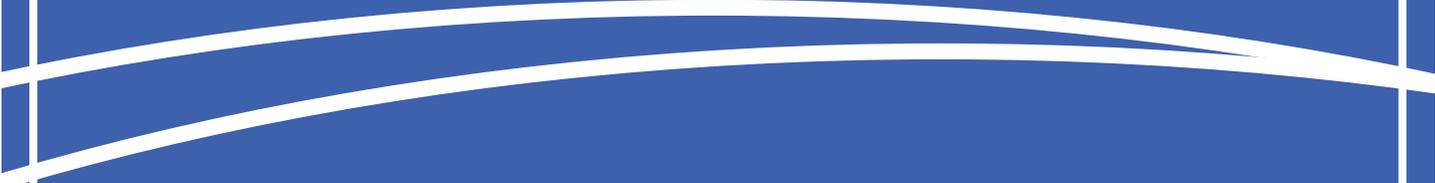


Oak Ridge

Planned Unit Development

Introduction & Summary



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LAND DEVELOPMENT, LLC

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INTRODUCTION

Wilfong and Kreutz LLC (“W&K”) propose a commercial development at two corners of the intersection of Oak Ridge Road and State Road 32, named **Oak Ridge Pointe**. At the southwest corner (the “Southwest Parcel”), immediately adjacent to the Town’s Public Safety Building, lies a 15 acre parcel which has been in the Wilfong family for 15 years. On the northwest corner of the intersection (the “Northwest Parcel”), two parcels combine for 7 acres, and provide the opportunity to build the initial leg of an extension of Oak Ridge Road north, into the Comprehensive Plan designated Westfield Corporate Park.

SITE ANALYSIS

The Southwest Parcel’s most notable feature is the Kendall Legal Drain. The Drain provides a significant opportunity for Low Impact Development (LID) features in the site’s development. LID technology is an alternative comprehensive approach to stormwater management. Access to this parcel currently exists off both State Road 32 and Oak Ridge Road. A pedestrian and emergency access point is also proposed from the Town’s Public Safety Building. The Northwest Parcel is home to two blighted homes, and serves as the front-door to the Town’s proposed Business Corporate Park.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Westfield’s Comprehensive Plan calls for *Employment-Generating Uses* along the State Road 32 corridor near Oak Ridge Road. The Plan promotes “smaller scale local office and service uses along State Road 32”. The Plan further states that “related supporting services” and “retail that [are] subordinate to and supportive of office and service uses” should be located at “key nodes”, such as Oak Ridge Road (note that Oak Ridge Road now connects, at 136th Street, with Illinois Street, and therefore serves as a parallel arterial to U.S. 31 to 116th Street). At key nodes, the Comprehensive Plan calls for “restaurants, automobile service stations and day care centers”.

W&K’s Oak Ridge Pointe plan proposes a mix of local office, supporting retail, restaurant and other services uses. Specifically, Oak Ridge Pointe proposes the following uses:

Local Office and Service Uses:	83,000 + sq.ft.
Retail Uses:	31,400 sq.ft. (maximum)

THE PLAN

Oak Ridge Pointe proposes an employment center that offers a mix of medical office (dentistry, chiropractic and specialty providers), local office (real estate, accounting and financial services, for example), personal services and retail uses. The retail component, of the 114,800 sq. ft of building space, amounts to 27% of the project, divided among both sides of State Road 32. Its primary customers will be the staff and clients of the office buildings within Oak Ridge Pointe, the existing residential to the south, and the proposed Business Corporate Park to the north. The anticipated tenants will be primarily eateries, a pharmacy, bank, bakery and dry cleaner.



In the Northwest Parcel, the Plan proposes an automotive fuel station (no auto repair is permitted). This use is a response to the relocation, due to the US 31 freeway improvements, of all three (3) fuel facilities currently located at the intersection of State Road 32 and US 31.

THE ARCHITECTURE

The Plan proposes a site layout and building architecture that is of pedestrian scale and promotes pedestrian activity within the project and the community. Buildings will be designed with pedestrian-scale features, spaces and amenities, to enhance the retail component as a central, integral part of the State Road 32 corridor. The appearance of finished space above the first floor will be encouraged. The nighttime illumination of architectural features, such as windows and columns, will also be encouraged.



The sidewalks in front of the three (3) larger buildings will be of sufficient width to accommodate street furniture such as landscape urns and planters, benches and bike racks. The wide building walks will also accommodate outdoor dining for every eatery, and afford the opportunity to create porticos and overhangs that break up the building façade.



Blank, uninterrupted walls will be avoided. Each building will consist of an architecturally treated base, body and cap, with a combination of building materials required to be used to transition along the height of each building.



The automotive fuel station will be designed with maximum screening, a residential appearance and pump islands located behind the front façade of the building.



The Office Component

Office buildings will be one and two-story, with pitched roofs that relate to human scale and the existing residential uses to the south side of the site. The largest district within Oak Ridge Pointe, the 9.3 acre of the total 22.3 acres will not allow retail uses.



Additional photo examples of the proposed buildings types are included on the following pages.



Example 1 - In line commercial, front elevation



Example 2 - In line commercial, side elevation



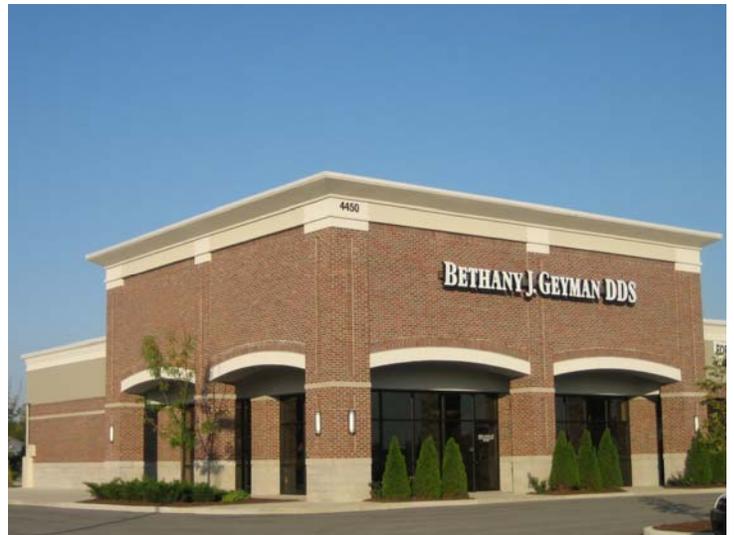
Example 3 - In line commercial, front elevation



Example 4 - In line commercial, front elevation



Example 5 - In line commercial



Example 6 - In line commercial, end cap



Example 1 – Fuel Station Landscaping



Example 2 – Fuel Station Streetscape



Example 3 – Fuel Station Architecture



Example 4 – Fuel Station



Example 5 – Fuel Station Canopy



Example 6 – Fuel Station



Example 1 – Office District



Example 2 – Office District



Example 3 – Office District



Example 4 – Office District



Example 5 – Office District



Example 6 – Office District