A SUSTAINABLE AND HEALTHY RETIREMENT COMMUNITY MASTER PLAN

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1. Location and Regional Context III

Legend Road Classification

Site Criteria

- Area: 540 ac
- Land sources (Water, vegetation cover, natural drainage)
- Adjacent to city centers
- Road connection
- Regional context (technology, recreation and service facilities)
- Low Impact Development
- Mixed use community
- Walkable places
- Placemaking
- Health care services
- Green building
- Solar oriented
- Education, Training

This site has one primary highway which connects to business and population centers for daily supplies and communication opportunities. Abundant land resources, such as surface water supply, lake Conroe which supports habitat diversity, and topography which creates natural drainage and useful soil which is easy to plant and build. Regional resources, such as state parks and golf courses, access to public recreation area.

Description 1 Sq. Mile Site

1. Landform: Gentle elevation change from northwest to southeast. The general slope is 2%.
2. Water: There are two live stream cross the central area, and three creek in the southwest lowland.
3. Access: One primary highway and one light duty road along this site and several unimproved road within this site. A major intersection right on the northwest corner of this site.
4. Vegetation: Pine-hardwood land covers almost 95% land in this site.
3. Soil IV-on site analysis

Paths and Trails

MAP LEGEND

- Area of Interest (AOI)
- Soils
  - Soil Map Units
- Soil Ratings
  - Very limited
  - Somewhat limited
  - Not limited
  - Not rated or not available
- Political Features
  - Cities
- Water Features
  - Oceans
  - Streams and Canals
- Transportation
  - Rail
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads

Description

Paths and trails for hiking and horseback riding should require little or no slope modification through cutting and filling.

The ratings are based on the soil properties that affect trafficability and erodibility. These properties are stoniness, depth to a water table, ponding, flooding, slope, and texture of the surface layer.

Suitability for Roads (Natural Surface)

MAP LEGEND

- Area of Interest (AOI)
- Soils
  - Soil Map Units
- Soil Ratings
  - Poorly suited
  - Moderately suited
  - Well suited
  - Not rated or not available
- Political Features
  - Cities
- Water Features
  - Oceans
  - Streams and Canals
- Transportation
  - Rail
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads

Description

The ratings in this interpretation indicate the suitability for using the natural surface of the soil for roads. The ratings are based on slope, rock fragments on the surface, plasticity index, content of sand, the Unified classification of the soil, depth to a water table, ponding, flooding, and the hazard of soil slippage.

5. **Design Process I**

**Concept Map 1**

**Design Draft Plan 1**
5. Design process IV
6. Final Master Plan

Legend
1. Commercial Center
2. Apartment
3. Elderly Care
4. Single Family House
5. Tennis Court & Basketball Court
6. Baseball Field
7. Amphitheater
8. Grocery Store
9. County Park & Trails
10. Community Center
11. Recreation Center
12. Existing Forest
13. Existing Woody Wetland
14. Future Development
10. DESIGN DETAILS I

Walk yourself to healing gardens and walk yourself to edible gardens
This is New Health Care Community
Walk yourself to the amphitheatre. Walk yourself to the shopping center. Walk yourself to tennis court. Walk yourself to Swimming pool, etc... This is New Sustainable Urbanism Community
Walk and bike yourself to the nature world.