

The Sweetwater site plan incorporates a mixed-use development for senior citizens and aging populations in varying stages of their life cycle—those who live alone or with their partner and desire to be close to friends, and others who need assistance in their daily activities. All residents can access the retail on the site through a network of pedestrian paths and roads

The retail and office buildings are located on State Street, which is continuing a pattern of intense use along the corridor. The businesses and programs in these structures are meant to attract users from surrounding areas in order to make them viable.

Pittsfield Charter Township has made important steps in improving accessibility throughout the Township by building pedestrian and biking paths. The Sweetwater site has a system of paths throughout the development that are meant to serve both residents and visitors of the site. By continuing the existing bike paths, a greater number of users could utilize the site and its amenities, while enhancing the site's connectivity to other areas.



Panoramic view of the Sweetwater site on its existing state

Demographics

POPULATION, 2000 Census: 30,167  
 Population density: 422.9/km<sup>2</sup> (1,095.4/mi<sup>2</sup>)  
 Median age is 32 years  
 Median household income: \$61,262  
 Below poverty level: 9.1% of the population

AGE  
 24.0% Under the age of 18  
 11.8% From 18 to 24  
 39.6% From 25 to 44  
 18.9% From 45 to 64  
 5.7% 65 years of age or older  
[http://www.fact-archiv.com/encyclopedia/Pittsfield\\_Charter\\_Township\\_Michigan](http://www.fact-archiv.com/encyclopedia/Pittsfield_Charter_Township_Michigan)



Proposed Phase I of Construction

Concentrated area of mixed-use:  
 Retail/commercial - deli, coffee shop, hair salon, fitness center, etc.  
 Semi assisted living single family homes

Proposed Phase II of Construction

24-hour care, assisted living facility  
 Community center - indoor gardens, art and pottery facility, guest housing for visiting family members

Proposed Phase III of Construction

Independent single-family homes for aging adults

Proposed Phase IV of Construction

Commercial two-story building for office space to continue the high technology corridor

Adjacency Matrix

	Retail	Office	Assisted Living	Cottages	Community Center	Community Green Space	Parking	Walking Paths	Wetlands	
Retail	Essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Should be avoided	Retail
Office	Desirable but not essential	Essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Should be avoided	Office
Assisted Living	Desirable but not essential	Desirable but not essential	Essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Should be avoided	Assisted Living
Cottages	Desirable but not essential	Desirable but not essential	Desirable but not essential	Essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Should be avoided	Cottages
Community Center	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Should be avoided	Community Center
Community Green Space	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Essential	Desirable but not essential	Desirable but not essential	Should be avoided	Community Green Space
Parking	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Essential	Desirable but not essential	Should be avoided	Parking
Walking Paths	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Desirable but not essential	Essential	Should be avoided	Walking Paths
Wetlands	Should be avoided	Should be avoided	Should be avoided	Should be avoided	Should be avoided	Should be avoided	Should be avoided	Should be avoided	Essential	Wetlands

Legend  
 ■ Essential  
 ■ Desirable but not essential  
 ■ Unimportant  
 ■ Should be avoided

## Project Goals

1. Design an assisted living community that promotes interaction and enhances quality of life
2. Incorporate existing natural features as organic elements of the site and community environment
3. Provide commercial/retail that fills niche uses to the local and surrounding community



Not to Scale

## Proposed Development

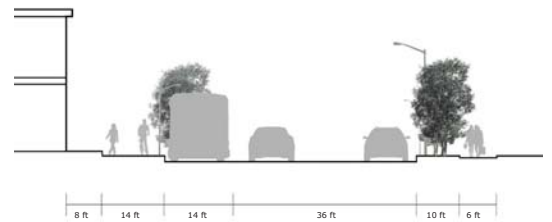
- 27,500 sq. ft.  
- (1375 x 20)  
- 25 Parking Spaces  
- 5 Guest Parking
- 34,600 sq. ft.  
(1) 6,350 x 2  
(2) 5,120 x 2  
(3) 5,830 x 2  
- 42 Parking Spaces
- 51,170 sq. ft.  
- 25,585 x 2 Floors  
- 45 Parking Spaces
- 21,000 sq. ft.  
(1) 4,500 x 2  
(2) 12,000  
- Shared Parking Spaces with Assisted Living
- 19,000 sq. ft.  
(1) 1,750 x 7  
(2) 1,350 x 5  
- 21 Parking Spaces  
- 9 Guest Parking
- 33,240 sq. ft.  
- 2 Buildings  
- 2 Floors  
- 74 Parking Spaces
- 329,703 sq. ft.
- 33,210 sq. ft.
- 141,200 sq. ft.



**Mixed Uses:** Establishing a mix of uses on site (retail, commercial, and residential) connects site residents with visitors to the site, and provides niche services to the surrounding community.



**Cottage Community Development:** Small homes organized around a central greenspace foster a community feel and encourage interaction among neighbors.



State Street Section



Community Green Space



Corner of State and Textile

Vehicle Circulation Patterns



User Circulation Patterns



User 1: Sweetwater Resident

Paths along the inner courtyards provide the opportunity for spontaneous interaction with neighbors on sidewalks and front porches.

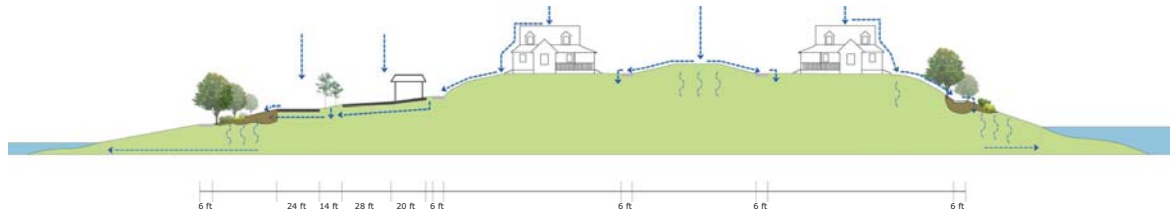
Residents must be able to access the community center from the paths for the events and facilities available.

User 2: Visitor

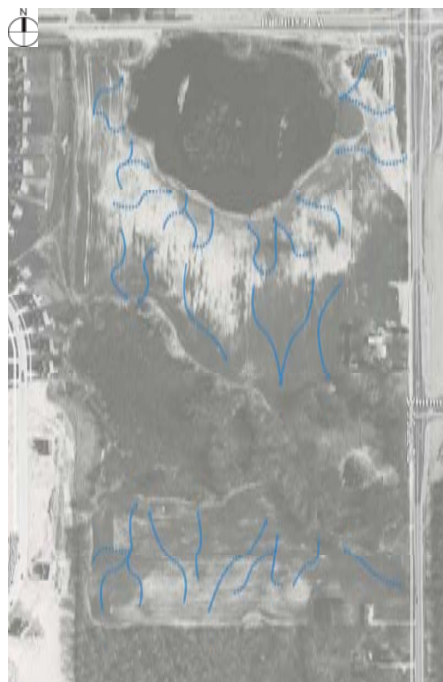
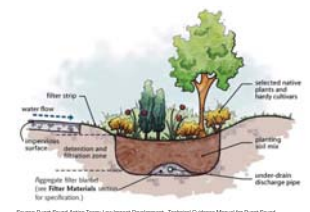
Those who drive to the site will most likely be employees working in the offices or individuals coming for the food and restaurant services or retail and commercial.

The paths around the wetlands will offer a pleasant environment for exercise and recreation, while not bringing excessive traffic into the community.

Central Site Section: Stormwater Management



Rain Garden Example



Water Runoff: Undeveloped



Water Runoff: Developed



**Rain Gardens:**  
Are areas that allow water to collect and naturally filter through a series of plants, soil, and crushed rock to effectively filter runoff prior to reaching the bio swales and eventually the wetland.



**Rain Channels:**  
Are an effective method of moving water onsite, while helping to filter sediment and toxins on the way to bio swales and the wetlands. Rather than working to retain water, the rain channels' primary purpose is to move water into the bio swale systems.



**Bio Swales:**  
Are larger areas meant to allow water to infiltrate over longer periods of time. Often planted with sedges and shrubbery to help filter toxins, sediment, and effectively infiltrate of water. These will contain the majority of the storm water on site and provide adequate filtration to maintain the environmental quality of existing wetlands.



**Pervious Asphalt:**  
Road technology that allows water to infiltrate through the road and into a rock bed reservoir rather than running across in a sheeting action. As with other methods this helps water to infiltrate through a more natural process, rather than directly into the local watershed.

In the Sweetwater site it is essential to properly address water runoff and preparation for high rain events. The recommendation for the Sweetwater site is to implement low impact development techniques. These techniques promote capturing water runoff thereby helping to reduce the buildup of toxins and sediment in the local and regional watersheds. The primary techniques recommended are rain gardens, rain channels, bio swales, and pervious asphalt.