

# Twin Lakes Main Campus Expansion

## Montgomery, OH



As a result of a 15 month master planning process, the twelve year old Twin Lakes received major upgrades and a significant expansion to its main campus in Montgomery, OH. Because the proposed expansion extended into the existing parking areas and drives, Bayer Becker was challenged to work within the existing site constraints to maximize the developable area and minimize the impacts to the Twin Lakes residents and neighboring businesses. This required some significant creative problem solving that involved zoning changes, variances, and equivalencies. Our team was able to provide the client with expertise in zoning and site plan development, working with the City Public Works, Zoning, and Fire Department to provide a comprehensive design solution. Additionally, our team prepared a utility plan to accommodate the proposed building's demands while addressing existing conflicts. This minimized relocating existing utilities during construction.

Bayer Becker worked closely with the City and adjacent land owners to address their concerns about additional traffic, providing the required buffers while maintaining key views and providing a safe and efficient parking layout. The adjacent dealership was concerned about sight lines into their sign being obstructed by street trees required by zoning requirements. Bayer Becker's Landscape Architects collaborated with the dealership and the City to identify tree locations that met the spirit of the zoning code, while being sensitive to the dealership's concerns. The final solution included shifting the planting locations to maximize sight lines into the sign and selecting a tree species with a narrow canopy that would allow maximum visibility from Montgomery Road.

As a senior living residential community, the project team created a safe and attractive space for residents, visitors, and staff. To do this, our team prepared a grading plan that minimized steep slopes in walking and parking areas, which also minimized storm sewers and construction costs. This strategy eliminated a retaining wall that saved \$250,000 in construction costs. The team considered fire access requirements during the design process. In addition to providing the required buffer plantings at the perimeter of the site, the design team focused on key areas around the site to enhance the experience of residents, visitors and staff. The most prominent space is the central courtyard. Envisioned to be the hub of outdoor activity for the community, it is comprised of three interlocking rings that are defined by lush, mature plantings and paving materials that offer variety of textures and colors. A pergola structure serves as an informal stage located at the end of a paver field intended for seating during performances. The design of the space encourages community gatherings for outdoor dining, reading, or social events. Long term use and maintenance considerations were made during the design process, allowing easy navigation of maintenance equipment to access the interior facades of the buildings, while heavy duty pavement reduces the wear and tear over the years with minimal upkeep.



### Project Stats

<b>Client:</b>	Life Enriching Communities
<b>Location:</b>	Montgomery, OH
<b>Year:</b>	2017
<b>Market:</b>	<a href="#">Senior Living</a>
<b>Project Size:</b>	16.00 Acres

### Services Provided:

#### CONSTRUCTION PHASE SERVICES

Change Order Review & Recommendation  
Post Construction As-builts  
Shop Drawing Review  
Submittal Review

#### SURVEYING SERVICES

Boundary Surveys  
Construction Layout & Staking  
Easement Exhibits & Descriptions  
Legal Descriptions  
Location Surveys  
Record Plans  
Topographic Surveys  
Utility As-Builts & Record Drawings

#### CIVIL ENGINEERING SERVICES

Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Site Development  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans  
Waste Water Collection System  
Waste Water Infrastructure  
Water Supply Infrastructure  
Wet Extended Detention Basin

#### TRANSPORTATION ENGINEERING SERVICES

Access Management Plans  
Intersection Design  
Sight Distance Studies  
Signing & Striping Plans

#### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Irrigation Plans  
Market Graphics  
Planting Plans  
Site Furnishing Selection  
Zoning consultation