGE

SKETCH
<table>
<thead>
<tr>
<th>GOALS</th>
<th>CONCEPTS</th>
<th>HYPOTHESES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A design solution addressing the fact that aging is a process rather than a static state of being.</td>
<td>To provide a variety of environments which meet the varying functional, spatial and lifestyle needs of elderly individuals while providing stimulation for the aging individual who will become less mobile and spend increasingly more time within the residential unit.</td>
<td>If detached independent, clustered partially dependent and grouped dependent residential environments are provided on the same site as medical facilities and social amenities, then the varying needs encountered by the elderly during the aging process will be satisfied, and relocation conflicts will be minimized.</td>
</tr>
<tr>
<td>2. The elimination of relocation conflicts and insecurities experienced by increasingly dependent elderly individuals.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. To promote increased and continued social interaction among the elderly.</td>
<td>To provide an easily accessible, diversified range of social, retail, recreational and service activities on-site as well as access to areas off-site to fulfill elderly residents social, behavioral and environmental needs and desires.</td>
<td>If various retail and social activities are located along a pedestrian street which links residential environments to a community center and if transportation is provided to areas off the site by way of scheduled bus as well as boat trips, then there will be an increased and continuous interaction among elderly residents.</td>
</tr>
</tbody>
</table>
SCHEMATIC
IMAGE SKETCHES

PLAZAS
<table>
<thead>
<tr>
<th>GOALS</th>
<th>CONCEPTS</th>
<th>HYPOTHESES</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. To maximize elderly interaction with nature and the exterior environment.</td>
<td>To provide contact with the environmental elements of direct sunlight, natural daylighting, natural ventilation and seasonal cycles by creating opportunities for varying degrees of interaction in private or public zones, within the residential setting and throughout the site.</td>
<td>If residents are provided contact with the exterior environment by means of extensive fenestration in the dwelling unit, private and communal sheltered porches, landscaped courtyards, pedestrian paths and stocked lakes throughout the site, a marina facility linking the site to the ocean, and the availability of garden plots and horticultural instruction for all residents, then the orientation and the general physical well-being of the elderly population will be improved.</td>
</tr>
<tr>
<td>5. To provide state of the art health care while eliminating the associated institutional image.</td>
<td>To emphasize low rise, humanly scaled environments with concentration on richness of materials and detailing and provision for spatial adaptation and personalization Avoid high-rise, sterile, dormitory style building types.</td>
<td>If psychological, social, behavioral and environmental as well as the functional needs of the elderly are satisfied then the elderly will identify their new environment as a home rather than as replacement housing.</td>
</tr>
</tbody>
</table>
MAIN SITE ENTRY

SCHEMATIC IMAGE
<table>
<thead>
<tr>
<th>GOALS</th>
<th>CONCEPTS</th>
<th>HYPOTHESES</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. To observe the personal territorial and privacy needs of each elderly resident.</td>
<td>To provide residents with private dwelling spaces capable of being adapted and personalized to ensure the residents control of access to his private spaces from the more public zones of the residential setting.</td>
<td>If adaptable private spaces allow self expression and if the transition from public, semi-public, semi-private and private spaces is controlled by each individual in relation to his personal territorial space, then there will be a decline of conflicts, hostilities and resentment among neighboring residents.</td>
</tr>
<tr>
<td>7. To retain the natural pine forests and other existing site vegetation.</td>
<td>To integrate building elements into the context created by the existing site environment.</td>
<td>If natural vegetation remains undisturbed, then a good site entry point is apparent on the western site boundary and a natural park area is available at the south eastern corner of the site.</td>
</tr>
<tr>
<td>8. To address possible problems and several swampy depressions throughout the site.</td>
<td>To avoid the location of buildings over the swampy depressions and create lakes and built up slopes to improve site drainage.</td>
<td>If swampy depressions are dredged to create lakes, then site drainage will be improved and recreational amenities will be created simultaneously.</td>
</tr>
<tr>
<td>9. To utilize Ainger Creek as a waterway link to the Gulf of Mexico.</td>
<td>To provide a marina and scheduled boat trips to recreational areas along the Gulf coast as well as dock facilities for residents.</td>
<td>If a waterway link between the site and the coast is established then residential interaction with the community will be increased as will recreational possibilities.</td>
</tr>
</tbody>
</table>
HOSPITAL ENTRANCE

SCHEMATIC IMAGE SKETCHES

NATURE TRAIL
LAKE FRONT CLUSTER
SCHEMATIC IMAGE SKETCHES

CLUSTER ON GOLF COURSE
User Need Priorities

Residential

Independent Residential Units

A majority of the units will be one bed variations for married couples and single residents who are healthy and independent. A substantial number of two and three bedroom units will be provided for elderly who entertain frequently and for households functioning within family lifestyles. A small percentage of four bedroom units will be provided to satisfy larger families' spatial needs. An equally small percentage of efficiency units will be provided to accommodate single residents, mostly men who have little furniture and fewer possessions.

Partially Dependent Residential Units

Congregate care garden apartment units will also be one bed variations. A number of efficiency units will be provided as well as a small number of two bed units. These apartments will be interrelated to the retail and service support areas and the community center.

Dependent Residential Units

Users requiring skilled medical care will be housed in a nursing home. Priority for admissions will be given to users who have lived in other residential areas on the site.

The provision of such a diversified variety of residential environments on site will ensure a continuation of previous lifestyle patterns and respond to changing elderly needs throughout the aging process.
<table>
<thead>
<tr>
<th>PROGRAM RANGE</th>
<th>PROGRAMATIC ELEMENT</th>
<th>COMMUNITY SPATIAL SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>User-Household Types:</td>
<td>Housing:</td>
<td>Suitable acreage: 159 acres</td>
</tr>
<tr>
<td>Objective is to satisfy varying elderly living needs in an age integrated community.</td>
<td>Gross site acres: 267 acres ( \times 9 \text{ D.U./acres} ) max: 2,400 units</td>
<td>Zoning: Maximum Density; Nine dwelling units per acre</td>
</tr>
<tr>
<td>Dependent Elderly</td>
<td>Land-use analysis: Recommends 1,500 units max.</td>
<td>Four acres</td>
</tr>
<tr>
<td>-Skilled nursing and -Medical support</td>
<td>Nursing Home - 128 beds ( 2 \text{ bed patient rooms} ) ( \text{Out patient clinic} )</td>
<td>Skilled care - 128 beds +52,000 sq. ft.</td>
</tr>
<tr>
<td>Congregate Care Elderly</td>
<td>Garden apartments Four unit types ( \text{Inter-relation to personal care, retail and social support areas.} )</td>
<td>Ambulatory care +5,500 sq. ft.</td>
</tr>
<tr>
<td>-Personal Care support -Daily living services</td>
<td></td>
<td>25% building coverage</td>
</tr>
</tbody>
</table>

15 efficiency |

45 small one bed |

30 large one bed |

10 two bed |

25\% building coverage |

12\% parking |

25\% circulation service and landscaping |

38\% open space |
<table>
<thead>
<tr>
<th>Program Range</th>
<th>Programmatic Elements</th>
<th>Community Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent Family</td>
<td>Two unit types, combined with above unit types to create three types of unit clusters (see 1)</td>
<td>5% efficiency</td>
</tr>
<tr>
<td>- Integration of elderly within community</td>
<td></td>
<td>20% small one bed</td>
</tr>
<tr>
<td>- Area studies indicate the family household market @ 12%</td>
<td></td>
<td>30% large one bed</td>
</tr>
<tr>
<td>Independent Elderly</td>
<td></td>
<td>10% three bed</td>
</tr>
<tr>
<td>- Social and environmental interaction encouraged</td>
<td></td>
<td>15% family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5% four bed housing</td>
</tr>
<tr>
<td></td>
<td>Unit Clusters—Three types</td>
<td>141 acres</td>
</tr>
<tr>
<td></td>
<td>Duplex Clusters</td>
<td>750 independent residential units</td>
</tr>
<tr>
<td></td>
<td>Triplex share entries</td>
<td>10% efficiency</td>
</tr>
<tr>
<td></td>
<td>Fourplex and parking</td>
<td>35% small one bed</td>
</tr>
<tr>
<td></td>
<td>Four unit types</td>
<td>35% large one bed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20% two bed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25% building coverage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25% parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25% circulation service and landscaping</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25% open space</td>
</tr>
</tbody>
</table>

Schematic Image Sketch

Cluster
<table>
<thead>
<tr>
<th>PROGRAM RANGE</th>
<th>PROGRAMATIC ELEMENT</th>
<th>COMMUNITY SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HEALTH CARE</strong></td>
<td>Hospital (in construction stages) integrated into elderly residential community</td>
<td>65 acres (includes 4 acres for Nursing home) on northern site boundary 132 beds Medical specialists (surgeons) 4 acres Integrated into existing medical landuse zone adjacent to hospital and future medical offices. Residential support: Retail, commercial, service Support zone: 3 acres Primary: 1500+ population on site 750 units 2+ person households Secondary: 5,000 population surrounding neighborhood Regional: 30,000 population On-site services will be clustered and cater primarily to pedestrian circulation which is separated from vehicular circulation. -Minimize role of auto in daily living functions -Encourage on-site walks</td>
</tr>
<tr>
<td>Emergency and surgical Service population includes the city of Englewood and surrounding area.</td>
<td>Nursing home long-term care and outpatient clinic Mobile health service Doctors offices, medical storage, pharmacy, mobile-van storage Mobile Services: Service, support, retail, community Dining service Mobile Meal: Vans to home Housekeeping service Mobil vans Laundry service Mobile van and drop off Transportation service Mobile dial-a-van Book mobil service Sheltered stop for existing city-wide service</td>
<td></td>
</tr>
</tbody>
</table>
Support Services

Medical services will be provided on site at the outpatient clinic at the nursing home and at the hospital. Nearby physicians offices are also available. Other services provided on site will include mobile units (vans) serving all residences. This "home-bound" service will provide nurse care, meals, laundry and housekeeping as well as provide transportation off site.

Community Service Center

A community service center will be centrally located. It will house the administration offices of the community. A dining/ballroom will provide meal service throughout the day and space for large formal gatherings. Secondary communal spaces will provide activities for smaller groups. Examples include T.V. lounge, craftsroom, billard room, etc. The home base of on-site mobile services will be located adjacent to the community center.

Parking, loading and receiving areas will be provided.

Retail Support Service

Small retail shops will also be centrally located in the community center area. These shops will provide commodities necessary to fulfill daily residential living needs, thereby reducing the number of off-site trips that need to be made. This area will help stimulate interaction among the elderly. A convenience grocery shop, pharmacy/hardware/gift shop, beauty/barber shop, postal and bank facilities, day care and flea market activities will all be provided in this highly active area.

Federal subsidy of these retail services may be required until a sufficient service population is built up and expansion possibilities can be explored.
<table>
<thead>
<tr>
<th>PROGRAM RANGE</th>
<th>PROGRAMATIC ELEMENT</th>
<th>COMMUNITY SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL</td>
<td>Banking facility</td>
<td>3 acres total for services and retail area</td>
</tr>
<tr>
<td>Commercial Services</td>
<td>Postal service office</td>
<td>18% building coverage</td>
</tr>
<tr>
<td>Meet daily living needs on-site. Minimize need to travel off-site. Respond to decreased mobility of elderly.</td>
<td>Day care center, nursery</td>
<td>37% parking</td>
</tr>
<tr>
<td>Social Services</td>
<td>Beauty/barber service shops</td>
<td>25% circulation</td>
</tr>
<tr>
<td>Integrated with recreational amenities.</td>
<td>Convenience grocery</td>
<td>20% open space</td>
</tr>
<tr>
<td>Encourage social interaction, participation in many diversified activities. Opportunity to maintain active, independent lifestyle.</td>
<td>Dime Store</td>
<td>Maximum sq. ft. based on primary service population of</td>
</tr>
<tr>
<td></td>
<td>Hardware</td>
<td>3,000</td>
</tr>
<tr>
<td></td>
<td>Stationary</td>
<td>x 7 sq. ft. per</td>
</tr>
<tr>
<td></td>
<td>Cafe</td>
<td>21,000 building</td>
</tr>
<tr>
<td></td>
<td>Restaurant</td>
<td>+42,000 2:1 parking space ratio</td>
</tr>
<tr>
<td></td>
<td>Community Center</td>
<td>63,000 plus</td>
</tr>
<tr>
<td></td>
<td>Meeting room</td>
<td>7 sq.ft. meeting area/dining room</td>
</tr>
<tr>
<td></td>
<td>Secondary communal spaces</td>
<td>+5 sq.ft. secondary spaces</td>
</tr>
<tr>
<td></td>
<td>Club rooms, crafts, flea market.</td>
<td>12 sq.ft.</td>
</tr>
<tr>
<td></td>
<td>Game, T.V. Rec rooms</td>
<td>x1050 (30% of 3,500 pop.)* 25</td>
</tr>
<tr>
<td></td>
<td>Support service participation</td>
<td>12,600 sq.ft. maximum</td>
</tr>
<tr>
<td></td>
<td>Administration</td>
<td>x 2:1 ratio</td>
</tr>
<tr>
<td></td>
<td>Management</td>
<td>25,200 sq.ft. parking</td>
</tr>
<tr>
<td></td>
<td>(Home owners association)</td>
<td>*studies indicate one third of population are active in communal spaces</td>
</tr>
<tr>
<td></td>
<td>Maintenance</td>
<td>15% building coverage</td>
</tr>
<tr>
<td></td>
<td>Security</td>
<td>30% parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25% circulation, service and landscaping</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30% open space</td>
</tr>
<tr>
<td>PROGRAM RANGE</td>
<td>PROGRAMATIC ELEMENT</td>
<td>COMMUNITY SUMMARY</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Recreational:</td>
<td>Potential amenities:</td>
<td>Primary Service Population 3,000+ on-site residents Located in residential area adjacent to dwelling units. (152 acres residential)</td>
</tr>
<tr>
<td>Undesirable building sites</td>
<td>Horticultural:</td>
<td>Regional Service Population 30,000+ Englewood City and area population. Located throughout site. Gross site acreage 343</td>
</tr>
<tr>
<td>(marshy floodway) and adjacent Rock Creek Park produce diverse recreational potentials. Total suitable acreage: 110 acres</td>
<td>Community and private Gardens Greenhouses Level walkways (trails) Plazas Outdoor shelters Park Facilities Picnic areas Playgrounds Playing fields Water amenities Fishing Boating Marina Public and private docks Golf/Health Club Spa Playing courts Pool (indoor/outdoor) Golf course nine hole practice course Bird and Wildlife Sanctuary Controlled access Pedestrians only</td>
<td>Regional Service Population 30,000+ population Located in Flood plain north-west of Ainger Creek among the mature pine forests. 40 acres</td>
</tr>
<tr>
<td>Encourage recreational use by surrounding community. Extend Rock Creek Park into site's low-lying flood plain areas. Minimize threat to natural ecologic system. Utilize recreational facilities to attract residents and medical professionals.</td>
<td></td>
<td>Regional Service population 30,000+ population 25 acres located in swampy depressions throughout site. This also includes Ainger Creek Waterway.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Private Service Population Required Club membership with priority to on-site residents or Open public facilities maintained by region. 60 acres centralized in flood plain</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 acres in south-east corner of site. Bounded by Ainger Creek.</td>
</tr>
</tbody>
</table>
Recreational Amenities

An attempt will be made to retain existing site conditions intact. The natural pine stands and water tributaries host a variety of natural flora and fauna. Hiking, picnicking, fishing, bird-watching and other park-like activities will easily flourish. A central green open space with uninterrupted pedestrian pathways will provide playing fields and courts for more athletic recreation with the initial emphasis on elderly participation. Garden plots and other horticultural activities will be provided in close proximity to all residential units. The eventual northern expansion of Rock Creek Park onto the site will be promoted. A marina with private and public docks, an off-site water transport service to the Gulf of Mexico and fishing piers is being proposed for the park extension. The proposal further includes a nine-hole golf course and clubhouse facilities as practical land use options for low-lying areas in the flood plain.
### INDEPENDENT RESIDENTIAL UNITS

<table>
<thead>
<tr>
<th>PROGRAM ELEMENTS</th>
<th>USERS AND RELATIONS</th>
<th>CHARACTER OF ACTIVITY</th>
<th>CHARACTER OF SETTING</th>
<th>SPATIAL REQUIREMENT</th>
<th>SPECIAL FEATURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential units from smallest to largest will consist of efficiency, typical one bed, large one bed, two bed, three bed, and four bed residential units</td>
<td>Independent elderly couples will comprise the majority of the population in descending order single elderly, re-tirement and pre-retirement couples and family households will comprise the community population</td>
<td>Private daily living activities for elderly adult couples and provision for social visits. Support service activities must be accommodated as mobility decreases.</td>
<td>Sense of personalized home. Continued independent lifestyle patterns. Familiar images and materials associated with traditional suburban environments. (ease anxieties of relocation)</td>
<td>Determined by particular activities to be accommodated. Flexibility and adaptability will be built-in to respond to change over time (aging). Spaces will allow ease of utilization by handicapped users.</td>
<td>Units will be located in clusters of four units or less, sharing an entry court. (social interaction promoted) An additional private exterior living space will be sheltered and provide maximum opportunity for outdoor activities. Operable exterior louvers will control solar heat gain and glare problems and with reflective glazing will increase the sense of security and orientation to the 24 hour solar day.</td>
</tr>
</tbody>
</table>
RESIDENTIAL UNIT CRITERIA

AUTOMOTIVE CIRCULATION SYSTEMS

CIRCULATION ENTRY TO SITE WILL BE AT TWO LOCATIONS TO THE NORTH & EAST BY A FRESHWATER LAKE W/ FOUNTAINS [FRANKO] BY EXISTING PINE FOREST.

THE ROADWAY SNAPS AROUND THE PERIMETER OF THE FOREST, RUNNING PRIMARILY EAST & WEST. [VISUAL RELIEF & ORIENTATION WILL BE PROVIDED BY ALLOWING NO LENGTH OF ROAD TO EXCEED 600' IN A STRAIGHT LINE.]

LOCAL ROADS SERVING NO MORE THAN 50 UNITS WILL TERMINATE IN A CUL-DE-SAC & MAY HAVE A 30' PEDESTRIAN [SECONDARY] MEDIAN TO REDUCE TRAFFIC FLOW. [THESE ROADS WILL RUN PRIMARILY NORTH & SOUTH & NO LONGER THAN 600']

SHELTERED PARKING AREAS WILL BE CENTRALIZED (MAX. 100' TO ANY UNIT) & WILL BE VISUALLY SCREENED FROM THE DWELLING UNITS & THE ROADWAY.

CUL-DE-SAC
- 600' MAX. LENGTH TO TURN AROUND
- 80 UNITS MAX. PER CUL-DE-SAC
- ONE OF THREE EXIT CENTRALIZED PARKING AREAS WILL SERVE UNITS ON BOTH SIDES
- ROAD WILL FOLLOW CURVILINEAR PATTERN OF SITE DRAINAGE, CONTINUE & VEGETATION IN A NORTH/SOUTH ORIENTATION

PERIMETER AUTO CIRCULATION
# Independent Residential Units

<table>
<thead>
<tr>
<th>Program Elements</th>
<th>Users and Relations</th>
<th>Character of Activity</th>
<th>Character of Setting</th>
<th>Spatial Requirement</th>
<th>Special Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached parking</td>
<td>Unit residents</td>
<td>Automobile storage</td>
<td>Shared parking-court</td>
<td>Two spaces must be</td>
<td>Detached garages</td>
</tr>
<tr>
<td></td>
<td>Visitors</td>
<td>zone</td>
<td>Clearly zoned as</td>
<td>provided per unit</td>
<td>will provide</td>
</tr>
<tr>
<td></td>
<td></td>
<td>auxillary unit</td>
<td>a vehicular space</td>
<td>(zoning)</td>
<td>complete sheltered</td>
</tr>
<tr>
<td></td>
<td></td>
<td>storage space</td>
<td>Sheltered access</td>
<td>Secondary storage</td>
<td>access to private</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>to cluster entry</td>
<td>space for</td>
<td>unit entries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>court</td>
<td>bicycles, golf</td>
<td>Parking courts</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>carts, etc.</td>
<td>locations will be</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100 feet is the</td>
<td>visually screened</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>maximum distance</td>
<td>from the units</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>between parking and</td>
<td>and help identify</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>unit</td>
<td>the boundaries of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pedestrian activities</td>
<td>Clearly pedestrian</td>
<td>Pedestrian plaza</td>
<td>Garden plots,</td>
</tr>
<tr>
<td>Exterior</td>
<td>Community residents</td>
<td>Horticulture</td>
<td>zone (minimal</td>
<td>areas provide rest</td>
<td>wheelchair</td>
</tr>
<tr>
<td>Landscaped</td>
<td>Visitors</td>
<td>Sports</td>
<td>interruption by</td>
<td>areas and focal</td>
<td>planters and</td>
</tr>
<tr>
<td>Areas</td>
<td>Maintenance</td>
<td>Lounging</td>
<td>vehicular circulation</td>
<td>nodes</td>
<td>other horti-</td>
</tr>
<tr>
<td></td>
<td>employees</td>
<td>Walk/hike</td>
<td>Green open communal</td>
<td>Playing fields and</td>
<td>cultural elements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Visiting</td>
<td>space</td>
<td>other recreational</td>
<td>will be provided</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Primary on-site</td>
<td>Highlighted natural</td>
<td>areas</td>
<td>adjacent to all</td>
</tr>
<tr>
<td></td>
<td></td>
<td>circulation</td>
<td>landscaping</td>
<td>25 feet minimum</td>
<td>units (visually</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>distance from path</td>
<td>screened) resi-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>to units</td>
<td>dential involve-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ment will be</td>
</tr>
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