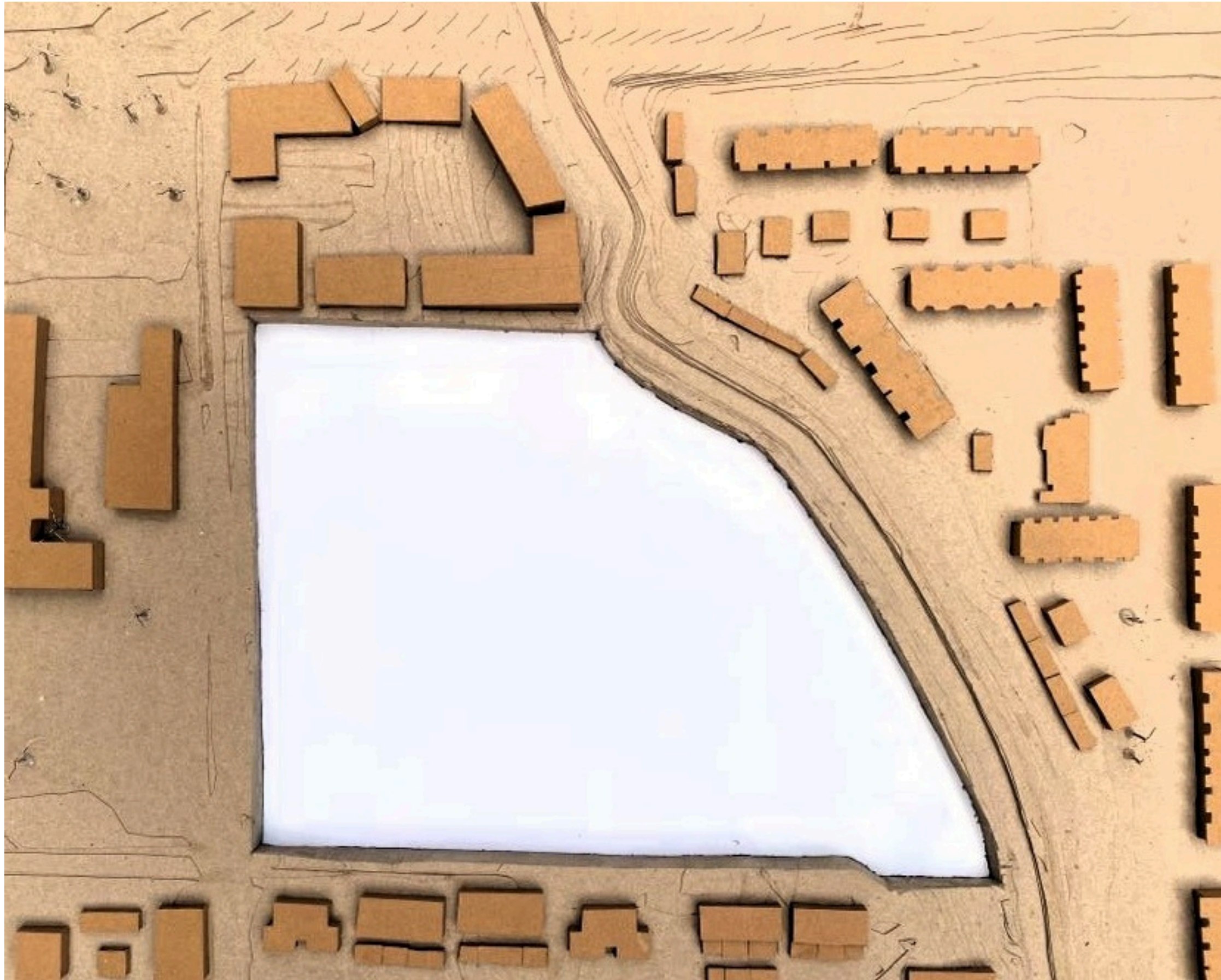


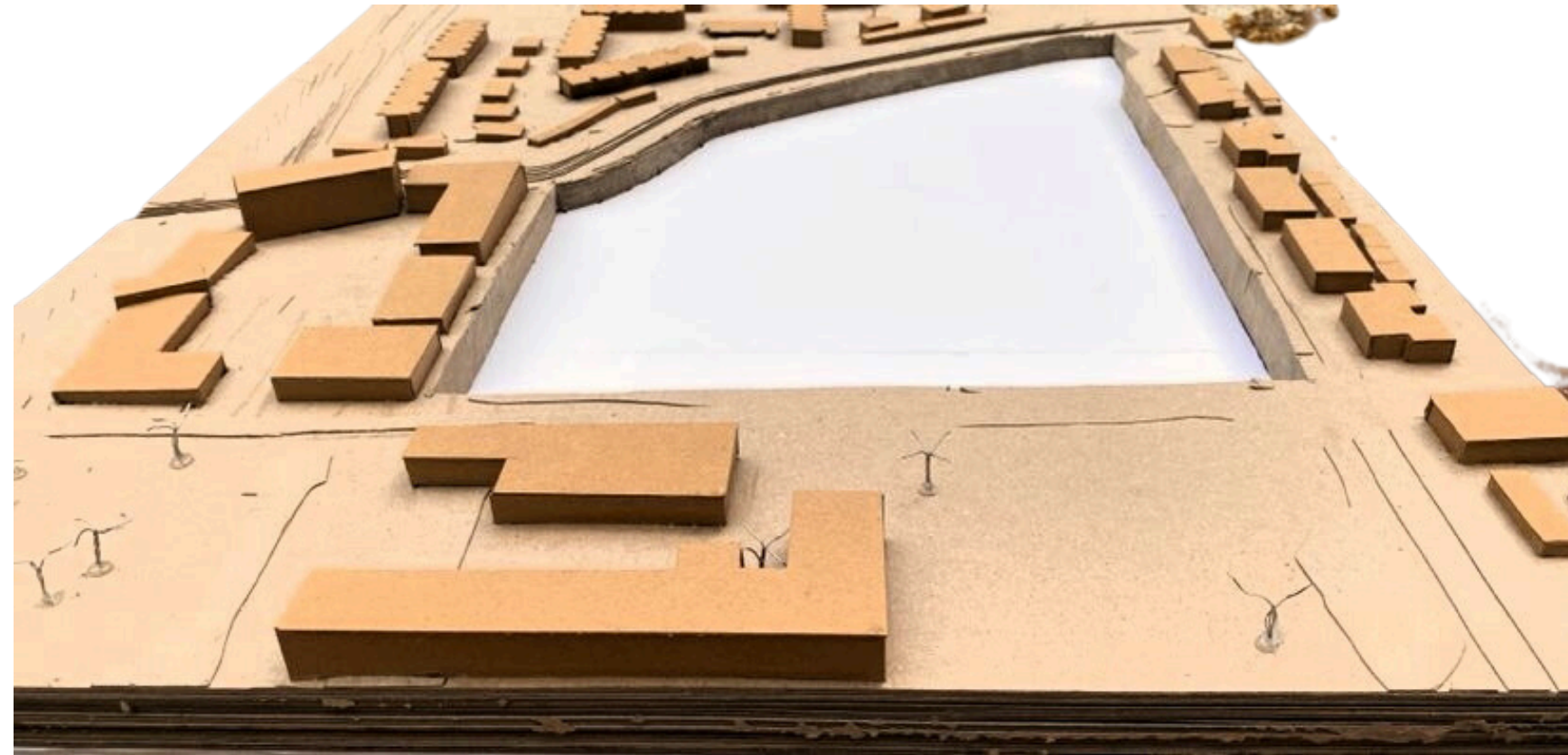
Site Model



LAND 360

Leslie Berger

Site Model



Site Model



LAND 360



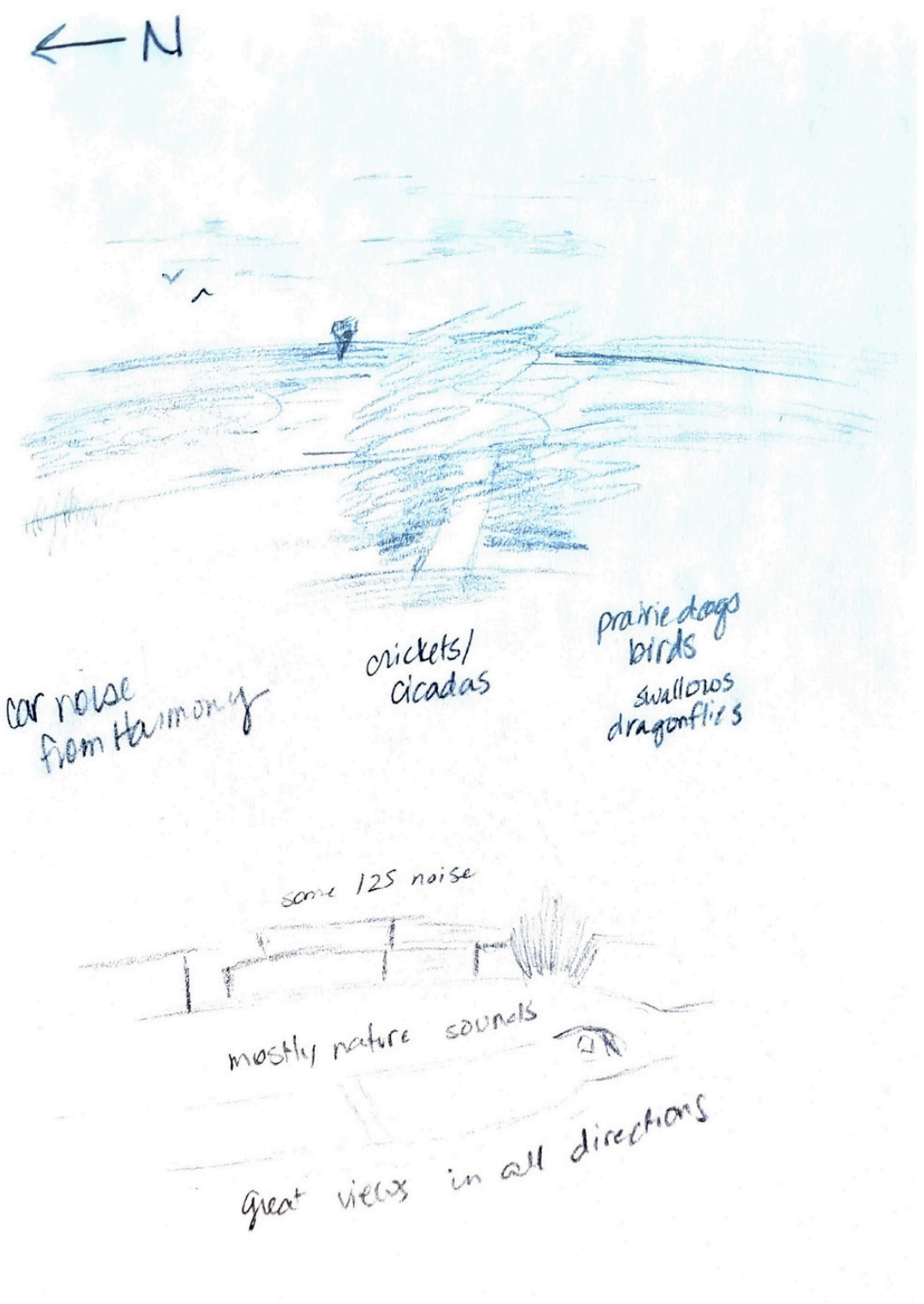
Leslie Berger

Site Impressions

Upon arrival at the site, the sense of being in a pocket of farmland surrounded by the city is the first to make its presence known. The freshly mown field is a quiet haven for grasshoppers, prairie dogs, and birds. As one moves around the site, views of mountains, prairies, and various bodies of water emerge. This site is an uncommon combination of pasture and city.



Site Impressions



Site Impressions



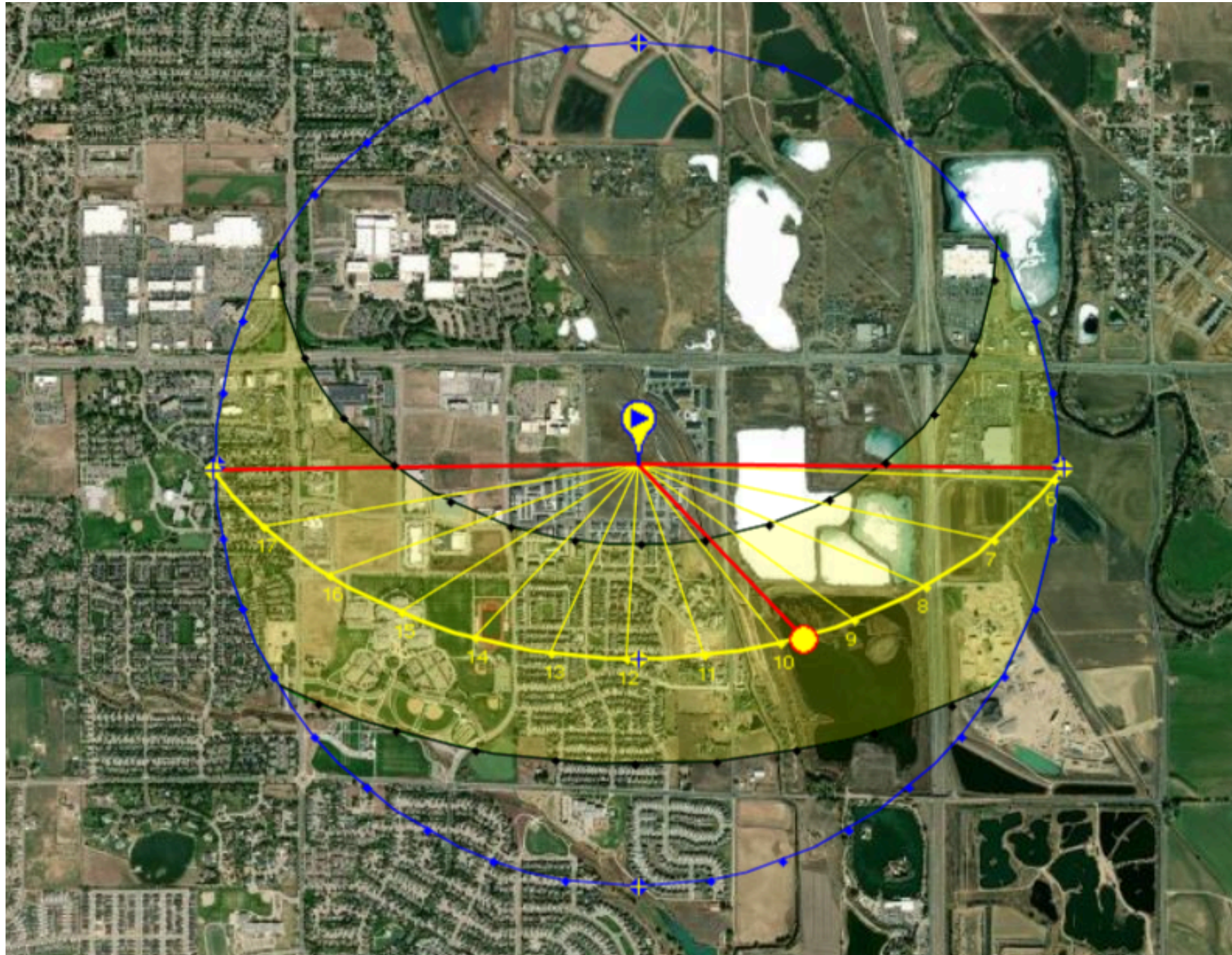
LAND 360

Leslie Berger

Site Impressions



Site Analysis



<https://www.sunearthtools.com/tools/coordinates-latlong-sunpath-map.php>

Solar presence

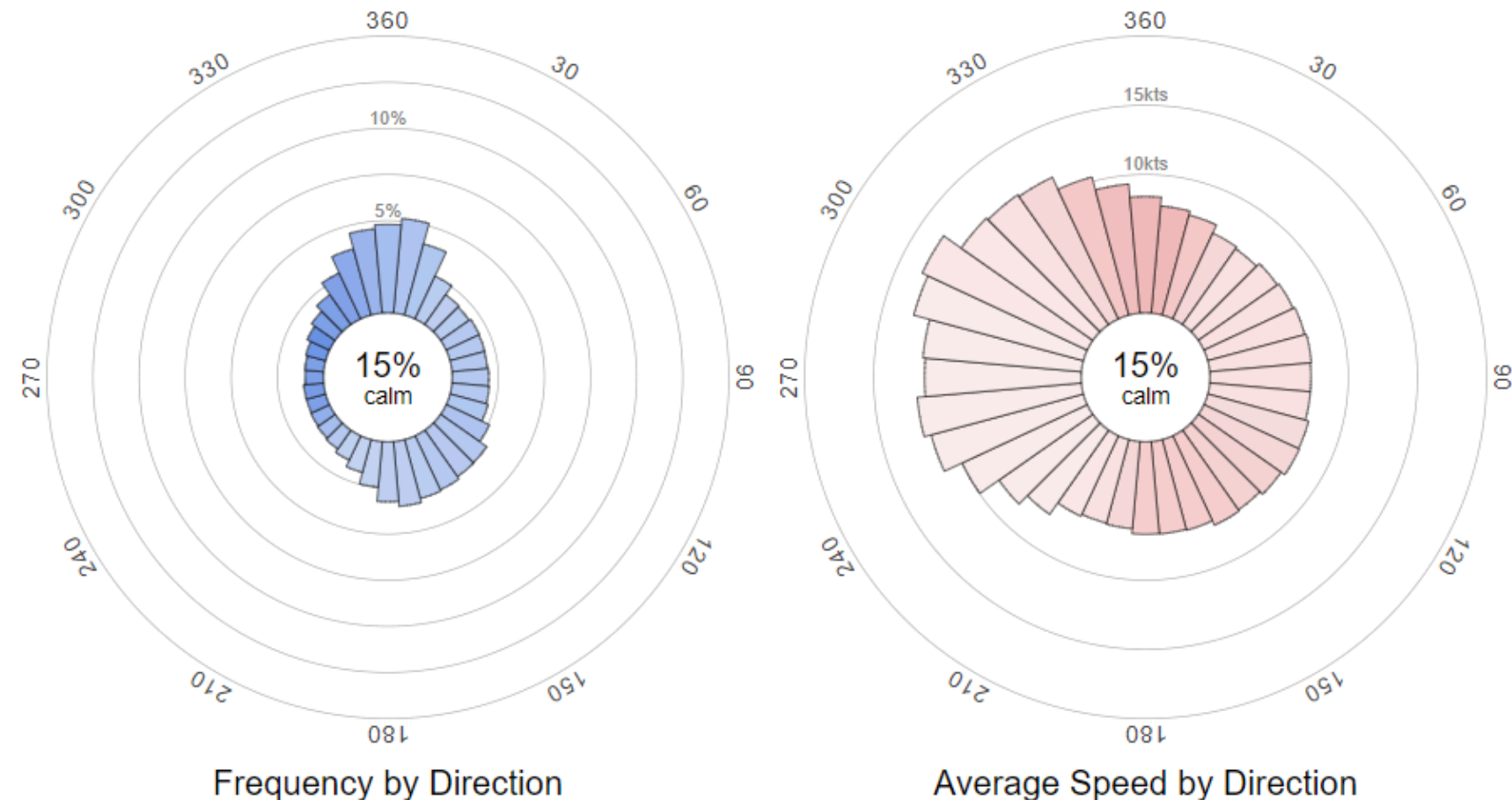
While the sun is never directly overhead, this site does experience very intense sun throughout the day, mostly due to the lack of shade giving objects around and on the site.

Site Analysis

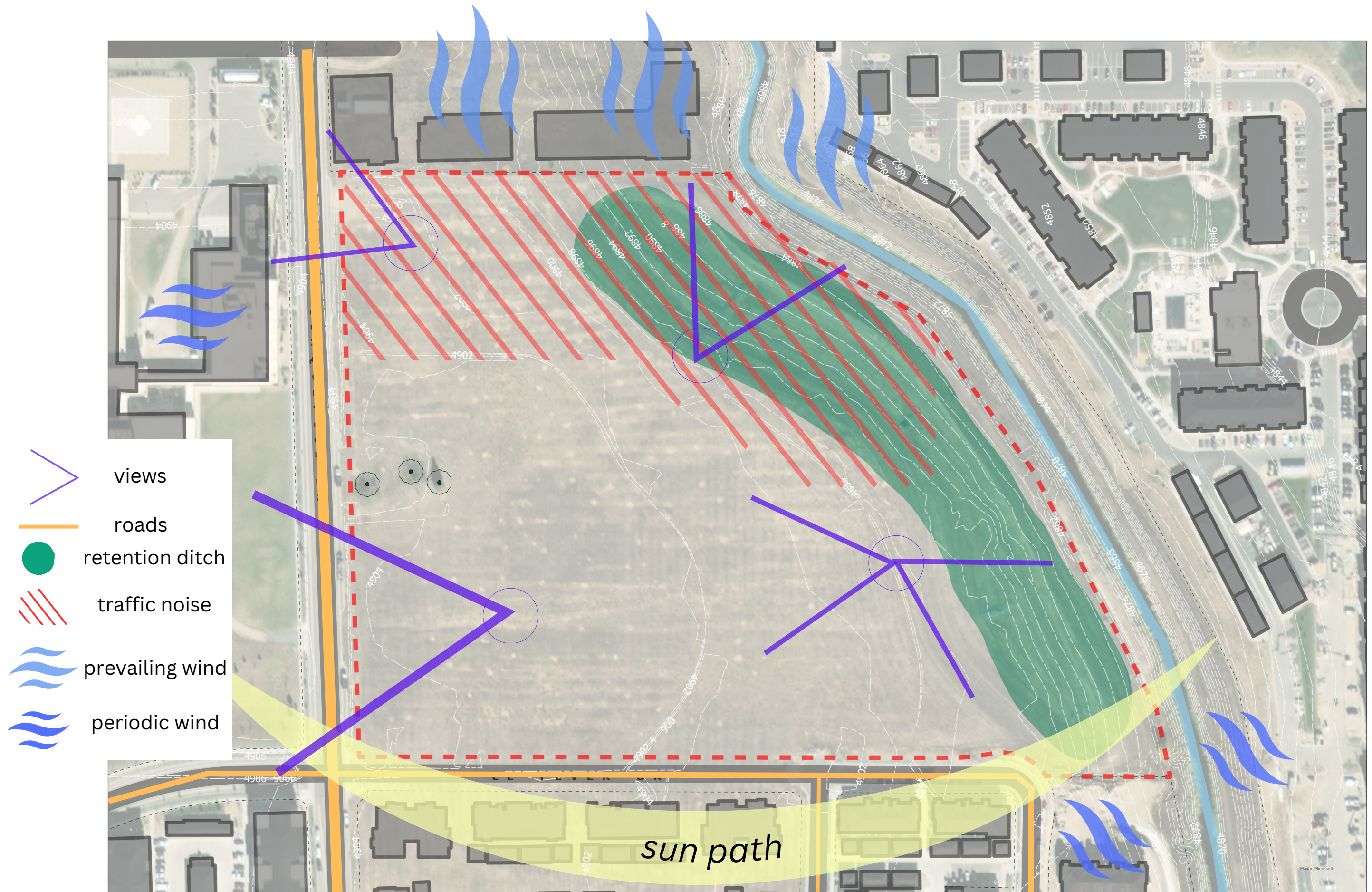
Wind Patterns

While the wind is relatively calm on average, the most intense winds come from the west, averaging around 13kts. Northern winds are typically not as strong, but most persistent, especially during the winter. Southeasterly winds are also present throughout the year, but not as strong as the northern winds.

KFNL: Fort Collins/Loveland, Fort Collins-Loveland Municipal Airport



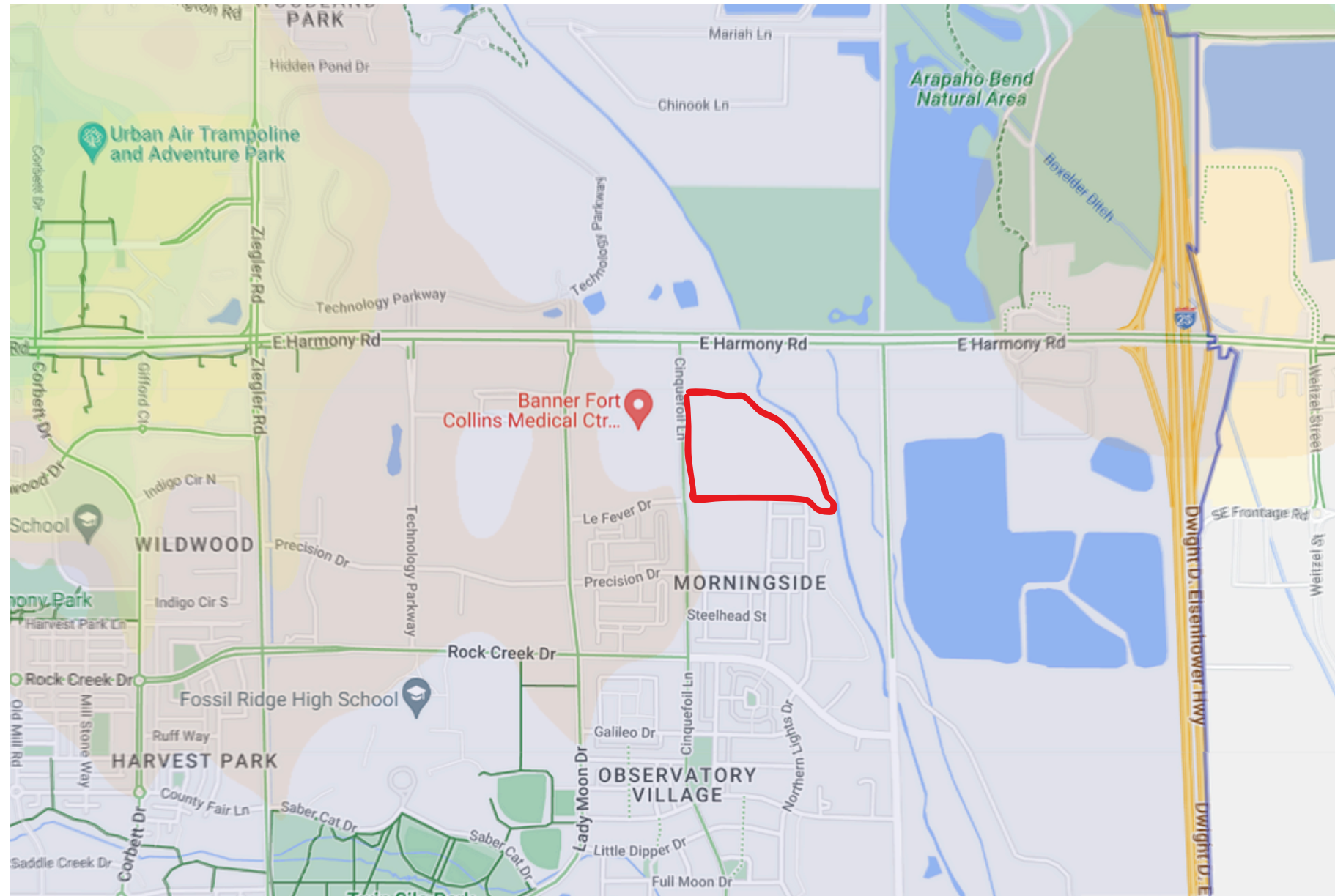
<https://windhistory.com/station.html?KFNL>



LAND 360 - Active Adult Community

Site Analysis

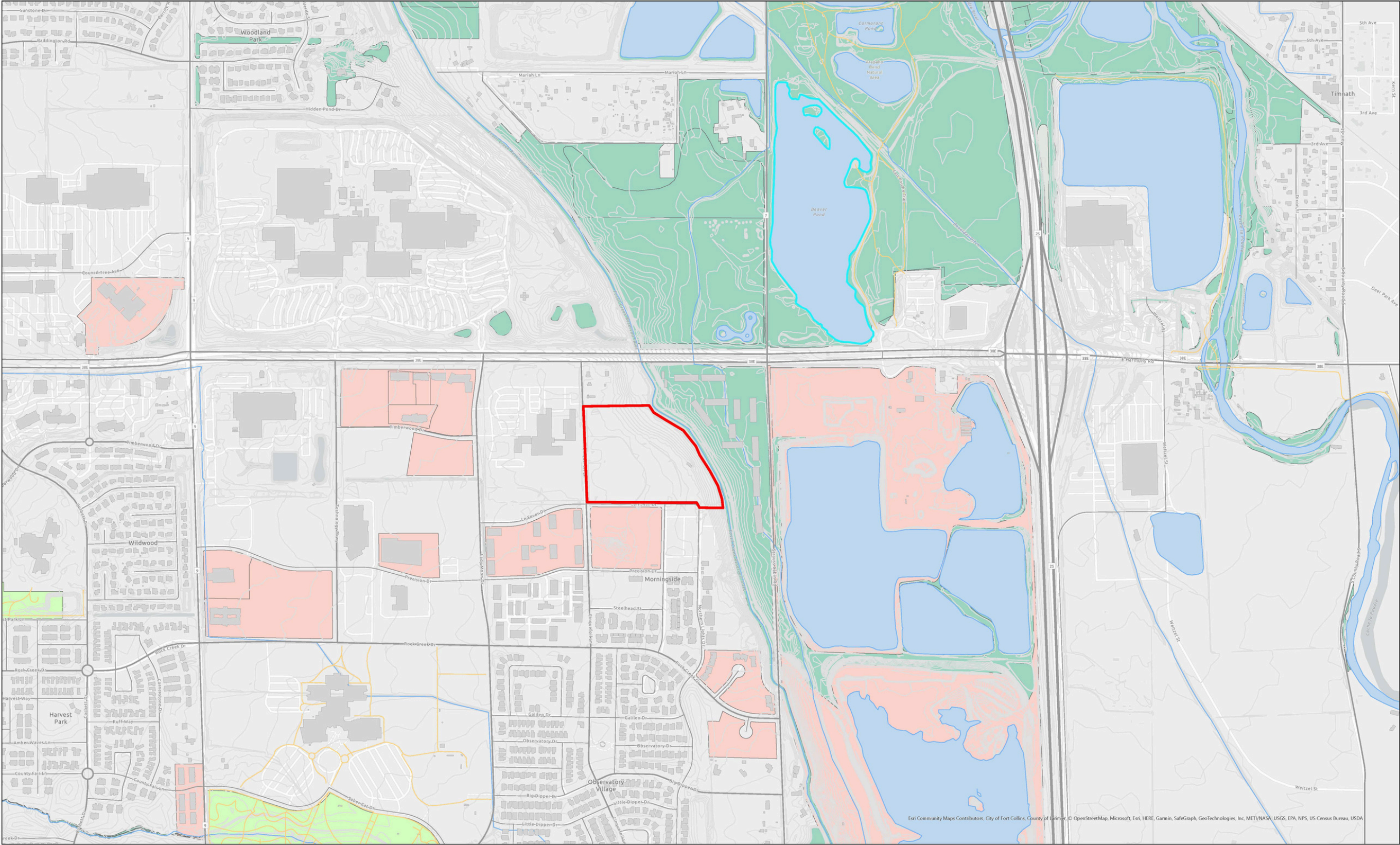
Site Analysis



https://www.walkscore.com/CO/Fort_Collins

Fort Collins, as a whole, has a walkability score of 37 out of 100. The site has a much lower score, as there is not much within the immediate area, but rather far enough away to require a vehicle or public transit - which is very light in this area. The bike path system in Fort Collins makes getting around without a car quite a bit easier, as the marked paths show.

Site Analysis



Street_Centerlines

STREETTYPE

ALLEY

ARTERIAL

ARTERIAL MAJOR

COLLECTOR

GUIDEWAY

HIGHWAY

HIGHWAY DIVIDED

INTERSTATE

LOCAL

RAMP

ROUNDABOUT

<all other values>

Trails

Buildings

Hydrology_1

Hydrology

Contours

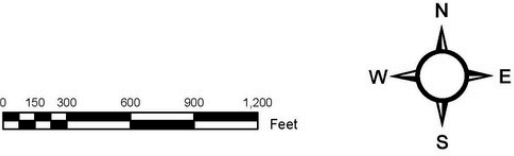
Parks

Natural_Areas

Natural Habitats

Current_Development

Cinquefoil & Harmony
Proposed site for active adult community
in southwest Fort Collins, CO.



Site Precedents



LAND 360

Steepleton

Proctor & Matthews Architects

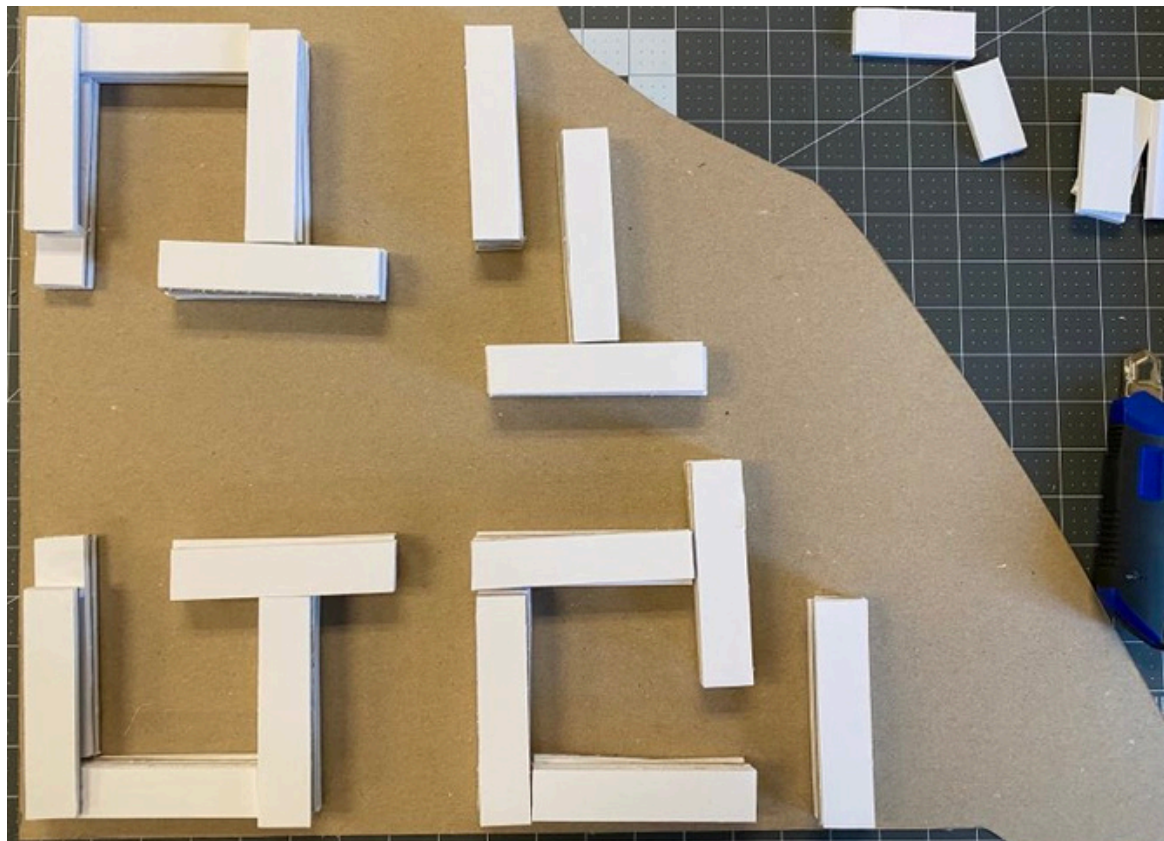
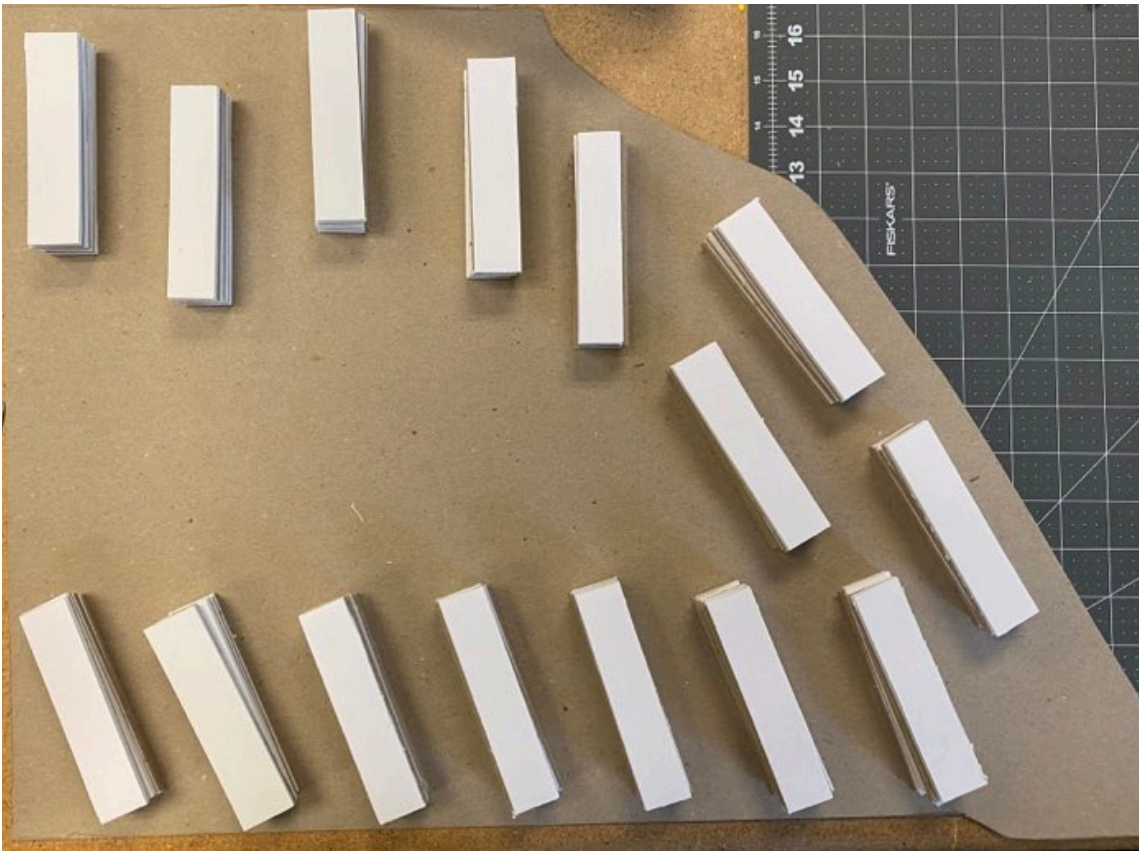
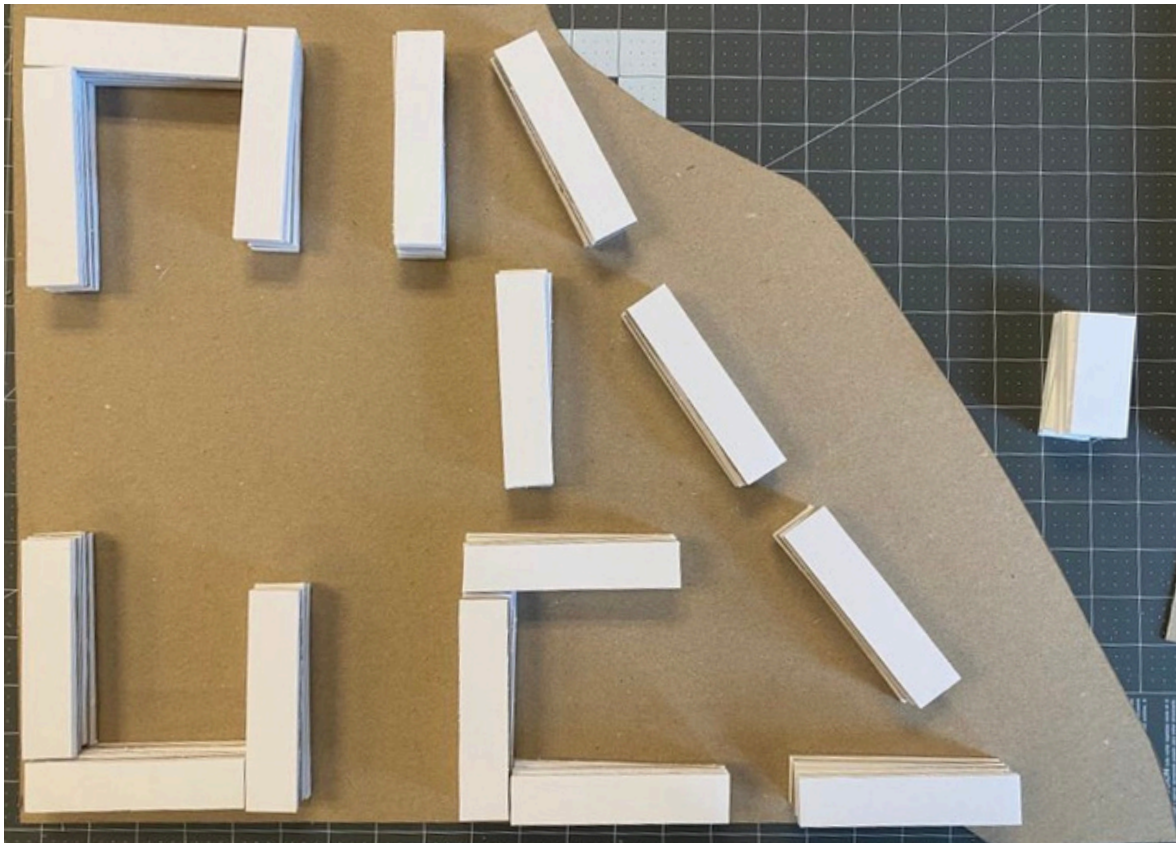
Tetbury, Gloucestershire

This development consists of roughly 70 apartments within clusters of two story buildings with private outdoor spaces surrounding shared productive courtyards. The center of the site consists of a ‘village hall’ which houses the gym, pool, spa, restaurant, and lounge. The overall design of this community pays homage to the historic Cotswold farmsteads.

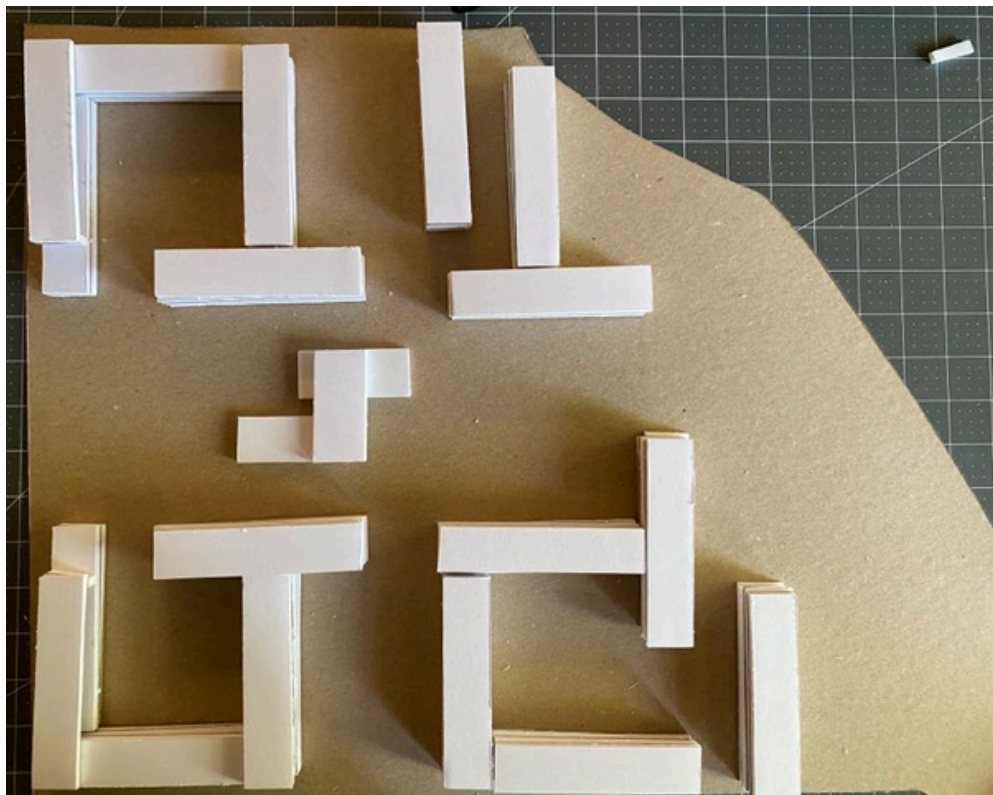
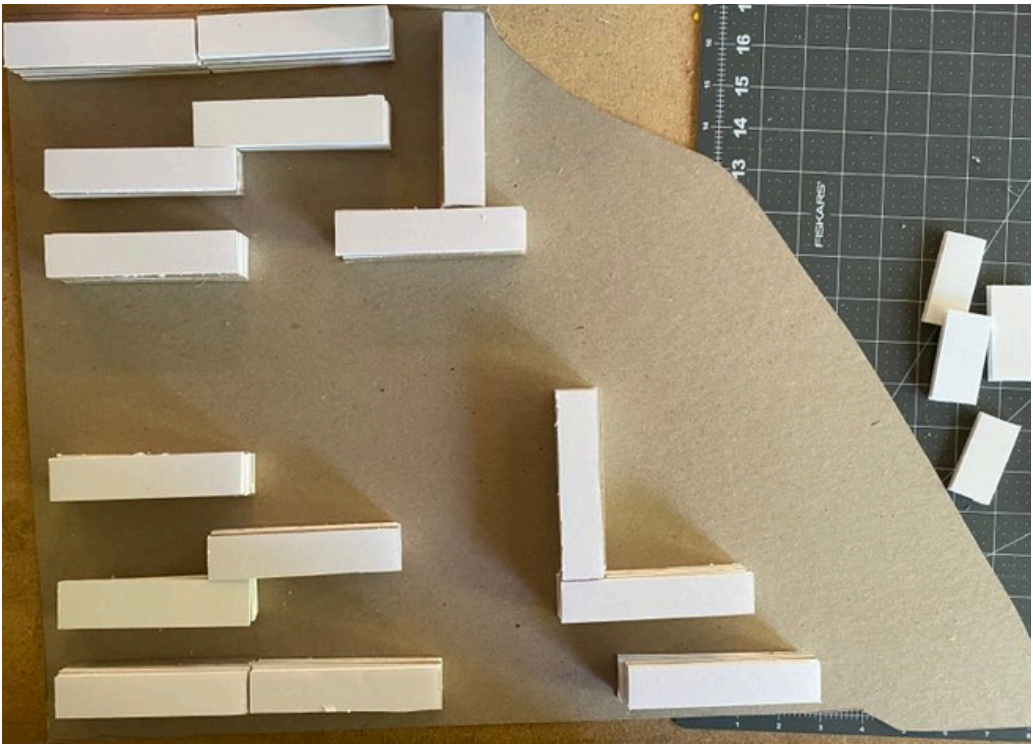
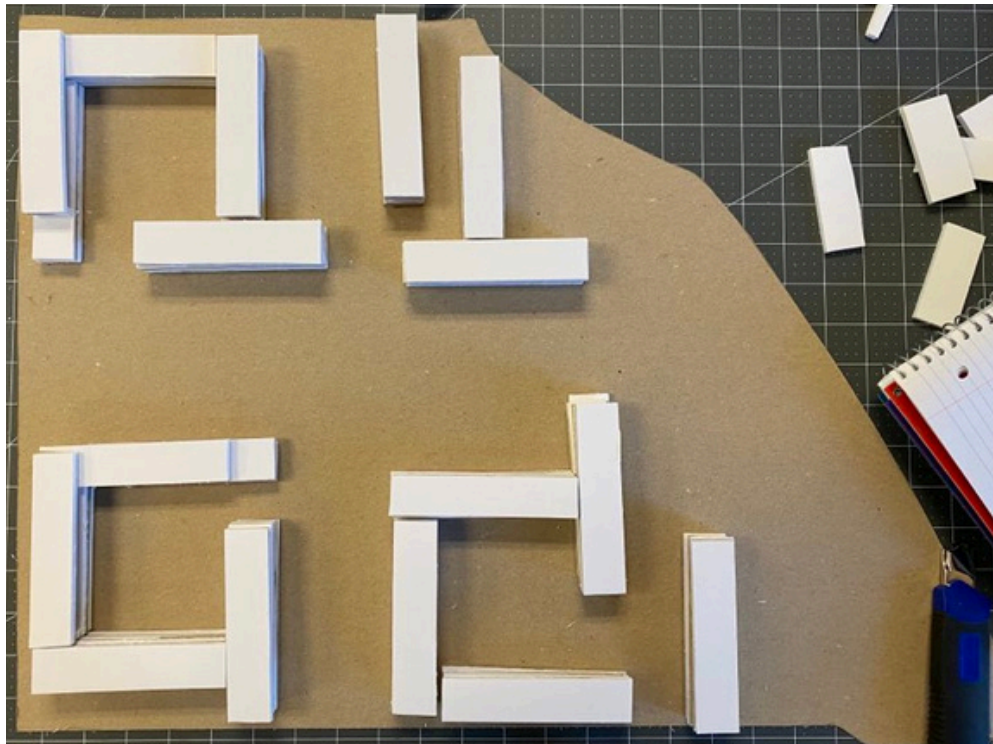


Leslie Berger

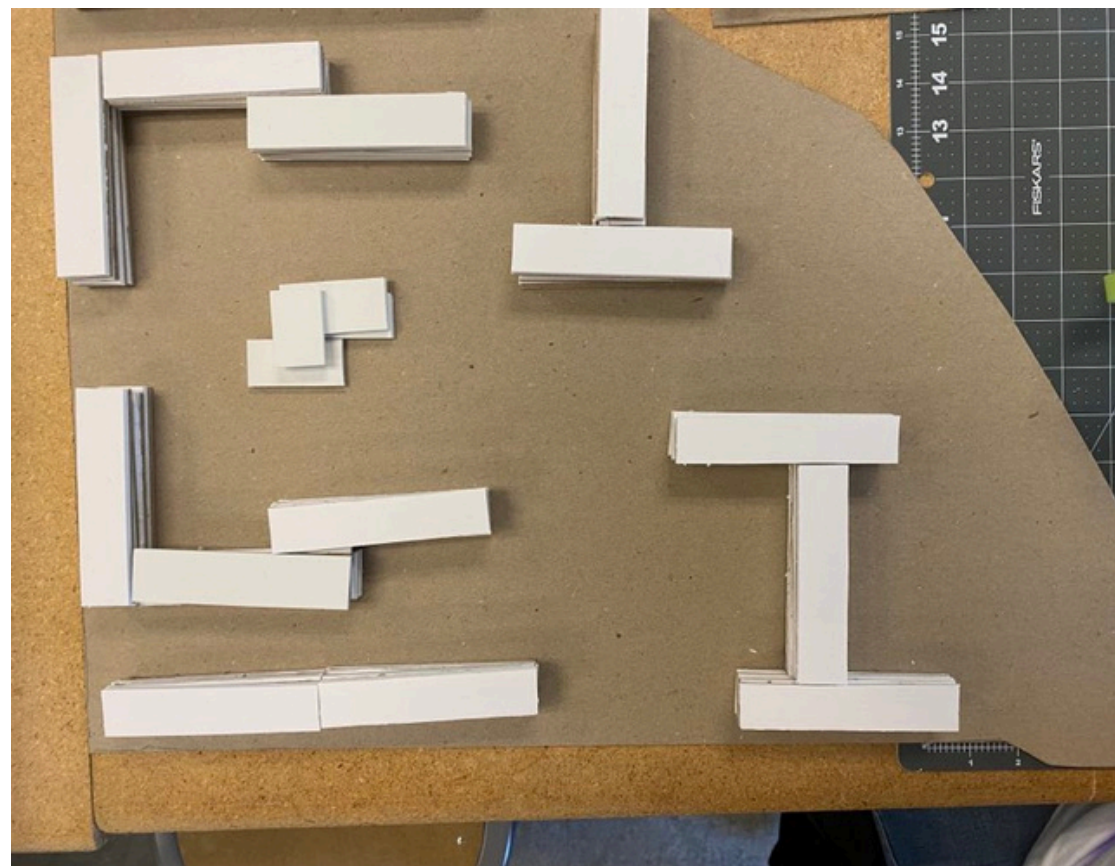
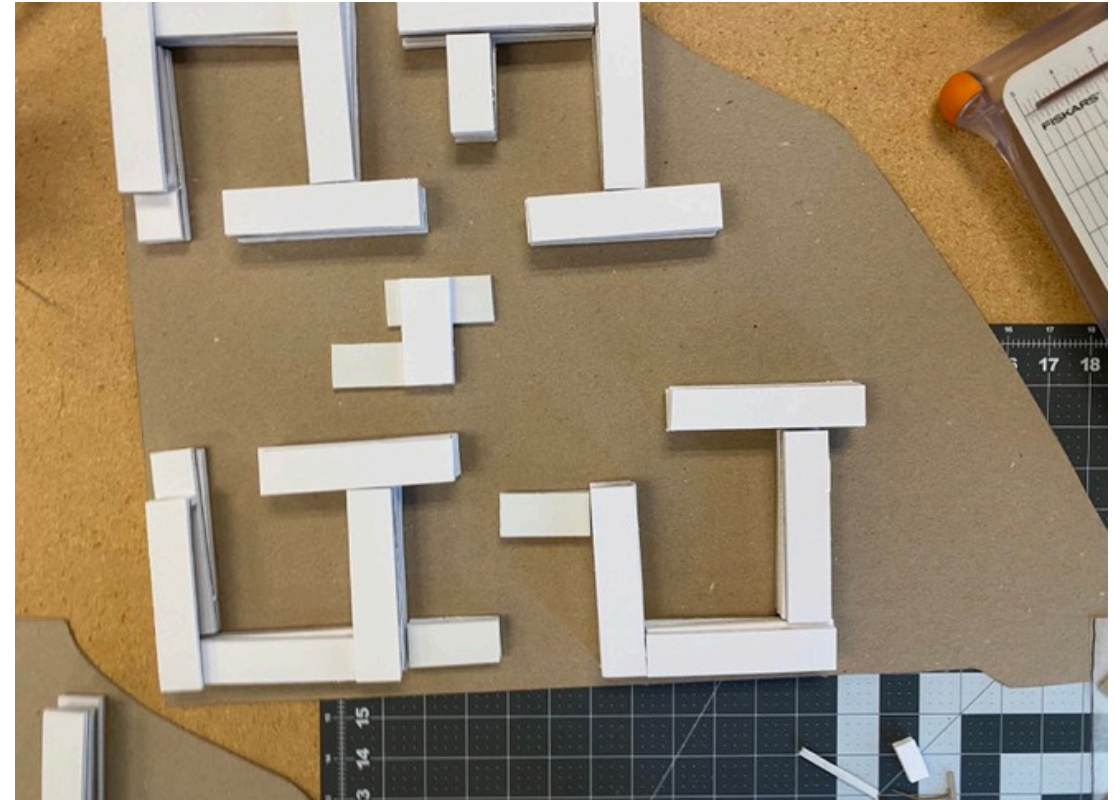
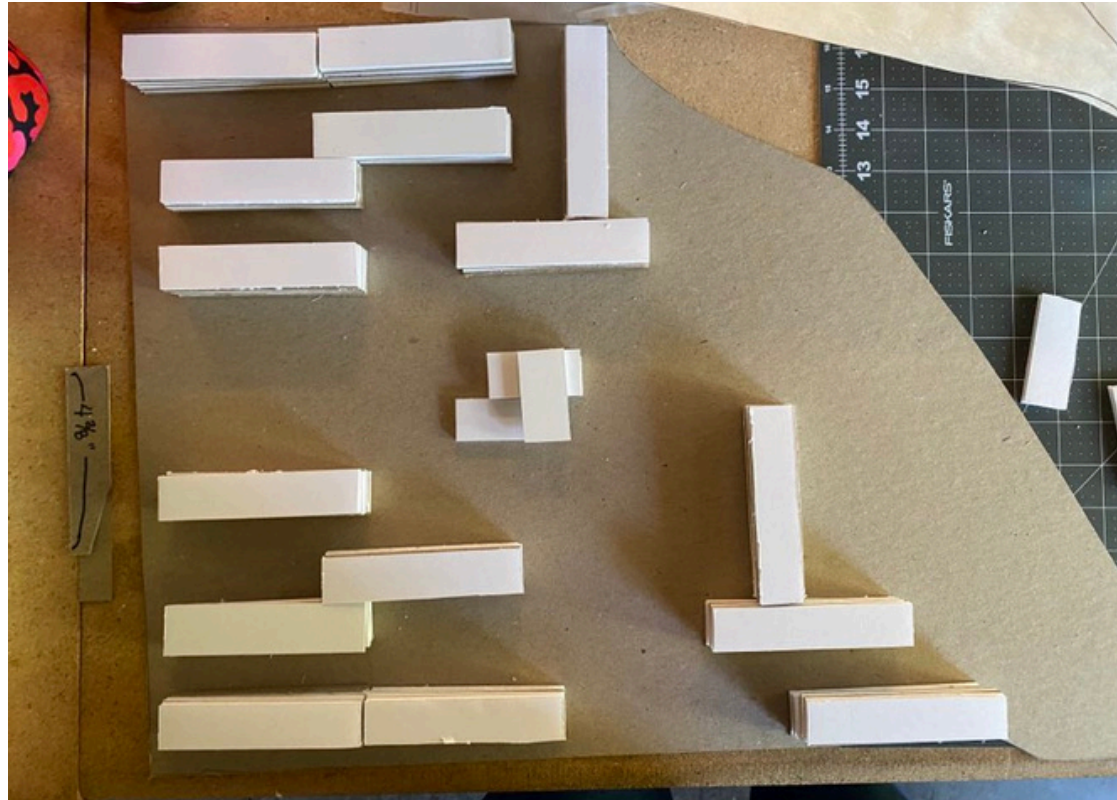
Building Massing



Building Massing



Building Massing



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