

# TAB 8: DEVELOPMENT PLAN AND RENDERINGS

FRANCONIA GOVERNMENTAL CENTER



# CONCEPTUAL DEVELOPMENT PLAN FRANCONIA GOVERNMENTAL CENTER REDEVELOPMENT RFP RESPONSE

**Soto**

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LANDSCAPE ARCHITECTURE, P.C.



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As the first development of this scale in the area, the Franconia Governmental Center Redevelopment's architecture is defined by its relationship to context, both existing and planned. With 120 family-oriented affordable housing units (4 Stories and Approx. 120,000 GSF) the proposed design creates a strong identity for the property while also maintaining the current quality of the surrounding community. The project is set back from Franconia Road to allow for a safer and more pleasant pedestrian experience when entering the building, while still creating a strong urban street wall. A raised one-way drop-off at the front of the building encourages caution by drivers and allows for the connection to the bus stop and sidewalk along Franconia Road to be easily accessed by all residents.

In tandem with the context, the sustainable and accessible features of this building are an important driver. A minimum of 15 percent of units will be ADA accessible and the project will meet EarthCraft standards, incorporating universal design principles as much as possible across the board. The new development will offer a 'complete' site that will include opportunities for a diverse demographic of users.

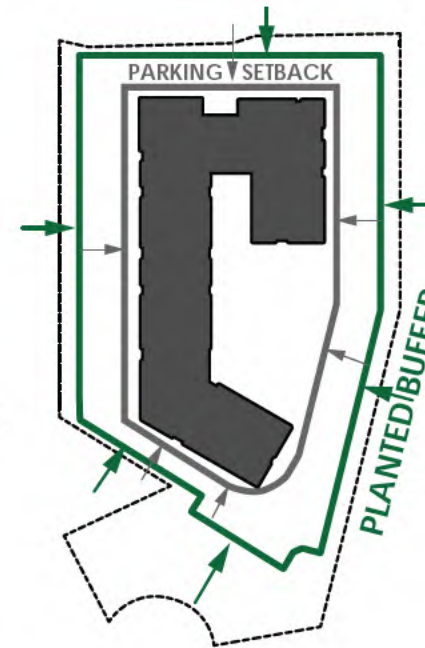
Along the edges of the site the design maintains a landscaped buffer as well as a full row of parking and a two-way drive aisle to mitigate the building's height impact on its neighbors. The drive aisle and parking wrap around the full perimeter, ensuring the amount of activated areas are maximized. It is assumed that development will continue along Franconia Road and throughout the community, therefore our design team has laid out the site circulatory pathways so that they may connect to other future developments. The existing connection to Franconia Volunteer Fire Department to the south and to the unfinished street at Munhall Lane are both opportunities to connect this property to the south and reduce reliance on Franconia Road for daily access and service.

To preserve as much open green space as possible the design includes a 7,500 GSF partial podium at the southern end of the building to allow for parking to move from open site to underneath the structure. To further open occupiable green space where the property narrows to the south and large growth vegetation currently exists this design proposes preserving the existing natural area and transforming it into a community amenity in lieu of additional parking.

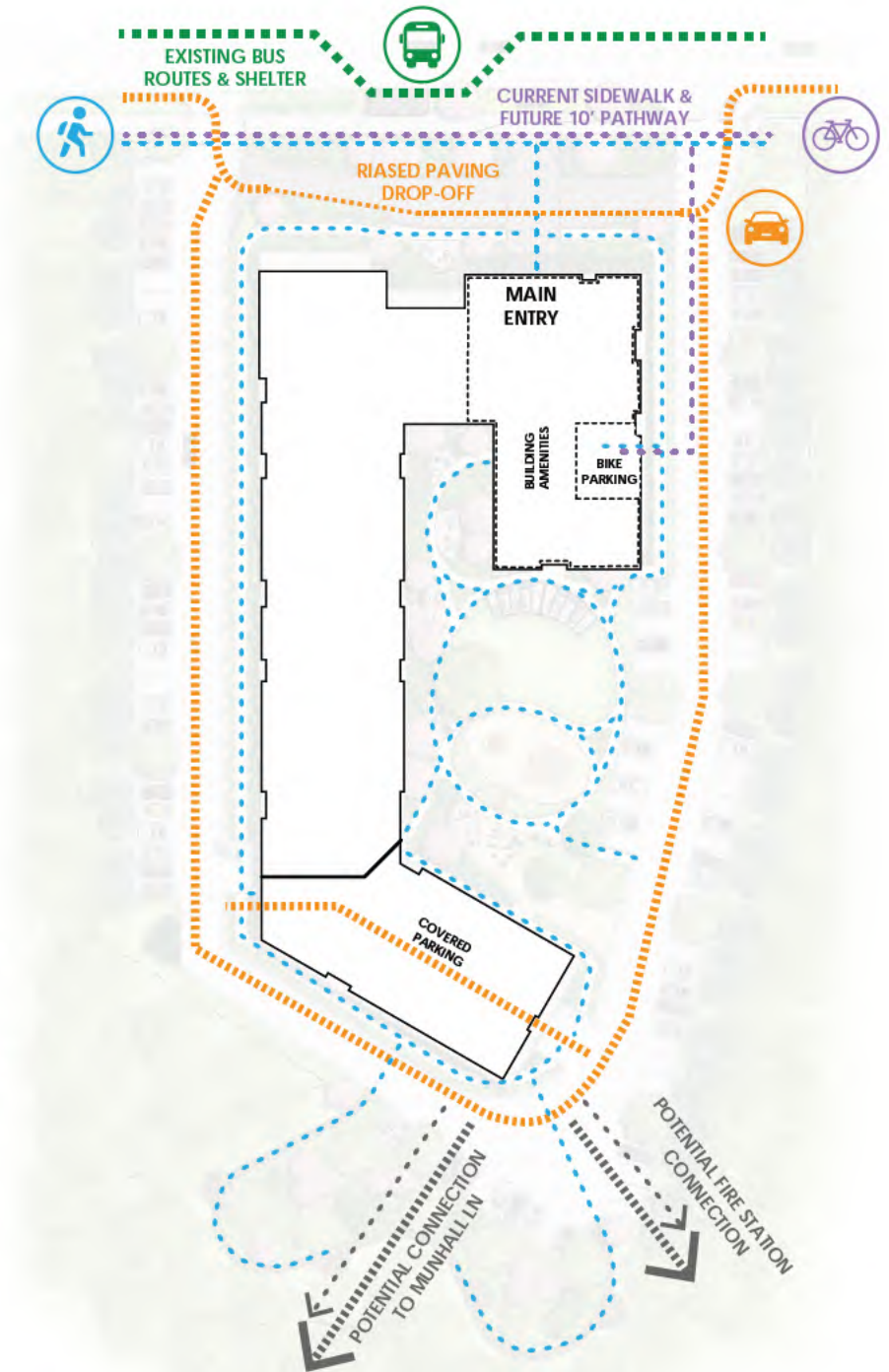
The massing of the structure maximizes daylighting in the units while reserving a large and open landscaped courtyard space for resident use. The courtyard program will include play areas for children, sitting and activity space for adults and quiet and contemplative space for all residents to enjoy. The southeastern exposure of the courtyard ensures that the space will receive substantial daylight throughout the day. The placement of the amenity areas on the ground floor of the eastern edge of the building serves to activate the exterior and interior connections from the entry to the courtyard. This active facade includes the main office, bike storage, fitness room and community room.

This design breaks down its scale to better relate to its context by utilizing a core of traditional masonry with layers of more contemporary fiber cement panel, siding and corrugated metal to compliment and break down the overall mass. The design includes a variety of window sizes and placements as well as Juliet balconies to add elements of human scale across all facades. The mass also steps and moves as it transitions from the ground floor up and along the facades horizontally.

To accommodate the grade change on this property from north to south the main amenities and building entry will have 11' ceilings and the ground floor will step up 2' as the building moves south to allow for 9' ceilings as a minimum and 9' ceilings on the upper floors.



LANDSCAPE AND PARKING BUFFERS

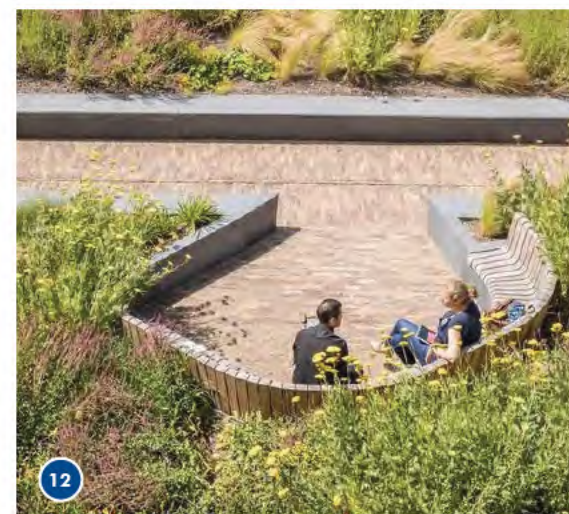
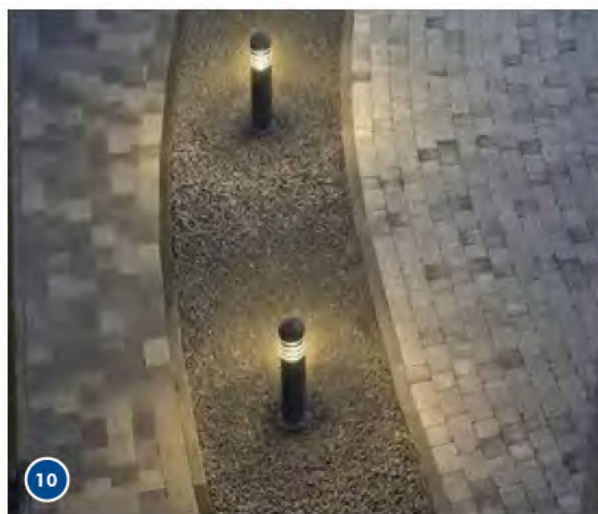
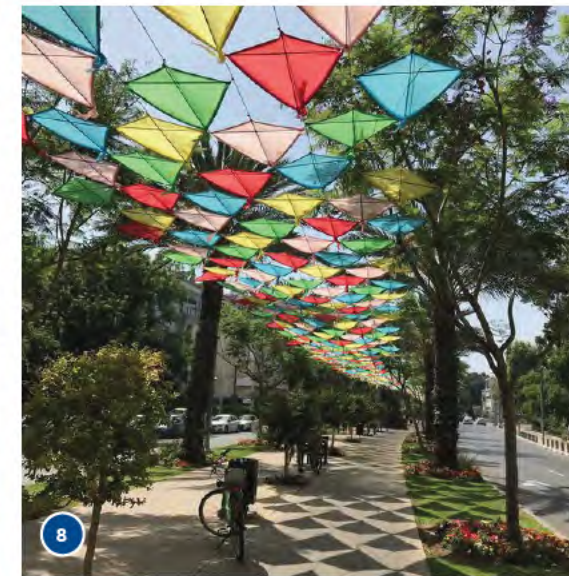


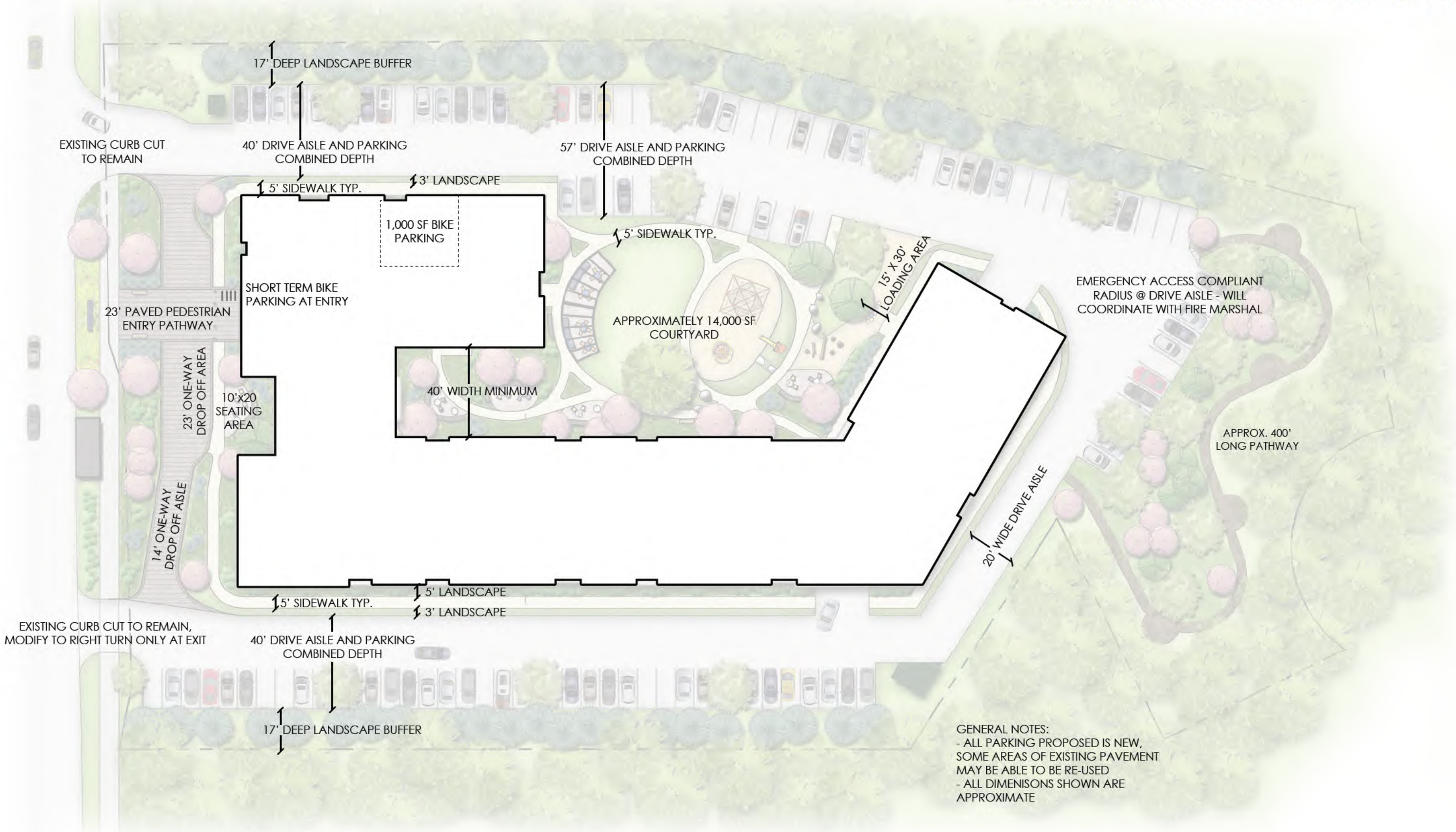
CIRCULATION PATHWAYS



CONCEPTUAL SITE PLAN

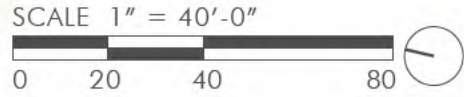
SCALE 1" = 40'-0"  
0 20 40 80

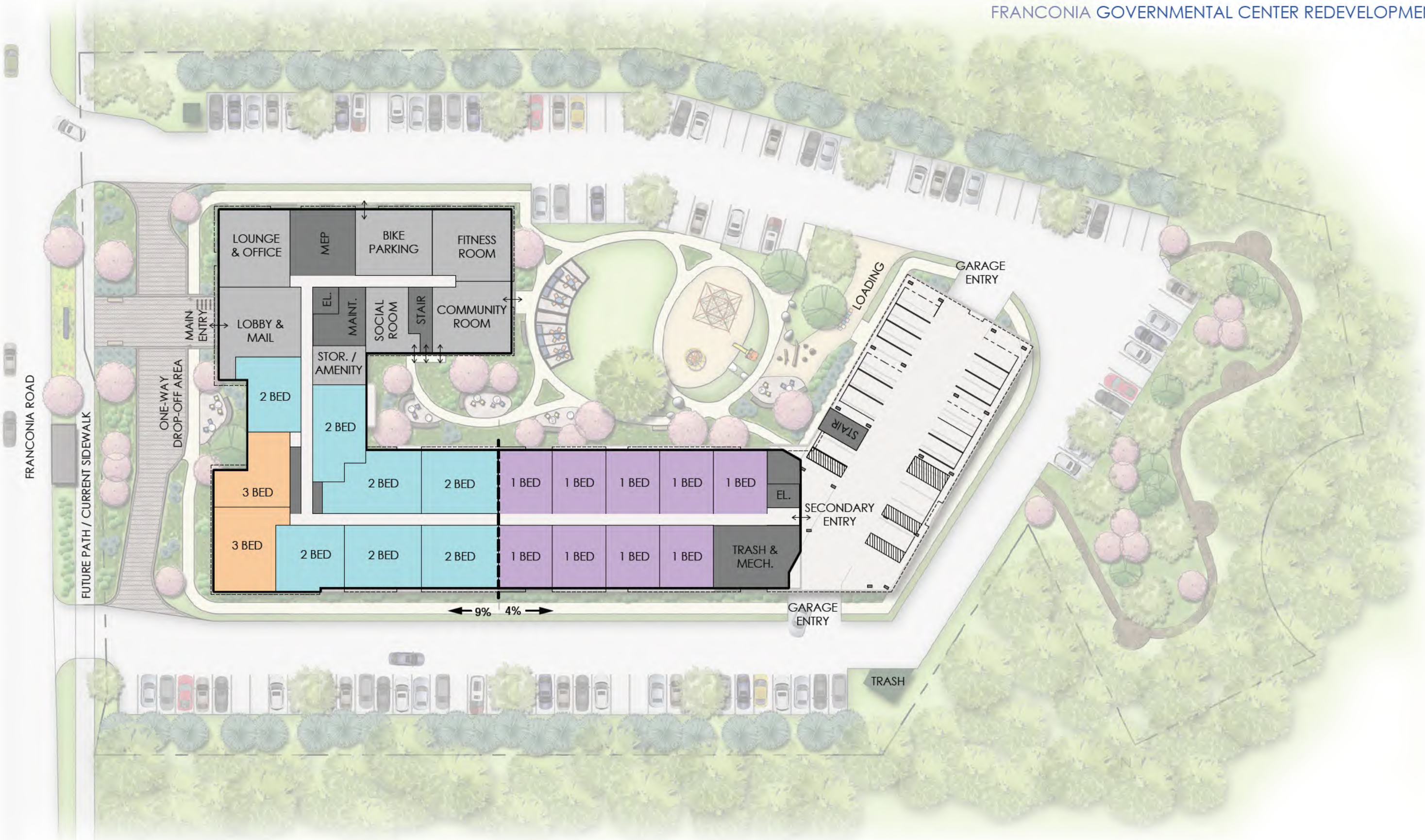




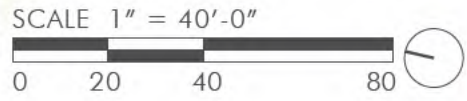
GENERAL NOTES:  
 - ALL PARKING PROPOSED IS NEW, SOME AREAS OF EXISTING PAVEMENT MAY BE ABLE TO BE RE-USED  
 - ALL DIMENSIONS SHOWN ARE APPROXIMATE

ANNOTATED SITE PLAN



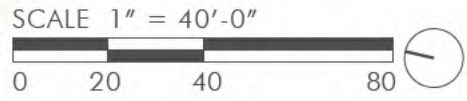


GROUND FLOOR CONCEPT PLAN





TYPICAL FLOOR CONCEPT PLAN







VIEW OF MAIN FACADE AND MAIN ENTRY



AERIAL VIEW TO SOUTHEAST



AERIAL VIEW TO SOUTHWEST



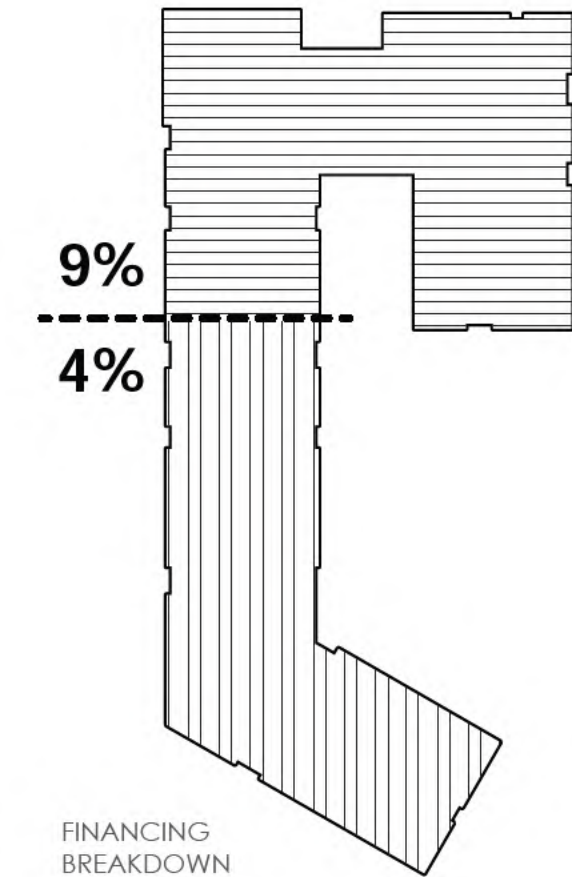
COURTYARD VIEW

6121 FRANCONIA RD - 4% BUILDING								4/14/2022
Level	Floor Area (constructed gsf)	Net Area (sf)	1 BED	2 BED	3 BED	Number of Apts	Efficiency	Height (Ft.)
			625	880	1020			
Level 4	15,500	13,710	10	5	3	18	88%	10.00
Level 3	15,500	13,710	10	5	3	18	88%	10.00
Level 2	15,500	13,710	10	5	3	18	88%	10.00
Level 1	7,500	5,625	9		-	9	75%	13.00
	54,000	46,755	<b>39</b>	<b>15</b>	<b>9</b>	<b>63</b>		43.00
			62%	23.8%	14.3%			

6121 FRANCONIA RD - 9% BUILDING								4/14/2022
Level	Floor Area (constructed gsf)	Net Area (sf)	1A	2 BED	3A	Number of Apts	Efficiency	Height (Ft.)
			625	880	1020			
Level 4	16,500	14,015	3	8	5	16	85%	10.00
Level 3	16,500	14,015	3	8	5	16	85%	10.00
Level 2	16,500	14,015	3	8	5	16	85%	10.00
Level 1	16,500	8,200	-	7	2	9	50%	13.00
	66,000	50,245	<b>9</b>	<b>31</b>	<b>17</b>	<b>57</b>		43.00
			16%	54.4%	29.8%			

<b>TOTAL:</b>	<b>48</b>	<b>46</b>	<b>26</b>
	40%	38%	22%

AREA OF SITE (GSF)	142,076
<b>TOTAL APARTMENTS</b>	<b>120</b>



DEVELOPMENT MIX