

# Ivy Gardens Master Plan

UNIVERSITY OF VIRGINIA  
SPRING 2020







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- Development program scenarios
- Unit typologies



University Grounds aerial view



# **Executive Summary**





## EXISTING CONDITIONS



Ivy Gardens surrounding context aerial view

### Executive Summary

Given its strategic location, the University has developed a master plan for this parcel to explore the redevelopment potential of increased density, and address University needs for proximate graduate housing, comprehensive pedestrian and vehicular connectivity, and future programmatic growth of Centers.

- Size 16.914 acre
- Strategic adjacencies to the Darden School of Business, Miller Center and the Center for Politics
- Primarily graduate student housing
- 16 Buildings with a mix of 440 Units
- Impervious Surface: 52%
- Tree Canopy Area: 5.4%



Ivy Gardens existing conditions



## MASTER PLAN

### Master Plan

- Propose a dynamic, economically viable redevelopment that supports the University's mission and provides significant open green spaces.
- Utilize the existing hydrology, while also establishing a rational grid of streets and development blocks, scaled appropriately, to create a diverse neighborhood and community.
- Create a mixed-use redevelopment with housing, residential amenities, innovation hub; retail and commercial.

#### Key Areas:

1. Student Community
2. Central Green
3. Residential Community
4. Mixed-use and Town Square



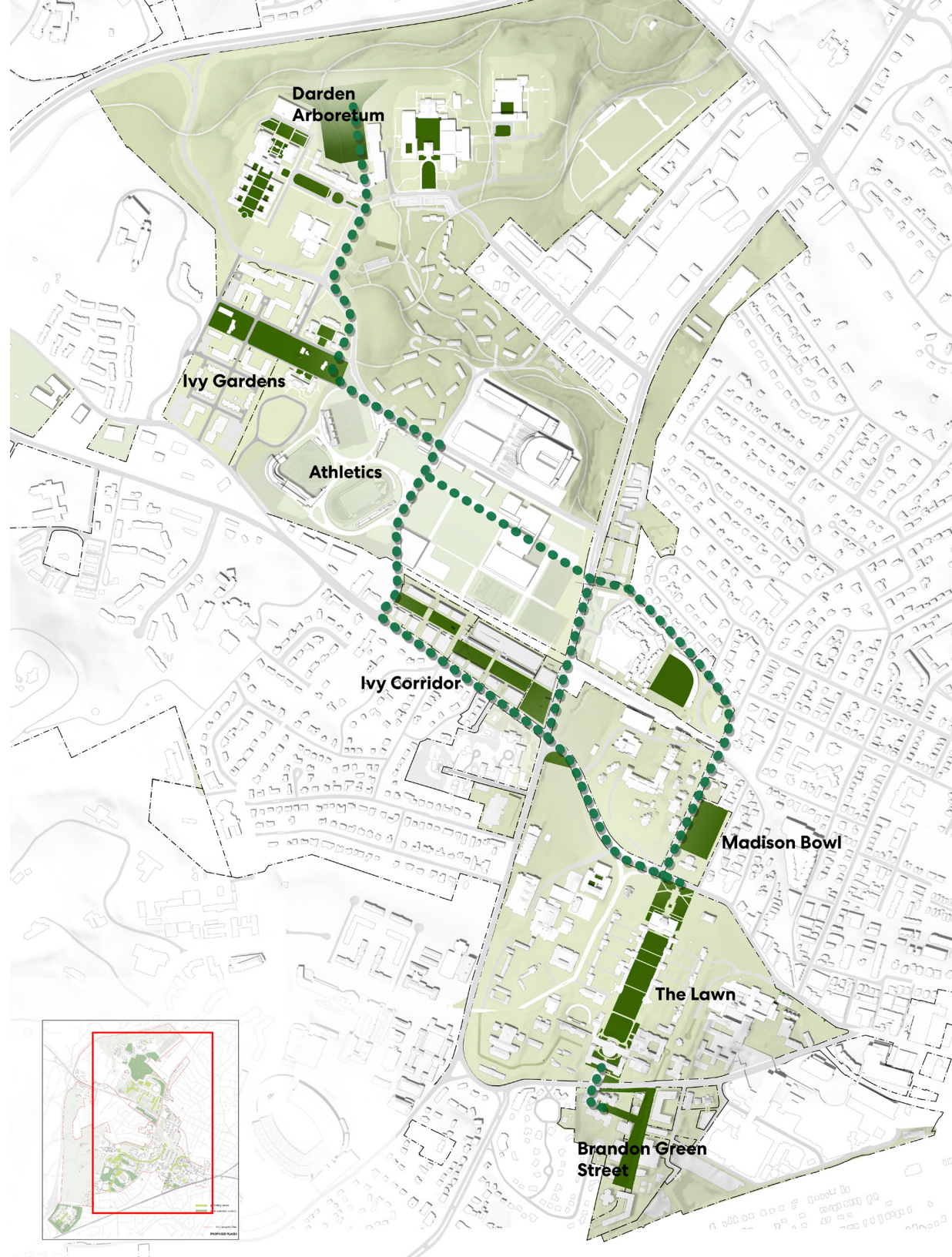
Proposed master plan for Ivy Gardens



## OPEN SPACE FRAMEWORK AND CONNECTIVITY

### Master Plan

- The master plan builds on the recommendations outlined in the Landscape Framework Plan with the integration of natural and cultural systems as a broader framework of connectivity.
- The landscape reinforces a system of pedestrian corridors that connect natural resources, engaging spaces, hubs, and open spaces from North Grounds to Central Grounds.
- This Plan bolsters the University's ability to be less reliant on vehicles and promote multi-modal systems of mobility to improve connectivity between North, West and Central Grounds.



Open space framework and connectivity for Ivy Gardens





# Context and Site

## **Planning Context**

- Uses
- Amenities
- Housing Typologies

## **Analysis**


- Circulation Analysis
- Site Sections





# EXISTING CONDITIONS

## PLANNING CONTEXT

 Walking circle - diameter  
0.5 mile diameter = 5 mins walk  
1 mile diameter = 10 mins walk



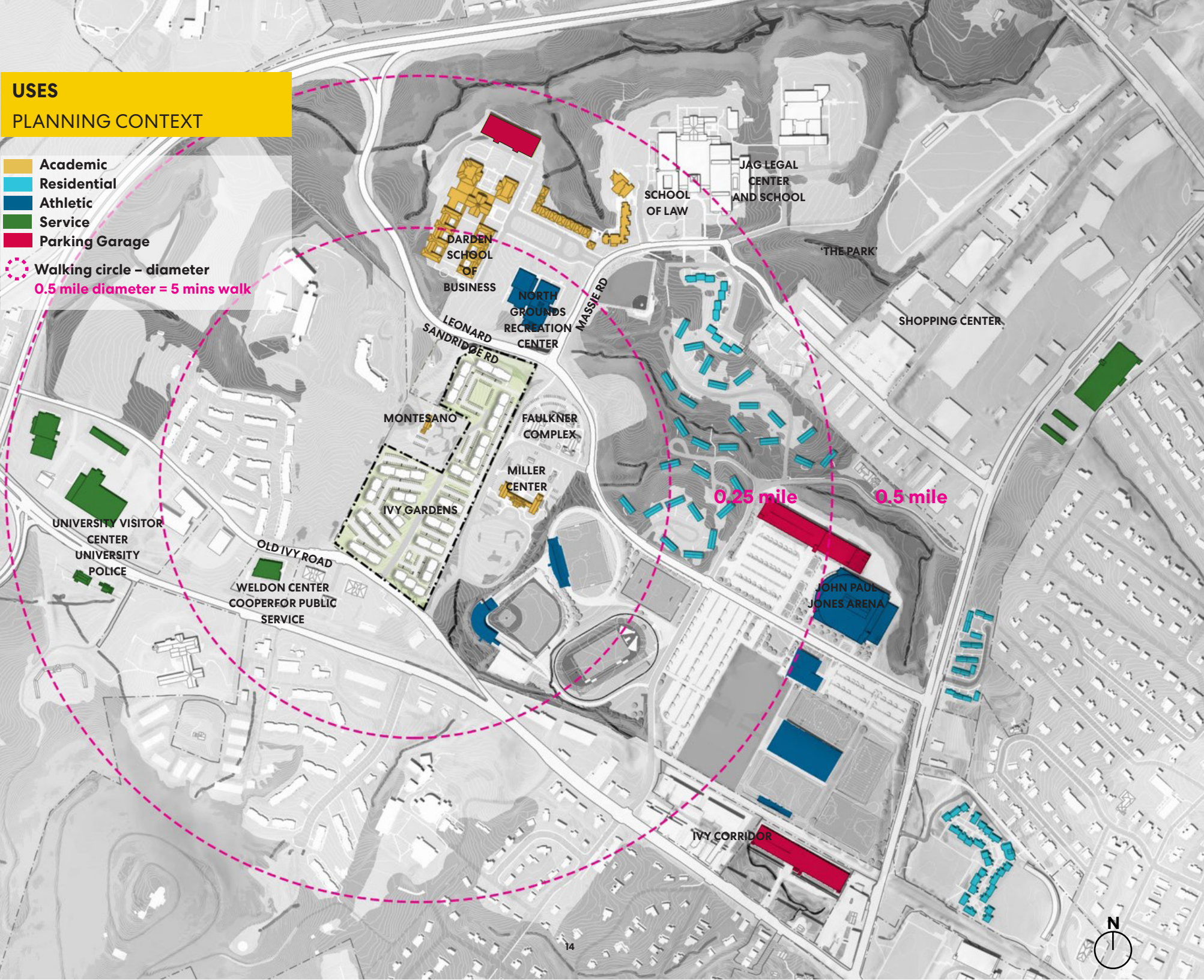


# USES

## PLANNING CONTEXT

- Academic
- Residential
- Athletic
- Service
- Parking Garage

Walking circle - diameter  
0.5 mile diameter = 5 mins walk

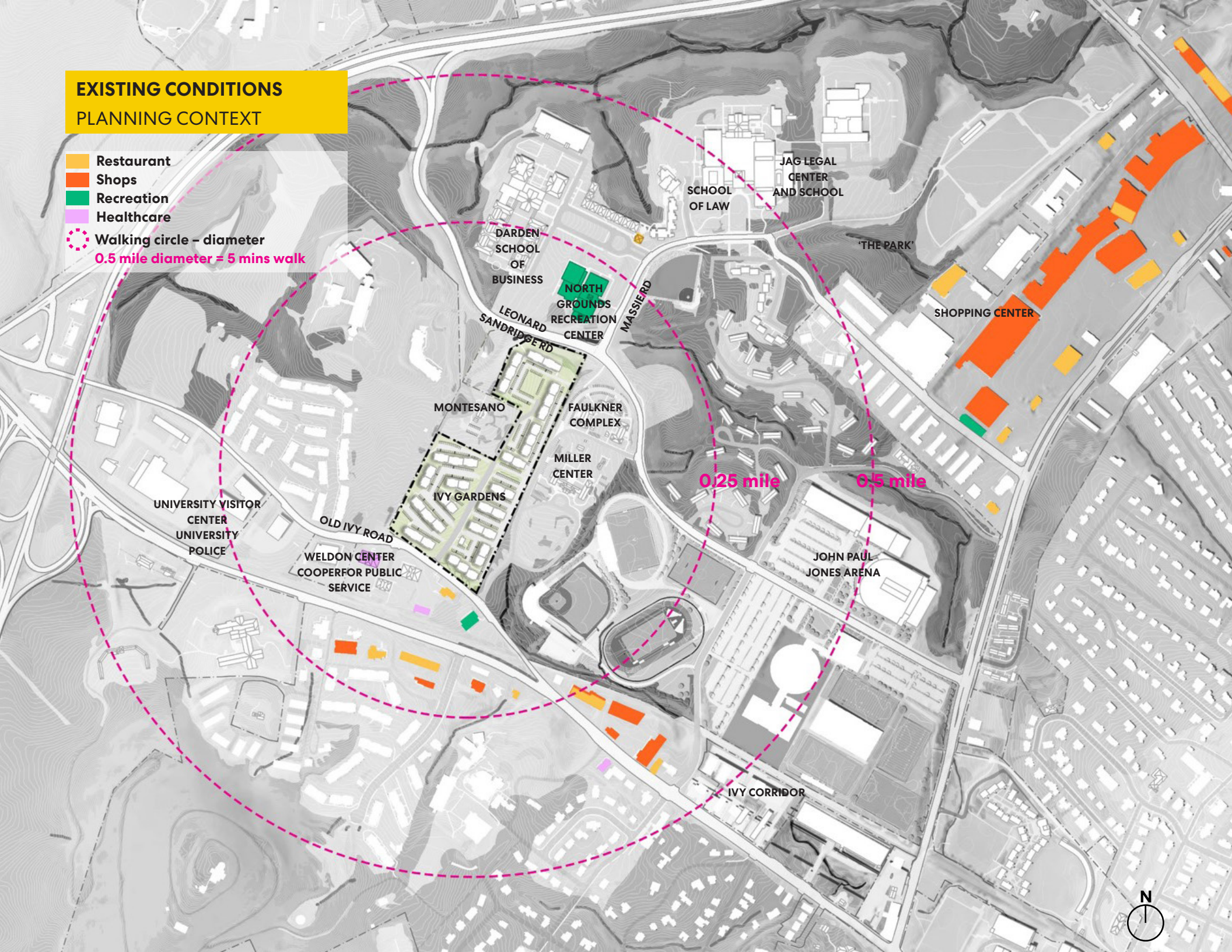




# EXISTING CONDITIONS

## PLANNING CONTEXT

- Restaurant
- Shops
- Recreation
- Healthcare
- Walking circle – diameter  
0.5 mile diameter = 5 mins walk



UNIVERSITY VISITOR CENTER  
UNIVERSITY POLICE

WELDON CENTER  
COOPERFOR PUBLIC SERVICE

MONTESANO

IVY GARDENS

FAULKNER COMPLEX

MILLER CENTER

JOHN PAUL JONES ARENA

IVY CORRIDOR

DARDEN SCHOOL OF BUSINESS

NORTH GROUNDS RECREATION CENTER

LEONARD SANDRIDGE RD

MASSIE RD

SCHOOL OF LAW

JAG LEGAL CENTER AND SCHOOL

'THE PARK'

SHOPPING CENTER

0.25 mile

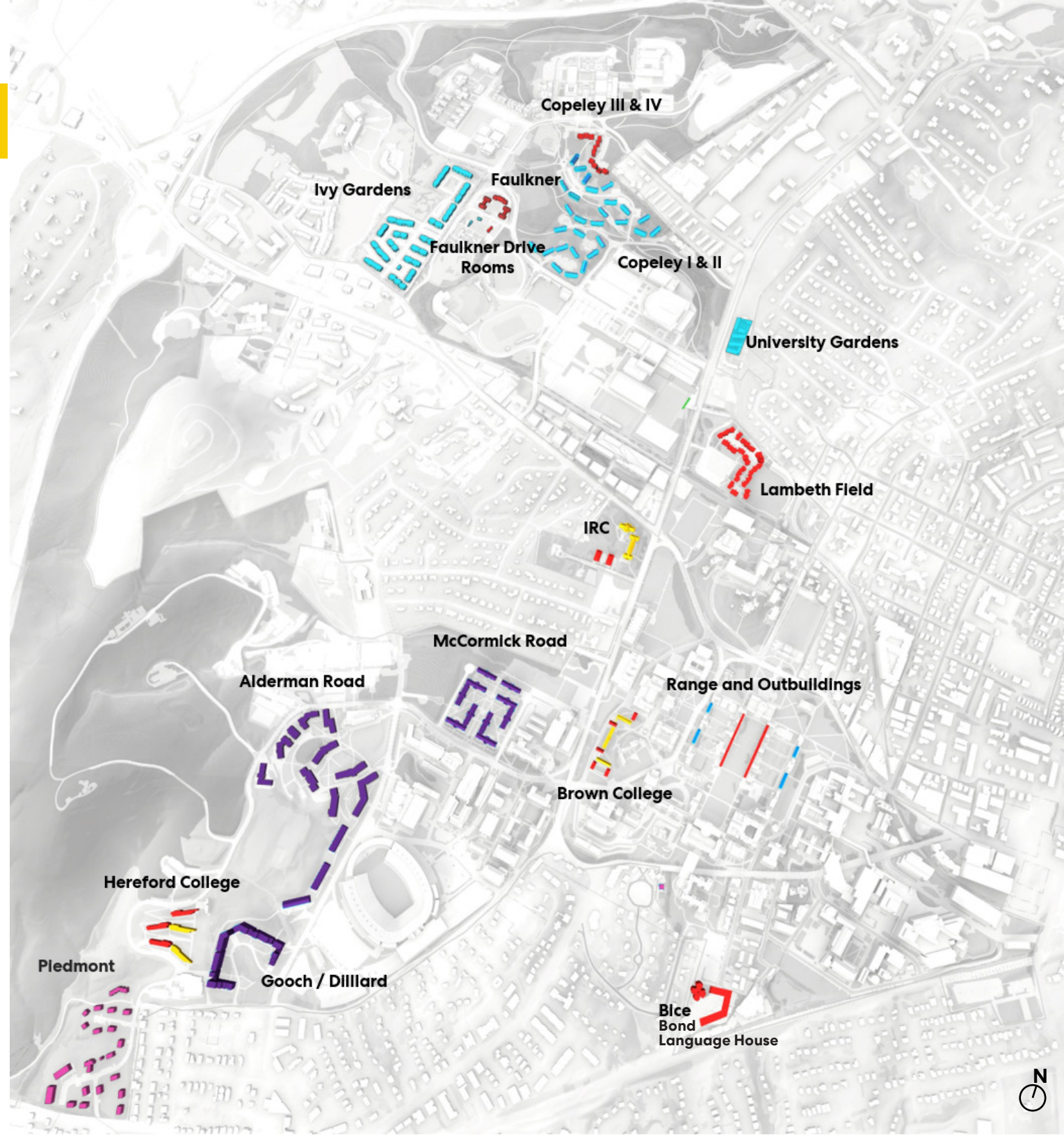
0.5 mile





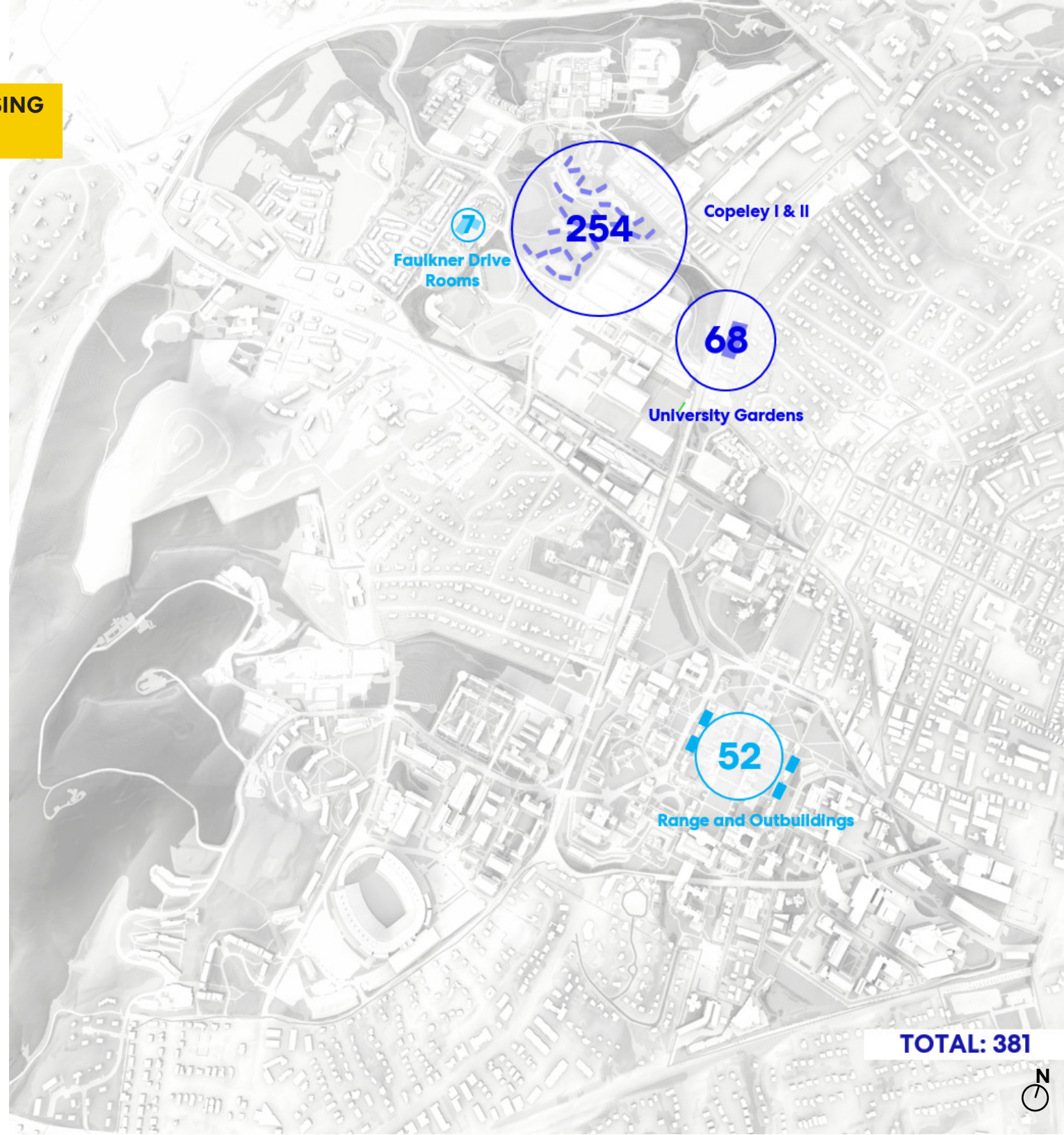
# UNIVERSITY HOUSING BY CLASS YEAR

- Faculty Housing
- Family Housing
- Graduate Housing
- Upper Class
- First Year/Upper Class
- First Year





# UNIVERSITY GRADUATE HOUSING BY TYPE



- 400 Existing Graduate Beds (Range, Copeley, University Gardens)
- Important to have quality facilities, especially for the first year experience.

- Apartment
- Traditional

**TOTAL: 381**





## EXISTING CONDITIONS ANALYSIS

### Site Information:

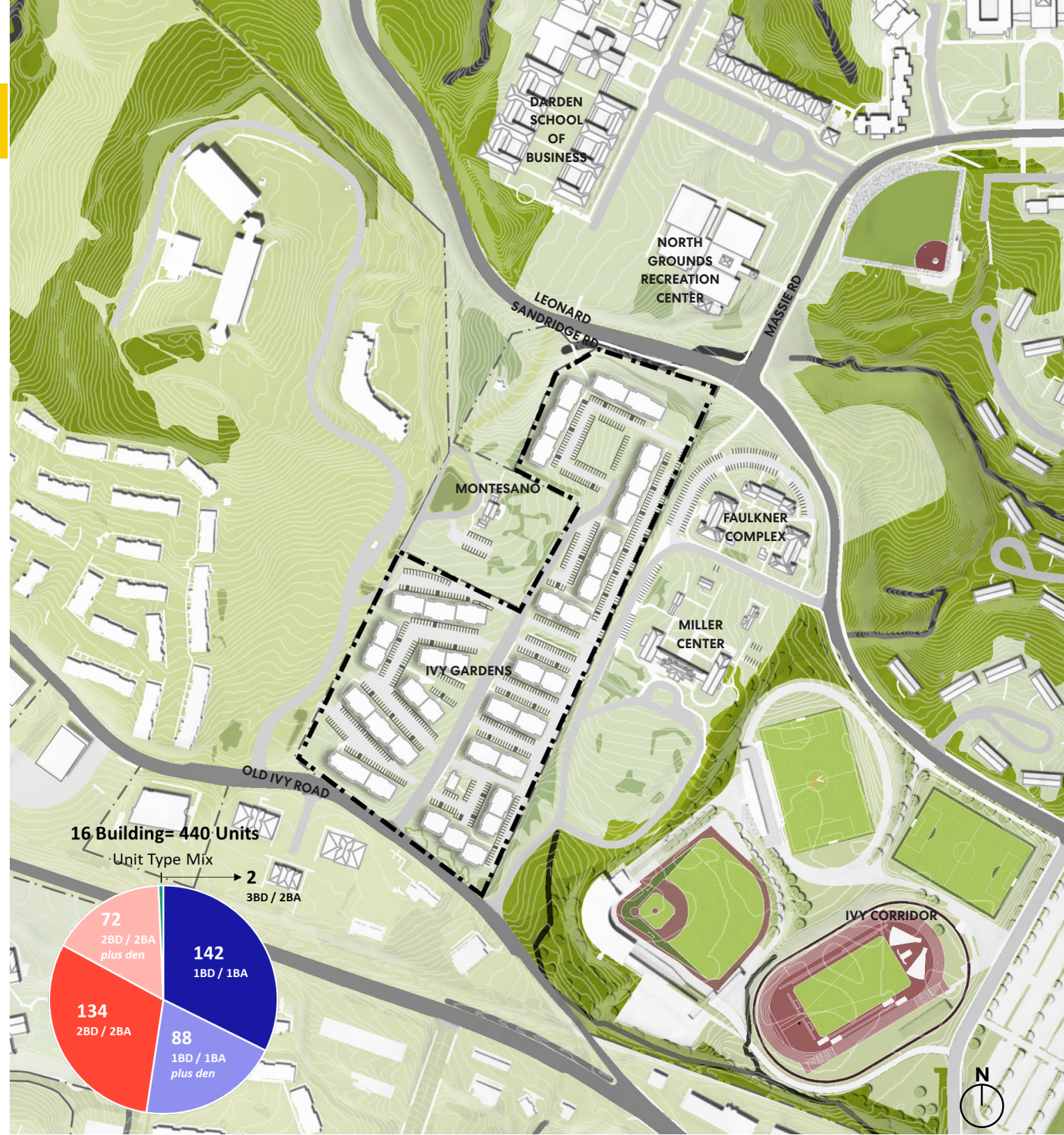
- Size 16.914 acre
- Impervious Surface: 52%
- Tree Canopy Area: 5.4%

### Existing Beds Data:

- 4% nonstudent
- 96% student
- Total Parking Spaces: 678
- (1.5/unit, 1.03/bed)
- 653 Beds

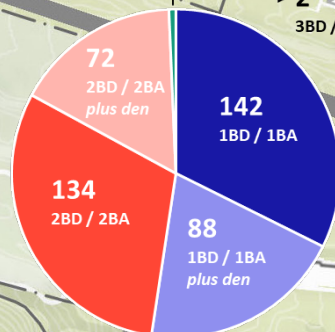
### Unit Types Break Down:

- 16 Building: 440 Units in total
- 1 Bedroom 1 Bath: 142 Units
- 1 Bedroom 1 Bath with Dens: 88 Units
- 2 Bedroom 1 Bath: 1 Unit
- 2 Bedrooms 2 Bath: 134 Units
- 2 Bedroom 2 Bath with Dens: 72 Units
- 3 Bedroom 2 Bath: 3 Units



16 Building = 440 Units

Unit Type Mix





## CIRCULATION SYSTEMS ANALYSIS



### Vehicular Circulation

- Single point of entry and exit to the site
- Lack of North South connection from Old Ivy Road to Leonard Sandridge Road
- Limited connectivity to the broader North Grounds and surrounding neighborhood



### Bus Circulation

- No bus stop within Ivy Gardens site causing students to cut through site to access bus stops at Massie Road

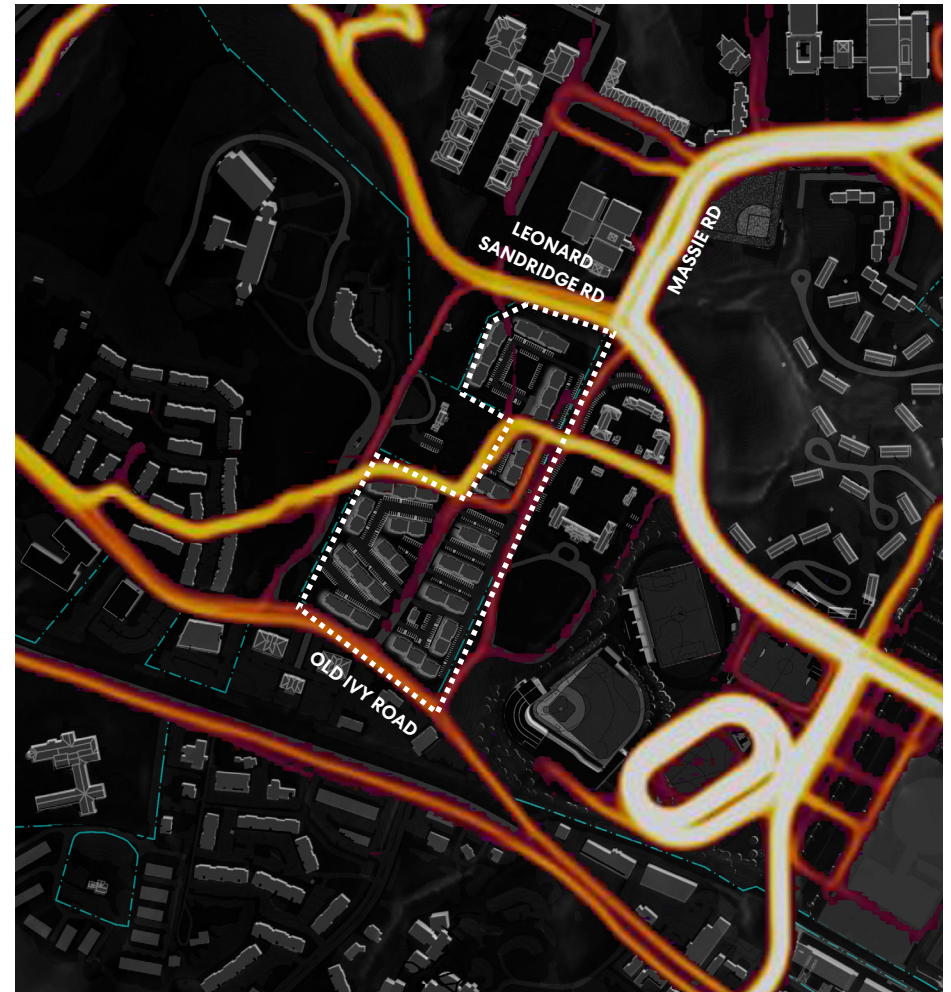


## CIRCULATION SYSTEMS ANALYSIS



### Pedestrian Circulation

- Lack of accessible pedestrian connectivity from Ivy Gardens to Darden School of Business, Miller Center, Center for Politics, and professional schools
- The mid-block crossing west of the Leonard Sandridge and Massie Road intersection has pedestrian safety concerns despite the automatic flashing lights and pedestrian pavement marking.



### Pedestrian Circulation

- Strava maps to illustrate existing patterns of pedestrian circulation that highlight east-west desire lines

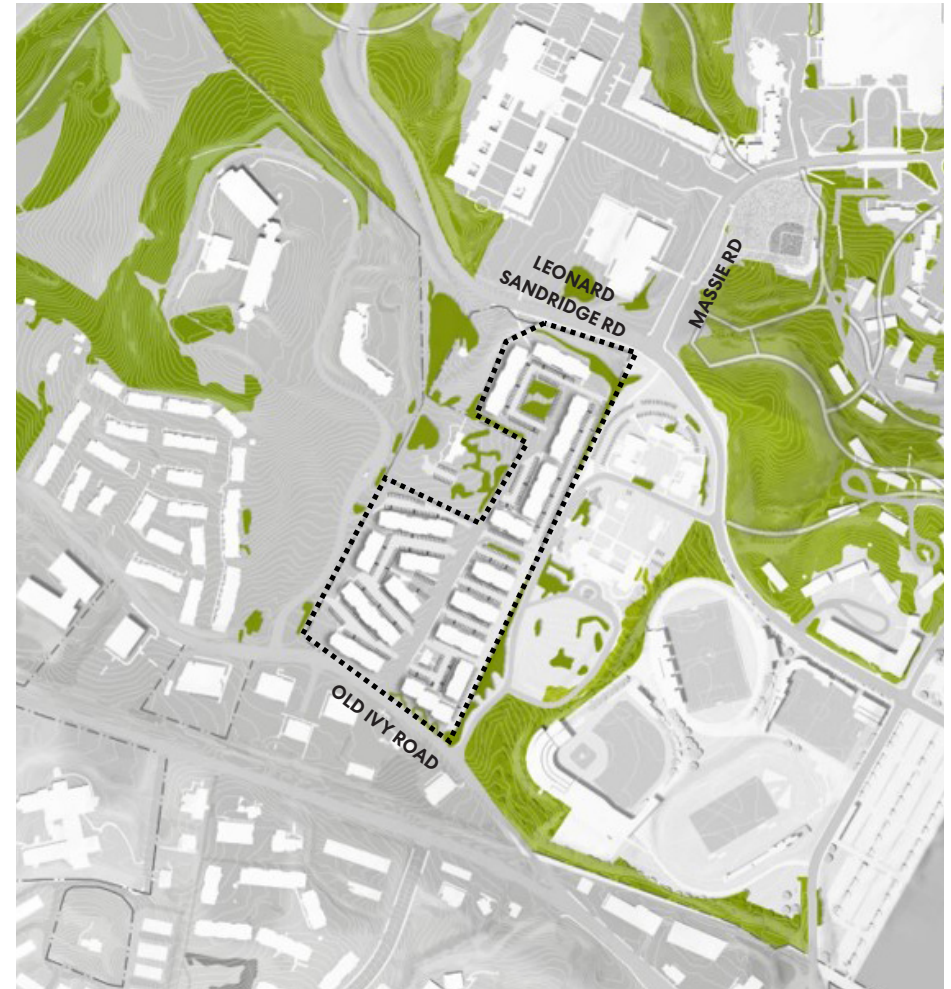


## NATURAL SYSTEMS ANALYSIS



### Topography And Hydrology

- Significant grade elevation change across the site creates challenges for accessible pedestrian connectivity
- Stormwater management is currently managed by underground infrastructure that connects to city infrastructure
- All storm water run-off from impervious pavements and roofs is discharged directly to stormwater infrastructure



### Ecology And Woodlands

- Sparse and limited tree canopy that does not provide shade for pedestrian areas and contribute to the overall heat island effect
- Surrounded by woodlands and natural resources, the site has limited connectivity to the ecology



**SITE SECTION**  
**NORTH-SOUTH**

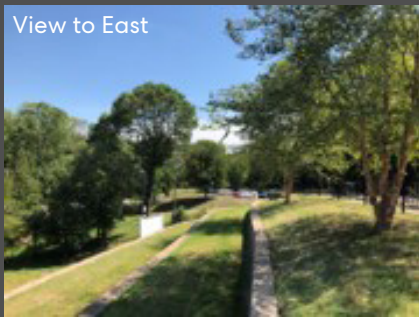
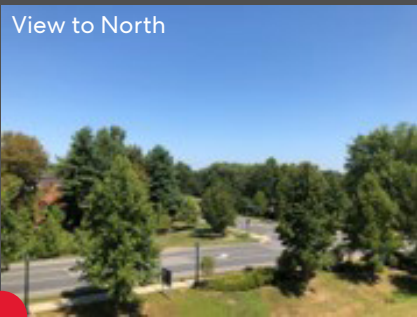
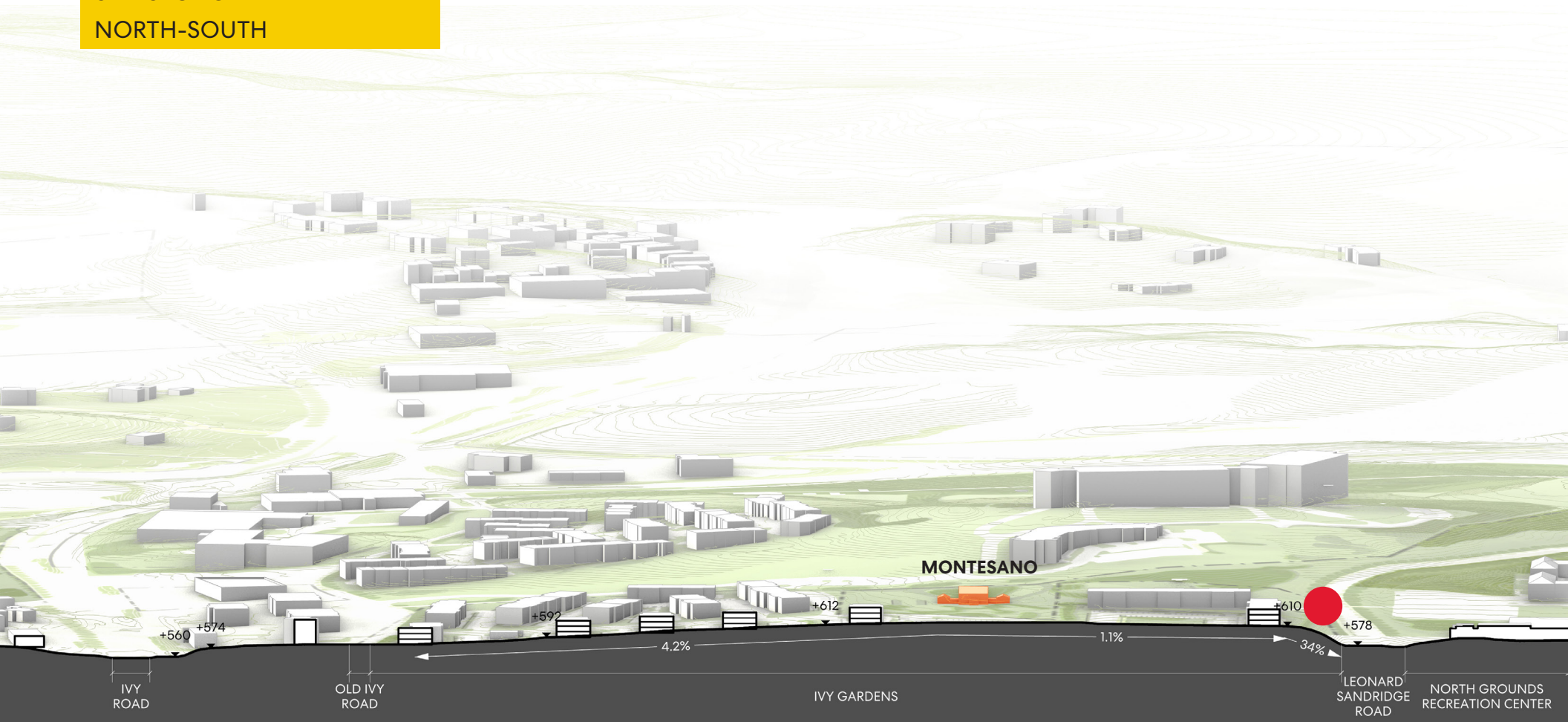
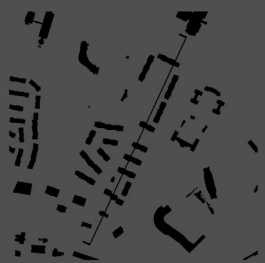


Photo location



**SITE SECTION**  
EAST-WEST

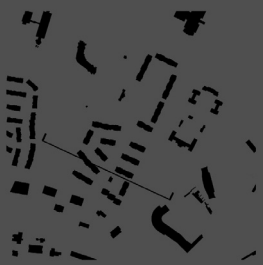
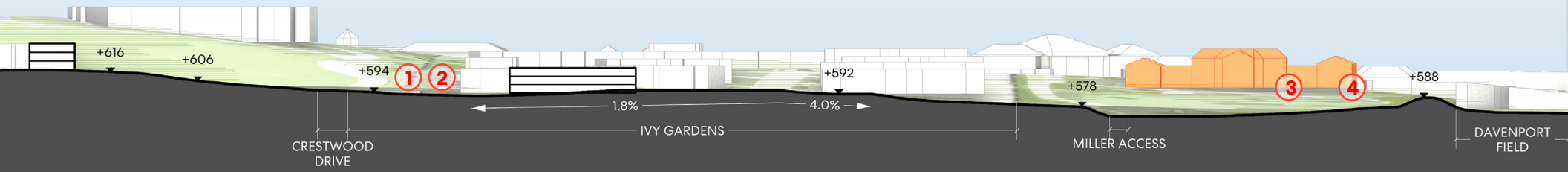


Photo location







# Master Plan

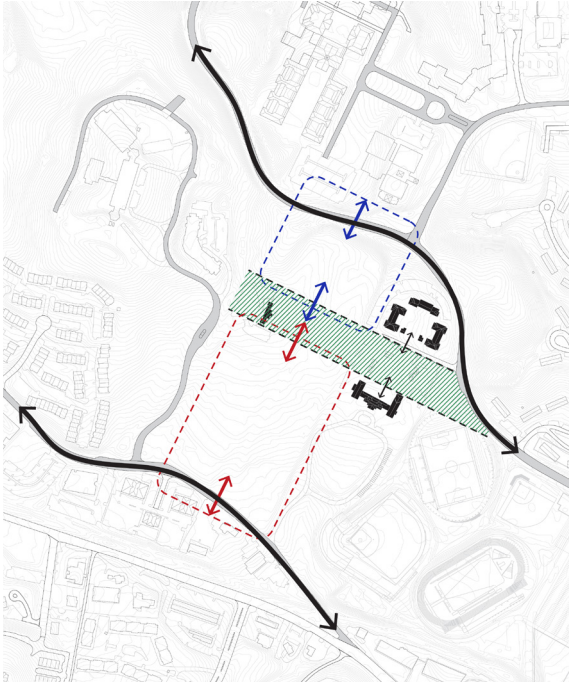
## Guiding Principles and Framework

### Master Plan

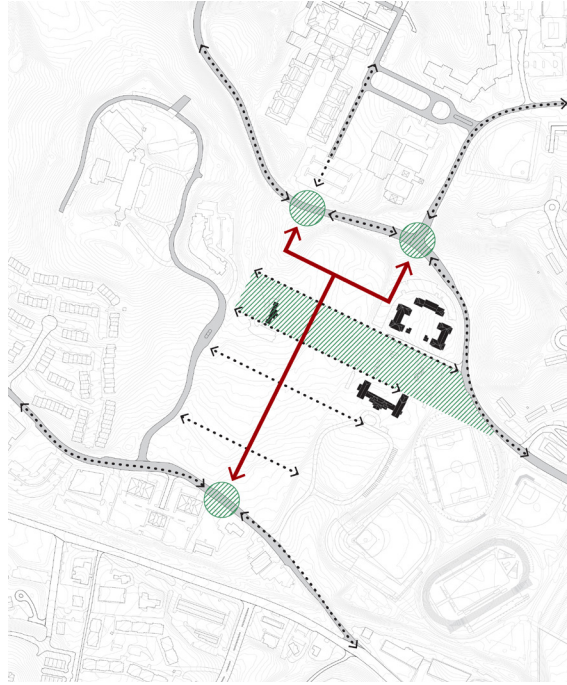
- Circulation system
- Massing Composition
- Site Section
- Program



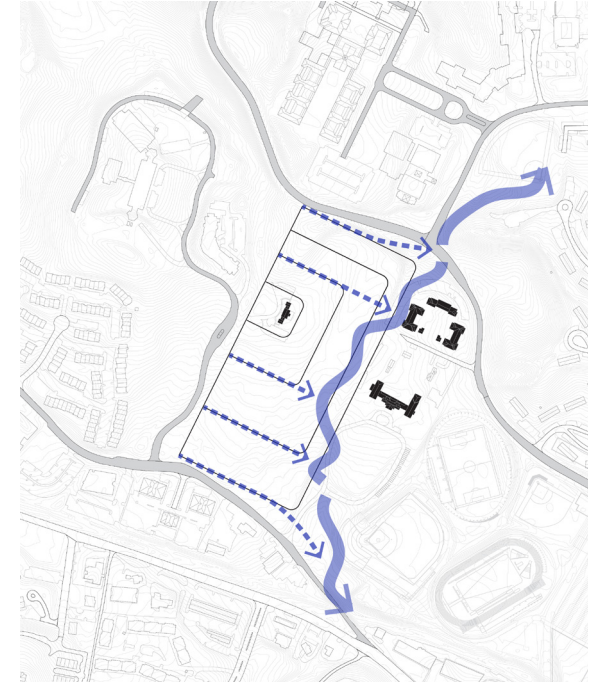
## GUIDING PRINCIPLES AND FRAMEWORK



**REINFORCE** the Historic Core and establish visibility, adjacency and engagement to the North and South



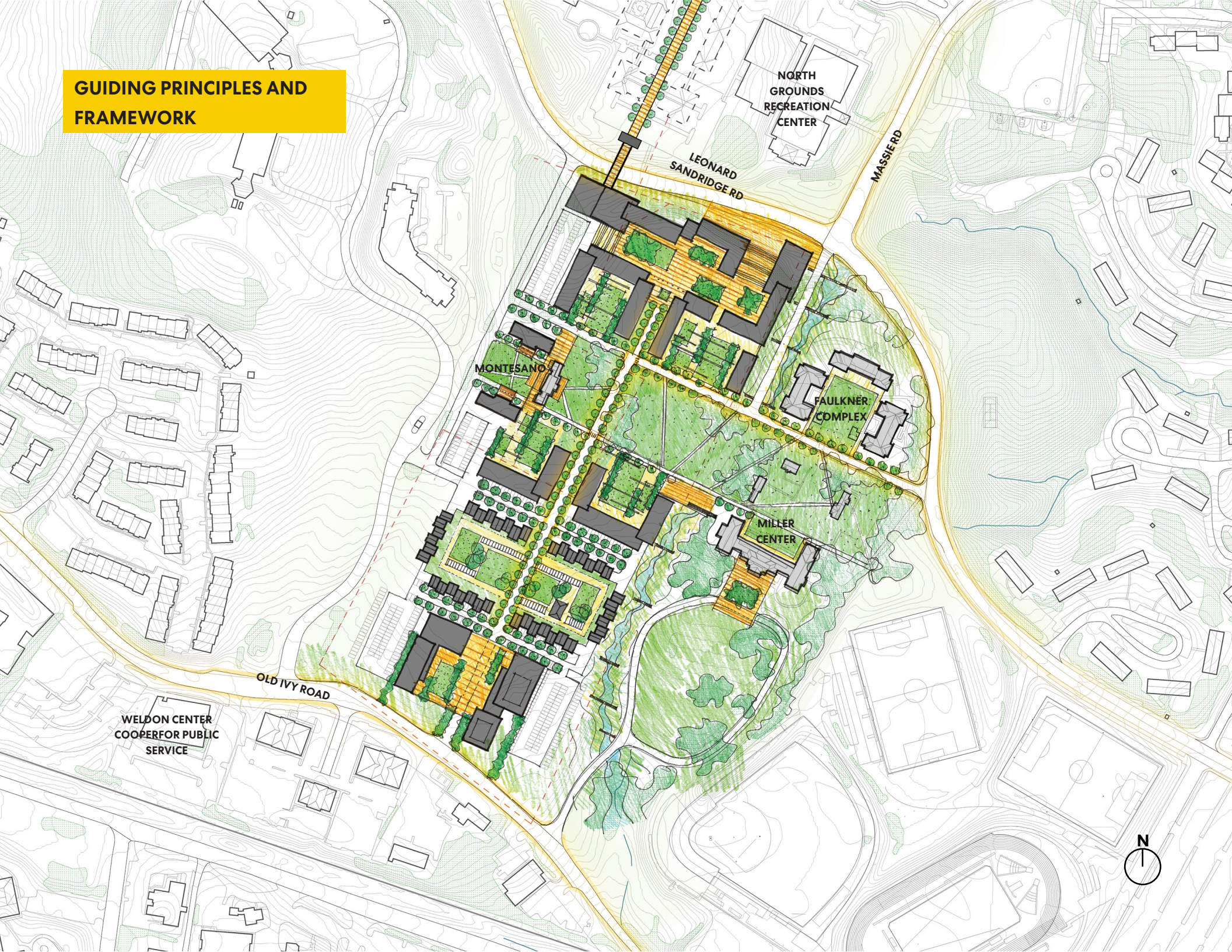
Framework of **CONNECTIVITY** that promotes clarity and multi-modal mobility systems



**SUSTAINABILITY AND RESILIENT**  
Enhance the natural systems of topography, ecology and hydrology



**GUIDING PRINCIPLES AND  
FRAMEWORK**



NORTH  
GROUNDS  
RECREATION  
CENTER

LEONARD  
SANDRIDGE  
RD

MASSIE RD

MONTESANO

FAULKNER  
COMPLEX

MILLER  
CENTER

OLD IVY ROAD

WELDON CENTER  
COOPERFOR PUBLIC  
SERVICE

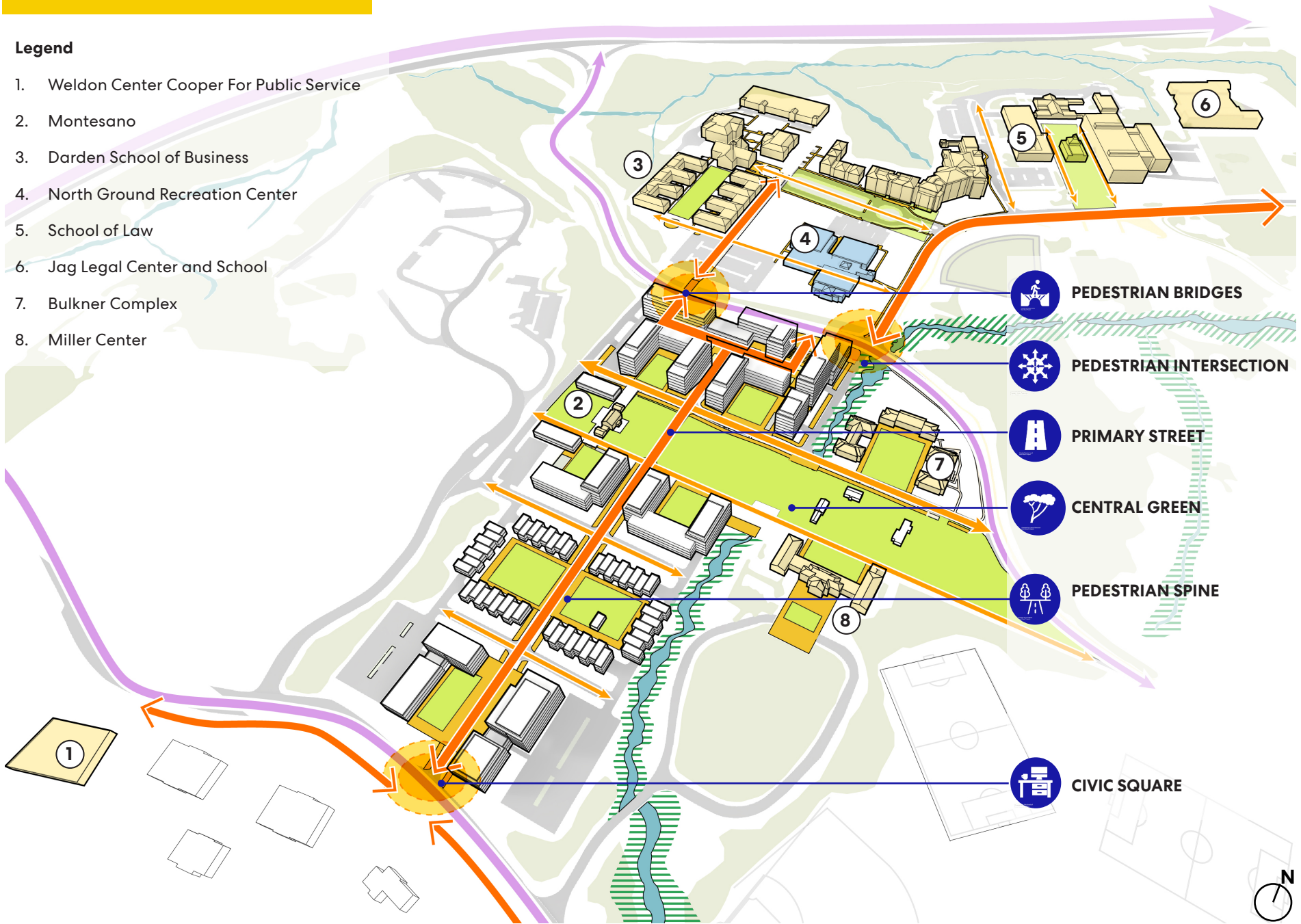




# FRAMEWORK OF CONNECTIVITY

## Legend

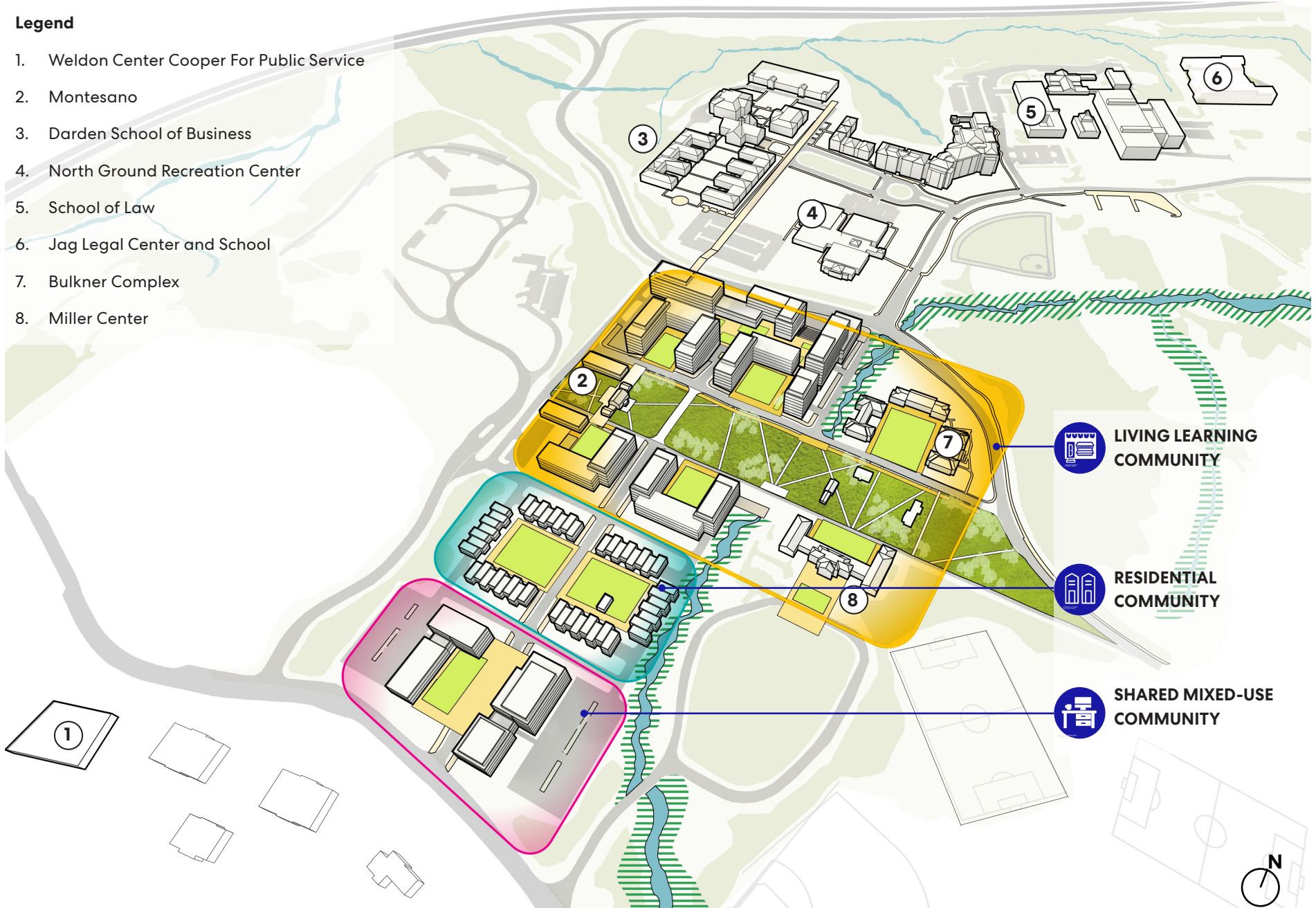
1. Weldon Center Cooper For Public Service
2. Montesano
3. Darden School of Business
4. North Ground Recreation Center
5. School of Law
6. Jag Legal Center and School
7. Bulkner Complex
8. Miller Center



## COMMUNITIES OF DIVERSE USES

### Legend

1. Weldon Center Cooper For Public Service
2. Montesano
3. Darden School of Business
4. North Ground Recreation Center
5. School of Law
6. Jag Legal Center and School
7. Bulkner Complex
8. Miller Center

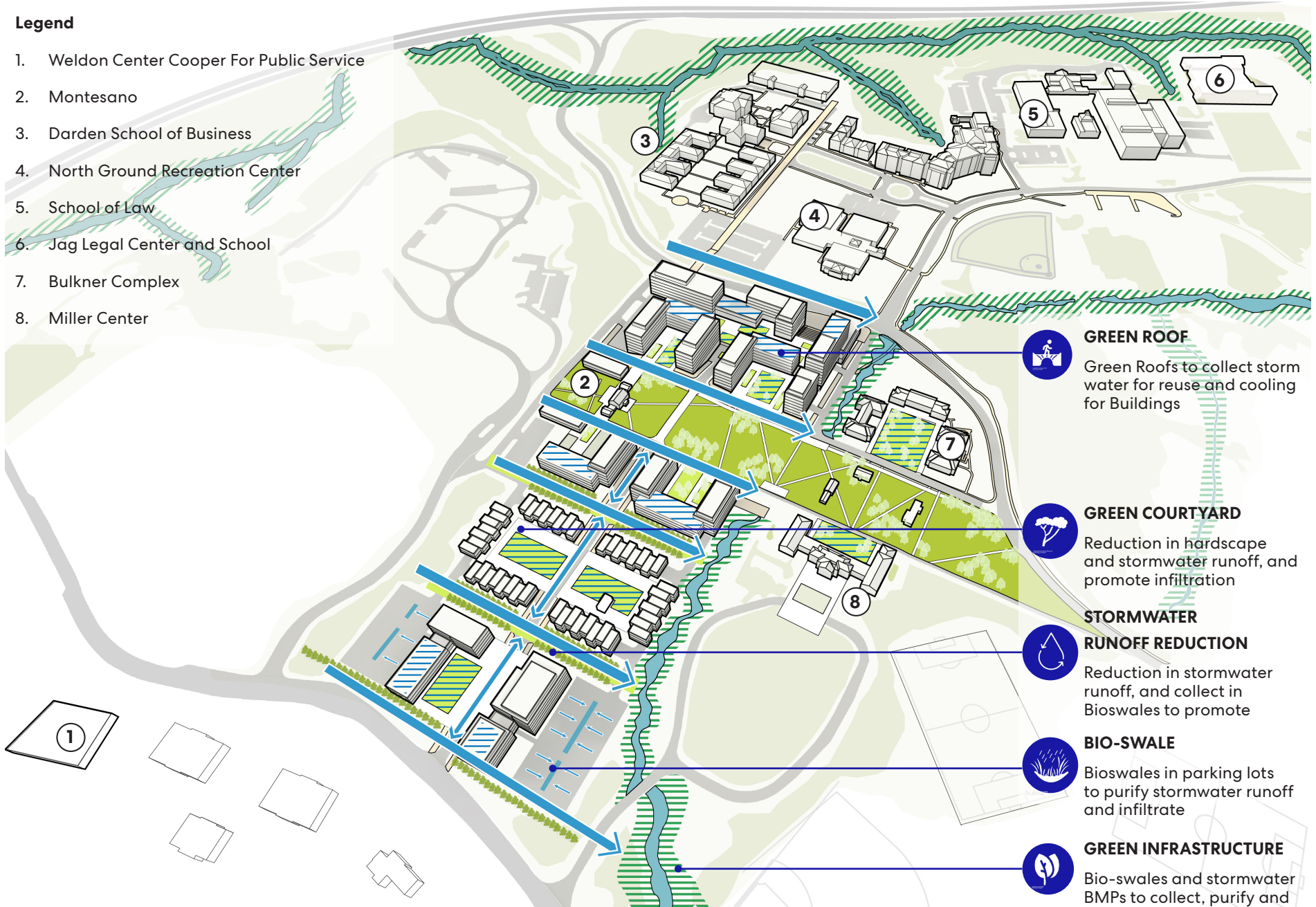




# HYDROLOGY AND ECOLOGY SYSTEMS

## Legend

1. Weldon Center Cooper For Public Service
2. Montesano
3. Darden School of Business
4. North Ground Recreation Center
5. School of Law
6. Jag Legal Center and School
7. Bulkner Complex
8. Miller Center



**GREEN ROOF**  
Green Roofs to collect storm water for reuse and cooling for Buildings

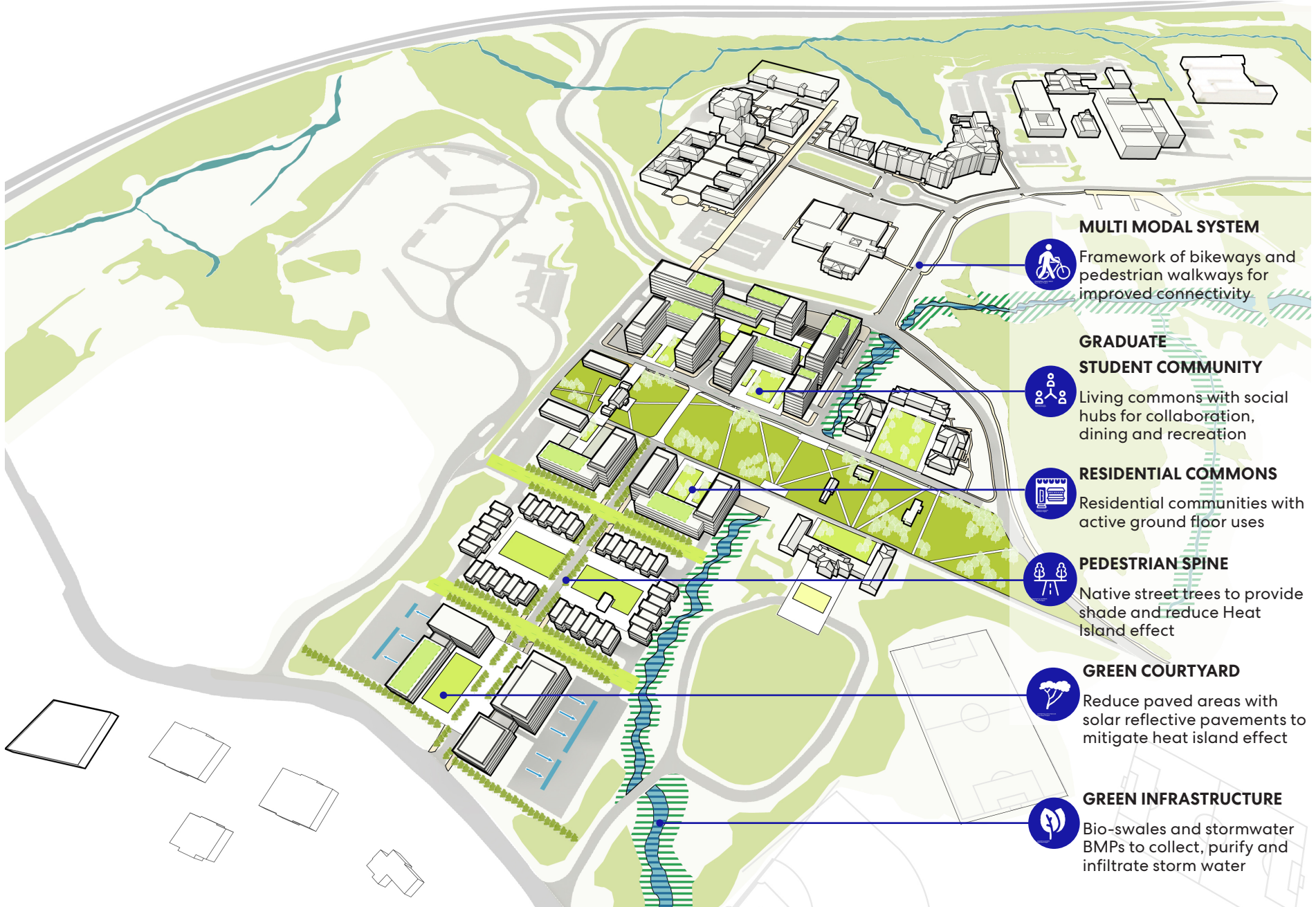
**GREEN COURTYARD**  
Reduction in hardscape and stormwater runoff, and promote infiltration

**STORMWATER RUNOFF REDUCTION**  
Reduction in stormwater runoff, and collect in Bioswales to promote

**BIO-SWALE**  
Bioswales in parking lots to purify stormwater runoff and infiltrate

**GREEN INFRASTRUCTURE**  
Bio-swales and stormwater BMPs to collect, purify and infiltrate storm water

## SUSTAINABILITY AND RESILIENCE





## RESILIENCE AND CLIMATE CHANGE

### REDUCTION IN URBAN HEAT ISLAND

- Reduction in pavements
- Increase in green areas with trees for shade

### LIGHT COLORED PAVEMENTS

- Reduction in solar radiation from dark pavements



### ACTIVE PORTALS

- Shaded portals through the building enhance movement and can be activated with study areas



### MATERIAL HEALTH

- Healthy material selection
- Reduction of excess finishes
- Use of natural materials
- Durable material selection
- Low-emitting materials and adhesives
- Responsible waste management policy



### OPERATIONAL RESILIENCE

- Quality of construction to reduce need for renovations and operational downtime
- Sustainable pro forma that considers cyclical reinvestments for upkeep



## WATER

- Reduce water consumption with low flow fixtures, xero-scaping, and water reuse
- Stormwater management with porous pavements, rain gardens, bio-swales, green roofs and holistic approach to green infrastructure
- Reduce storm water and heat island effect by increasing landscape area and pervious surfaces

## ENERGY



### ENERGY CONSERVATION

Target low Energy Use Intensity (EUI) through systems strategies:

- Reduce Energy Demand with passive strategies
- Use efficient systems, appliances and equipment
- Incorporate renewables
- Operate Optimally



### ENERGY EFFICIENT FAÇADE

A well insulated façade system to block summer heat and cold winter temps while filtering in light



### RENEWABLE ENERGY

For energy generation and passive heating of water

## LIVABILITY, HEALTH AND WELLBEING



### CONNECTIVITY

- Access to public transportation & UVA shuttle
- Pedestrian network
- Bicycle network & storage
- Reduced parking & access to charging stations



### MEMORABLE EXPERIENCE

Gardens and terraces for respite and recharge  
Sense of Community though diverse amenity offering



### COMMUNITY ENGAGEMENT

Indoor / outdoor café and retail spaces to provide opportunities for local vendors to have campus presence



### FLEXIBLE LEARNING SPACE

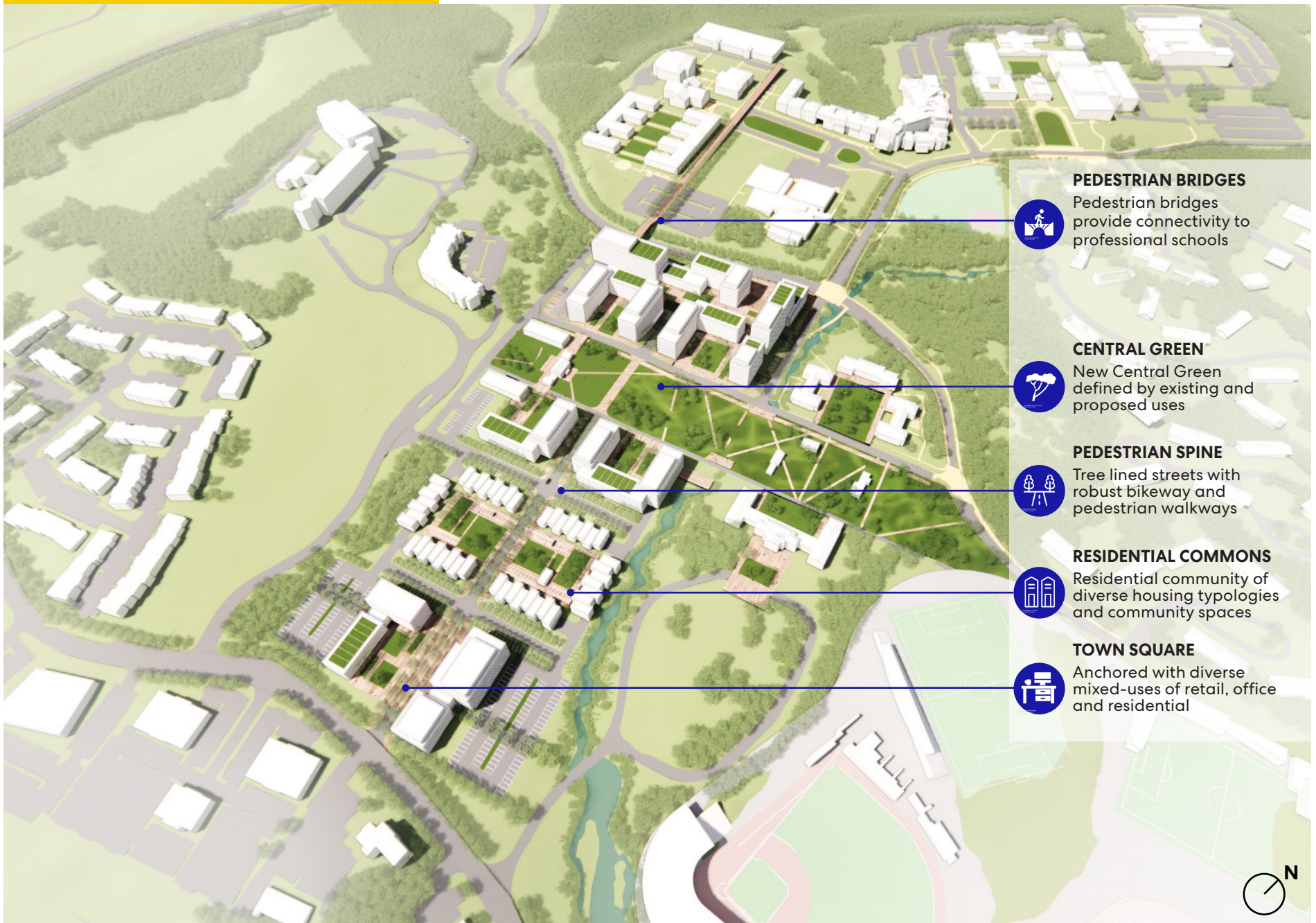
Multipurpose: Lectures, TED Talks, Workshops, Forums, Meetings, Lounge, Banquets, Theater



### GREEN ROOFS

Gardens and terraces for respite and recharge  
Sense of Community though diverse amenity offering

## PROPOSED REDEVELOPMENT PLAN



- PEDESTRIAN BRIDGES**  
Pedestrian bridges provide connectivity to professional schools
- CENTRAL GREEN**  
New Central Green defined by existing and proposed uses
- PEDESTRIAN SPINE**  
Tree lined streets with robust bikeway and pedestrian walkways
- RESIDENTIAL COMMONS**  
Residential community of diverse housing typologies and community spaces
- TOWN SQUARE**  
Anchored with diverse mixed-uses of retail, office and residential



# MASTER PLAN - USES



- Commercial
- Graduate Residences
- Residential and Mixed-use
- Academic





# MASTER PLAN

## Legend

1. Pedestrian bridge
2. Pedestrianized street intersection
3. Collaboration space
4. Outdoor spaces
5. Central green space
6. Montesano entry court
7. New street
8. Residential courtyards
9. Green infrastructure and bio swales
10. Civic plaza
11. Miller Center entry court





# GRADUATE COMMUNITY



Proposed Student Residential  
440 Units (does not include Faulkner).

- 657 Beds
- 243 (1 Bedroom)
- 183 (2 Bedroom)
- 16 (3 Bedroom)

42,500 GSF Amenities  
21,000 GSF Club House



**iLab,  
Conference Rooms,  
Collaboration Spaces,  
Cafe**



**Amphitheater**



**Retail**



**Outdoor Courtyard  
Open Spaces,  
Programming for Events**



**Health and Wellness**

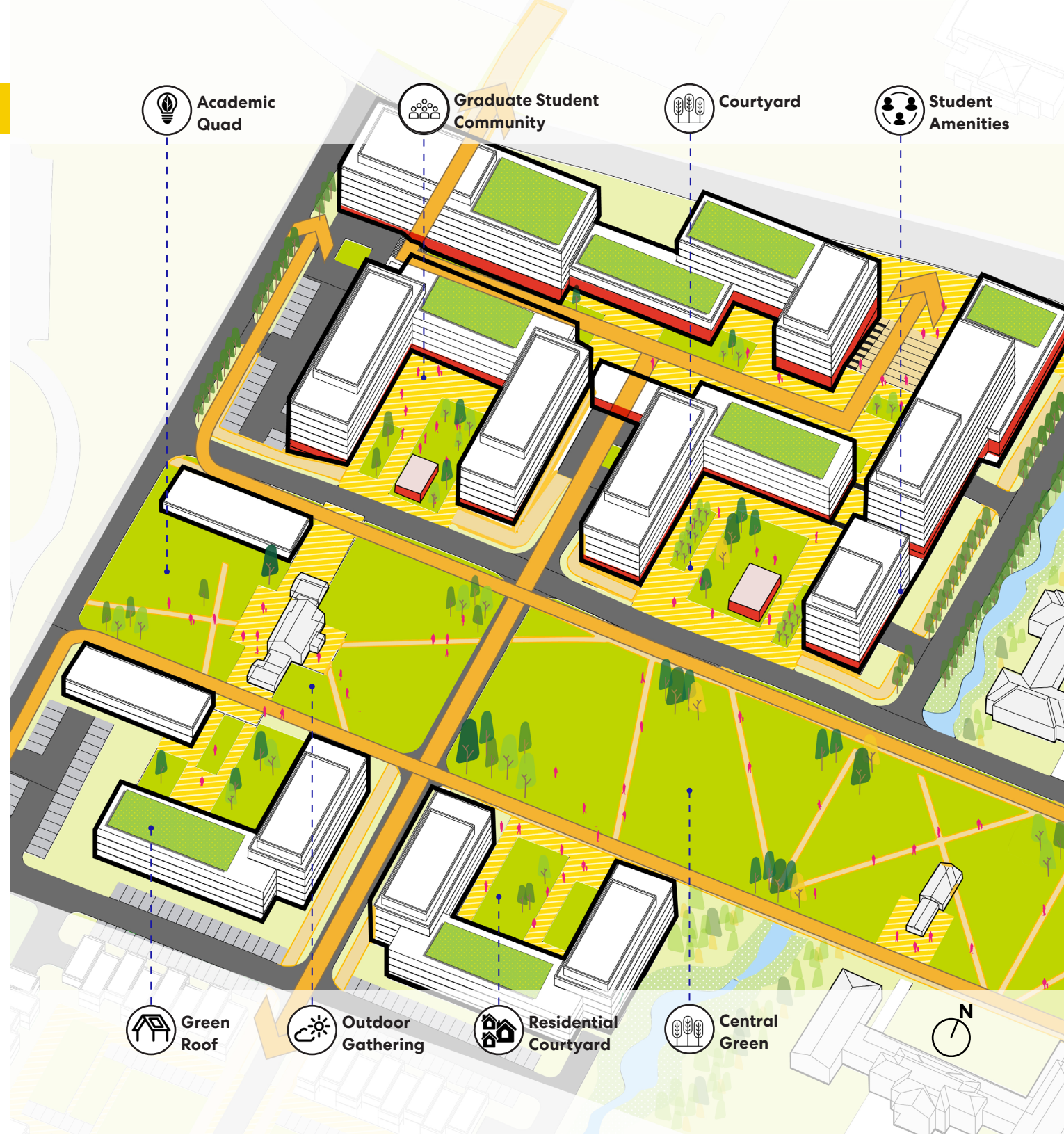


## STUDENT RESIDENTIAL UNITS





## CENTRAL GREEN



### Program

46,400 GSF New Academic Space  
(does not include Miller Center and  
Montesano)

- Conference Rooms
- Lecture Halls
- Public Halls
- Recording Studios
- Collaboration
- Classrooms
- Media Production
- Meeting Rooms
- Conference Rooms
- Cafe



# ACADEMICS





# RESIDENTIAL COMMUNITY



Residential Commons



Dedicated Bike Lane



Bio-swale



Community Garden



Shaded Sidewalk



Clubhouse



N

## Program

Proposed Residential

- 191 Units
- 309 Beds
- 79 (1 Bedroom)
- 59 (2 Bedroom)
- 5 (3 Bedroom)
- 48 (Townhomes)

14,900 GSF of Amenities

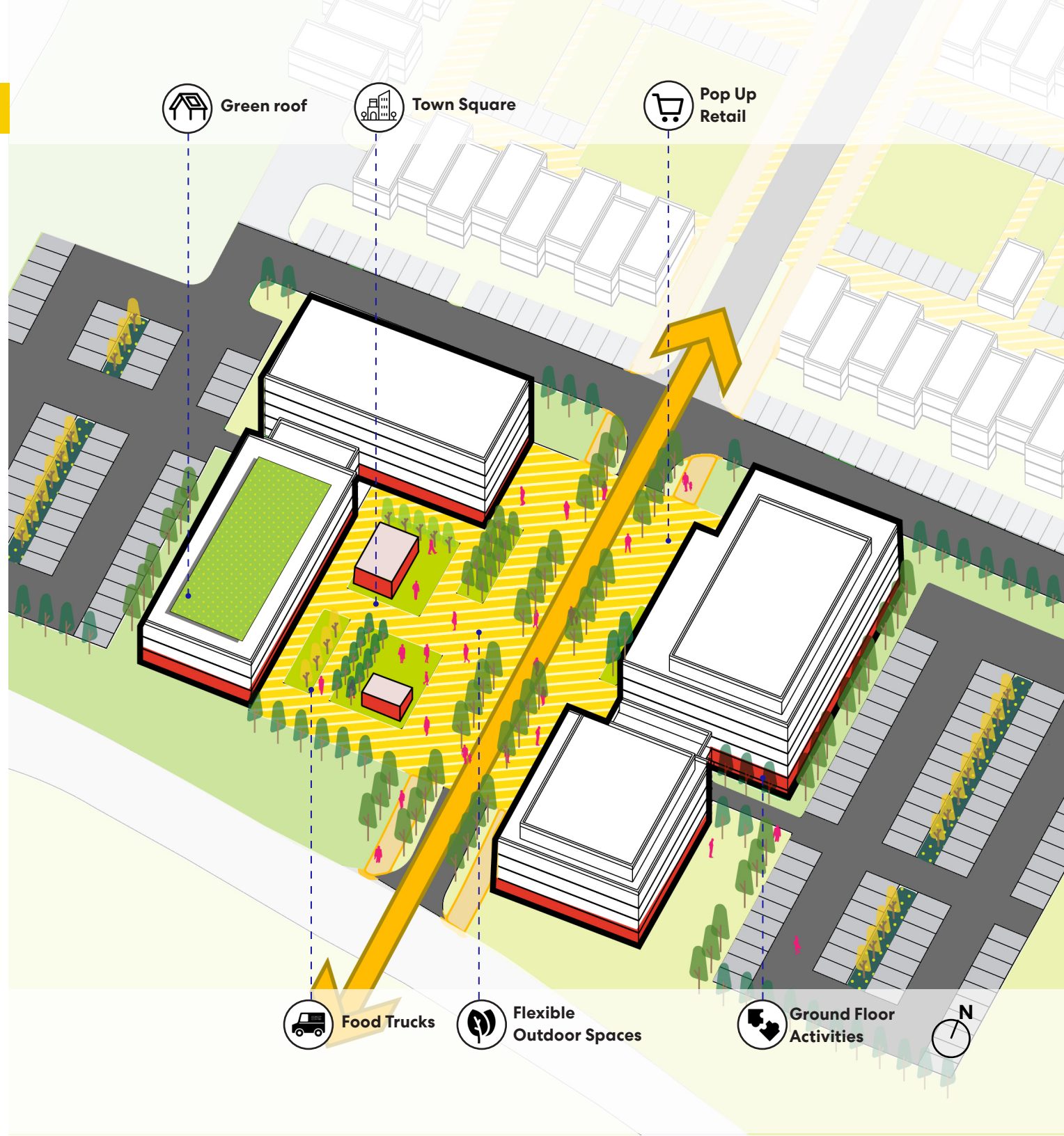


## RESIDENTIAL AMENITIES





## SHARED MIXED-USE SQUARE

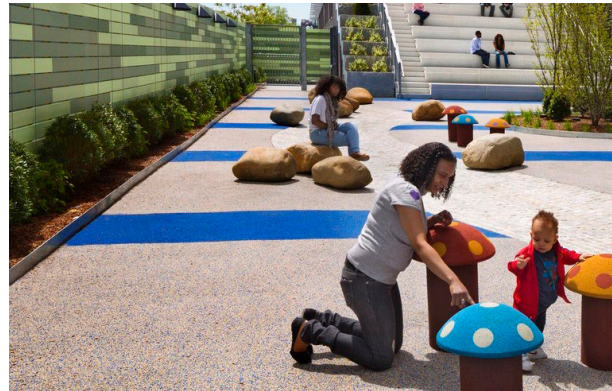
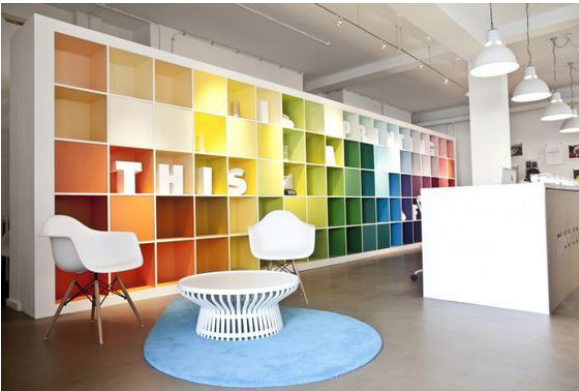


### Program

69,500 GSF Of Commercial

- Office
- Grocery Stores
- Day Care
- Retail
- Restaurant
- Café
- Fitness Club

## MIXED USES AMENITIES





## OVERALL USES

Increase Density By 150%

Student Units = 440

Market Residential = 276

Total Units = 718

Total Beds = 1,091

Amenities = 54,700 GSF

Academic space= 46,400 GSF

Commercial = 69,500 GSF

### Parking\*

856 Parking Spaces

1.20 Space/Unit

0.80 Space/Bed

420 Structured Parking

436 Surface Spaces

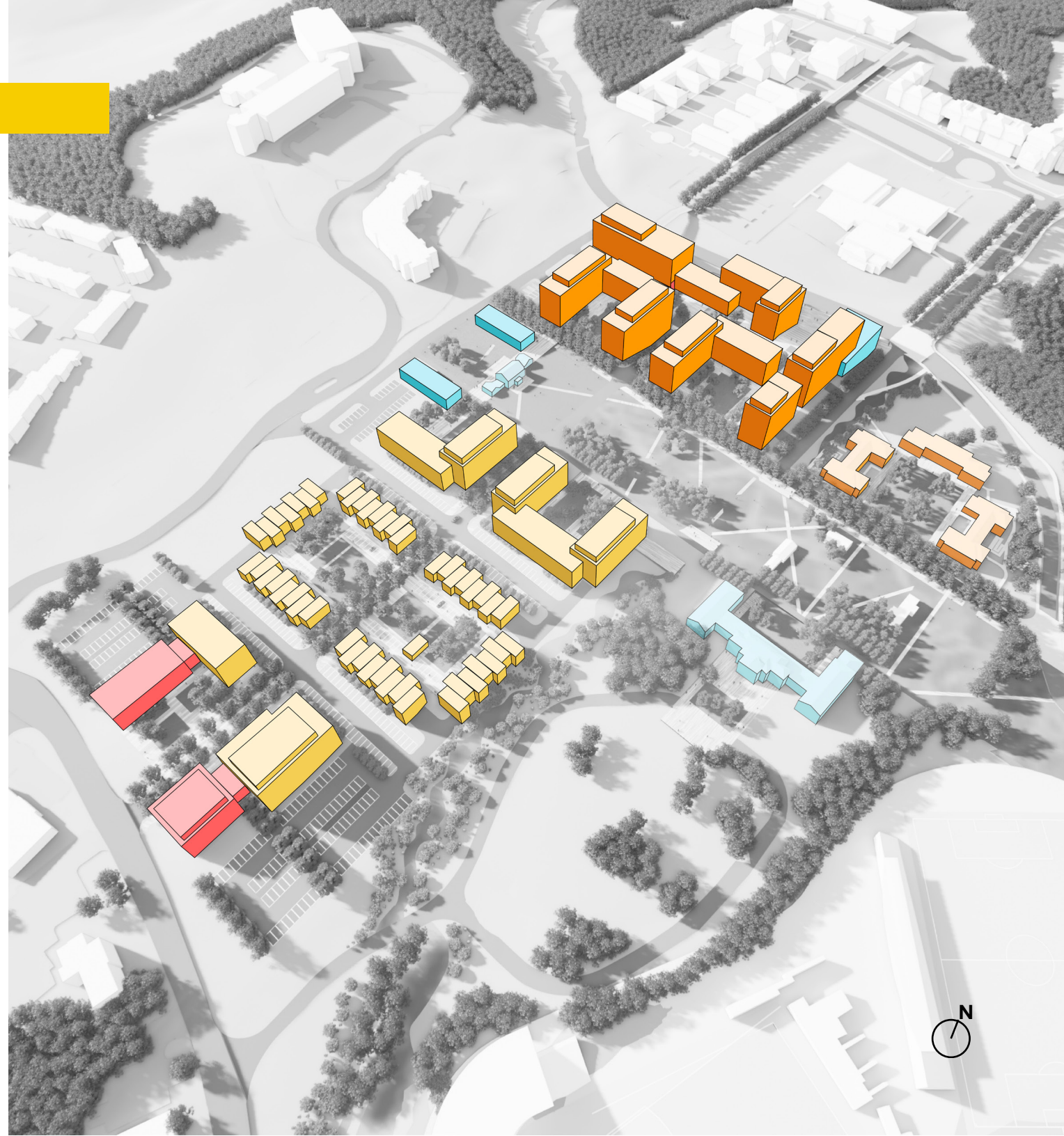
*\* Parking need to be revisited and updated as required when development program is further defined.*

 **Commercial**

 **Student Residential**

 **Residential**

 **Academic**





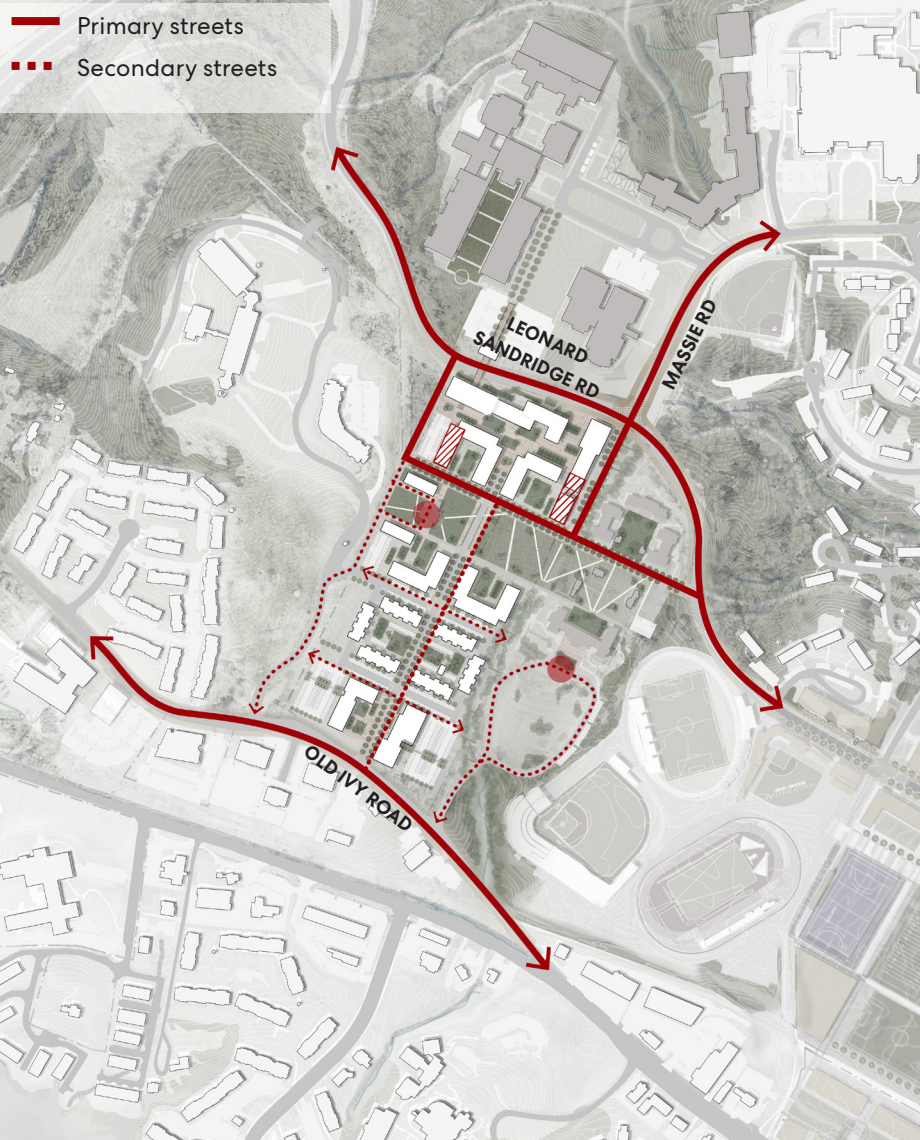
## STUDENT RESIDENTIAL COMMUNITY



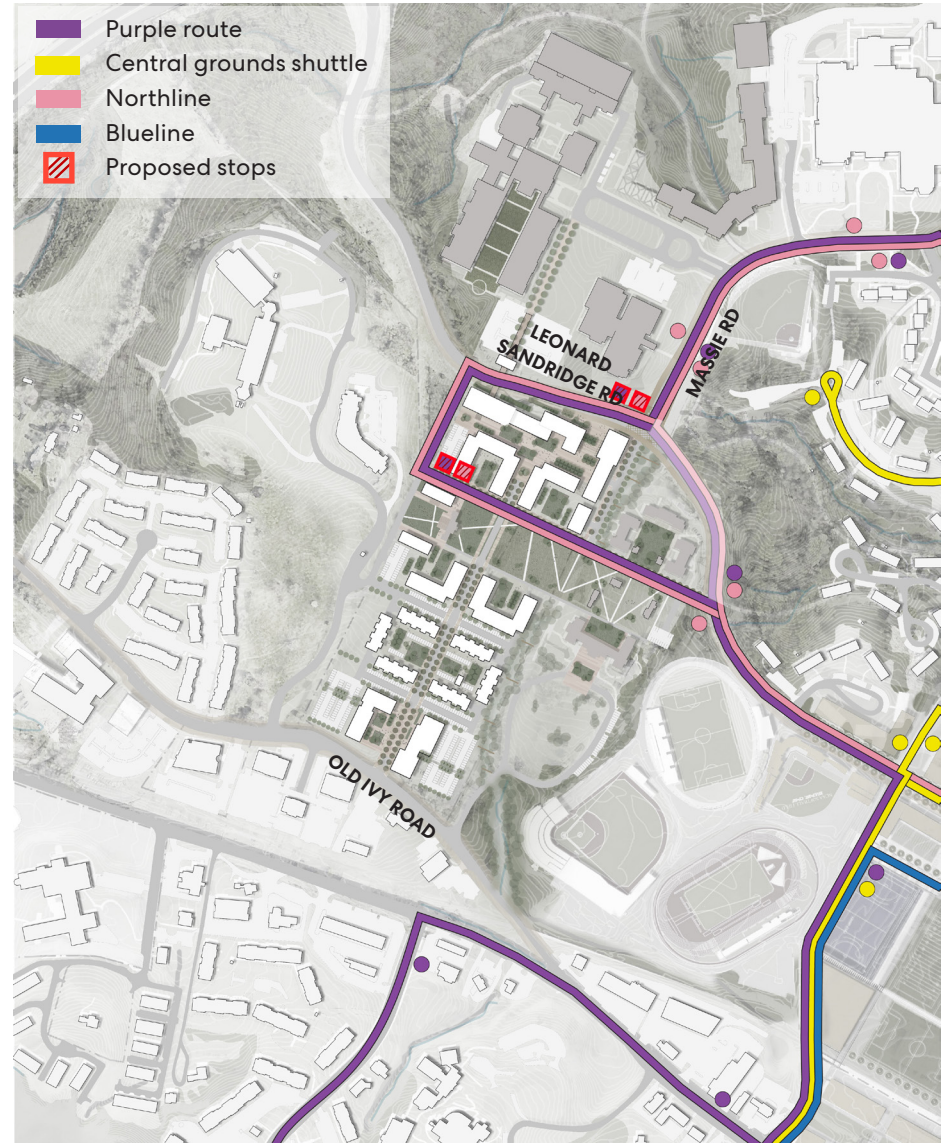


# CIRCULATION SYSTEMS

## VEHICULAR + TRANSIT



Proposed Vehicular Circulation

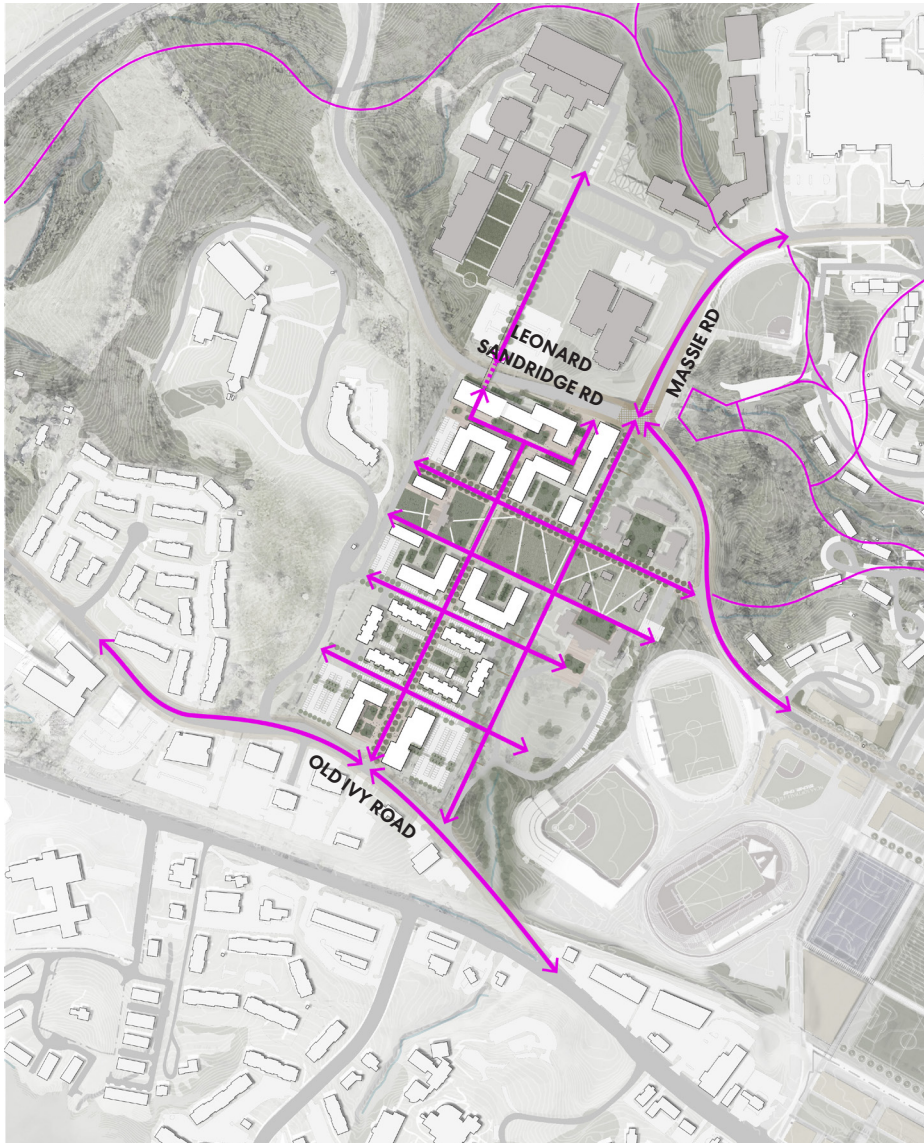


Proposed Bus Circulation



## CIRCULATION SYSTEMS

### PEDESTRIAN + BIKE



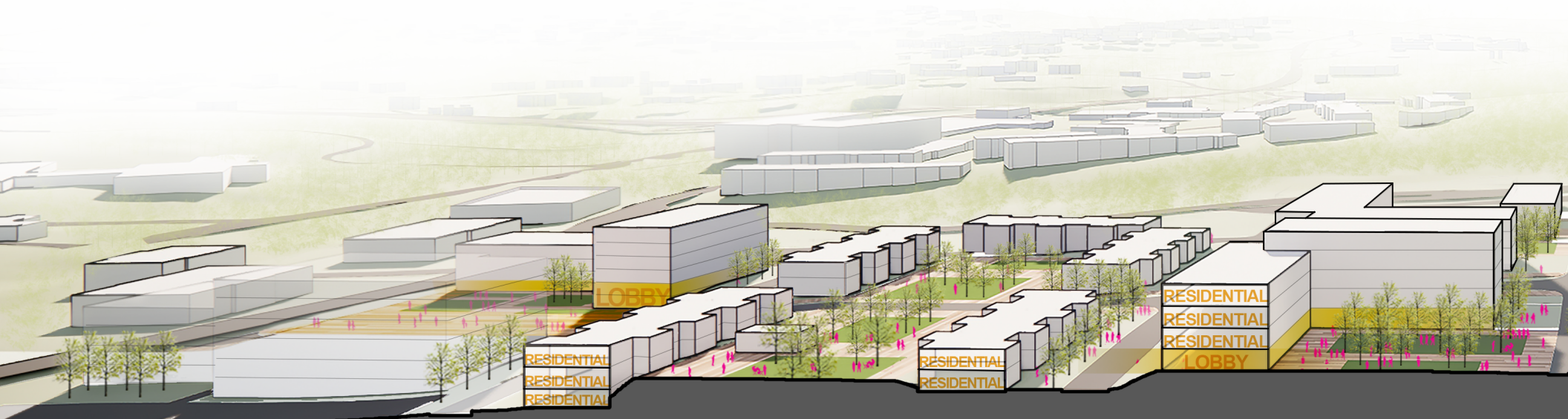
Proposed Pedestrian Circulation



Proposed Bike Circulation



**PROPOSED NORTH-SOUTH SECTION**



**SHARED  
MIXED USE  
COMMUNITY**

**RESIDENTIAL COMMUNITY**



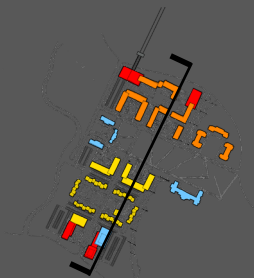


GRADUATE  
GRADUATE  
GRADUATE  
GRADUATE  
MEETING / LOUNGE  
AMENITY

CONFERENCE  
iLAB  
COLLABORATION  
MEETING / LOUNGE

CENTRAL GREEN

GRADUATE COMMUNITY







# Phasing

**Near Term and Long Term North Grounds Strategic Plan**

## PHASE 0 - EXISTING CONDITIONS





## PHASE 1 – STUDENT RESIDENTIAL AND CENTRAL GREEN

- Student Community (440 Units)
- Collaboration space
- Academic space
- Central Green
- **Existing Ivy Gardens: 347 Units**





## PHASE 2 – MIXED USE COMMUNITY

- Student Community (440 Units)
- Collaboration space
- Academic space
- Commercial space
- Town Square
- Existing Ivy Gardens: 203 Units






## PHASE 3 - FULL BUILD OUT

- Student Community
- 440 Units
- Collaboration space
- Academic space
- Residential Community (191 Units)
- Town Square
- Central Green






# NORTH GROUNDS – EXISTING CONDITIONS

 Walking circle – diameter  
0.5 mile diameter = 5 mins walk  
1 mile diameter = 10 mins walk






# NORTH GROUNDS – NEAR TERM PLAN

 Walking circle – diameter  
0.5 mile diameter = 5 mins walk  
1 mile diameter = 10 mins walk





# NORTH GROUNDS - LONG TERM PLAN

 Walking circle - diameter  
0.5 mile diameter = 5 mins walk  
1 mile diameter = 10 mins walk



UNIVERSITY VISITOR CENTER  
UNIVERSITY POLICE

WELDON CENTER  
COOPERFOR PUBLIC SERVICE

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DARDEN SCHOOL OF BUSINESS

NORTH GROUNDS RECREATION CENTER

LEONARD SANDRIDGE RD

MASSIER RD

SCHOOL OF LAW

JAG LEGAL CENTER AND SCHOOL

'THE PARK'

SHOPPING CENTER

0.5 mile

1 mile

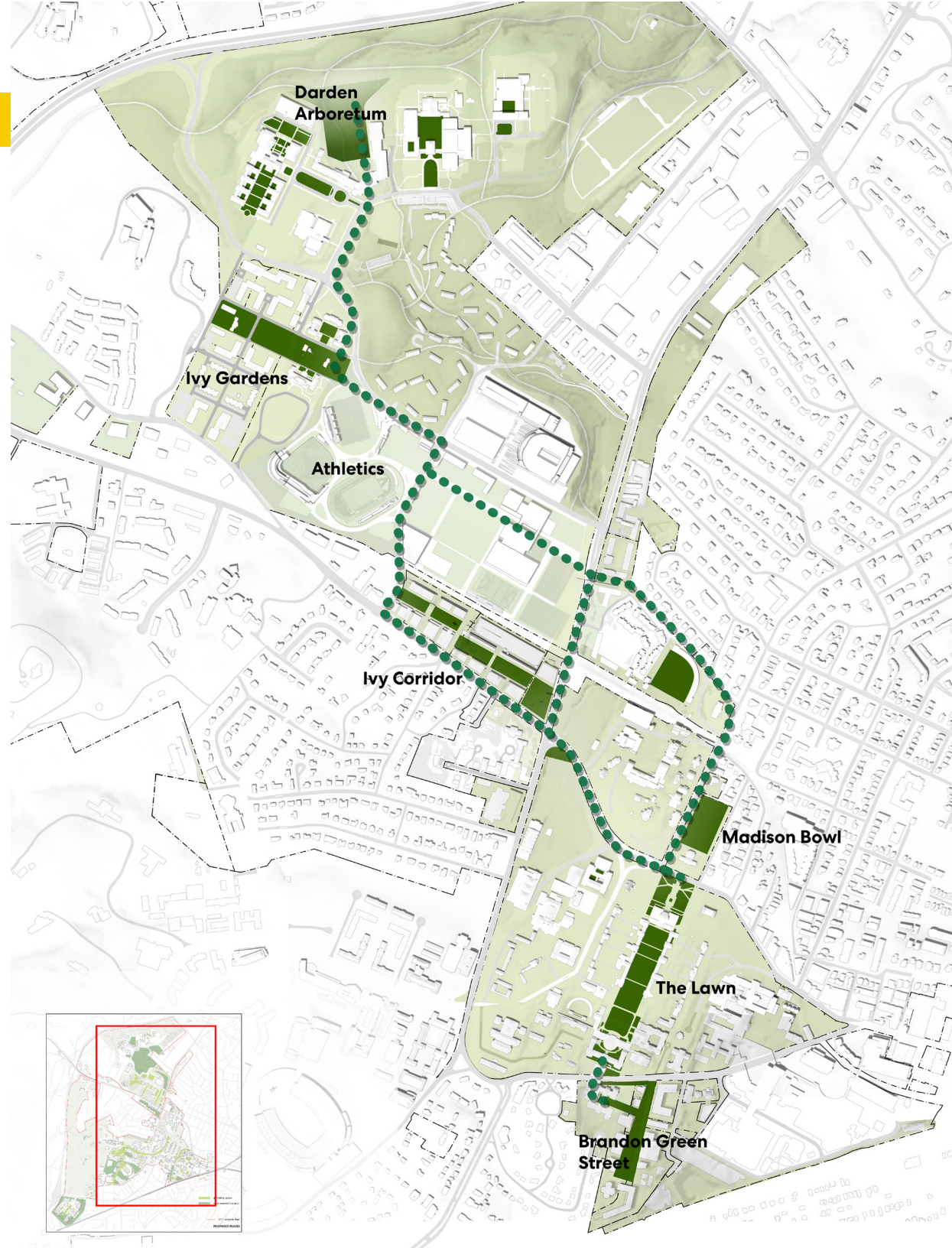




## OPEN SPACE FRAMEWORK AND CONNECTIVITY

### Master Plan

- The master plan builds on the recommendations outlined in the Landscape Framework Plan with the integration of natural and cultural systems as a broader framework of connectivity.
- The landscape reinforces a system of pedestrian corridors that connect natural resources, engaging spaces, hubs, and open spaces from North Grounds to Central Grounds.
- This Plan bolsters the University's ability to be less reliant on vehicles and promote multi-modal systems of mobility to improve connectivity between North, West and Central Grounds.



Open space framework and connectivity for Ivy Gardens







# Master Plan Comparison



**OPEN SPACE COMPARISON**  
**EXISTING VS PROPOSED**



Existing Open Space = 367,357 SF



Proposed Open Space = 598,716 SF

**+ 63% increase in Open Space**



**PEDESTRIAN CIRCULATION COMPARISON**  
**EXISTING VS PROPOSED**



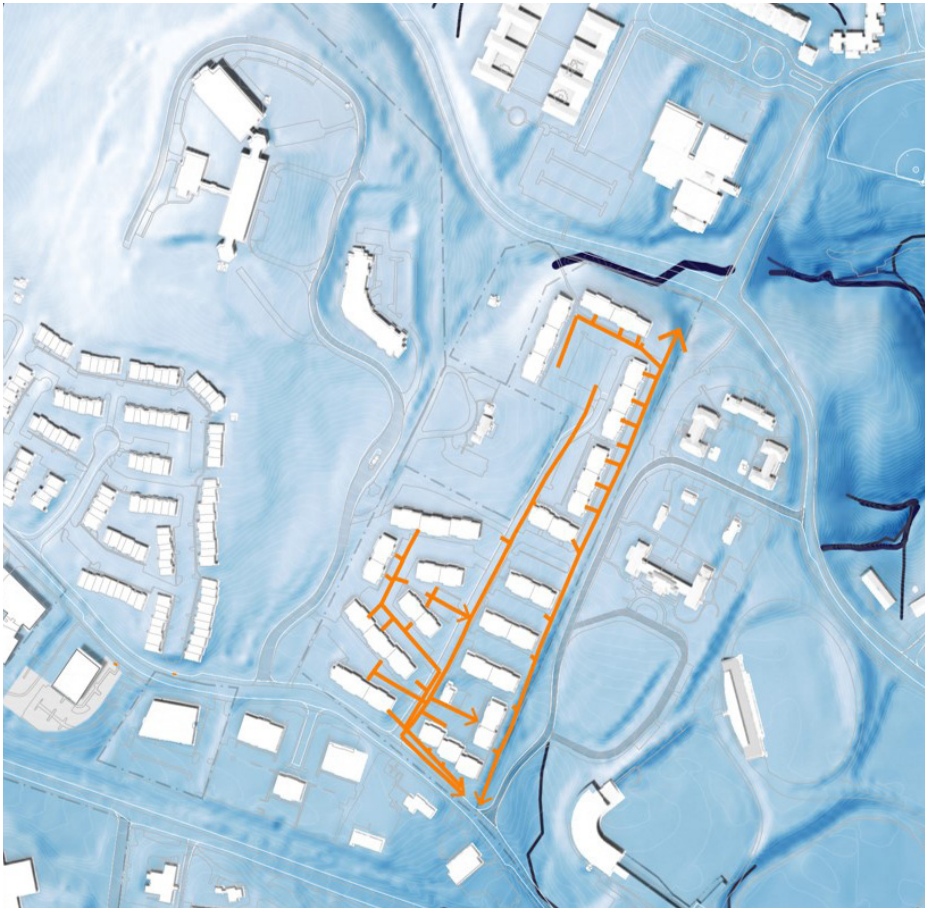
**Existing Pedestrian Circulation**



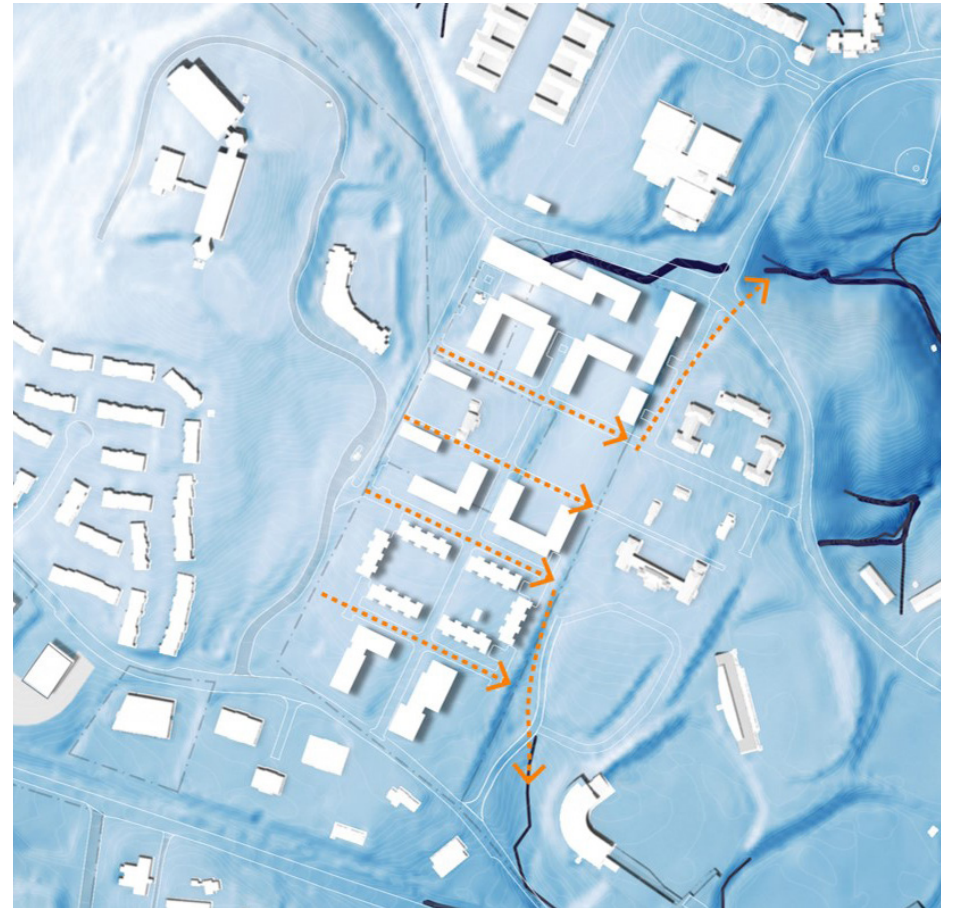
**Proposed Pedestrian Circulation**



**STORMWATER COMPARISON**  
**EXISTING VS PROPOSED**



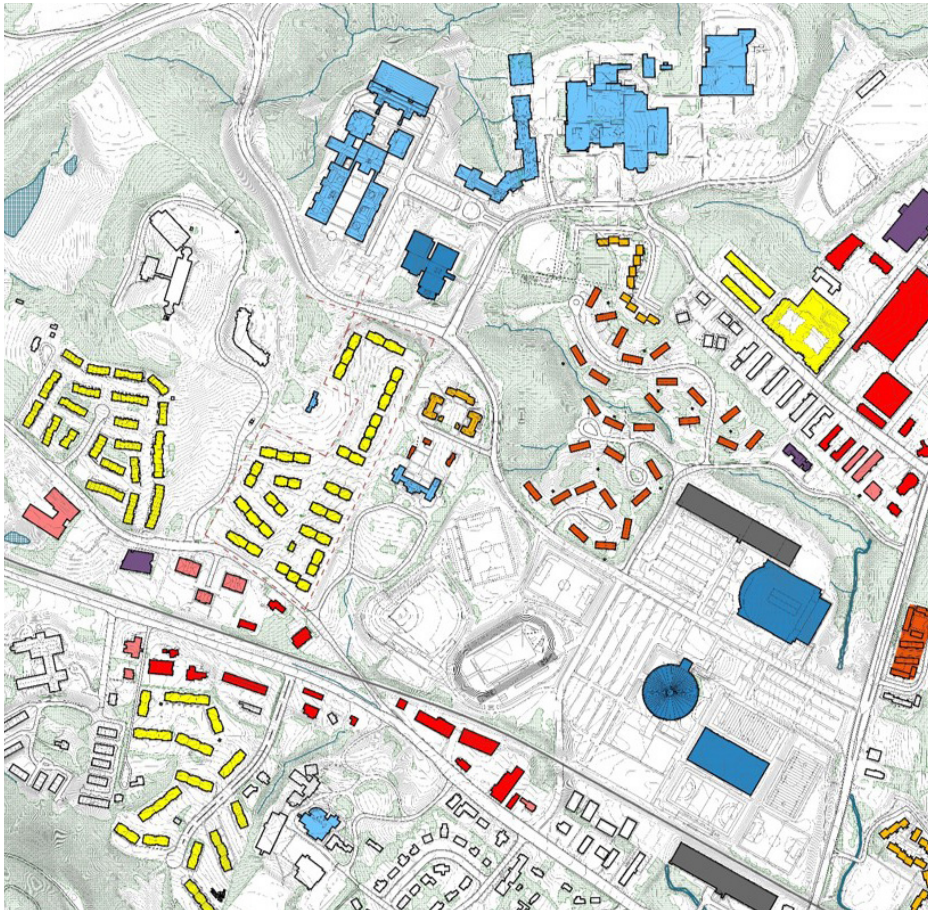
**Existing Storm Water Management**



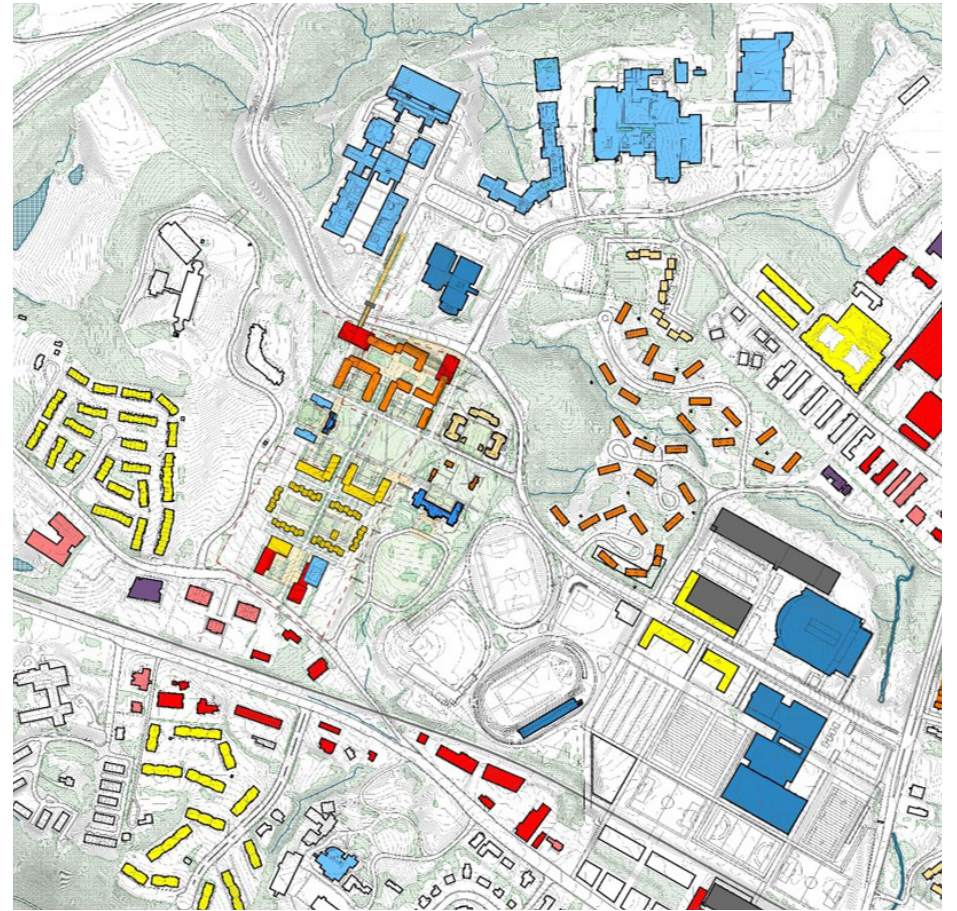
**Proposed Storm Water Management**



**USES COMPARISON**  
EXISTING VS PROPOSED



Existing Uses



Proposed Uses



## ACKNOWLEDGEMENT

### **The Office of the Architect for the University of Virginia**

**Alice J. Raucher, AIA, LEED AP I** Architect for the University

**Julia Monteith, AICP, LEED AP I** Manager of the Plan/Associate University Planner

**Mary Hughes, FASLA, LEED AP I** University Landscape Architect

**Michael Joy, AIA, LEED AP, NCARB I** Senior Architect/Planner

**Bill Palmer, LEED AP I** GIS Planner

### **University of Virginia Foundation**

**Paula Figgatt I** Senior Real Estate Asset Manager

### **Perkins and Will**

**Gautam Sundaram, ASLA, LEED AP ND I** Practice Leader, Principal

**Yanel de Angel, FAIA, LEED AP BD+C I** Student Life & Residential, Principal

**Chengzhang Zhang, LEED AP BD+C I** Designer

**Xiaoyuan Zhang, LEED AP ND I** Designer

**Kelly-Anna Louloudis I** Designer



# Appendix

Development program scenarios

Unit typologies



## EXISTING UNIT TYPES/BEDS



4% nonstudent

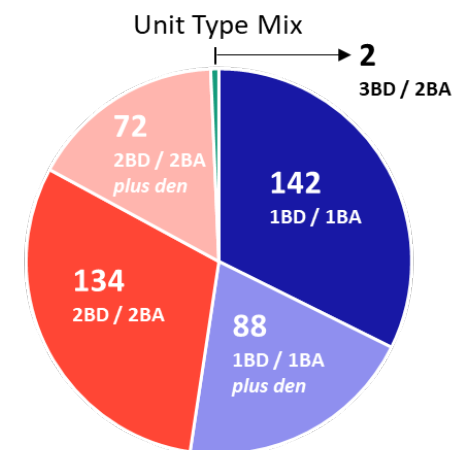
96% student

Total Parking Spaces = 678

(1.5/unit, 1.03/bed)

653 Beds

### 16 Building= 440 Units





## EXISTING UNIT TYPES & DISTRIBUTION

\*Assumes upgrades

	Quantity	Percentage	Type	Beds	SQFT	Description				Monthly Rent	2020-2021 Monthly	Annual Revenue Potential 2030
						Bedroom	Bath	Den	Patio			
1	142	32	Apt No Patio	142	600	1	1			1,110	157620	
		0	Apt with Patio		600	1	1			1,145	0	
	88	20	Apt Plus Den	88	800	1	1	1		1,175	103400	
2	134	30	Apt No Patio	268	950	2	2			1,380	184920	
			Apt with Patio		950	2	2			1,410	0	
	72	16	Apt Plus Den	144	1100	2	2	1		1,460	105120	
	1	0	Apt	2	800	2	1			1,120	1120	
3	3	1	Apt	9	1100	3	2			1,445	4335	
<b>Total</b>	<b>440</b>	<b>100</b>		<b>653</b>							<b>\$ 556,515</b>	<b>\$ 6,678,180</b>

2020-2021 MARKET RENTS						
SIZE	SQFT	BED-ROOMS	BATH	"SOUTH": ALL	"NORTH" BLDGS	
				ODDS & 102-122	124-148	UPGRADED
1BR NO PATIO "NP"	600	1	1	1,040	1,060	1,110
1BR	600	1	1	1,070	1,090	1,145
1 BR Den	800	1 PLUS DEN	1	1,095	1,120	1,175
2 BR NO PATIO "NP"	950	2	2	1,275	1,290	1,380
2 BR	950	2	2	1,300	1,320	1,410
2 BR Den	1100	2 PLUS DEN	2	1,350	1,370	1,460
2 BR/1BA : 106-10 only	800	2	1	1,120	N/A	N/A
3 BR/2BA South	1100	3	2	1,445	N/A	N/A

If Nothing Changes....

2020-2021 Yearly Revenue Potential

\$6.6+ M

2030 Yearly Revenue Potential

\$7.7+ M



## EXISTING UNIT TYPES/BEDS

### Scenarios with townhome & studios:

Percentage	Type
50%	Apt
35%	Apt
5%	Apt
5%	Townhome
5%	Studio
100%	

### 2030 Yearly Revenue Potential

440 units/660 beds \$7.5+ M  
 660 units /990 beds \$11.2+ M  
 880 units /1,320 beds \$15+ M

### Scenarios with townhome only:

Percentage	Type
55%	Apt
35%	Apt
5%	Apt
5%	Townhome
100%	

### 2030 Yearly Revenue Potential

440 units /660 beds \$7.5+ M  
 660 units /990 beds \$11.3+ M  
 880 units /1,320 beds \$15.1+ M



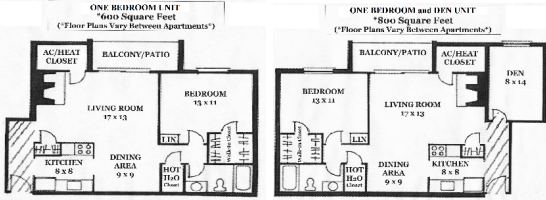
**1 Bedroom**

**2 Bedroom**

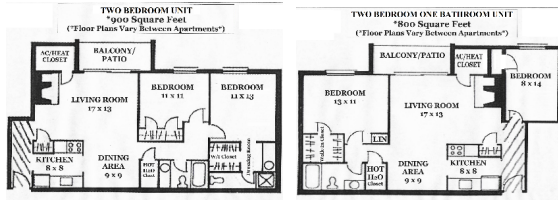
**3 Bedroom**

**Townhome**

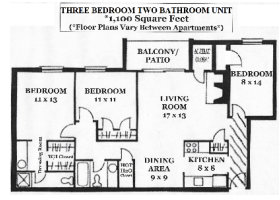
**Studio**



600-800 sf



800-950-1,100 sf

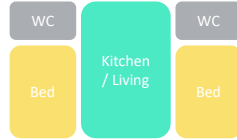


1,100 sf

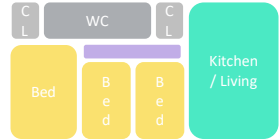
GRADUATE



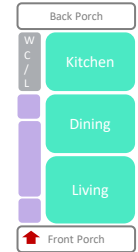
**1 Bedroom / 1 Bath**  
600 sf



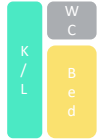
**2 Bedroom / 2 Bath**  
800 sf



**3 Bedroom / 1.5 Bath**  
1,000 sf



**2 Bedroom / 1.5 Bath**  
1,200 sf

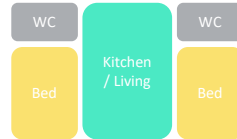


**Studio**  
400 sf

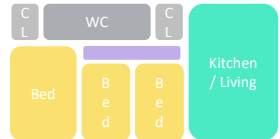
MARKET



**1 Bedroom / 1 Bath**  
600 sf



**2 Bedroom / 2 Bath**  
800 sf



**3 Bedroom / 1.5 Bath**  
1,000 sf

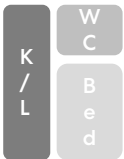


**2 Bedroom / 1.5 Bath**  
1,200 sf

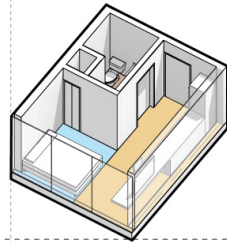
68



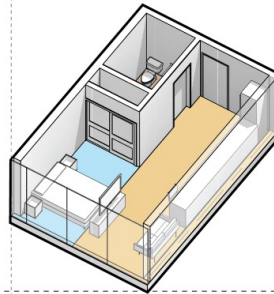
# POTENTIAL UNIT TYPES: STUDIOS



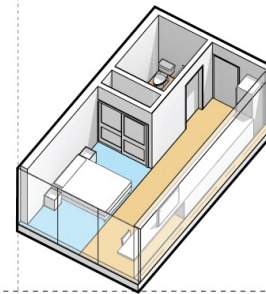
Micro Studio  
225 nsf



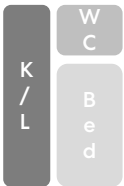
**MICRO STUDIO**



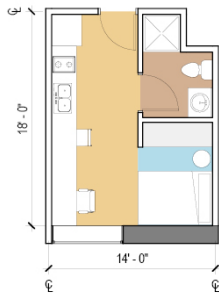
**STUDIO A**



**STUDIO B**

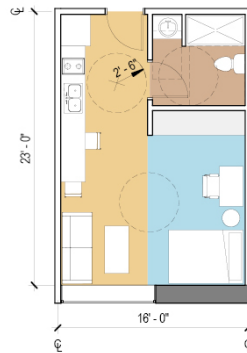


Studio  
292 nsf  
345 nsf ADA



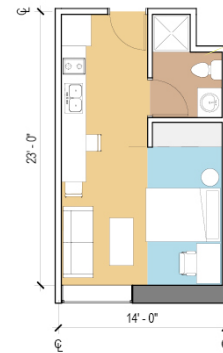
**MICRO APARTMENT**

Bedroom: 54 SF  
Living/Kitchen/Dining: 129 SF  
Washrooms: 42 SF  
Total: 225 SF



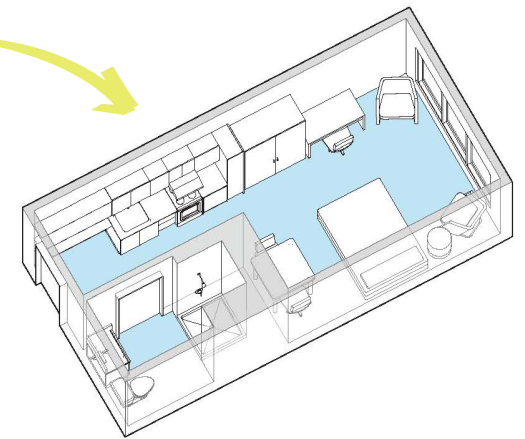
**MICRO APARTMENT ADA**

Bedroom: 120 SF  
Living/Kitchen/Dining: 166 SF  
Washrooms: 59 SF  
Total: 345 SF



**STUDIO APARTMENT**

Bedroom: 85 SF  
Living/Kitchen/Dining: 165 SF  
Washrooms: 42 SF  
Total: 292 SF



STUDIO UNITS (MICROS) at 325 NSF



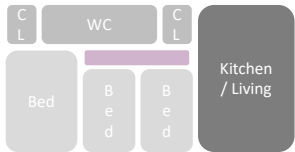
# POTENTIAL UNIT TYPES: APARTMENTS



1 Bedroom /  
1 Bath  
425 nsf  
531 nsf ADA



2 Bedroom /  
2 Bath  
761 nsf



3 Bedroom /  
2 Bath  
952 nsf



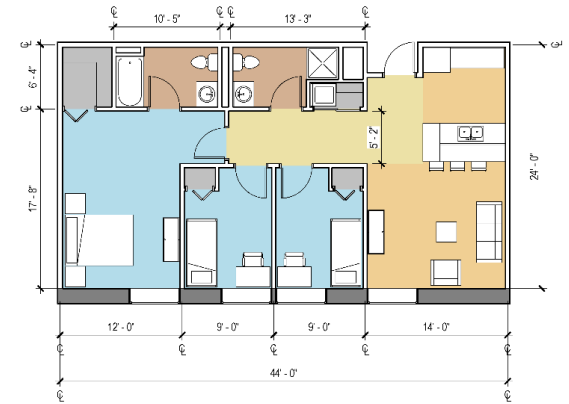
**1 BD / 1 BA APARTMENT**

Bedroom: 165 SF/Each  
Living/Collaboration Space: 130 SF  
Kitchen and Dining: 88 SF  
Washrooms: 63 SF  
Corridor: 56 SF  
Support: 29 SF  
Total: 531 SF



**2 BD / 2 BA APARTMENT ADA**

Bedroom: 164 SF/Each  
Living/Collaboration Space: 147 SF  
Kitchen and Dining: 104 SF  
Washrooms: 121 SF  
Corridor: 45 SF  
Support: 16 SF  
Total: 761 SF



**3 BD / 2 BA APARTMENT ADA**

Bedroom: 225 SF/94 SF  
Living Space: 167 SF  
Kitchen and Dining: 93 SF  
Washrooms: 109 SF  
Support: 53 SF  
Corridor: 117 SF  
TOTAL : 952 SF

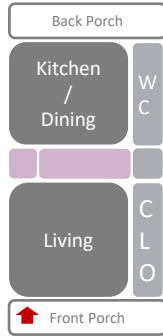
# POTENTIAL UNIT TYPES: TOWNHOMES



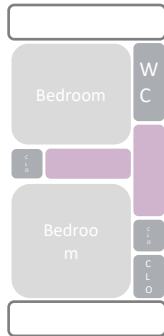
Level 1



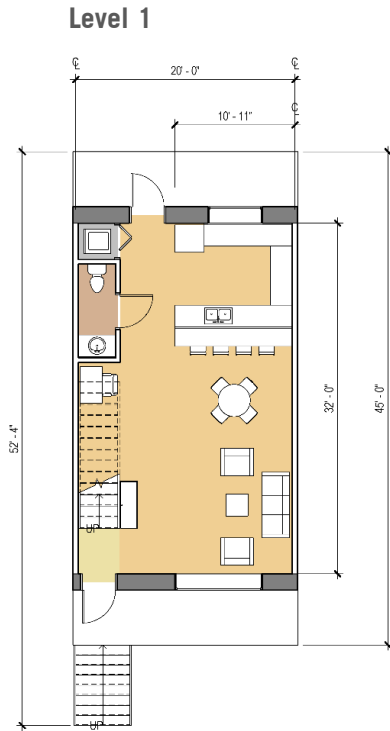
Level 2



Level 1

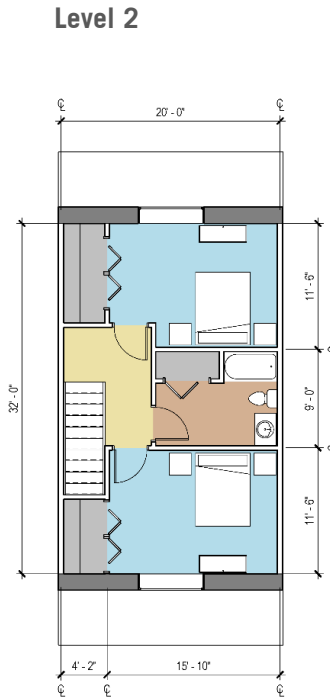


Level 2



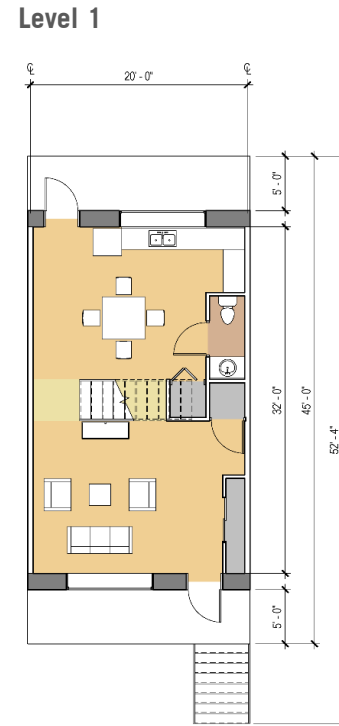
**TOWNHOME A**

Bedroom: 163 + 174 SF  
 Living Space: 254 SF  
 Kitchen and Dining: 306 SF  
 Washrooms: 107 SF  
 Support: 85 SF  
 Corridor: 118 SF  
 TOTAL : 1207 SF



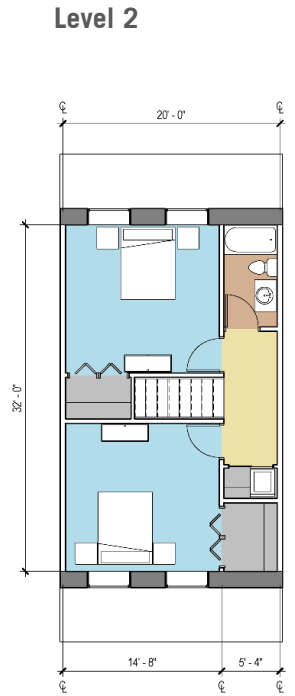
**TOWNHOME A**

Bedroom: 163 + 174 SF  
 Living Space: 254 SF  
 Kitchen and Dining: 306 SF  
 Washrooms: 107 SF  
 Support: 85 SF  
 Corridor: 118 SF  
 TOTAL : 1207 SF



**TOWNHOME B**

Bedroom: 194 SF Each  
 Living Space: 256 SF  
 Kitchen and Dining: 246 SF  
 Washrooms: 70 SF  
 Support: 88 SF  
 Corridor: 92 SF  
 TOTAL : 1,140 SF



**TOWNHOME B**

Bedroom: 194 SF Each  
 Living Space: 256 SF  
 Kitchen and Dining: 246 SF  
 Washrooms: 70 SF  
 Support: 88 SF  
 Corridor: 92 SF  
 TOTAL : 1,140 SF





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