

# DESIGNING TO THRIVE

INTEGRATED DESIGN FOR MIXED USE

AN INTERDISCIPLINARY TEAM APPROACH –  
CASE STUDY



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# typical project approach

- ▣ **Developer buys property**
- ▣ **Hires an engineering firm**
- ▣ **Site plan development (4-6 months)**
- ▣ **Box provided to architect (4-6 months)**
- ▣ **Environmental? (2 months)**

# why an interdisciplinary team?

- ▣ **Multi faceted approach throughout**
- ▣ **Multi-profession - broader vision**
- ▣ **Explore opportunities and constraints**
- ▣ **Multi-views on sustainability as it relates to practice and relates to a specific project**

# who we are?



- ecology based firm
- range of environmental services
- sustainable choices for design & materials
- commitment to community



ensite

- design oriented firm
- multi-discipline
- committed to community
- sustainability-long-term success in our projects



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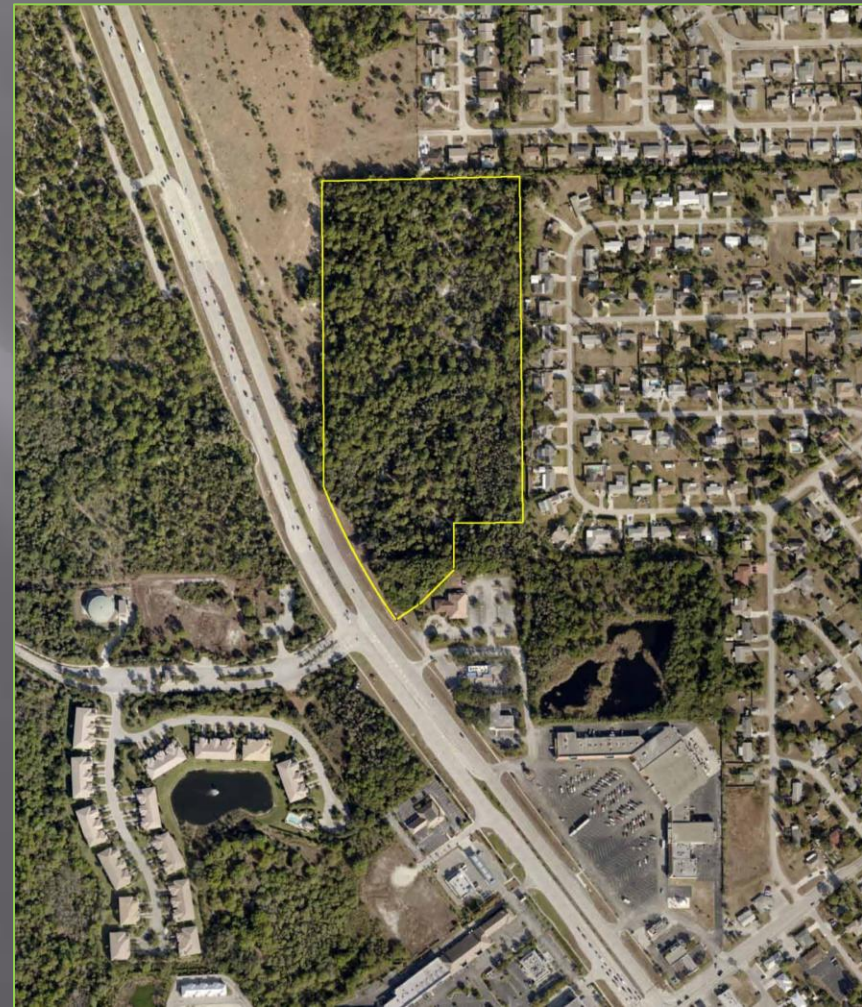
- collaborative designers
- architecture & interior design
- committed to innovation
- promoting sustainable spaces



# Case Study

## ENVIRONMENTAL CONSIDERATIONS

- ▣ Topography
- ▣ Wetlands
- ▣ Wildlife
- ▣ History
- ▣ Soils
- ▣ Water
- ▣ Plant Communities
- ▣ Flowways



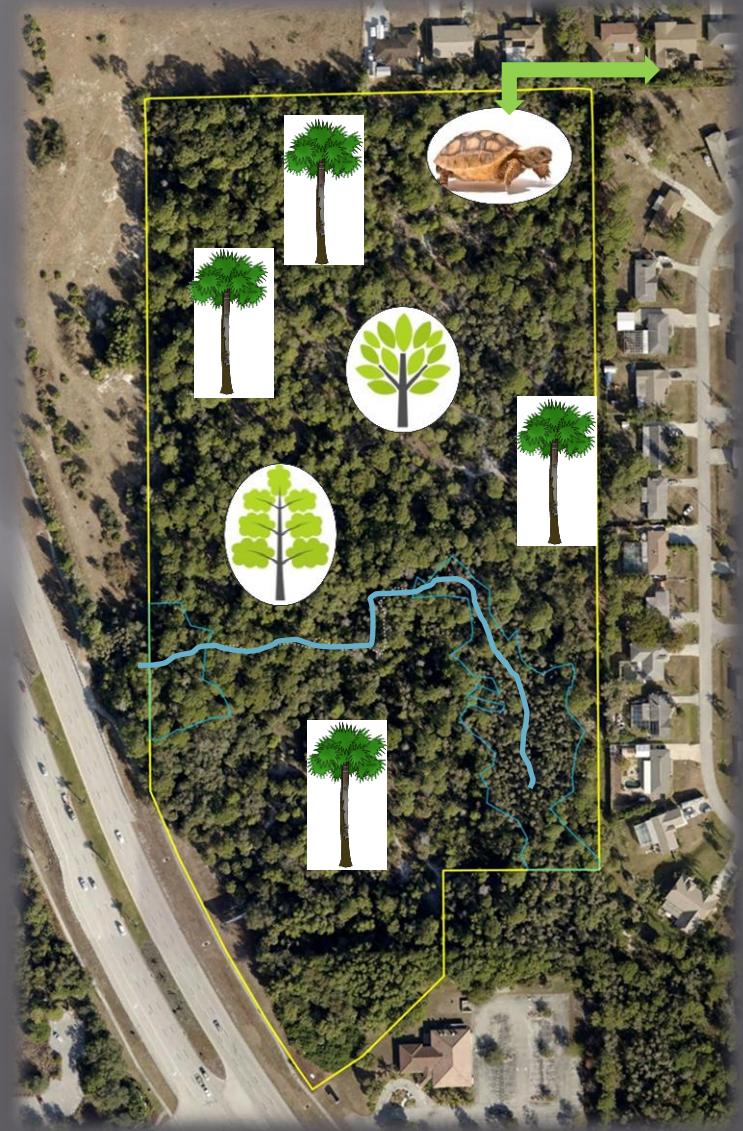
# History and Flowway





# ecological considerations

- ▣ Flowway
- ▣ Wetlands
- ▣ Gopher Tortoises
- ▣ Adder's Hand Fern
- ▣ Sabal Palms
- ▣ Heritage Trees



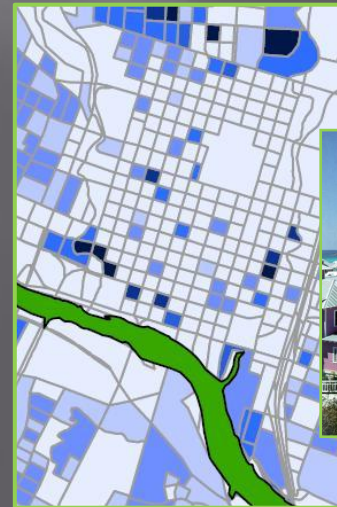
# planning & design approach

## Conventional Approach

- Separation of uses
- Conventional design program
- Lack of connectivity & walkability
- Low density/intensity & homogenous
- Environmental features as constraints

## Mixed-use Approach

- Compact physical form
- Integration of uses
- Walkable & connected
- Environmental features as opportunities
- Higher density/intensity & variety



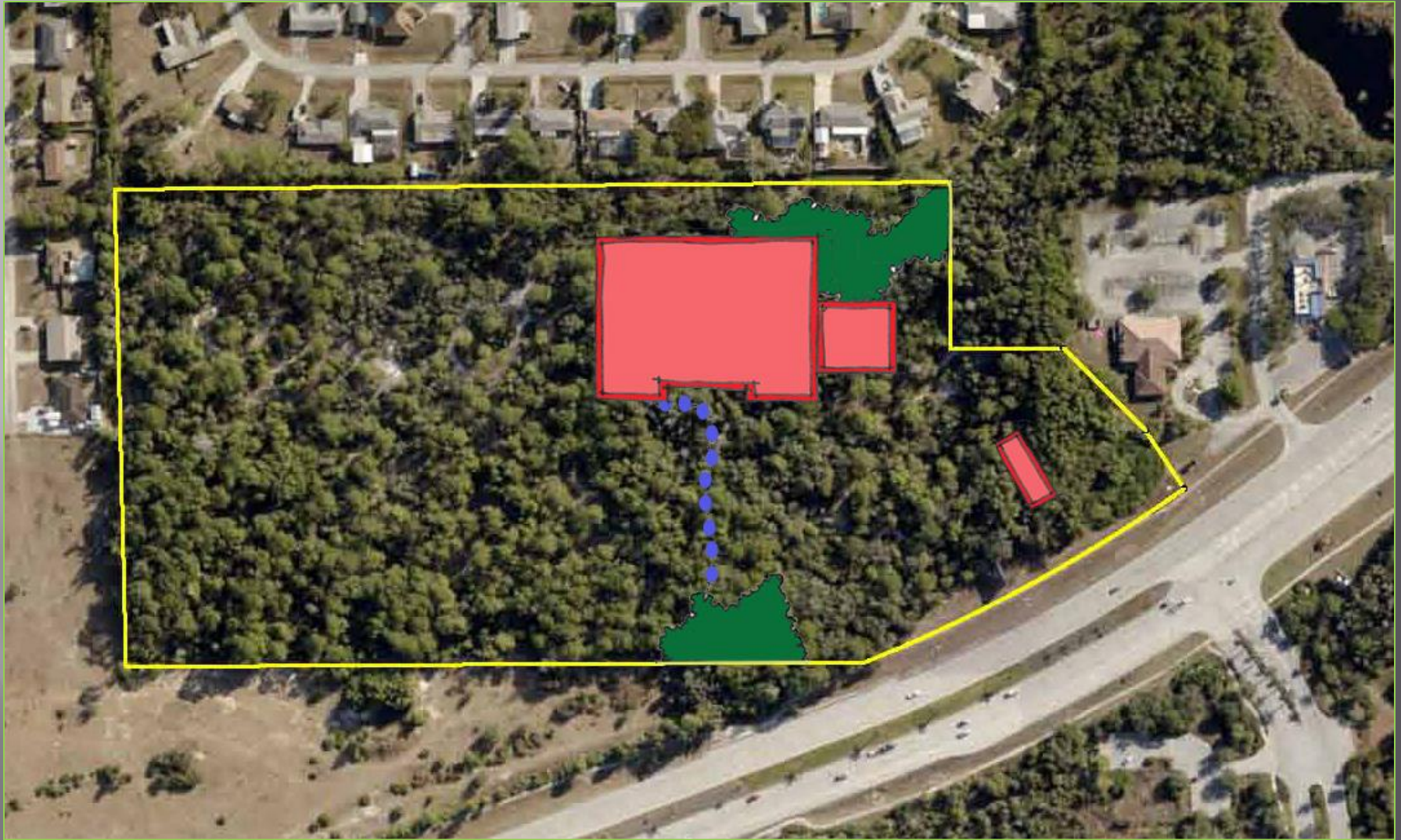


# conventional design approach





# conventional design approach





# conventional design approach





# conventional design approach





# conventional design approach



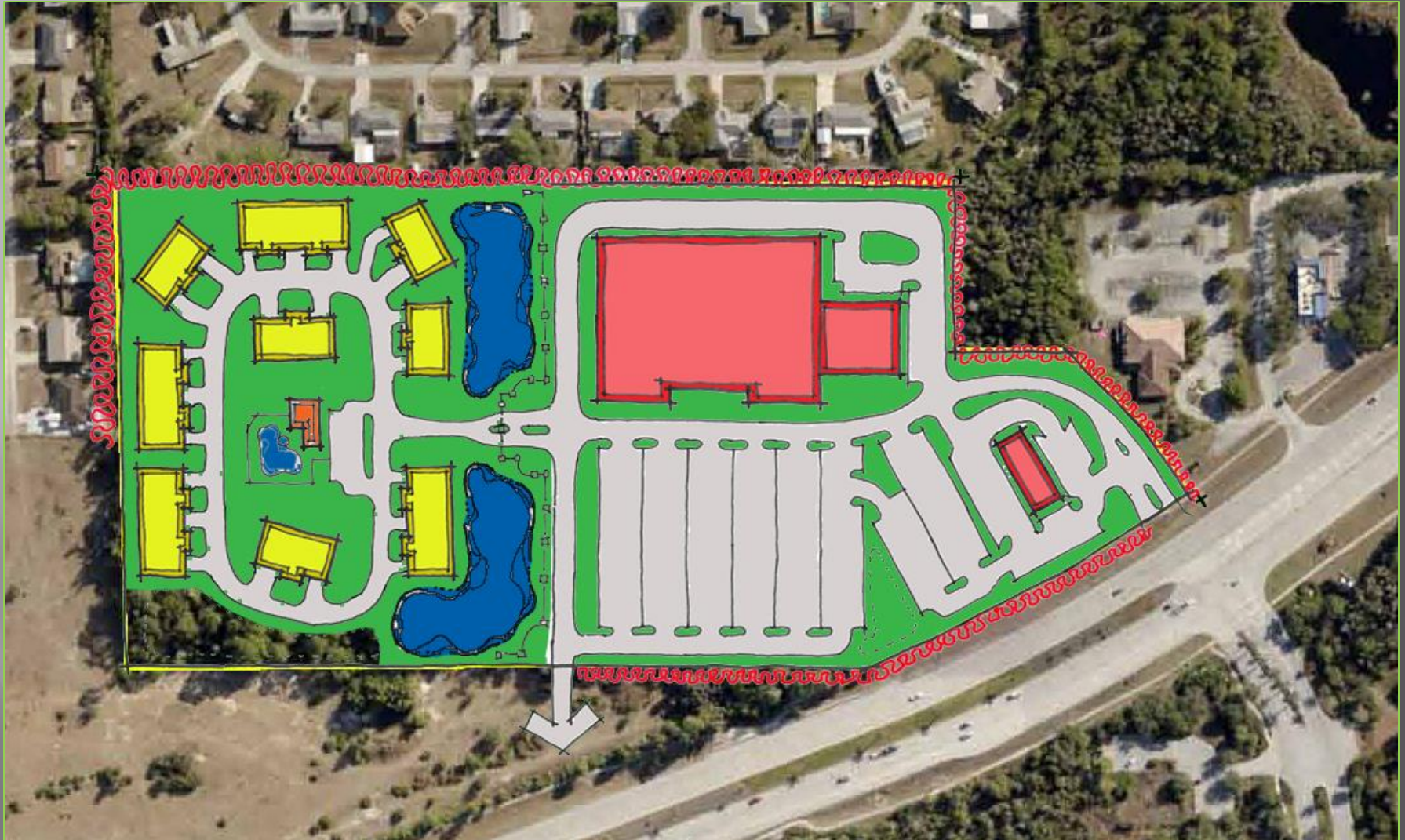


# conventional design approach



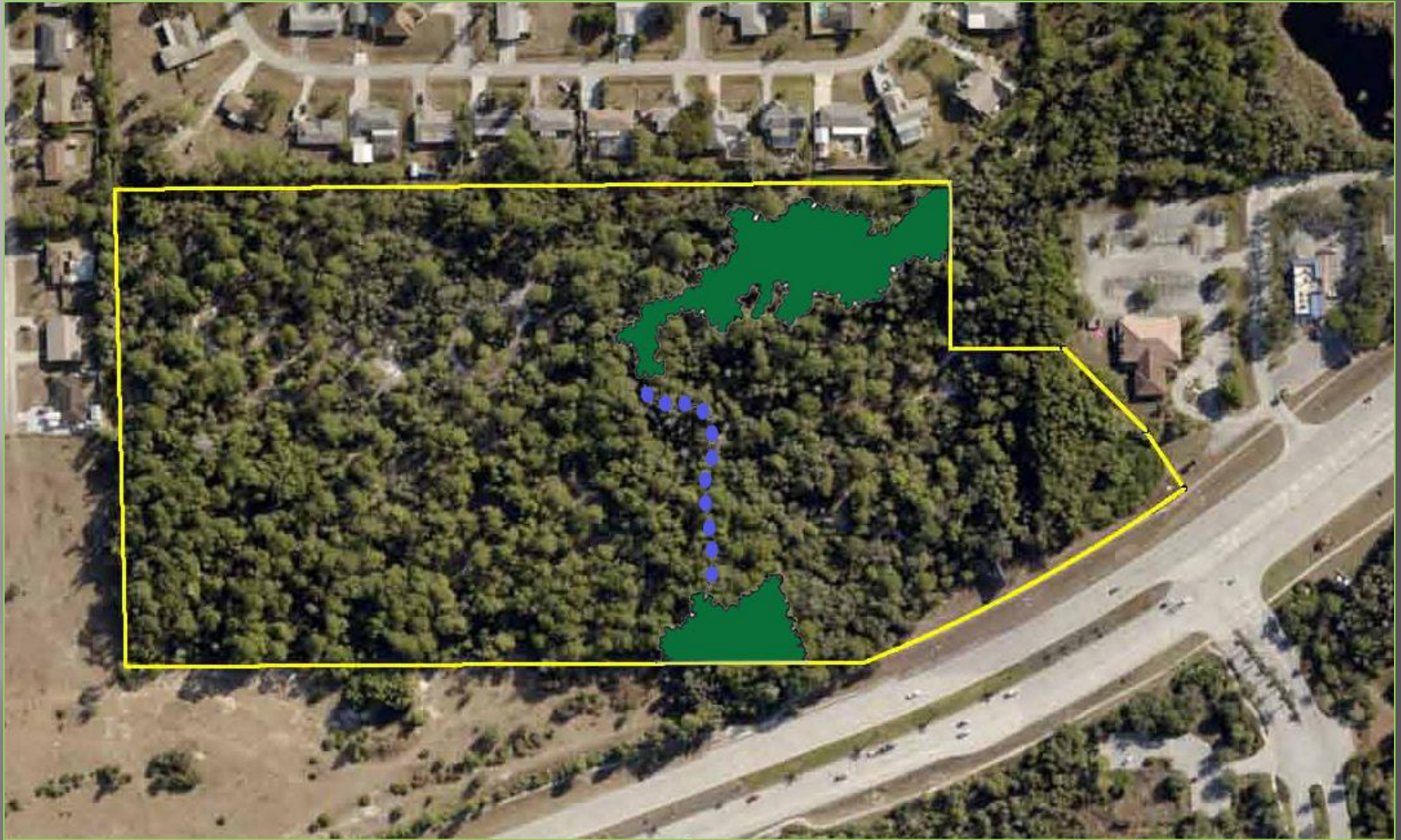


# conventional design approach



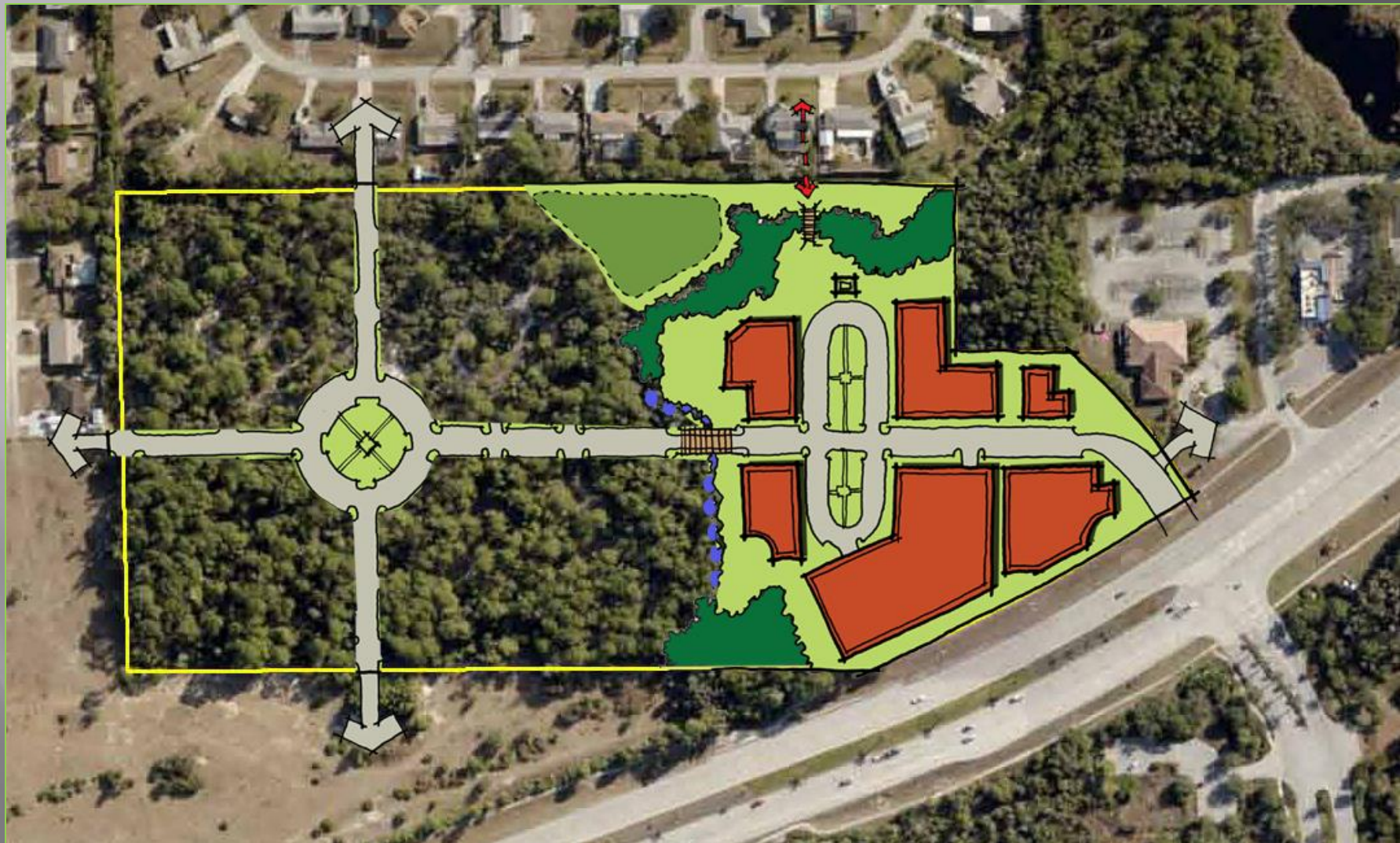


# mixed-use design approach





# mixed-use design approach



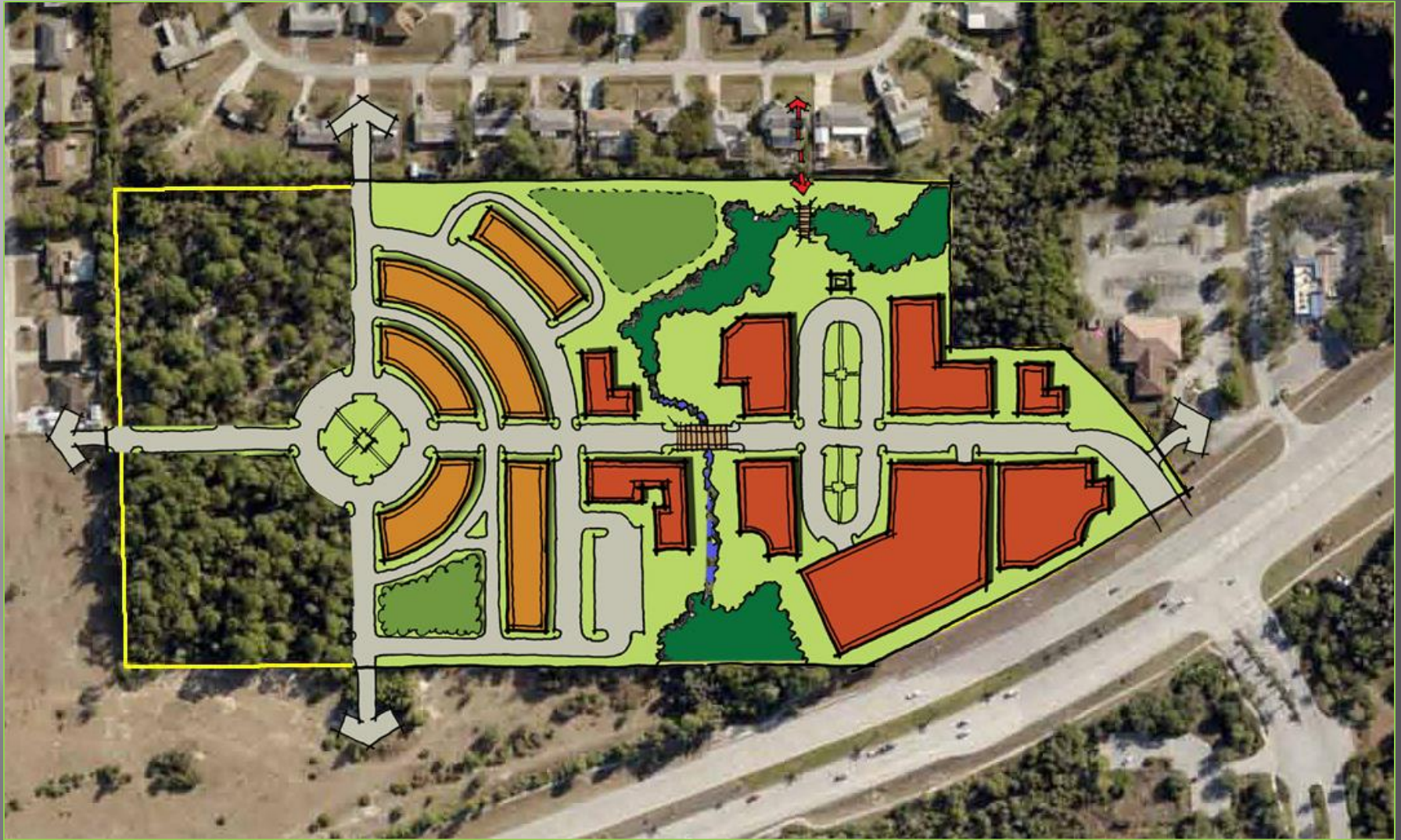


# mixed-use design approach



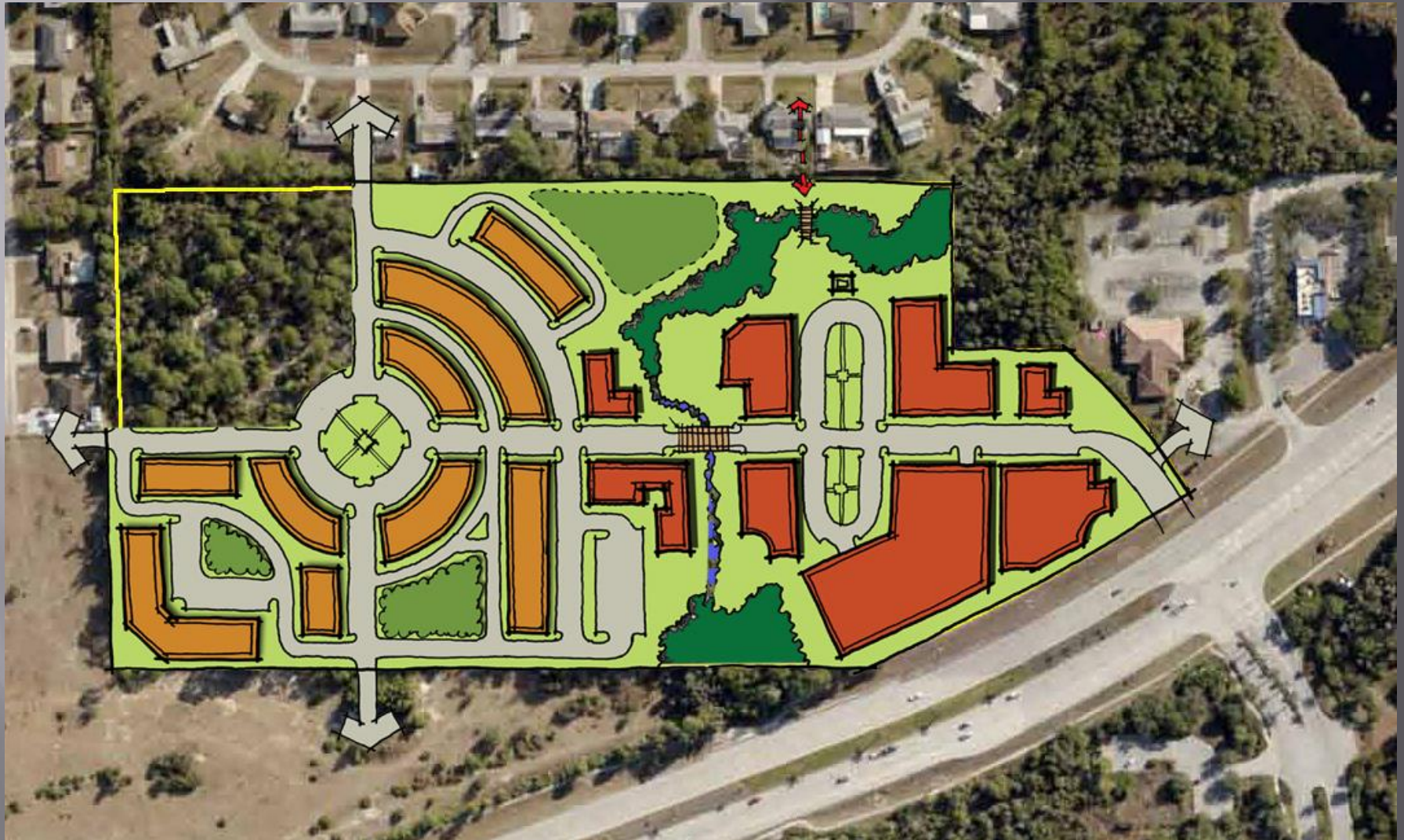


# mixed-use design approach



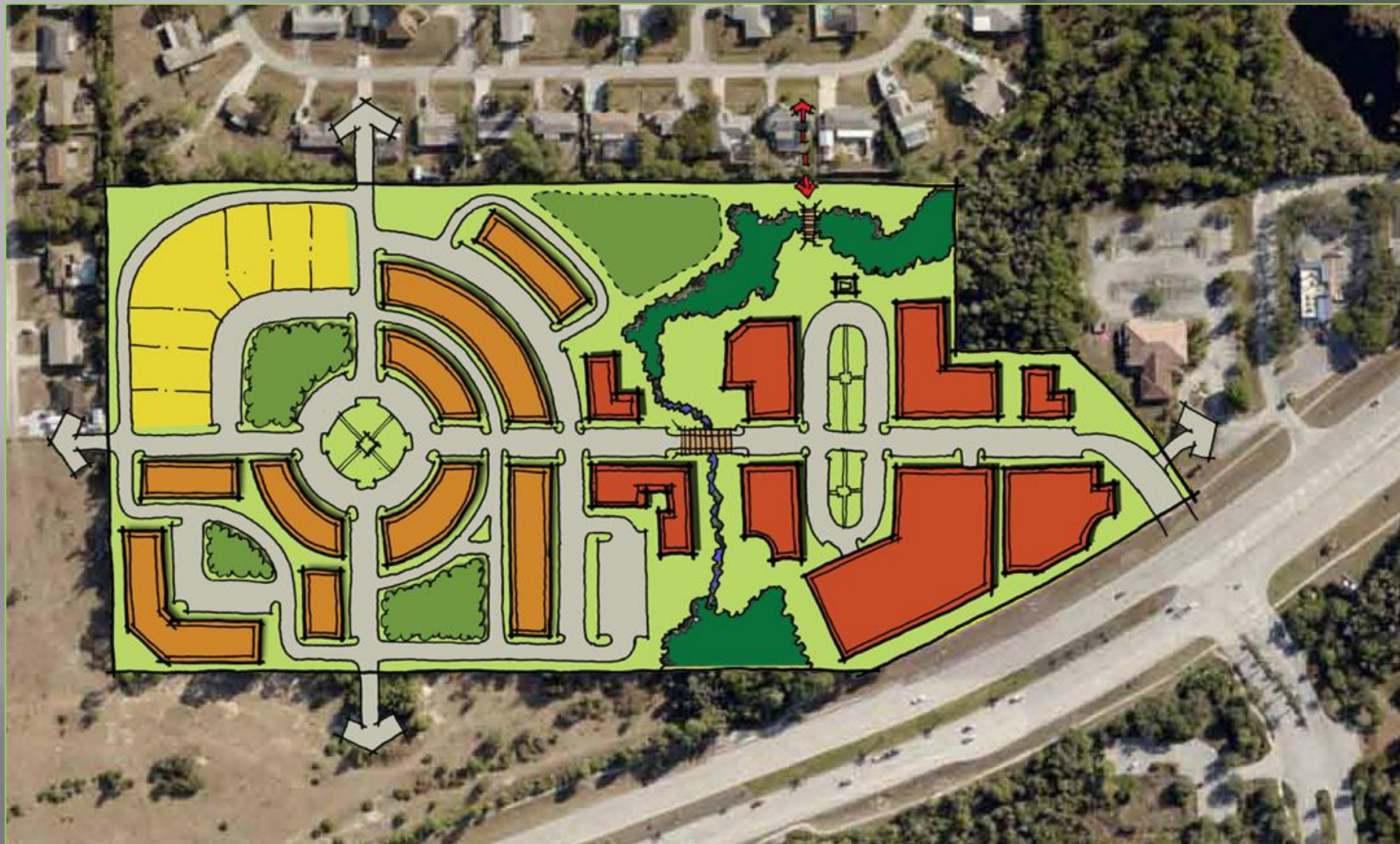


# mixed-use design approach





# mixed-use design approach

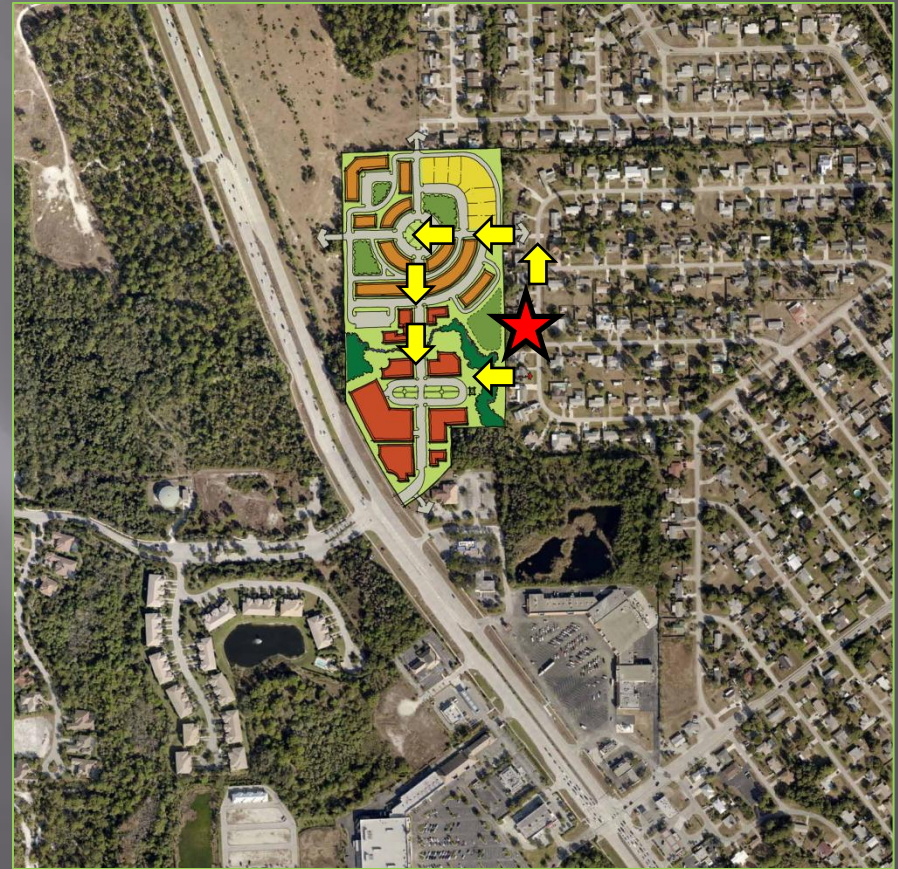




# connections?



- ▣ 1 mile drive or walk to center



- ▣ less than  $\frac{1}{4}$  mile drive
- ▣ less than a tenth of a mile walk



# land use?



## conventional design

- +/- 70,000 s.f. commercial
- +/- 41 residential units



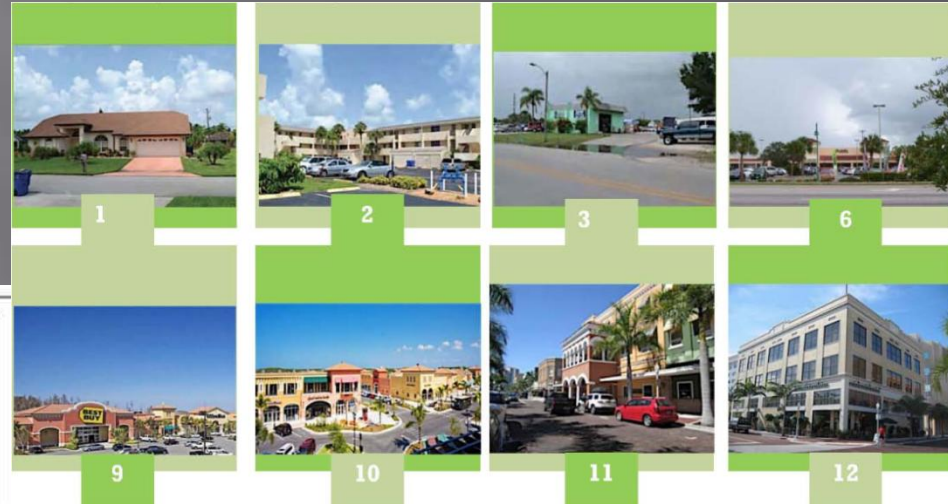
## mixed-use design

- +/- 68,000 s.f. commercial / medical
- +/- 83,000 s.f. office
- +/- 131 residential units



# financial implications

## Annual County Tax Yield Per Acre



# it can be done!





# thank you!

