Precedent Studies

Fair Lakes
Fairfax, Virginia, USA

Metro Area: Washington

Project Type:
Mixed-Use--Three Uses or More

Land Use(s):
Mixed-Use District, Office, Fitness Center, Apartments, Hotel, Multifamily Housing, Business Park, Office, Research and Development, Retail, Hotel, Recreation Facility, Open Space

Site Size:
657.0 acres

Location Type:
Outer Suburban

Keywords:
Public/Private Partnership

Project Summary

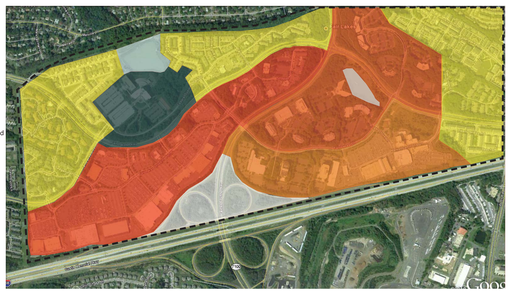
A 657-acre, multiuse planned development that at build out will contain over 5 million square feet of office and research space with supporting residential, retail, hotel, and recreation uses. Building is occurring through land sales, build-to-suit, and speculative development programs. With an estimated completion date of 1995, Fair Lakes exemplifies the type of negotiated public/private agreements now common to long-term projects.

The Development Team

Developer(s)
Hazel/Peterson Companies

Designer(s)
Davis & Carter
RTKL Associates, Inc.
Skidmore, Owings & Merrill
HOK
Dewberry & Davis
Niles Bolton Associates
Craycroft Architects, Inc.
Donald F. Nalley
Smith, Segretti, Tepper, McMahon, & Harned
Sasaki Associates

Site Statistics
Open Space: Approximately 30%
Office/retail space: 128 acres
Site size: 657 acres
Office Space: 4,950,200 SF
Retail Space: 600,000 SF
Industrial Space: 0
Residential Units: N/A
Single Family Units: N/A
Multifamily Units: N/A
Hotel Rooms: 317
Parking Spaces: N/A
Max Floors: N/A
Date Started: 1984
Date Opened: 1984
Date Completed: 1995



Residential
Business
Mixed-Use
Sports/Recreation
Open Water

Ratio Comparisons for Economics and Marketing

Traffic Counts(2001) to Office/Retail Space: Fair Lakes: Bristol West

Office Space: 4,950,200 sf (Fair Lakes) / 46, 355,000 Vehicles per year **X** x / 14,789,800 Vehicles per year (Bristol West)

X= 1,579,386 sf (36 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Retail Space: 600,000sf / 46,355,000 Vehicles per year **X** x / 14,789,800 Vehicles per year

X= 191,433 sf (4.4 acres)
Concept 1 Square footage: 264,824 sf at 2 stories

Population to Office/Retail Space: Fair Lakes: Bristol West

Office Space: 4,950,200 sf (Fair Lakes) / 219,394 people **X** x / 42,753 people (Bristol)

X= 964,638 sf (22 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Retail Space: 600,000sf / 219,394 people **X** x / 42,753 people

X= 116,921 sf (3 acres)
Concept 1 Square footage: 264,824 sf at 2 stories

Median Income to Office/Retail Space: Fair Lakes: Bristol West

Office Space: 4,950,200 sf (Fair Lakes) / $137,067 per year **X** x / $32,000 per year (Bristol)

X= 1,155,685 sf (27 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Retail Space: 600,000sf / $137,067 per year **X** x / $32,000 per year
X= 140,077 sf (3.2 acres)
Concept 1 Square footage: 264,824 sf at 2 stories

Significant Areas of Study

Green Space/Open Space
Large Impervious spaces

Avis Research and Business Park
Ann Arbor, Michigan, USA

Metro Area: Ann Arbor

Project Type: Office/Business Park

Land Use(s): Office/Business Park, Open Space, Conference Center, Agricultural Land/ Farm, Wetland

Site Size: 156.0 acres

Location Type: Suburban

Keywords: Renovation, Pedestrian-Friendly Design, Sustainable Development

Project Summary

An environmentally sensitive 156-acre research and business park located just south of Ann Arbor, Michigan. The park's proximity to the University of Michigan has attracted many high-tech tenants desiring a modern campus environment and access to a highly trained pool of knowledge workers. The site layout is dictated largely by the natural contours of the land in order to take best advantage of the natural features of the environment. The sometimes unusually shaped lots created through this practice have encouraged the development of uniquely designed buildings. The developer has gone to considerable expense in its commitment to preserving the environment by routing streets and utility lines around existing stands of mature trees and even by tunneling under the roots of a 100-year-old oak tree to lay sewer pipes. An existing farmhouse and outbuildings on the site have been converted into apartments and conference space.

The Development Team
Developer(s)
Palm Beach Financial Ventures

Designer(s)
The Heil Partnership

Site Statistics
Open Space: 92 acres (58%)
Office/retail space: 18.4 acres
Site Size: 156 acres
Office Space: 800,000 SF
Retail Space: 0
Industrial Space: 0
Residential Units: N/A
Single Family Units: N/A
Multifamily Units: N/A
Hotel Rooms: N/A
Parking Spaces: 3,200 (11 Acres)
Max Floors: N/A
Date Started: 1985
Date Opened: 1987
Date Completed: 2001

Land Uses
Office
Vacant Land

Significant Areas of Study
Green Space/Open Space

Ratio Comparisons for Economics and Marketing

Traffic Counts(2009) to Office/Retail Space: Avis: Bristol West

Office Space: 800,000 sf / 6, 278,000 Vehicles per year **X** x / 12,658,200 Vehicles per year (Bristol West)

X= 1,613,023 sf (37 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Population to Office/Retail Space: Avis: Bristol West

Office Space: 800,000 sf / 112,852 people **X** x / 42,753 people (Bristol)

X= 303,073 sf (7 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Median Income to Office/Retail Space: Avis: Bristol West

Office Space: 800,000 sf / 550,291 per year **X** x / 532,000 per year (Bristol)

X= 509,037 sf (12 acres)
Concept 1 Square footage: 234,752 sf at 2 stories (5.4 acres)

The Branches
Reston, Virginia, USA

Metro Area: Washington

Project Type: Office/Business Park

Land Use(s): Office/Business Park, Open Space

Site Size: 25.0 acres

Location Type: Outer Suburban

Project Summary

A 25-acre site developed for small office buildings in a heavily wooded, scenic environment in the new town of Reston, Virginia. The project is targeted to attract trade associations and small corporations.

The Development Team
Developer(s):
Lee Sammis Associates

Designer(s):
Davis & Carter, P.C.
Donnally, Donnally, Soelin & Associates
Greenspace, Inc.
Mortenson, Lewis, & Scully

Site Statistics

Open Space:
Office/retail space:
Site Size: 25 acres
Office Space: 199,882 SF
Retail Space: 0
Industrial Space: 0
Residential Units: N/A
Single Family Units: N/A
Multifamily Units: N/A
Hotel Rooms: N/A
Parking Spaces: 656
Max Floors: N/A
Date Started: 1986
Date opened:
Date Completed:

Project Street Address
Hunter Mill Road and Sunrise Valley Drive
Reston, Virginia, USA

Ratio Comparisons for Economics and Marketing

Traffic Counts(2008) to Office/Retail Space: Branches: Bristol West

Office Space: 199,882 sf / 25,915,000 Vehicles per year **X** x / 12,318,750 Vehicles per year (Bristol West)

X= 95,014 sf (2.2 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Population to Office/Retail Space: Branches: Bristol West

Office Space: 199,882 sf / 58,187 people **X** x / 42,753 people (Bristol)

X= 146,863 sf (3.4 acres)
Concept 1 Square footage: 234,752 sf at 2 stories

Median Income to Office/Retail Space: Branches: Bristol West

Office Space: 199,882 sf / 596,549 per year **X** x / 532,000 per year (Bristol)

X= 66,248 sf (1.5 acres)
Concept 1 Square footage: 234,752 sf at 2 stories (5.4 acres)

Land Uses
Office

Significant Areas of Study
Green Space/Open Space

Biltmore Park
Arden, North Carolina, USA

Metro Area: Asheville

Project Type: Mixed-Use Community

Land Use(s): Office spaces, retail, living, entertainment, dining, hotel

Site Size: 42 acres

Location Type: Outer Suburban

Project Summary

This project is participating in USGBC's LEED- Neighborhood Development pilot project to develop Neighborhood Development standards. The high-density, mixed use community conserves land, reduces driving, encourages walking, and better manages stormwater run-off, therefore it illustrates environmentally-friendly, energy efficient, and sustainable development standards. As Asheville, NC's first mixed-use community, Biltmore Park Town Square is meant to serve as a blueprint for a smarter, more sustainable way of creating community spaces that are livable, functional, energy efficient, environmentally-friendly and people-focused.

The Development Team
Developer(s) and Designer(s):
Biltmore Farms, L.L.C.
Crosland, L.L.C.

Site Statistics

Open Space:
Office/retail space:
Site Size: 25 acres
Office Space:
Retail Space:
Industrial Space:
Residential Units: N/A
Single Family Units: N/A
Multifamily Units: N/A
Hotel Rooms: N/A
Parking Spaces:
Max Floors: N/A
Date Started:
Date opened:
Date Completed:

Project Street Address
Exit 37 off I-26 East

Concerts in the Park 2010
Photo: Studio Photography

Serenbe
Fulton County, Georgia

Project Type: Master Planned Community

Land Use(s): Residential, Roads, Developed open space (parks, common areas), Undeveloped open space (natural open space), Town center/mixed-use/school, sewer and power facilities

Site Size: 1,000 acres

Location Type: Rural

Keywords: Natural open space, organic farm, sidewalks and trails, smart wastewater reclamation system, cluster development.

Project Summary

Serenbe is a 1,000-acre mixed-used conservation community located in the Chattahoochee Hills of Fulton County, Georgia, Just 32 miles from downtown Atlanta. It is the first development to be approved since the Fulton County Board of Commissioners adopted the Chattahoochee Land Use Plan, which calls for rural green space to be preserved by focusing development in historic villages and hamlets. This comprehensive land use plan covers 40,000 acres in Fulton County and calls for 80 percent of it to remain as green space.

The Development Team

Owner: The Nygren Family, Palmetto, Georgia and Rawson Haverty, Jr., Atlanta, Georgia
Developer(s):
Serenbe Development Corporation, Palmetto, Georgia
Site Planner:
Phillip Tabb, College Station, Texas

Architect:
Lew Oliver Inc., Atlanta, Georgia

Site Statistics
Open Space: 700 acres (70%)
Office/retail space: 3.5acres
Site Size: 1,000 acres
Industrial Space: N/A
Residential Units: 43.9 acres (900-6,000sf)
Single Family Units:
Multifamily Units:
Hotel Rooms: N/A
Parking Spaces: N/A
Max Floors: N/A
Date Started: 2000
Date Opened: 2005
Date Completed: 2005 (Phase 1)