



Rockwall MOB

schuler development | design presentation
september 26, 2017

glenn | partners

rockwall medical office building

presentation agenda

- 01 | **project goals and guiding principles**
- 02 | **inspirational imagery and planning concept**
- 03 | **building program summary**
- 04 | **architectural design review**
- 05 | **questions and answers**

01 | project goals and guiding principles

project goals + guiding principles

1. CREATE AN EXPERIENTIAL PATHWAY

How can we stitch together multiple sites across multiple roads and provide one cohesive solution?

2. PROVIDE A PLACE OF GATHERING

How can we identify program components and site amenities help create a center for activity and overall health?

3. INTRODUCE A COMMUNITY OF WELLNESS AND CONNECTIVITY

How can we draw medical professionals to the new residential component of this Rockwall wellness center?

02 | inspirational imagery and planning concept

02 | inspirational imagery and planning concept

existing context



02 | inspirational imagery and planning concept

experiential pathways



02 | inspirational imagery and planning concept

places of gathering



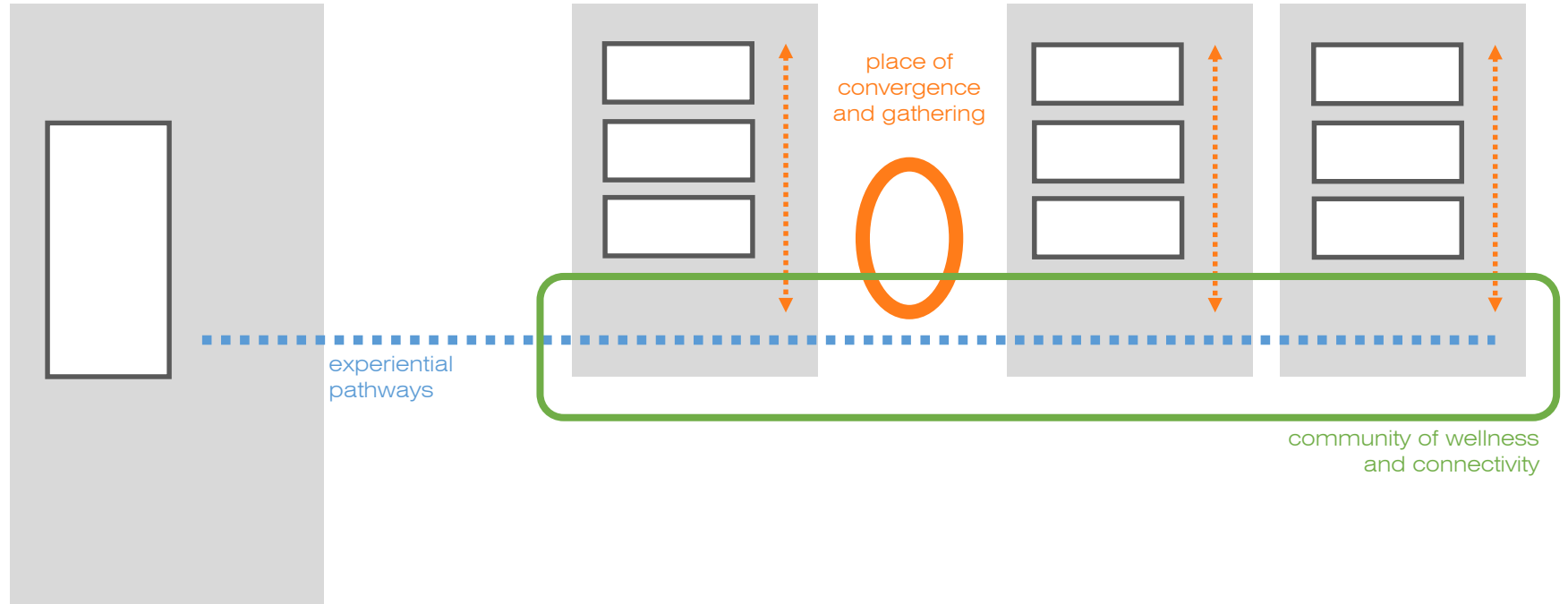
02 | inspirational imagery and planning concept

community of wellness and connectivity



02 | inspirational planning concept diagram

place of convergence



03 | building program summary

03 | building program summary

numerical summary of spaces

SITE AREA A BUILDING PROGRAM ANALYSIS

Mixed Use / Medical Office Building

Building A.1 (2 stories, 7,000 gsf per level)

Building A.2 (2 stories, 7,000 gsf per level)

Building A.3 (2 stories, 7,000 gsf per level)

5.14 acres

14,000 gsf

14,000 gsf

14,000 gsf

42,000 total gsf

SITE AREA B BUILDING PROGRAM ANALYSIS

Mixed Used / Medical Office Building / Residential Tower

Building B.1 (2 stories, 10,000 gsf per level)

Building B.2 (2 stories, 7,000 gsf per level)

Building B.3 (6 stories, 10,000 gsf per level)

4.20 acres

20,000 gsf

14,000 gsf

60,000 gsf

94,000 total gsf

SITE AREA C BUILDING PROGRAM ANALYSIS

Medical Office Building

Building C.1 (2 stories, 20,000 gsf per level)

Building C.2 (2 stories, 12,000 gsf per level)

Building C.3 (2 stories, 9,000 gsf per level)

6.60 acres

40,000 gsf

24,000 gsf

18,000 gsf

82,000 total gsf

218,000 total gsf

- 158,000 gsf of medical office building and mixed use space
- 60,000 gsf of residential units

04 | architectural design review



existing site plan

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A
5.14 acres

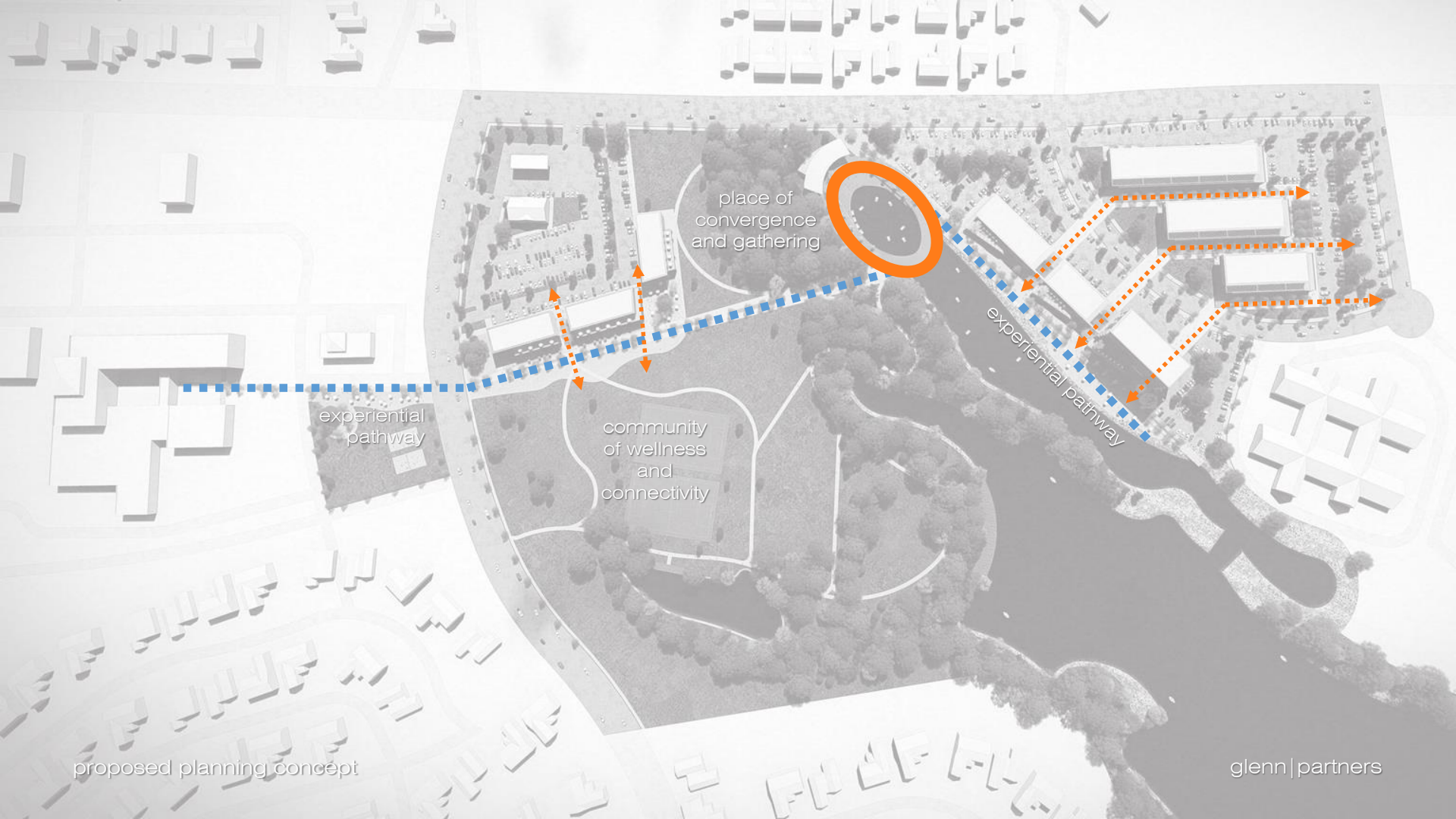
B
4.20 acres

C
6.60 acres



proposed site plan

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place of convergence and gathering

experiential pathway

community of wellness and connectivity

experiential pathway

PARKING LOT A:

30,000 gsf MOB

12,000 gsf mixed use

- Required Parking Spaces 260
- Provided Parking Spaces 333

PARKING LOT B:

26,000 gsf MOB

8,000 gsf mixed use

60,000 gsf residential (50 units)

- Required Parking Spaces 323
- Provided Parking Spaces 398

PARKING LOT C:

82,000 gsf MOB

- Required Parking Spaces 500
- Provided Parking Spaces 290

PARKING LOT D:

also serving the 82,000 gsf MOB

- Provided Parking Spaces 290

TOTAL PARKING REQUIRED: 1,083

TOTAL PARKING PROVIDED: 1,231





overall view



MOB vehicular arrival view



MOB residential boardwalk view



rockwall link view

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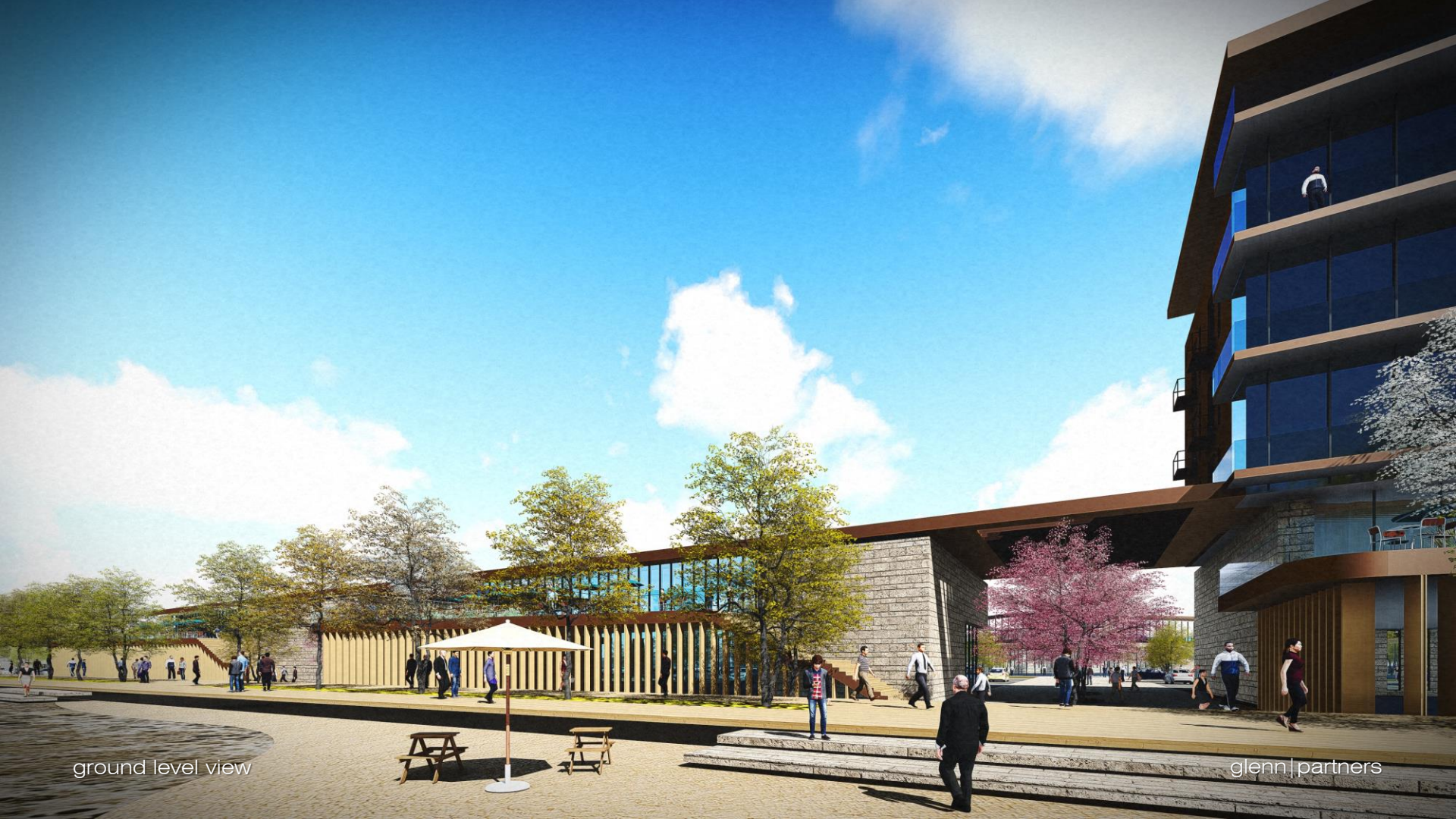


park amenity pavilion view



park link view

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ground level view

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05 | questions and answers