

Several years ago, BartonPartners created designs for Senior Horizons at Clifton, a rental community for active adults in Clifton, NJ developed by Regan Development in Ardsley, NY. Occupying the former site of Athenia Steel, the 128-unit apartment building provided much-needed rental housing in a graying community, and was an instant success among moderate income seniors.

Following up on the success of its Senior Horizons at Clifton, Regan agreed to develop a community in a different section of the city. Regan again engaged BartonPartners to develop a site plan and design for the four-story buildings

totaling 208 units. This project represents the largest and innovative implementation of the State of New Jersey programs to meet the large need for housing for the disabled. Twenty percent of the apartments will be set aside to provide high quality living units for special needs tenants.

"The State of New Jersey has always promoted opportunities for special needs

*"The one- and two-bedroom apartments are designed to be convenient and functional for both senior and special needs residents," Joe says.*

housing, especially where it can be integrated into other types of homes," said Larry Regan of Regan Development.

The design was developed with the input and review of the state agencies responsible for senior and special needs housing.

The apartments and public buildings will be fully accessible under ADA/ANSI regulations, and in addition, social service agencies will have a presence at the site to ensure that residents have continuing access to necessary support services.

In accord with New Jersey's Special Needs Housing Trust Fund program, forty-two of the 208 apartments will be made available to adults with developmental disabilities and mental difficulties. This state program seeks to integrate the residents with special needs into mainstream communities. Horizons, which is directed



toward seniors and other renters of moderate income, "Was a natural, both in the type of product and the setting, which is within walking distance of shopping and public transportation hubs," BartonPartners project manager Joe Monahan said.

The various apartments are scaled appropriately for singles and couples, with generous, efficiently arranged space. Full kitchens are standard, and individual air conditioning and heating systems allow for residents to have full control over their comfort. The complex will have amenities designed to serve all residents, including, an exercise room, media center, library and other common rooms in a clubhouse.



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## HELPING CLIENTS ADJUST TO A CHALLENGING MARKET

By offering developers one-stop access to varied services and capabilities, BartonPartners is helping its clients respond with agility to rapidly changing market conditions and opportunities, while providing integrated, creative solutions to complex development challenges.

### STEPPING OUT OF THE BOX

With the dynamic state of retail enterprises, commercial property owners are under increasing pressure to rationalize the use of their holdings. For Pennmark Properties of Plymouth Meeting, PA, that meant re-imagining the usage of a large portion of a former Kmart store situated in a large retail site in Chippewa Center in Beaver Falls, PA.

In a slowing western Pennsylvania market, a solution involved thinking outside the box. Following the closing of Kmart, the westernmost end of the site was redeveloped as an athletic facility. Pennmark turned to BartonPartners for assistance in developing the remainder of the site – roughly 40,000 square feet.

The plan is for the space to become a complex of medical suites, all accessible from common corridors. Up to ten suites sized between 2400 to 4200 SF square feet will share a central core, including a main lobby, two conference rooms,

a break area and restrooms. Sharing these common areas reduces wasted space and helps hold the line on overhead costs.

Although the footprint of the shell remains unchanged, BartonPartners has designed a new façade which harmonizes with adjacent exterior architecture facing the main roads and



parking area. Another crucial detail was on the opposite side. "We made sure to plan a back door convenient to reserved parking spaces," Bruce says. "Doctors prefer to have private parking and direct access to their suites." continued inside



## FULL RANGE OF SERVICES AT OLDE HICKORY

Since its construction nearly 40 years ago, the apartment community known as The Village of Olde Hickory has been a popular place for singles, empty-nesters and young families living near Lancaster, PA. Composed of townhomes as well as several elevator-served apartment buildings, the site's buildings are comfortably arrayed throughout a picturesque 95 acre property. The site also boasts a convenient commercial center serving the surrounding communities, recreational facilities, a clubhouse with an outdoor pool and lounge area, and even a nine-hole golf course. To their credit, the property own-

ers and operator Boyd Wilson Property Management have consistently maintained the property to the highest standards. However, given the property's age, Boyd Wilson had begun to entertain the idea of redeveloping it, with the goal of increasing the number of units available for rent without compromising the quality of life enjoyed and expected by current residents. To address this task, Boyd Wilson engaged BartonPartners to perform a wide variety of urban design, architecture, and landscape architecture services. Quickly recognizing that increasing density on this already developed site was consistent with best practices in regard to sustainability as well as being in line with the Township's

*"We've developed a 20-year master plan which will allow Boyd Wilson to take Olde Hickory from 400 to 600 homes," says Seth A. Shapiro, Director of Planning and Urban Design for BartonPartners.*

development goals, BartonPartners got to work on adding a variety of new housing types while simultaneously addressing the goals of minimizing the impact to neighboring residents, maintaining the mature landscape of the community, and continuing positive cash flow for the client. Barton analyzed the community as it is today, "audited" and then revised the master plan for the 95-acre property.

Working with the land now occupied by an under-utilized 9-hole golf course, Barton's team of multi-disciplinary designers developed a phased development plan which consistently adds new homes, including new townhouses, walk-up apartments, and carriage homes, while gradually replacing all of the existing townhouse buildings.

BartonPartners' architectural designs aim to preserve the traditional "village" character in more efficient and modern buildings, Seth says. "The modernization of housing stock gives the property owners a chance to strengthen an already vibrant streetscape. "Outdoor amenities will be preserved and enhanced with the addition of a new ADA-compliant community center which will utilize the historic (but also under-used) farmhouse on the property.

Meanwhile, the skillful application of Barton's landscape architecture services will allow preservation of the "country" character of Olde Hickory. LEED® AP and project manager Doug Olsen says that, "by establishing a clear open space framework that defines both park spaces and general open spaces through the use of view corridors, we also maximize the value created by synergistically connecting the residences to their green surroundings. Additionally, the plan integrates Olde Hickory's growth with Lancaster County's regional development plan, and is proposed to be developed in conjunction with the vision of its conservation guidelines."



*While often appreciated specifically for their plant knowledge, landscape architects work across a spectrum of site issues with knowledge drawn from multiple disciplines (engineering, architecture, horticulture, construction). It often falls to the landscape architect to coordinate the efforts of a range of consultants, tradesmen, artists, fabricators, lawyers and civic officials to produce projects with a cohesive look and feel, and well-planned spaces invite interaction.*

*At BartonPartners, our team of landscape architects views each project as an opportunity to explore different materials and textures create spaces that are both practical and inspiring. Additionally, they develop innovative plans to address concerns such as safety, parking, user-friendliness, surrounding context, and even noise reduction and sound control. A few recent projects illustrate the range of BartonPartners' assignments and solutions.*



## UP FROM THE WEEDS

For one recent project, BartonPartners worked with the Planning Department of Norristown to create a plan that will transform a bleak acre of weedy, fallow land into the future home of Marshall Commons, at the center of the Montgomery County seat. After meeting with residents, and gaining input from a neighborhood survey, Barton's landscape architects determined that safety and parking were the primary concerns for the neighborhood. Addressing these concerns became the basis for designing a well-lit, inviting public space that will be used for parking and recreational purposes when completed in 2009.

Sensitivity to budget constraints is a hallmark of BartonPartners, and our team worked with Norristown to provide a basic scope of work with numerous deduct and add-alternate options, allowing the Borough flexibility in terms of what would be pursued initially and what could be pursued as funds became available. The basic plan includes re-grading and

paving, new parking, an accessible walking path, several new pedestrian-scaled light fixtures and limited accent planting and fencing. As future funding permits, Norristown will be able to add additional elements to Marshall Commons.

In another project, BartonPartners took on the task of renovating the Thomas Edison Storage Battery Company located in West Orange, New Jersey, into residential mid- and high-rise buildings. The intended adaptive reuse of some of the existing buildings on the site maintains the building's old manufacturing aesthetic while new construction and an integrated landscaping plan relates the design to with the surrounding neighborhood. The addition of elements such as pools, ponds, and fountains, along with sculptural elements, enliven the central courtyard. Ad-



## CAPITALIZING ON TRANSITIONAL OPPORTUNITIES

Landscape architecture can also be used to transition functional areas into beautiful landscape; such is the case at Summit Place in Summit, New Jersey. Summit Place combines Class-A office space with multi-family condominiums and townhomes. Working with the architects as well as the civil engineers, Barton's landscape architects created a cohesive overall planting plan which includes a layered series of plantings to screen a garage structure, a signature-element community parklet for passive recreation and art display, and residential as well as commercial plantings.



Barton's landscape architects take an integrated approach to circulation, lighting, site amenities, and plantings to meet development criteria. Spaces are designed appropriately for the intended scale and the timetable for occupancy. This approach ensures each new development is not only aesthetically pleasing, but also integrates well with the surrounding context.

With the proper consideration that BartonPartners provides, landscape architecture addresses a multitude of issues. Whether you are developing a residential or commercial property, BartonPartners' landscape architects are here to tackle your landscape challenges with your budget and needs in mind.

