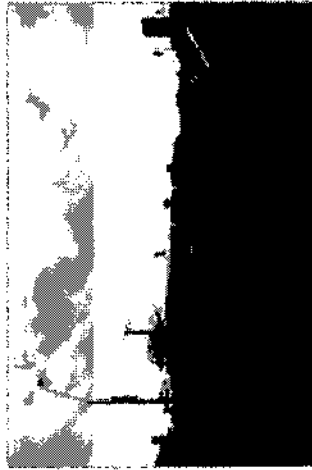


6 gateway + corridor precinct issues + design response



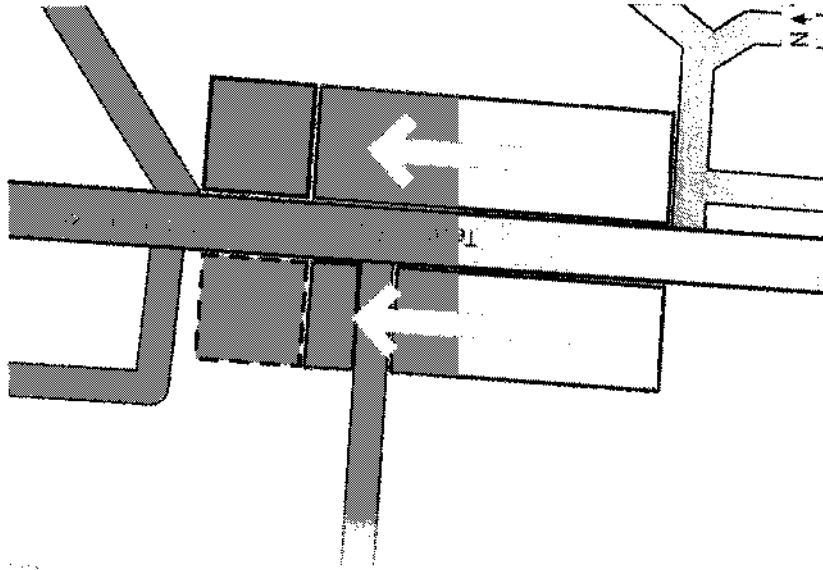
Bella Vista apartment provides a landmark at entry to town centre



low rise shops create confusion at entry to Gunner Drive



single level residential uses opposite Bella Vista building



- increased intensity
- existing tall building as gateway
- potential new building as gateway

movement + circulation:

- opportunity to calm Town Centre traffic through an improved gateway / entrance

land uses:

- Bella Vista mixed use
- west side single level
- conversion of residential to commercial on west side but no redevelopment of residential

scale + form:

- Bella Vista is 6 levels
- other properties 1-2 levels

design principles:

- higher level buildings & increase in activity at street level - currently low-rise, older shops on Te Atatu Road & higher-rise new developments on Gunner Road create some confusion about location of town centre core.
- mixed uses at Harbour View edge can be mirrored by higher intensity development on west side of Te Atatu Road
- development can reduce to lower residential scale south of Yeovil Road



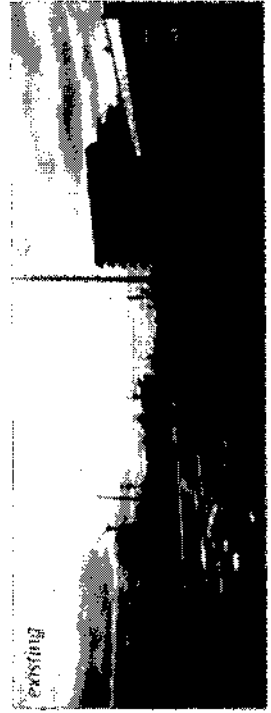
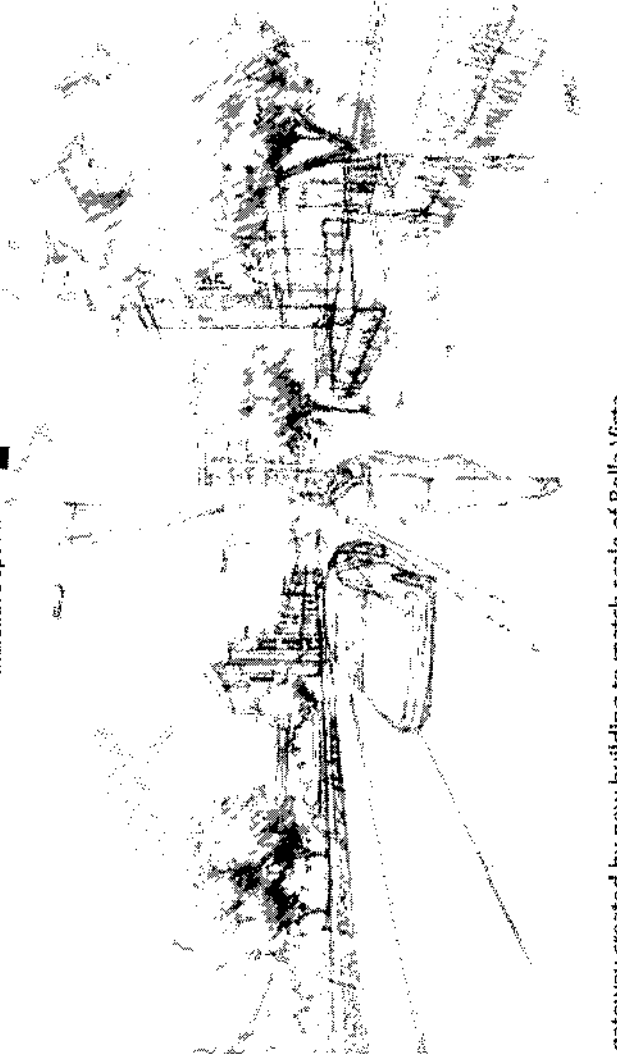
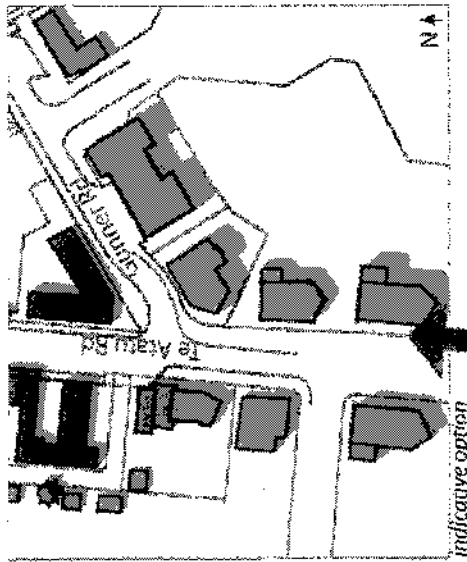
gateway + corridor precinct concept 6

town centre concept

indicative concept:

These design principles can be achieved in a number of ways. The indicative concept demonstrates one option:

- as town centre redevelops with 3-4 level buildings, this should create a stronger sense of the importance of the traditional mainstreet
- two new apartment buildings proposed south of Bella Vista, creating strong edge to eastern side of Te Atatu Road
- Potential for extending community zone or special zone to south of town centre on western side, to create opportunity for another landmark building of similar scale. This will help create a gateway into the town centre & define the edge of the more urban centre, distinct from the more traditional low-density neighbourhoods.



gateway created by new building to match scale of Bella Vista

A134



7 residential intensification precinct issues + design brief



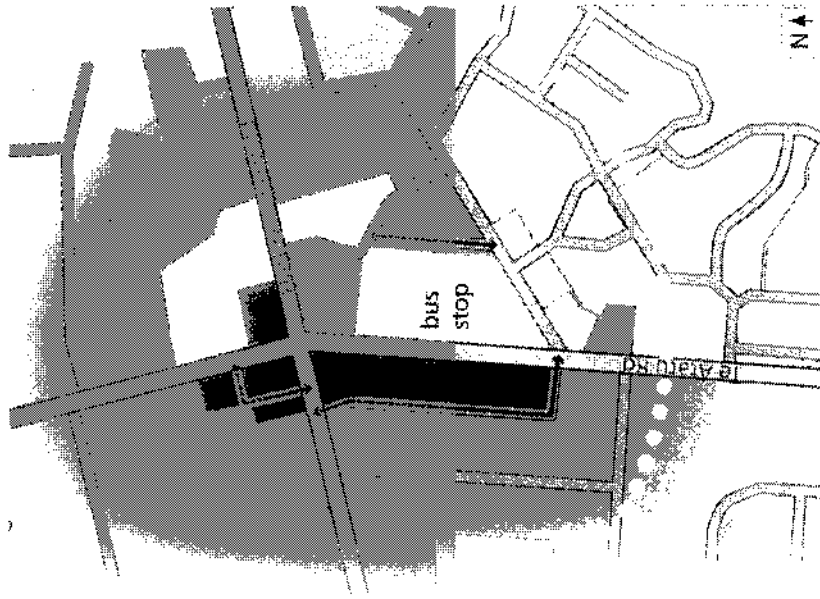
low density houses north of shops - some converting to commercial uses



single family houses adjacent to mainstreet



Harbour View development demonstrates high standard of design in medium density housing



- potential area to increase residential density
- retail core
- 500 metre ped shed

movement + circulation:

- fairly well connected to Te Atatu Rd
- green links in place but urban reserves could be better connected

land uses:

- bungalow style single level residential
- 2 level lot infill dominant pattern

form + scale:

- predominantly single level

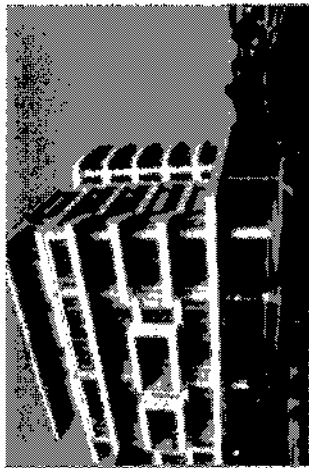
design principles:

- higher density housing should be located within a 5 or 10-minute walk of town centre & bus routes
- living within 5 minutes walk of a bus stop increases the probability of using passenger transport
- increasing the number of people within walking distance of town centre adds to foot traffic & people supporting the local shops
- higher density requires higher standard of design - & a higher level of amenity such as parks or views
- diverse population needs choice of housing besides low-density single family houses - empty nesters, starter households, singles
- narrow lots may need to be amalgamated to maximise densities but ensure design quality

town centre concept

A135

residential intensification precinct concept 7



high density - apartments



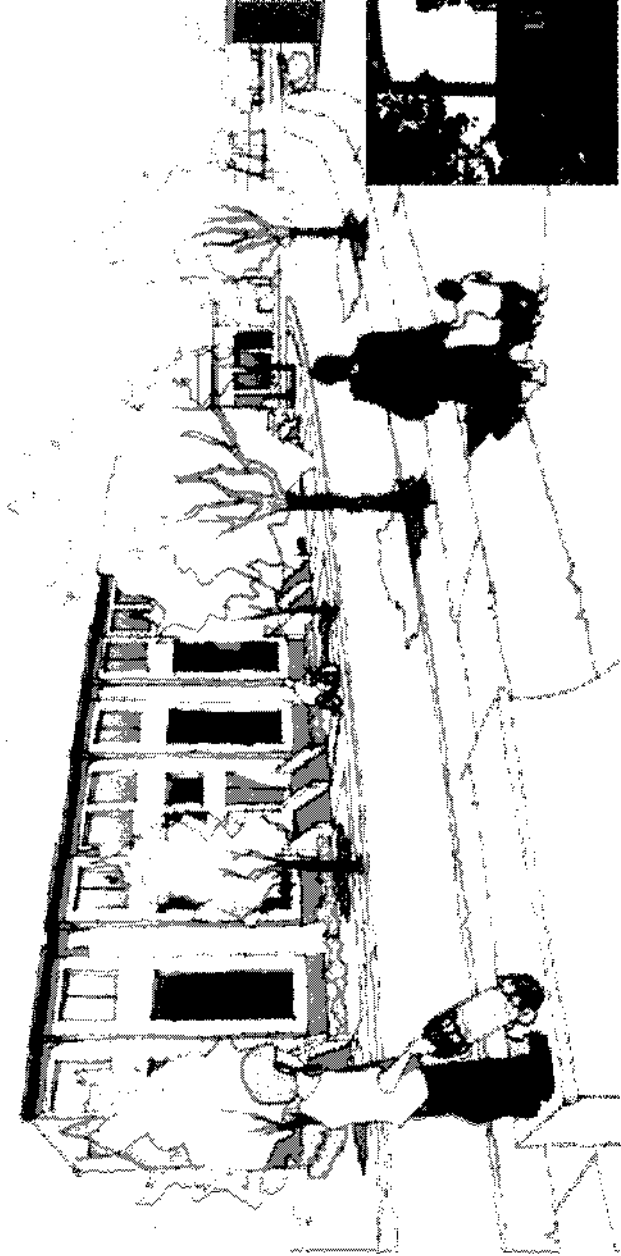
medium density - terraces

indicative concept:

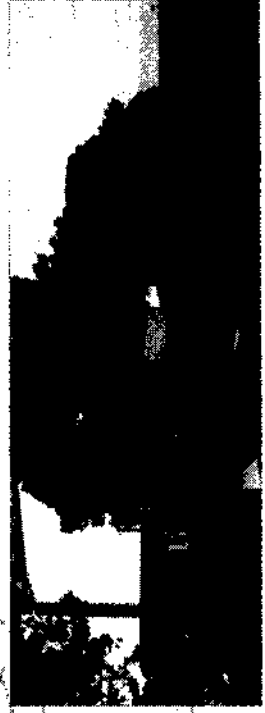
These design principles can be achieved in a number of ways. The outline concept proposes an option;

- focus increased density in the blocks immediately adjacent to the town centre
- as well as mixed uses on the mainstreet, parallel streets could absorb terrace housing, particularly around park edges or where there are potential harbour views
- medium density living zones require high standard of design & amenity, similar to that established in Harbour View living

town centre concept

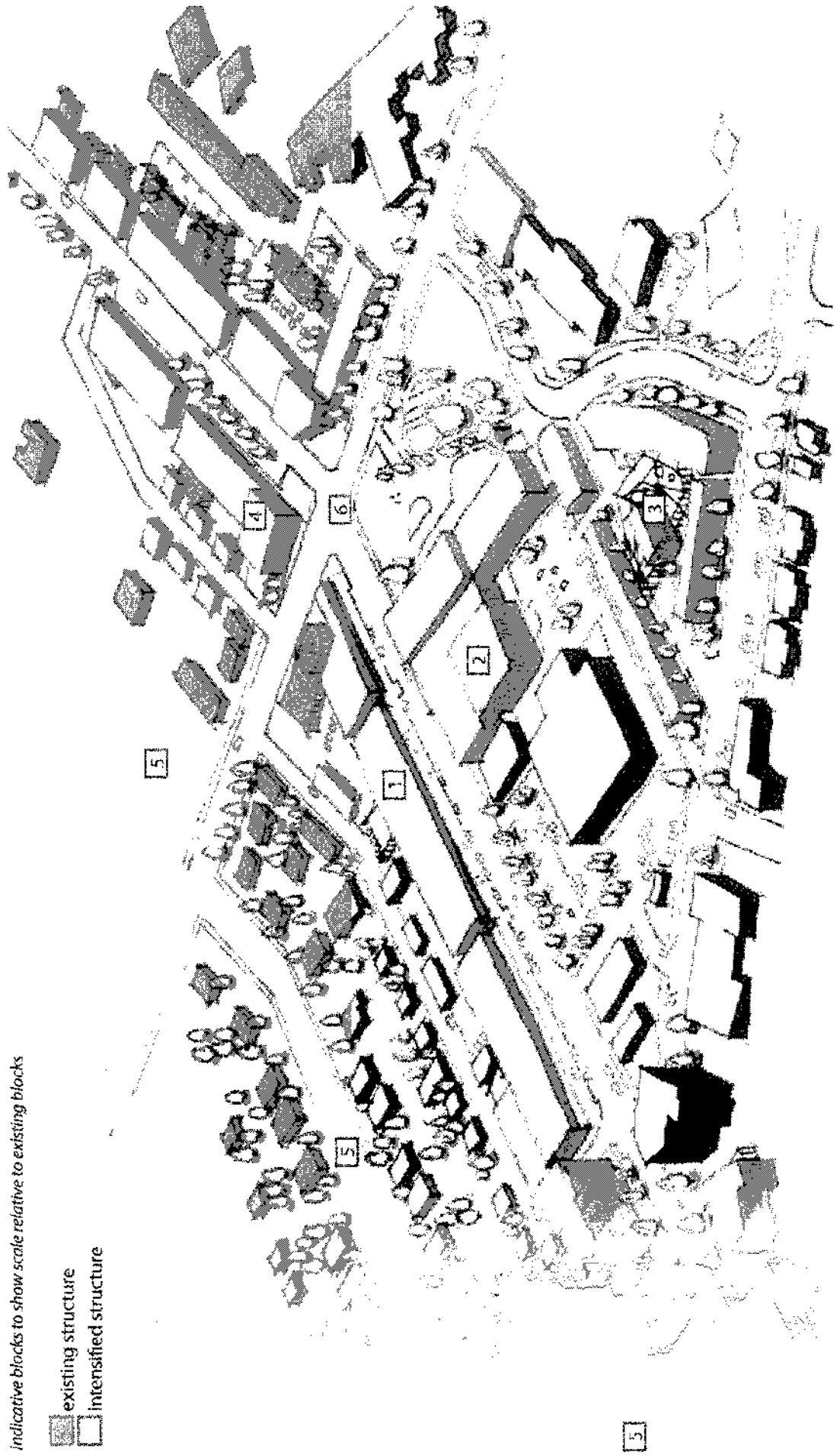


medium density residential - illustration of possible form that W.L.I site could take, view from skate park







town centre summary - building scale + indicative concept



indicative blocks to show scale relative to existing blocks

-  existing structure
-  intensified structure

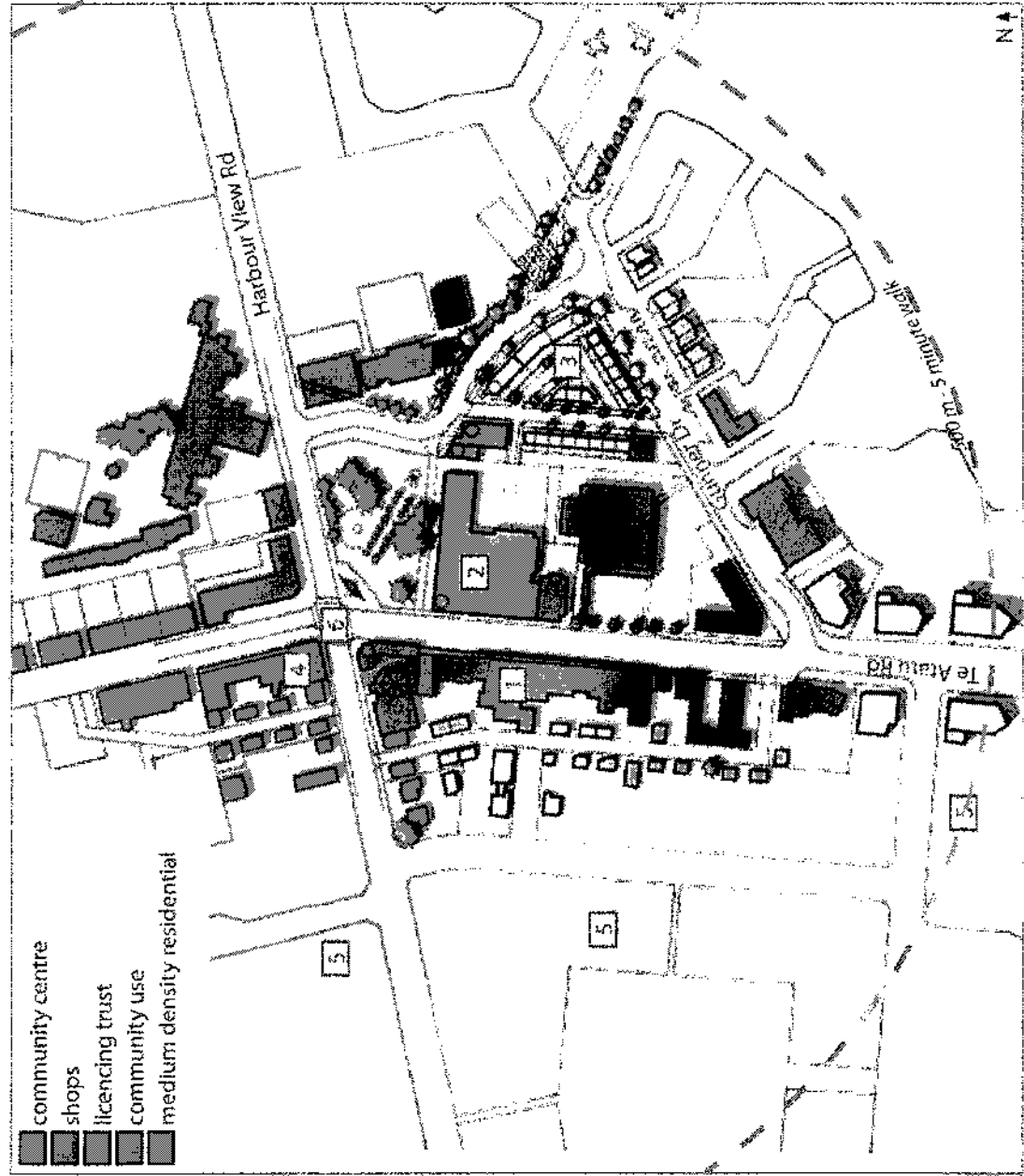
town centre concept

A137



town centre - overall design concept

town centre concept



1 mainstreet - with appropriate scale, parking & access. Increasing scale & providing for a mix of uses improves mainstreet condition. The rear lane improves access, provides opportunity for intensification & has an additional advantage of opening a new type of development.

2 library/community centre - upgraded to activate Jack Pringle Park

3 Licencing Trust is a key town centre redevelopment site - maximise development by creating a perimeter block with new restaurant/bar, bottle shop & residential

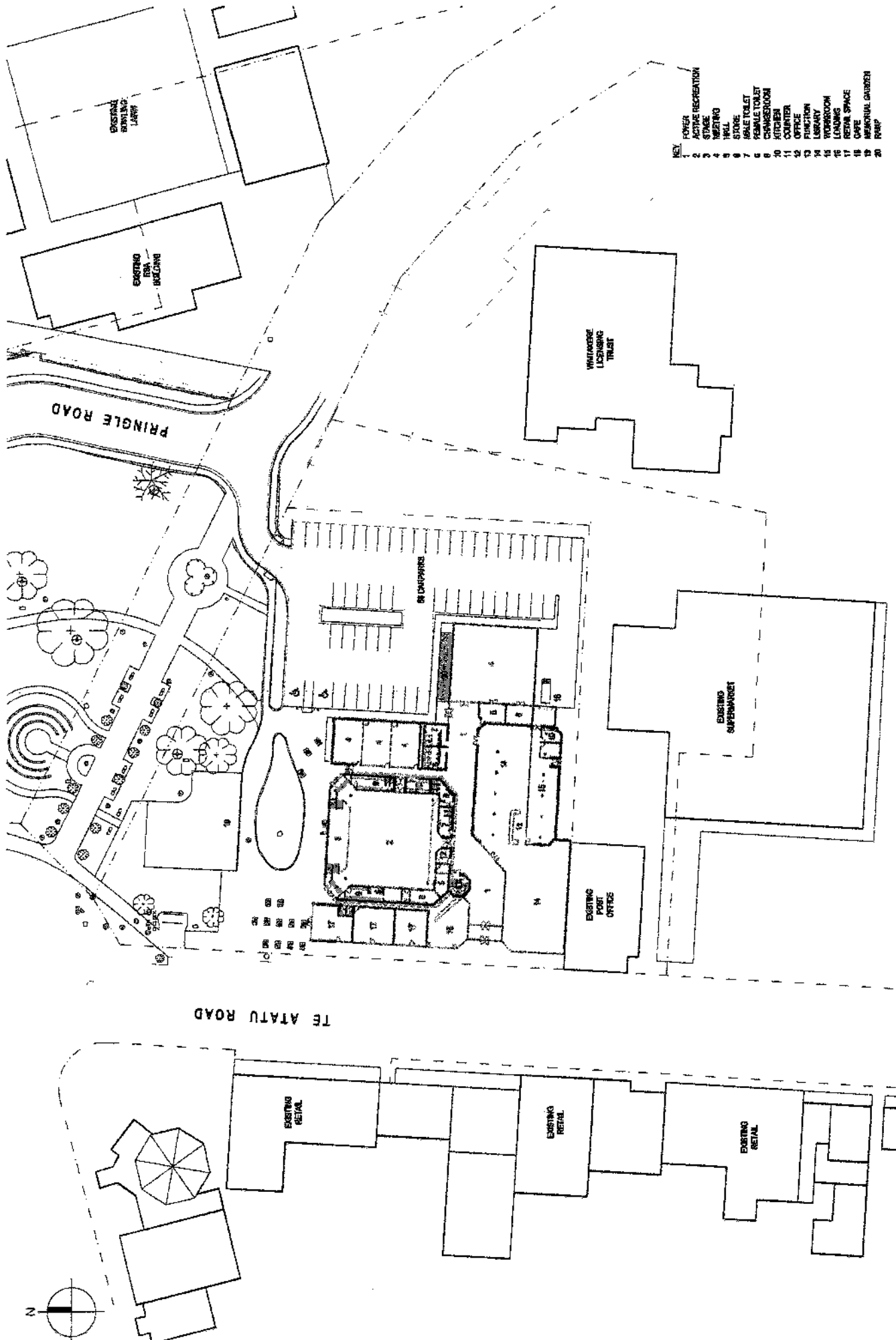
4 northern shops - redevelop over time

- 2-3 levels, highest near intersection
- retail at ground
- commercial & residential upper floors residential area - within 5 minute walk (500 metres) to town centre can redevelop with more intensive housing

6 Improve northern intersection - this could be achieved by;

- improving pedestrian conditions
- signalised intersection
- promoting more active street edges
- promoting redevelopment of adjacent buildings

A138



- KEY
- 1 FOYER
 - 2 ACTIVE RECREATION
 - 3 STAGE
 - 4 MEETING
 - 5 PUBLIC OFFICE
 - 6 PUBLIC TOILET
 - 7 SEMINAR/WORKSHOP
 - 8 CHAMBER/ROOM
 - 9 KITCHEN
 - 10 COUNTER
 - 11 OFFICE
 - 12 FUNCTION
 - 13 LIBRARY
 - 14 WORKSHOP
 - 15 LENDING
 - 16 RETAIL SPACE
 - 17 CAFE
 - 18 MEMORIAL GARDEN
 - 19 RAMP

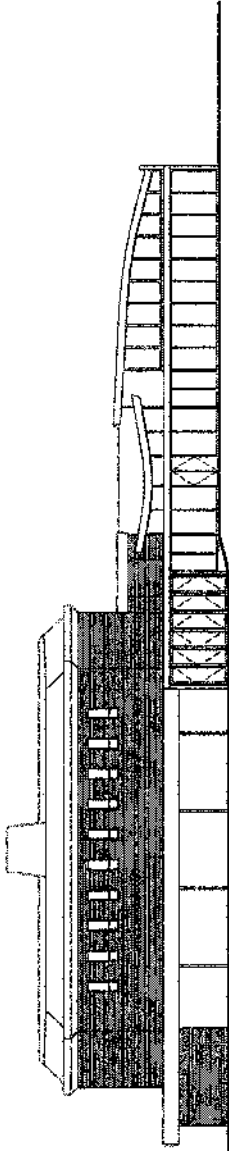
Concept Site Plan - Option A4

creativeSpaces

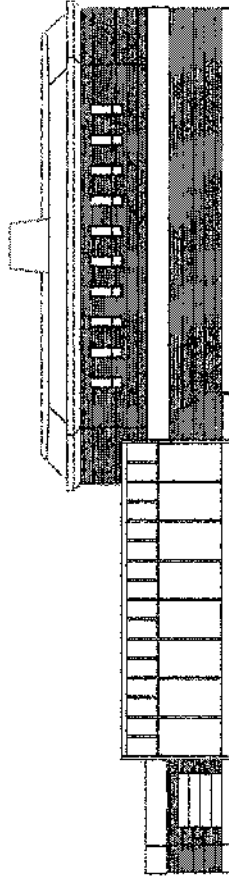
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 Date: 11/06/10

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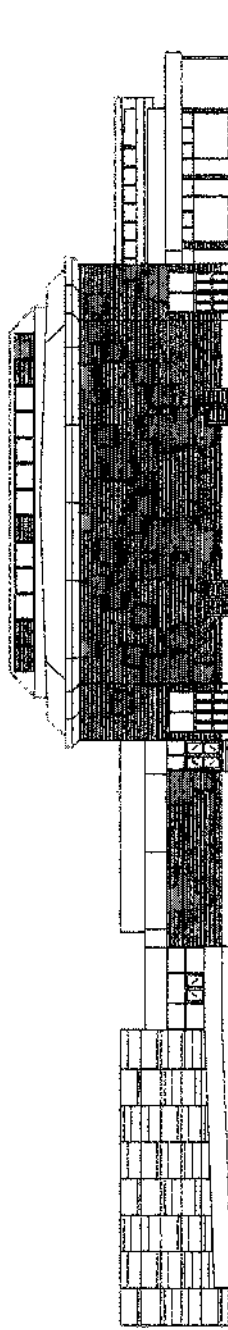
A139



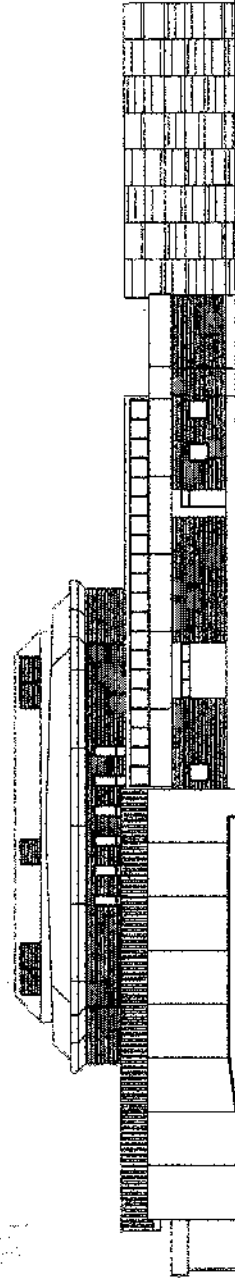
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Concept Elevations - Option A4

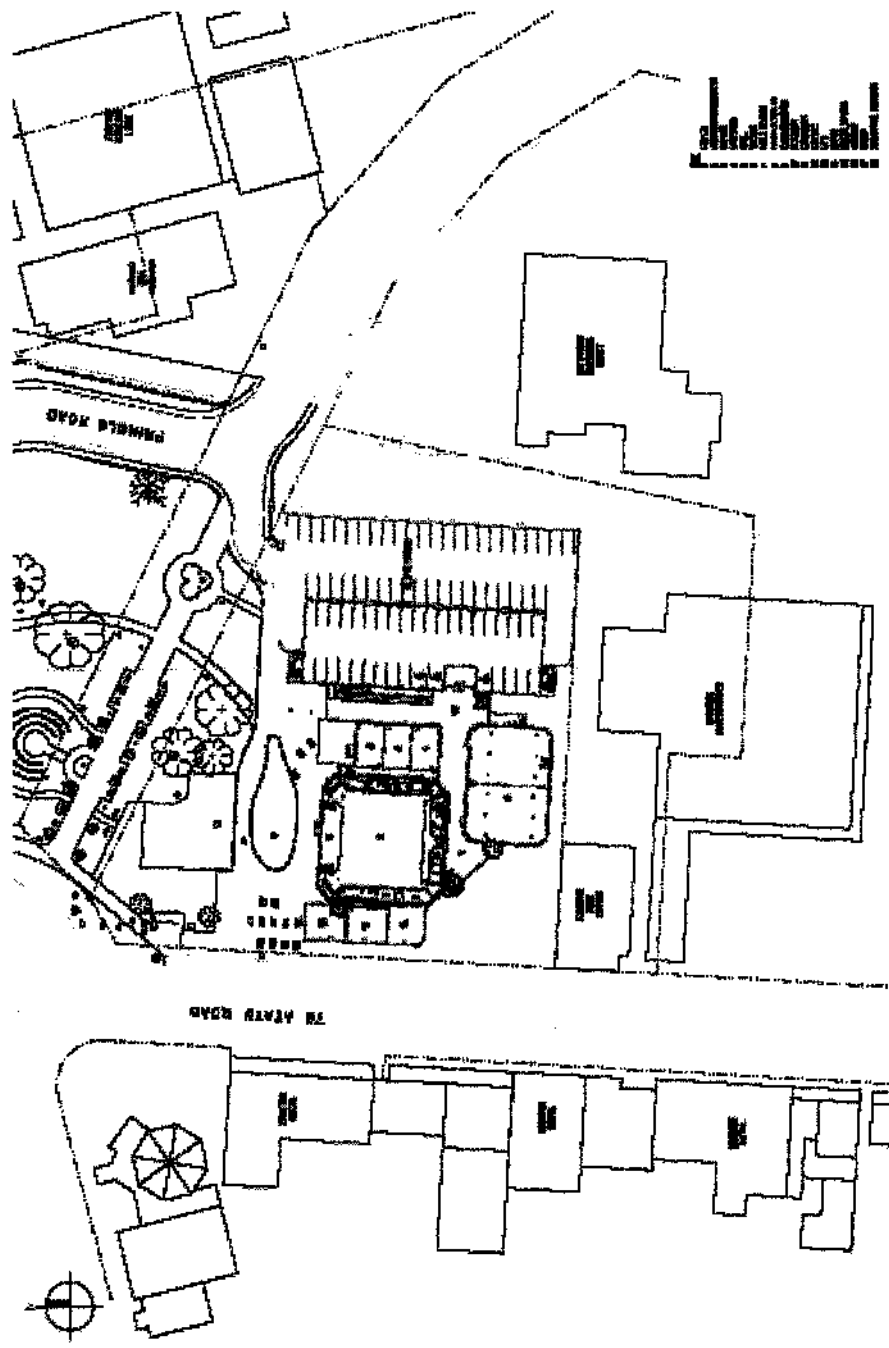
creativeSpaces



0 5 10 20m
Scale 1:500 (A4)

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Te Atatu Peninsula Community Centre and Library
1714-A5-SK03
Architectural Drawings

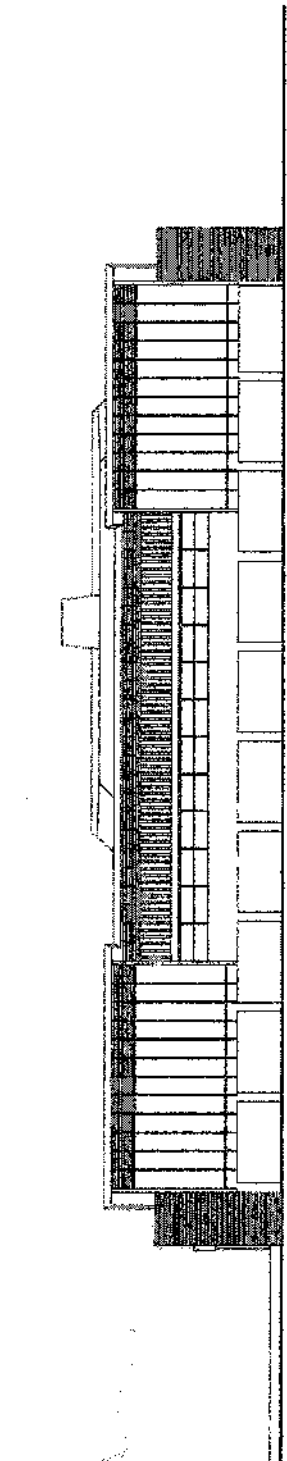
A140



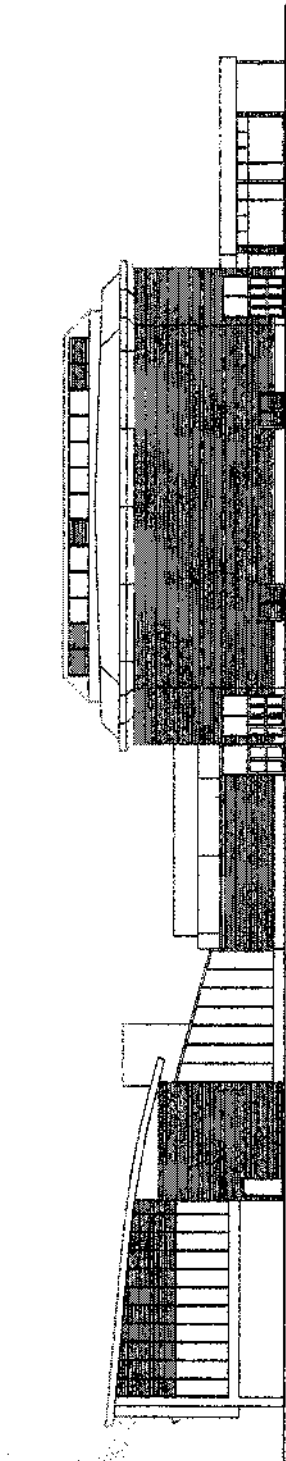
Concept Site Plan - Option A2
 1:1000
 1" = 100'
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

WASHINGTON COUNTY, COLORADO
 For Abbot Southwest Community Center and Library
 171443.0001

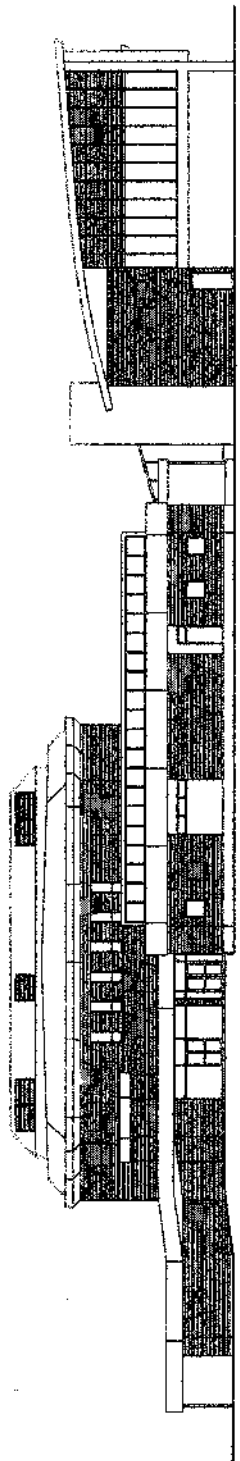
A141



EAST ELEVATION

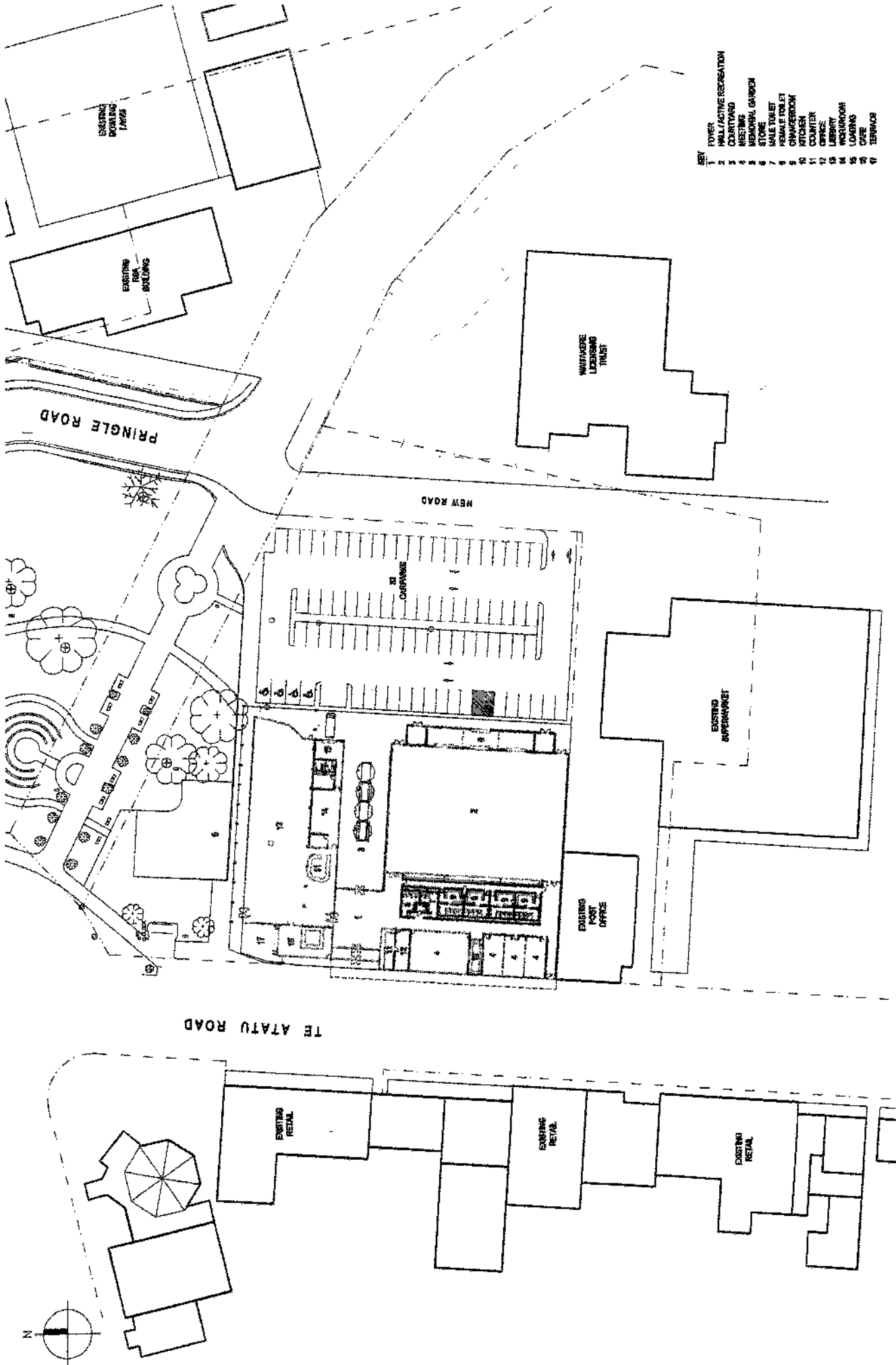


NORTH ELEVATION



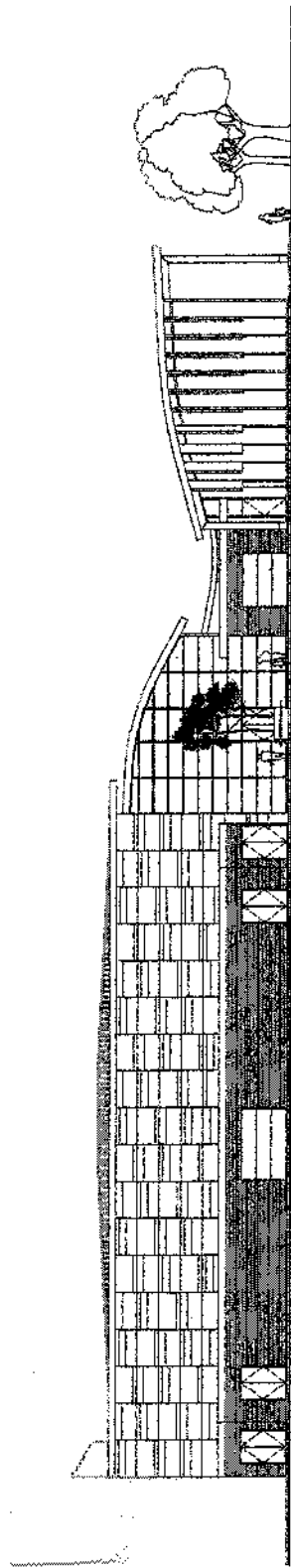
SOUTH ELEVATION

A142

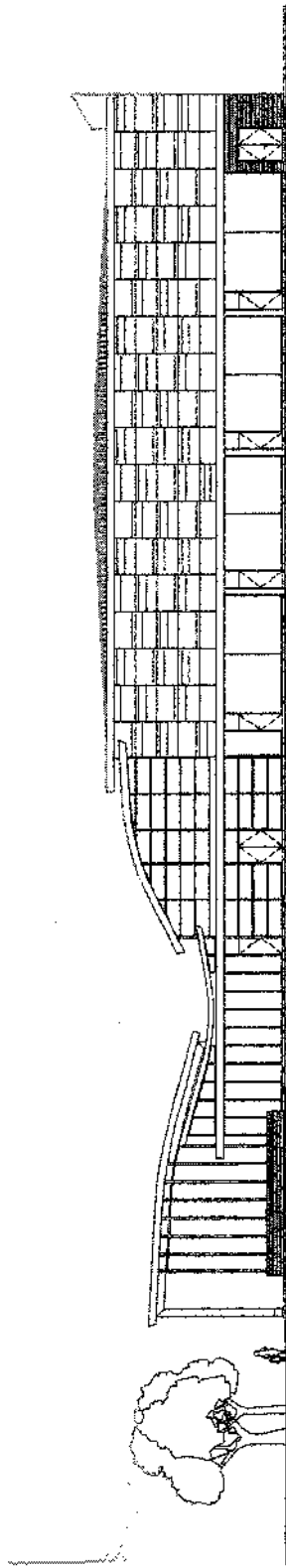


- KEY
- 1 Foyer
 - 2 Hall/Active Recreation
 - 3 Courtyard
 - 4 Resting
 - 5 Reading
 - 6 Recreational Garden
 - 7 Male Toilet
 - 8 Female Toilet
 - 9 Change Room
 - 10 Kitchen
 - 11 Counter
 - 12 Office
 - 13 Library
 - 14 Workshop
 - 15 Loading
 - 16 Cafe
 - 17 Terrace

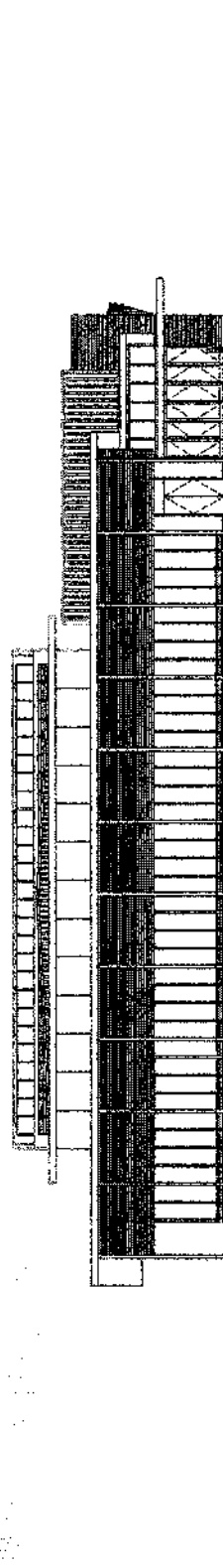
A143



EAST ELEVATION

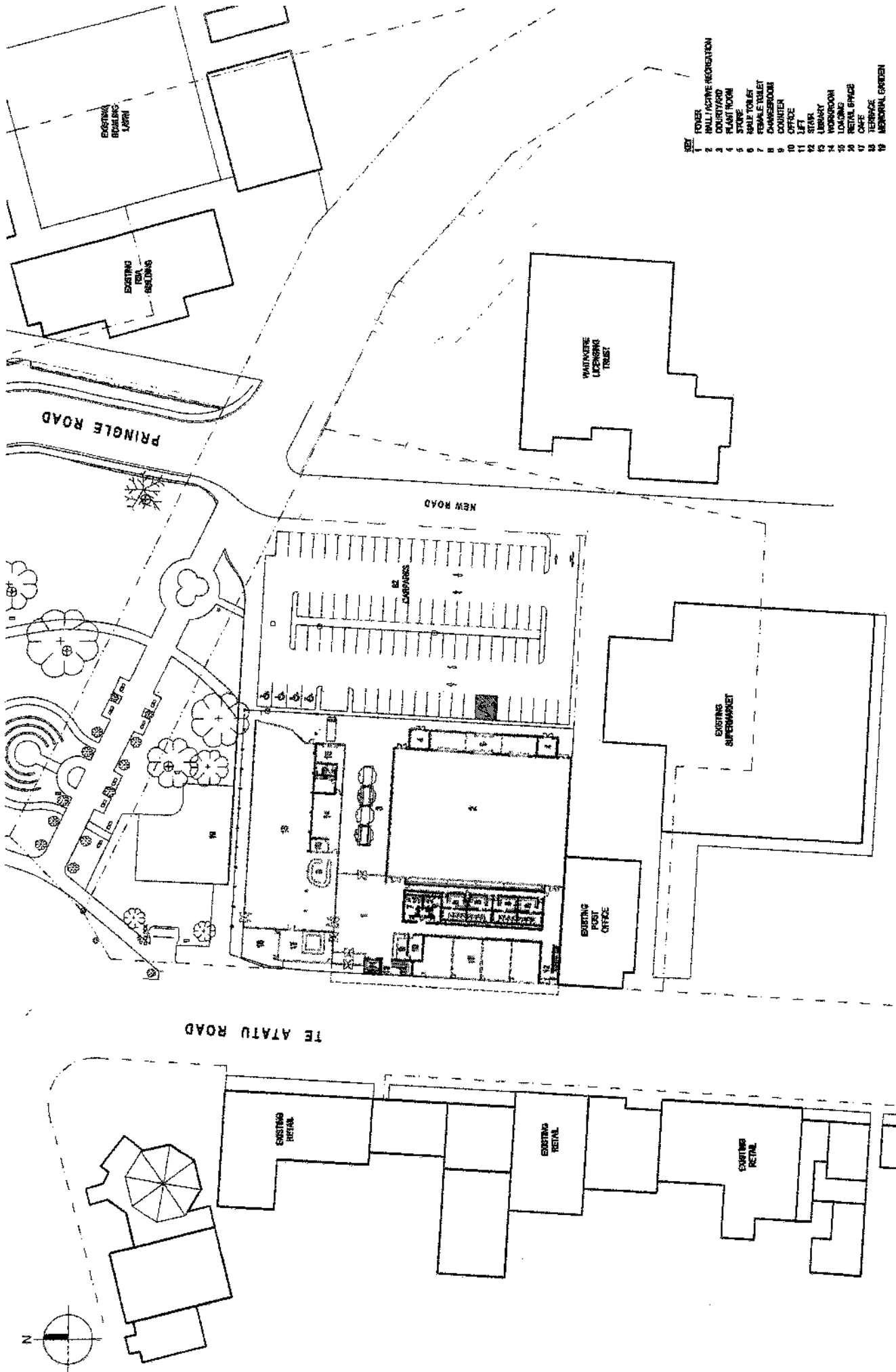


WEST ELEVATION



NORTH ELEVATION

A144



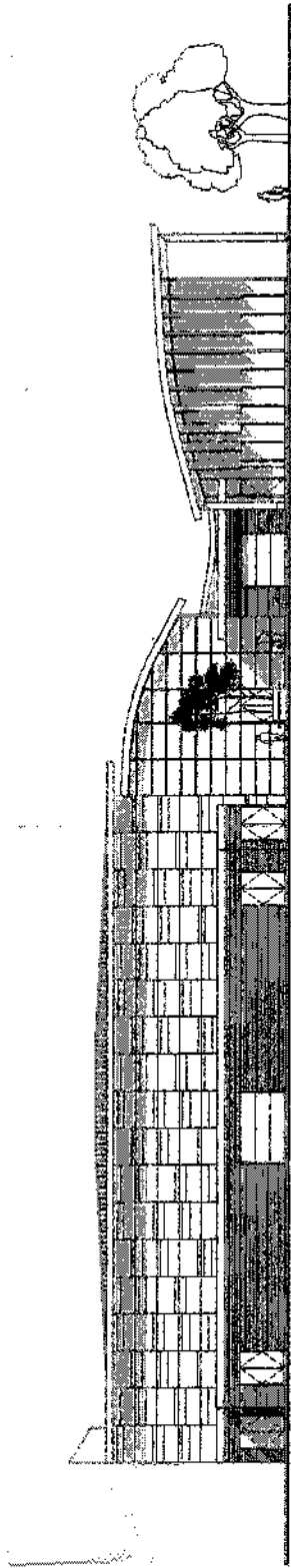
A145

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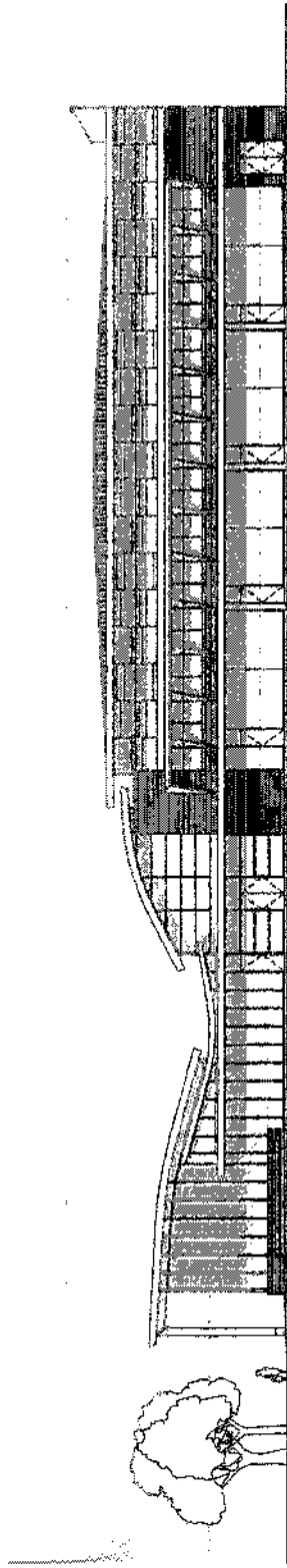
Concept Site Plan - Option B2
 creativespaces

Scale: 1:500
 0 5 10 15 20m

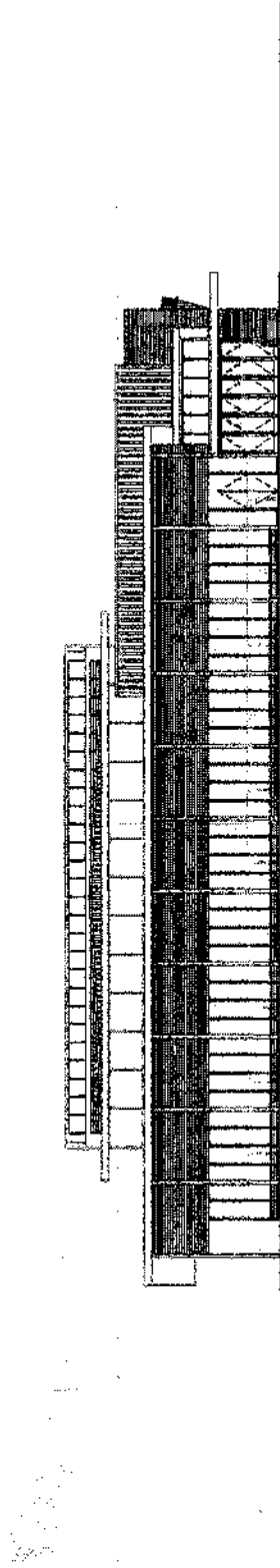
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EAST ELEVATION

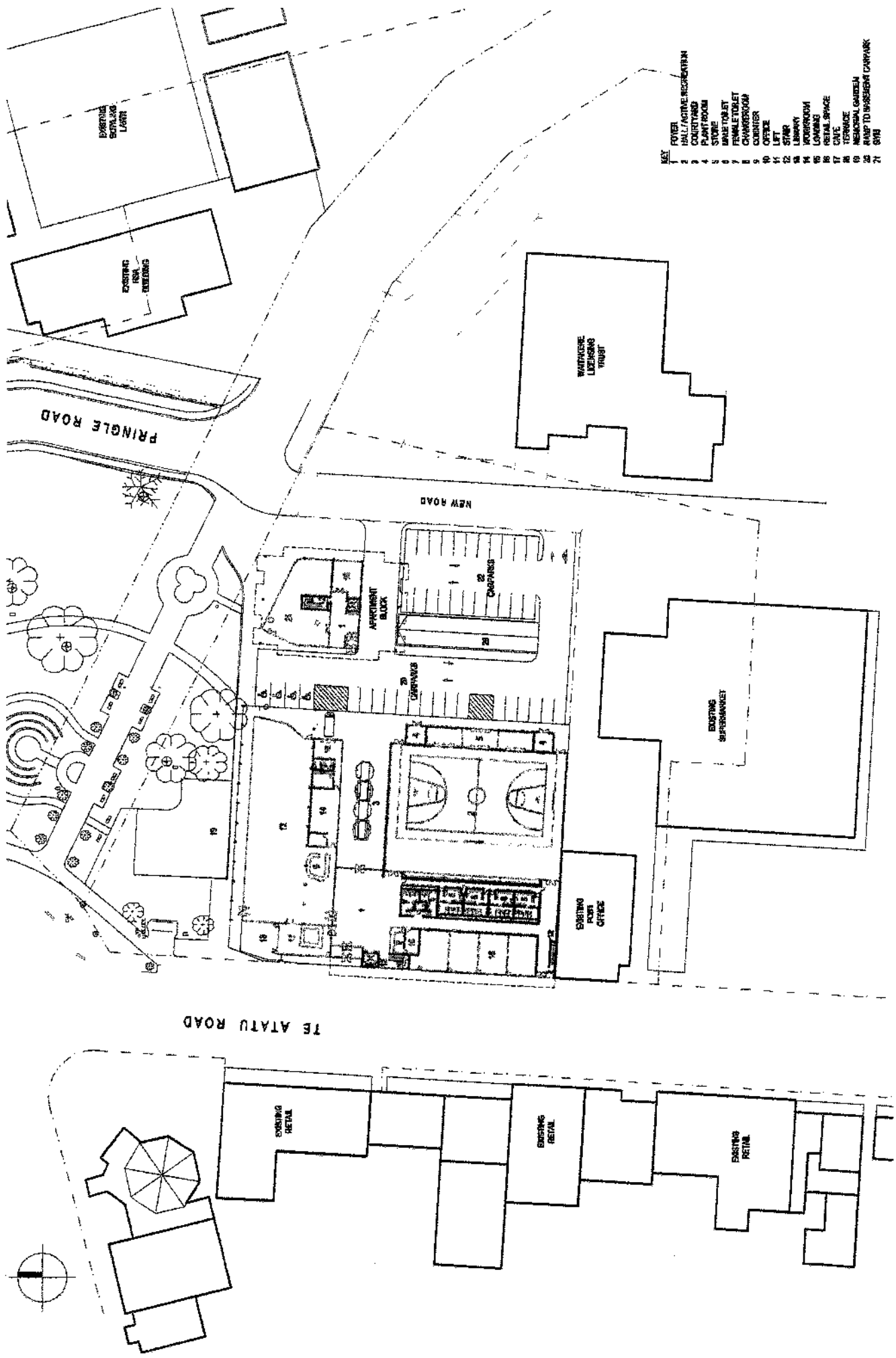


WEST ELEVATION



NORTH ELEVATION

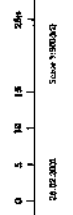
A146



- KEY
- 1 Foyer
 - 2 HALL/ACTIVE RECREATION
 - 3 COURT/INDOOR
 - 4 STORE ROOM
 - 5 STAIRS
 - 6 MANTEL/ST
 - 7 FRANKLINTON
 - 8 CHANGEROOM
 - 9 COUNTER
 - 10 OFFICE
 - 11 LIFT
 - 12 STAIR
 - 13 LIBRARY
 - 14 WORKROOM
 - 15 LAMING
 - 16 RETAIL SPACE
 - 17 CAVE
 - 18 TERRACE
 - 19 MEMORIAL GARDEN
 - 20 RAMP TO BUSSTOP CARPARK
 - 21 SH

Concept Site Plan (Basement Parking) - Option C

creative spaces



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A147

