

Biltmore Gardens Complex

A Phase I Community Master Plan

August 8th, 2016

Presented by Coffman Studio





Presentation Agenda

- Who We Are
- Process
- Project Goals
- Master Plan
- Community Brand
- Next Steps
- Discussion & Feedback

Biltmore Gardens **Who We Are**

Consultant Team

COFFMAN STUDIO

Coffman Studio is a locally based Landscape Architecture and Planning firm that specializes in the creation of landscapes and communities that support sustainable, healthy, and inspired living.



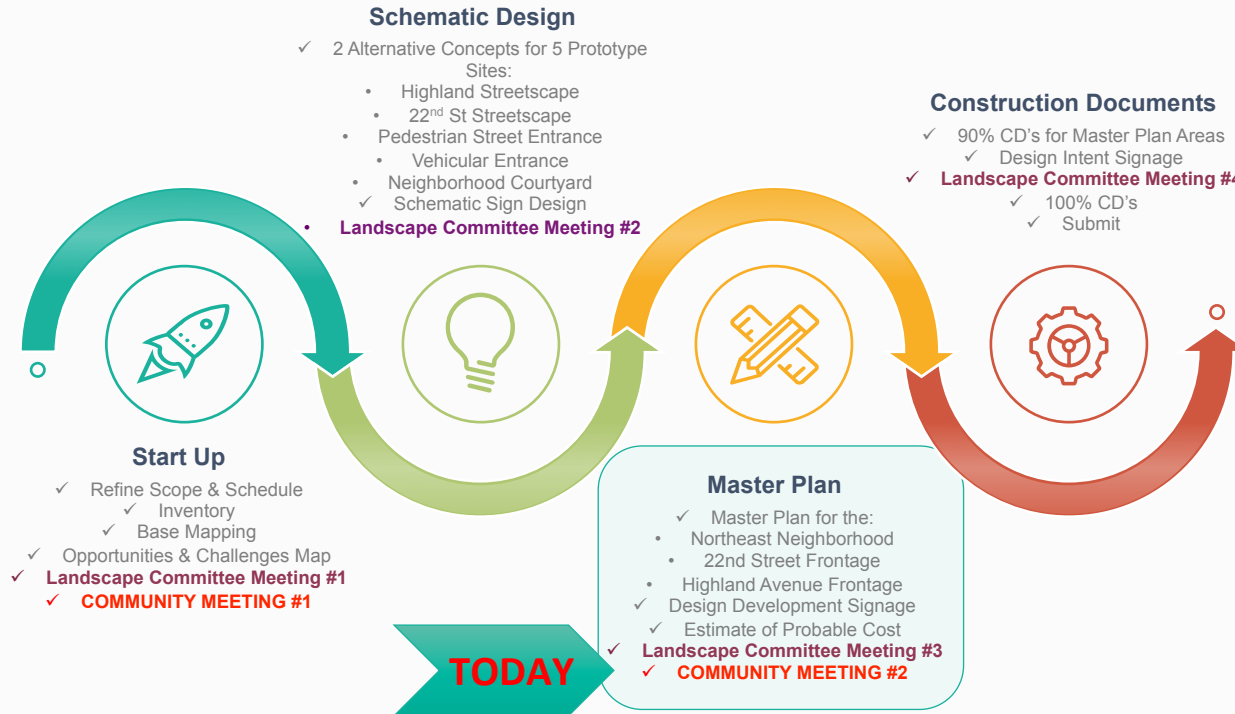
JRC DESIGN

One of the leading experts in their field of Environmental Graphics, specializing in creating a sense of community. Our commitment to every project is great design and functionality. Both essential to the success of any project.



Biltmore Gardens Process

Community Meeting # 2



Biltmore Gardens Project Goals

Community Meeting # 2



01

PHASED
IMPROVEMENTS
BASED UPON
PROTOTYPE
DESIGNS



04

PROVIDE A
COHESIVE, MORE
FUNCTIONAL+
CREATIVE DESIGN



02

IMPROVE
DRAINAGE



05

INCREASE
SUSTAINABILITY



03

INCREASE SENSE OF
COMMUNITY/
NEIGHBORHOOD
IDENTITY



Biltmore Gardens Phase I Master Plan

North East Courtyard and Highland Ave. Streetscape



Biltmore Gardens Phase I Master Plan

Highland Avenue Entry Drive



BEFORE



DURING



AFTER

Biltmore Gardens Phase I Master Plan

Highland Avenue East Pedestrian Entrance



BEFORE



DURING



AFTER

Biltmore Gardens Phase I Master Plan

North East Courtyard



Biltmore Gardens Phase I Master Plan

North East Courtyard



BEFORE



DURING



AFTER

Biltmore Gardens Phase I Master Plan

Northeast Courtyard Western Entrance



BEFORE



DURING

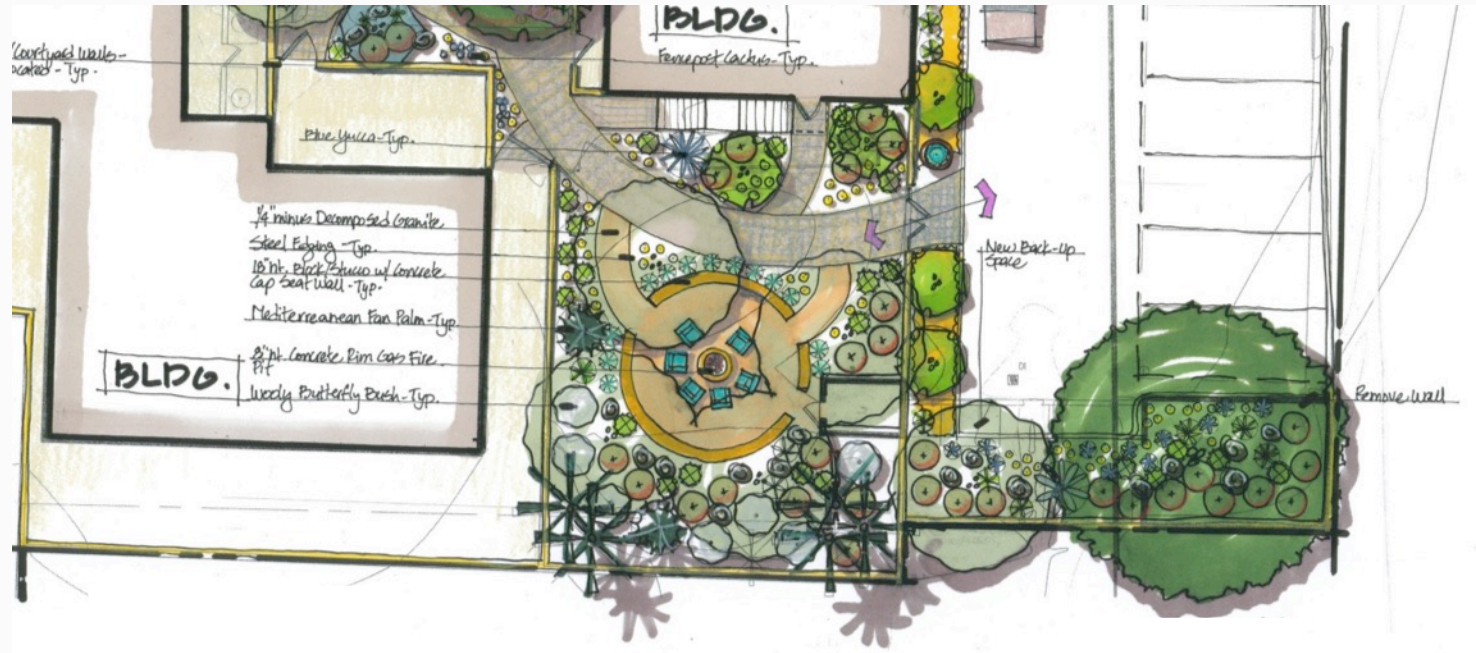


AFTER

8.08.2016
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Biltmore Gardens Phase I Master Plan

Northeast Courtyard Pool Area Conversion to Fire Pit Gathering Area



Biltmore Gardens Phase I Master Plan

22nd St. Vehicular Entrance



BEFORE



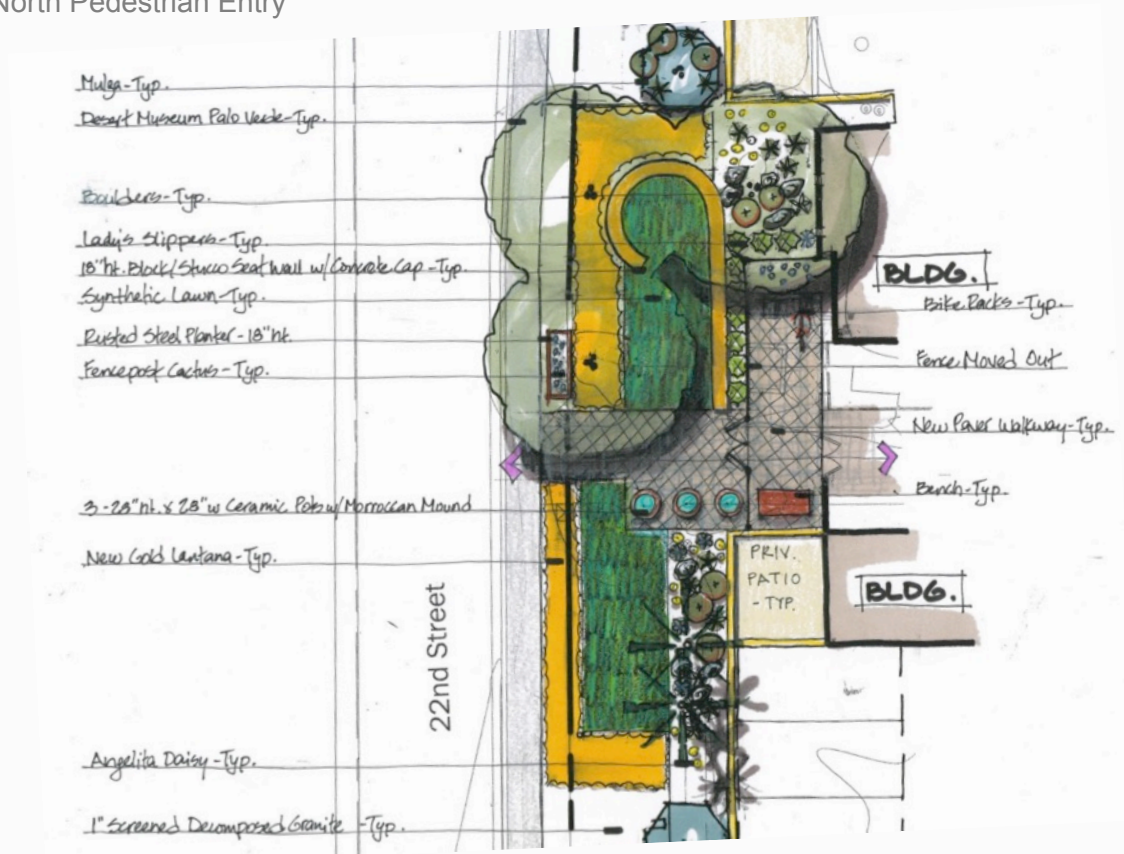
DURING



AFTER

Biltmore Gardens Phase I Master Plan

22nd St. Streetscape North Pedestrian Entry



Biltmore Gardens Phase I Master Plan

22nd St. Streetscape North Pedestrian Entry



BEFORE



DURING



AFTER

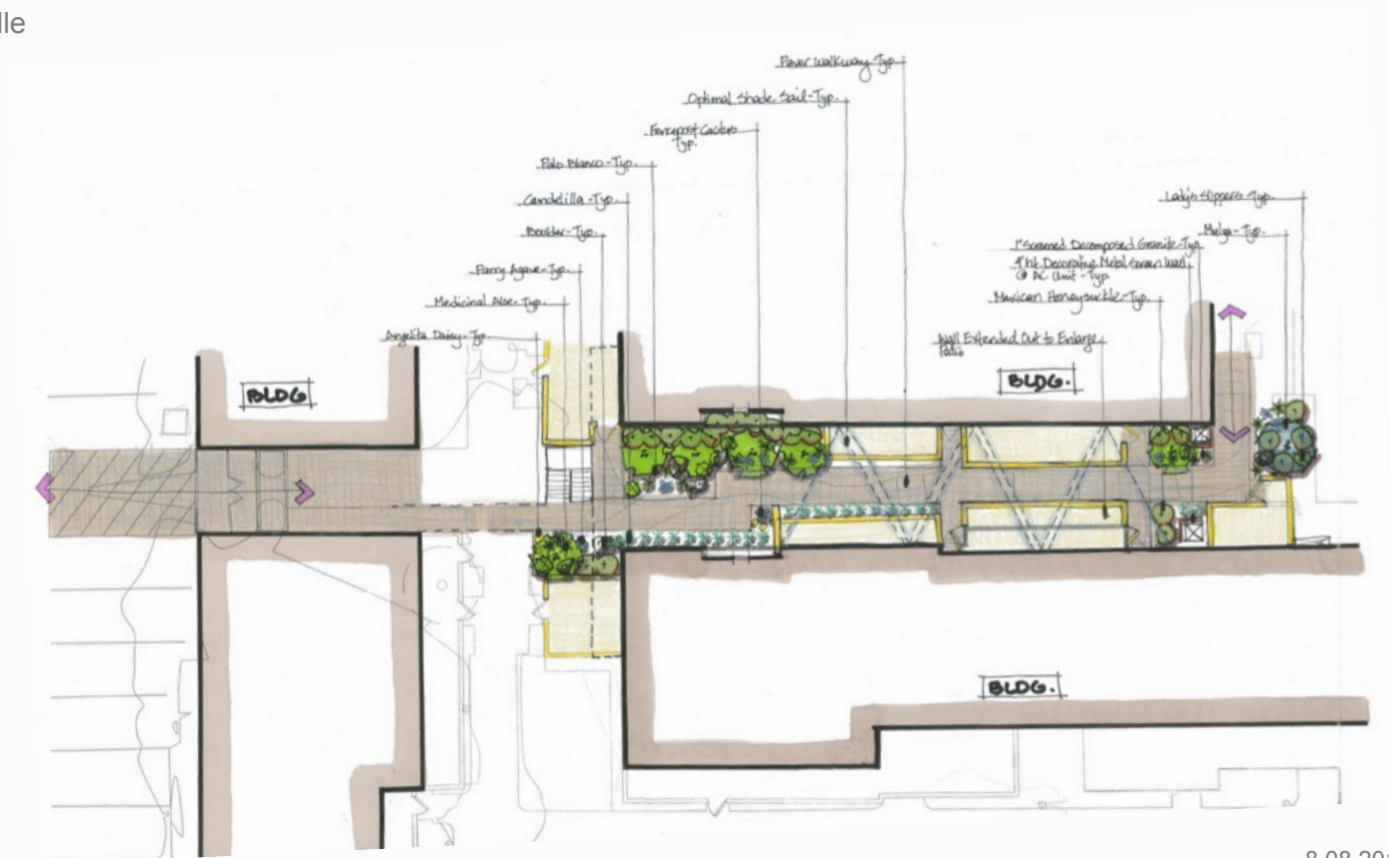
Biltmore Gardens Phase I Master Plan

22nd St. Streetscape South Pedestrian Entry



Biltmore Gardens Phase I Master Plan

Old Tree Alle



Biltmore Gardens Phase I Master Plan

Old Tree Alle



BEFORE



DURING

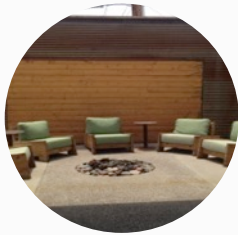


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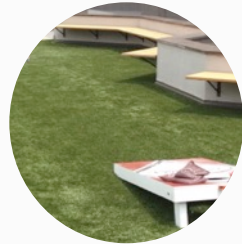
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Coffman Studio

Biltmore Gardens Phase I Materials & Spaces

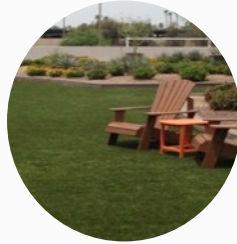
Community Meeting # 2



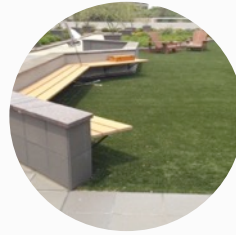
Fire Pit Lounging



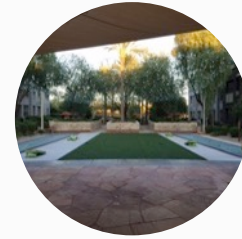
Corn Hole



Small Seating Areas



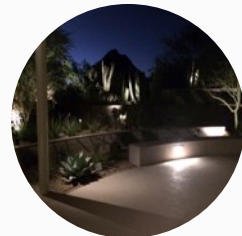
Built-in Seating



Gathering Space
with Synthetic Turf



Decorative Steel
Panels and Signage



Night Lighting



Mulga Tree



Palo Blanco



Desert Museum
Palo Verde

Biltmore Gardens Community Brand

Community Meeting # 2

Existing 'BILTMORE' Logos



Alternative Concepts

BILTMORE GARDENS

BILTMORE GARDENS

Biltmore Gardens Next Steps

Community Meeting # 2

Phase/ Task	Description	May 2016	June 2016	July 2016	August 2016
1.0	START UP PHASE				
1.1	Refine Scope and Schedule with Prime Contact @ HOA.				
1.2	Site Inventory Documentation.				
1.3	Base Map Preparation.				
1.4	Site Opportunities & Challenges Map.				
1.5	Research City of Phoenix review and submittal requirements				
1.6	Landscape Committee Meeting #1.		6/10/16*		
1.7	Community Meeting #1: Identify Issues, Wants + Needs		6/20/2016**		
2.0	SCHEMATIC DESIGN PHASE				
2.1	Develop Two (2) Alternative Concepts for 5 prototype sites: Highland Streetscape, 22nd Streetscape, Pedestrian Street Entrance, Vehicular Street Entrance, and Neighborhood A. Concepts will be scaled plans that show general plants locations and types, hardscape location and materials, and special features.				
2.2	Prepare Perspective Renderings (1 per site/concept = 10) and Preliminary Materials & Inspiration Booklet.				
2.3	Develop Schematic Sign Design (Coordinate with and review work of JRC Design).				
2.4	Preparation for Committee/Community Meetings (Presentation Boards, PowerPoint, handouts, etc.)				
2.5	Landscape Committee Meeting #2: Review and discuss Alternative Concepts, Perspectives, Preliminary Materials & Inspiration Booklet and preparations for the Community Meeting.			7/8/16*	
3.0	MASTER PLAN PHASE				
3.1	Master Plan for the Area A, 22nd Steet Frontage and Highland Ave. Frontage.(Up to building face+/-)				
3.2	Perspective Renderings (update 5 from Task 2.2) and Updated Inspiration and Materials Booklet.				
3.3	Design Development Signage (Coordinate with and review work of JRC Design).				
3.4	Preliminary Estimate of Probable Cost (Coordinate with a contractor).				
3.5	Preparation for Committee/Community Meetings.				
3.6	Landscape Committee Meeting #3 - Review Preliminary Master Plan, Discuss Phasing Priorities and Prepare for Community Meeting.				8/5/16*
3.7	Community Meeting #2.				8/8/16**
4.0	CONSTRUCTION DOCUMENTS				
4.1	Construction Documents (90%). Incorporate comments from Tasks 3.6+3.7 above to finalize: 1) Demolition, 2) Hardscape: layout and general grading, 3) Planting: plant types, quantities and sizes, 4) Low Voltage Lighting: lighting locations and fixtures, 5) Details as needed, 6) Construction notes and specification as needed. (Task #4.1 does not include any possible structures, overhead or any structure requiring an architect and/or structural engineer)				
4.2	Design Intent Signage (Coordinate with and review work of JRC Design).				
4.3	Client Meeting: Submit (90%) Construction Documents.				8/22/16*
4.4	Revisions to Construction Documents (100%).				
4.5	Meeting to submit Construction Documents (100%)				8/31/16



*1 p.m. Location TBD.
 **6 p.m. Homewood Suites



Discussion & Feedback
