



INITIAL MASTER PLAN LAND USE CONCEPT DESIGN

BAKU CITY/AZERBAIJAN BADAMDAR REGION



INTRODUCTION

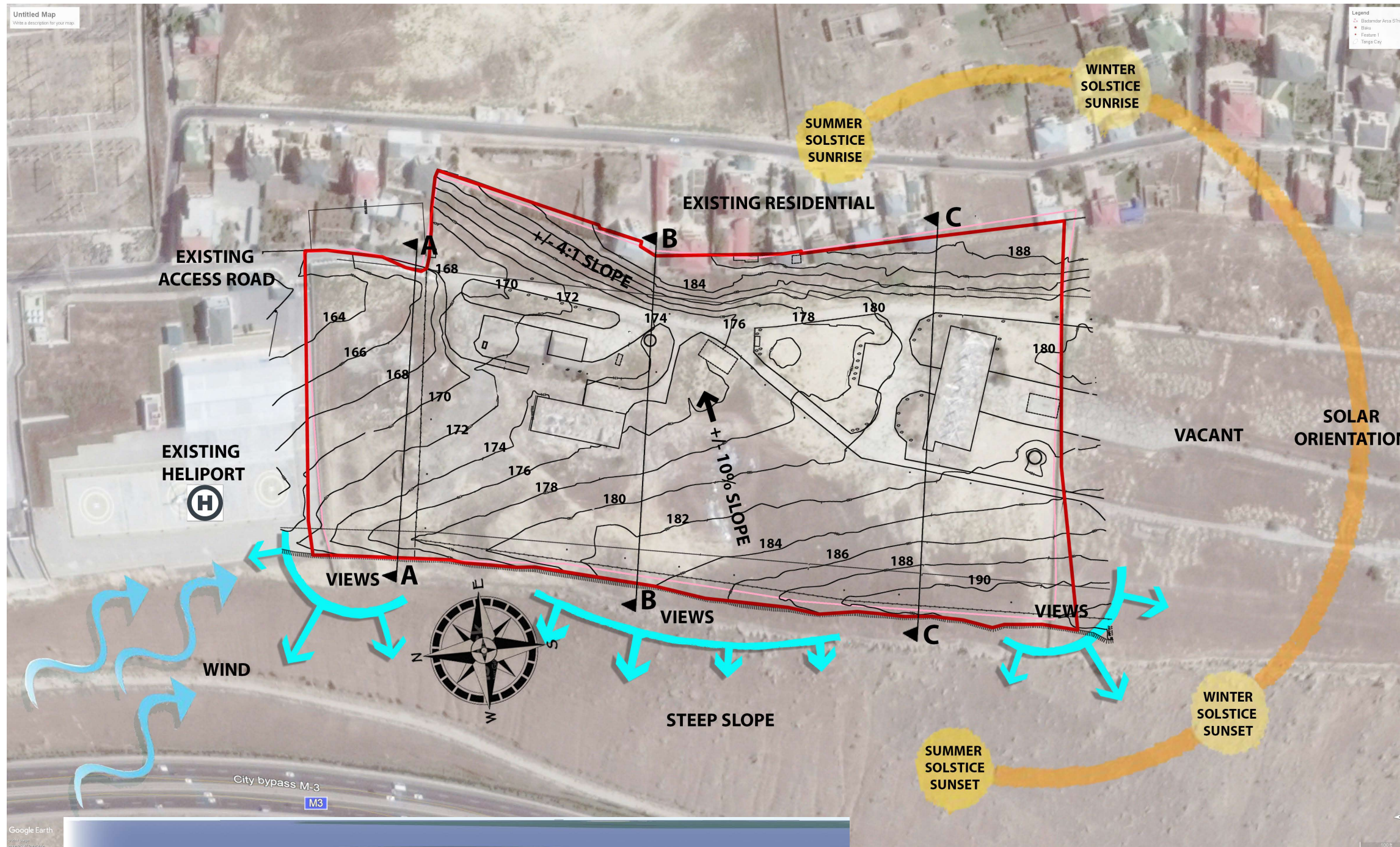
The project site has a very unique location at the top of a hill next to a private heliport. This location allows for ease of security due to its exclusiveness and hilltop topography. Panoramic views of the Caspian Sea, valley, hills and open space provide tremendous opportunities to make this a very special place to live. A private road access away from major streets adds to this exclusiveness from busy streets or populated areas. Although it is in an exclusive location, it is also in relatively close proximity to downtown Baku. Though the site has tremendous opportunities for a high-end exclusive residential community to live in, constraints should be addressed such as wind exposure and existing residential homes adjacent to the site.

It is important to establish the vision for this project to ensure that all involved are working toward the same goals. Below is a vision statement that is suggested. This stage of planning and design is an initial stage of design and will require a process for refinement. This refinement process should start with clarifying and adjusting this vision statement, if necessary, before additional work is done.

Vision: To create the most beautiful and elegant high-end resort-like residential community in Azerbaijan suitable for the elite homebuyer with luxury living.



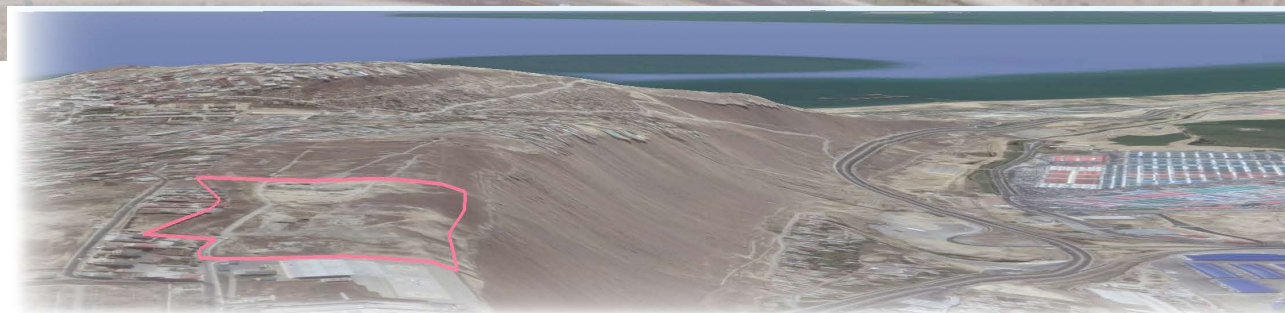
The regional site location identifies surrounding features such as land uses, roads, lakes, the Caspian Sea and the city center. It shows distant views which are primarily oriented to the west and southwest due to the topography of the site.



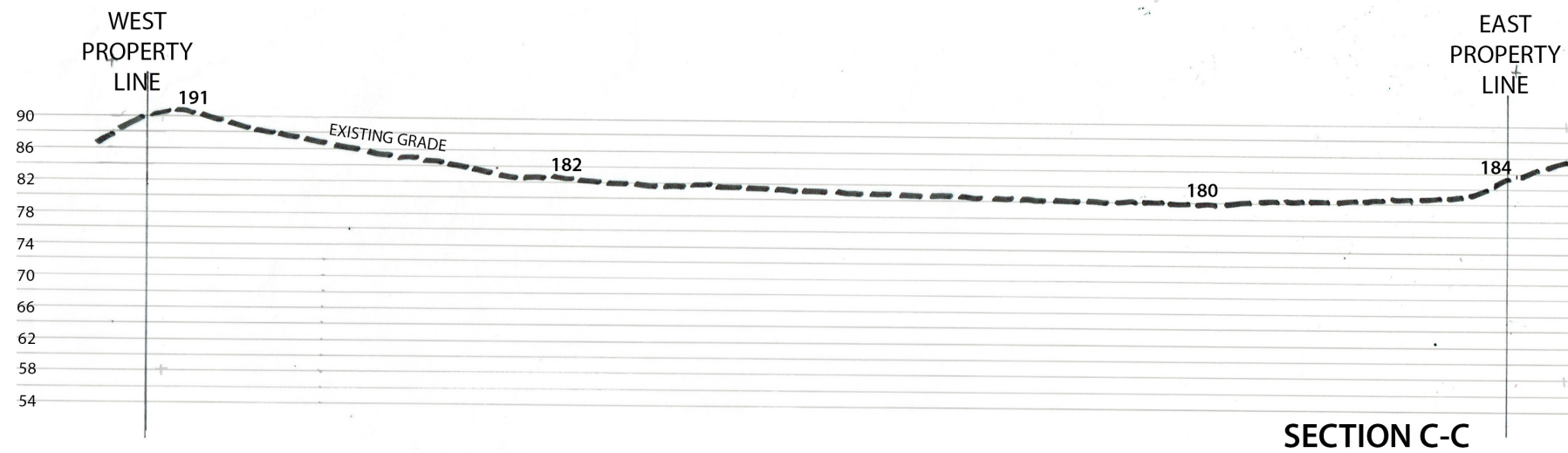
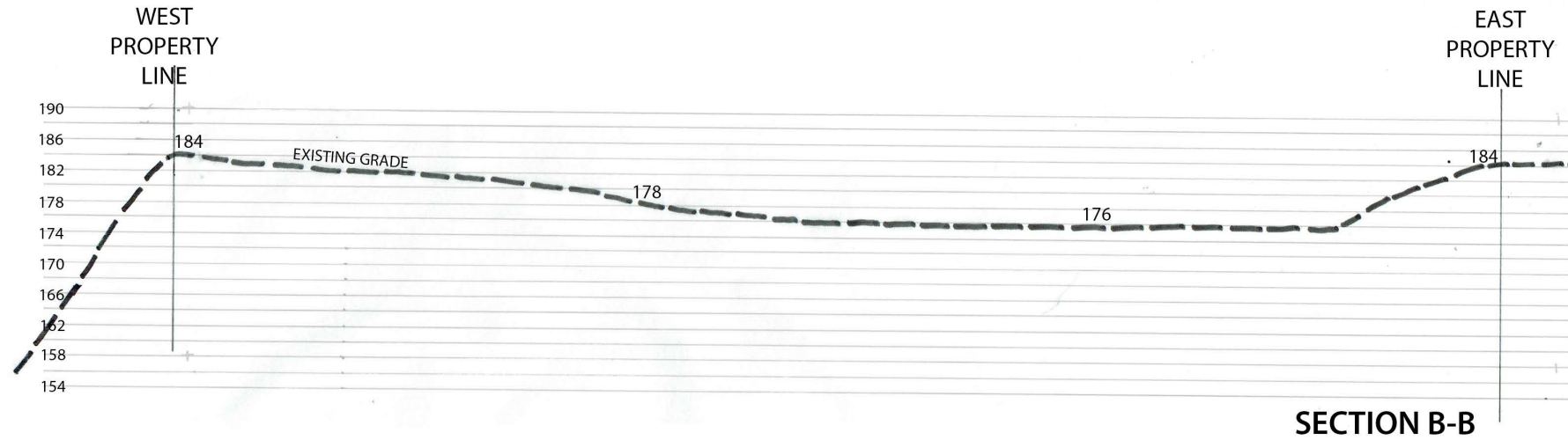
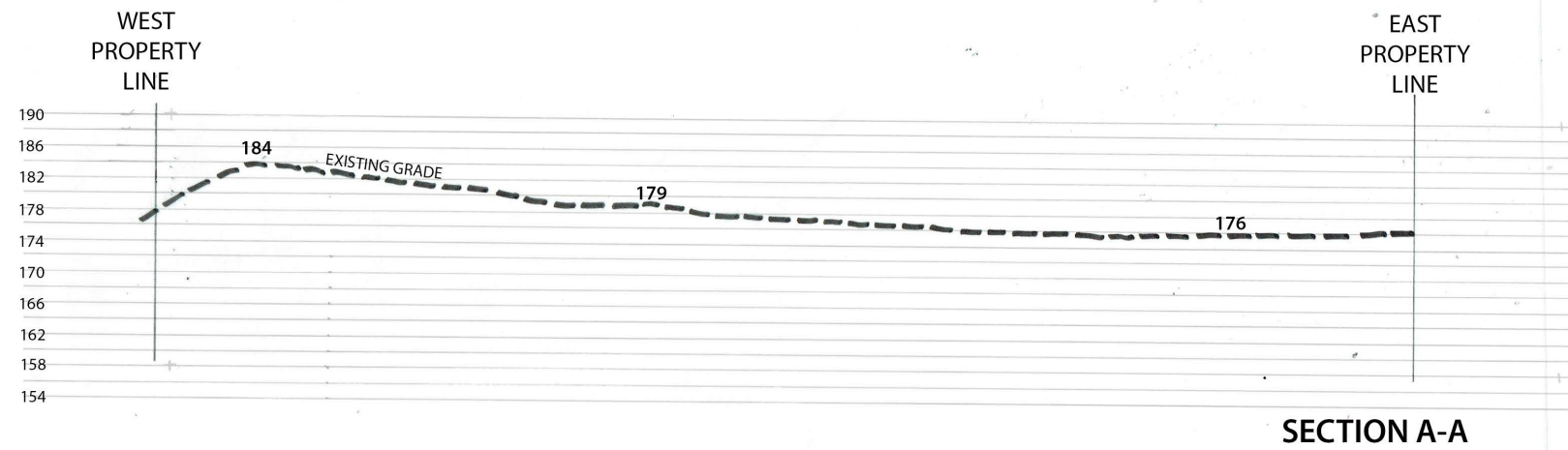
The ultimate concept for the development should be responsive to the opportunities and constraints of the site including topography, views, solar orientation and adjacent land uses.

Views to the east would be nice, however, due to the adjacent houses and topography, the best view opportunities are to the northwest, west and southwest.

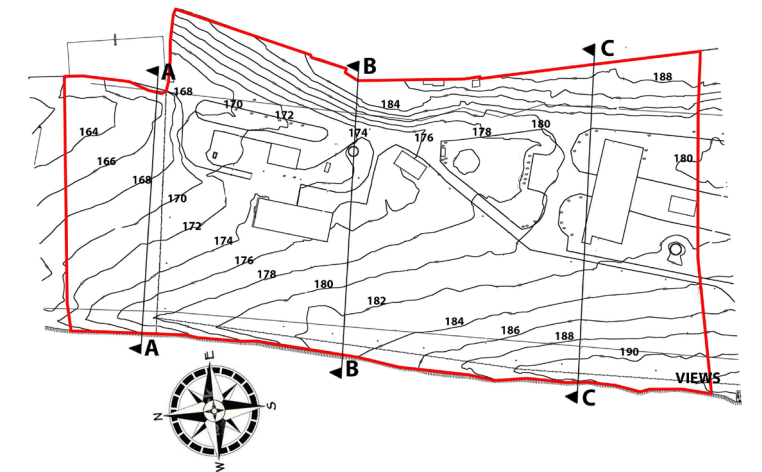
The existing topography forms a valley running generally north and south. However, there is an opportunity to reform the site so that two tiers of land and homes would have views to the west.



EXISTING SITE CROSS SECTIONS



These cross sections show the existing condition of the site. In order to maximize the views to the west, reforming or grading the site could create magnificent views for a significant number of homes.

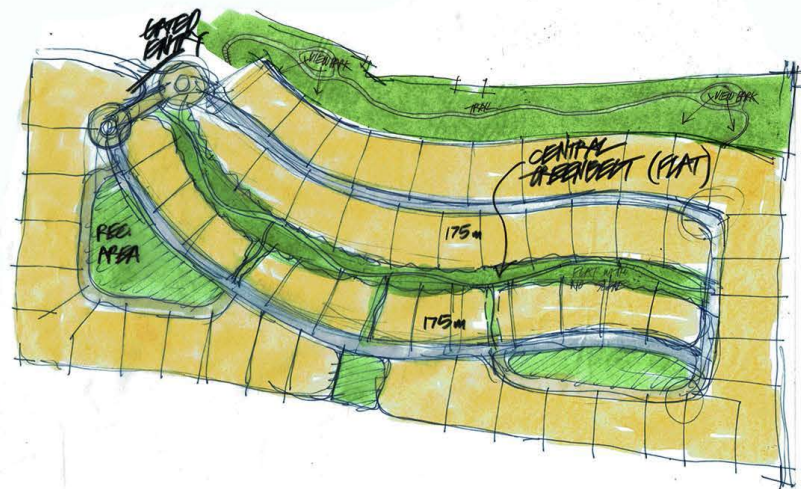


SITE PHOTOS

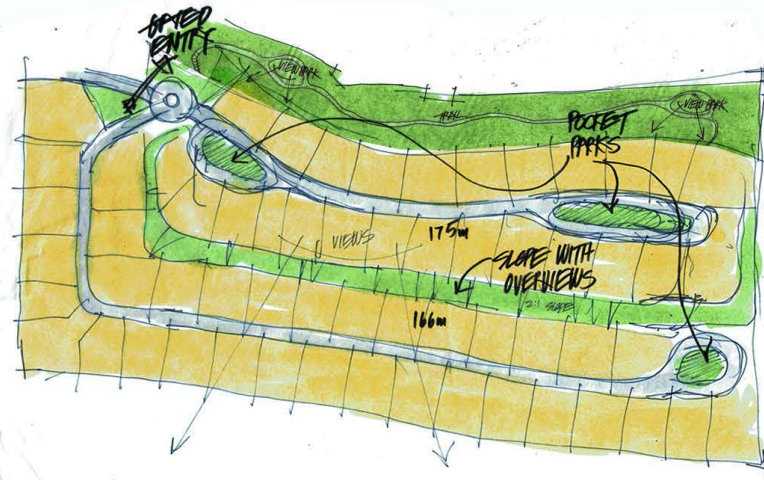


These existing site photographs help to show the existing features of the site. Of particular interest are the existing slope and existing homes along the east boundary and the condition along the western boundary with dramatic views and the existing steep slope along the western boundary just out of the site area.

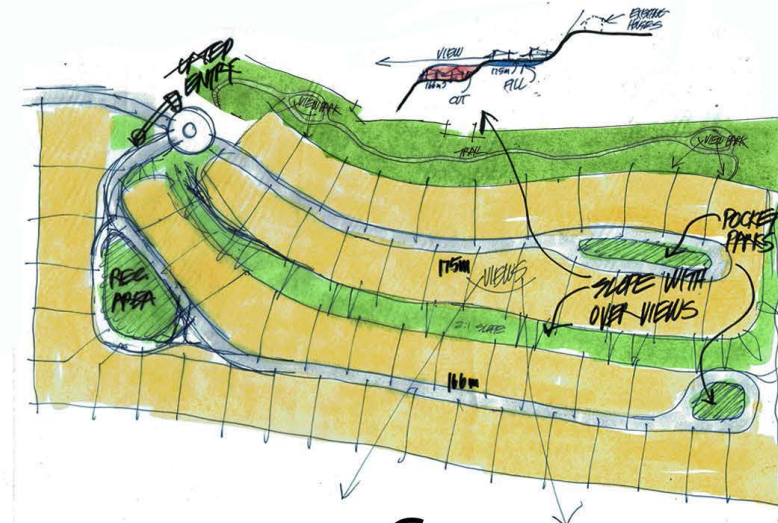
PRELIMINARY SKETCHES



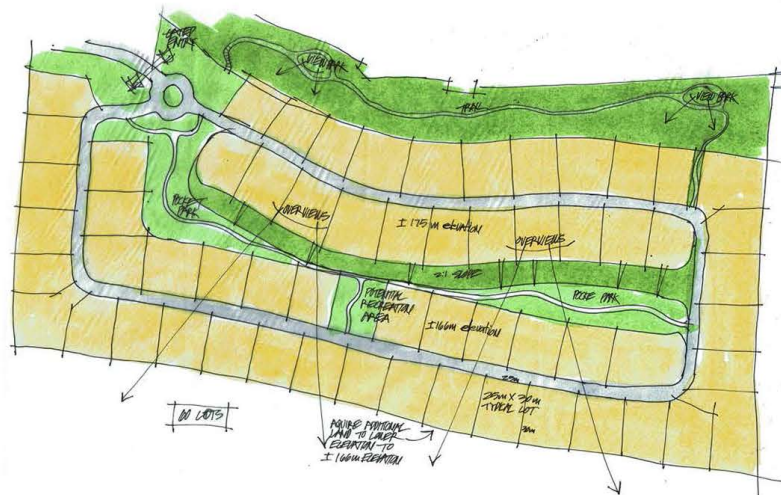
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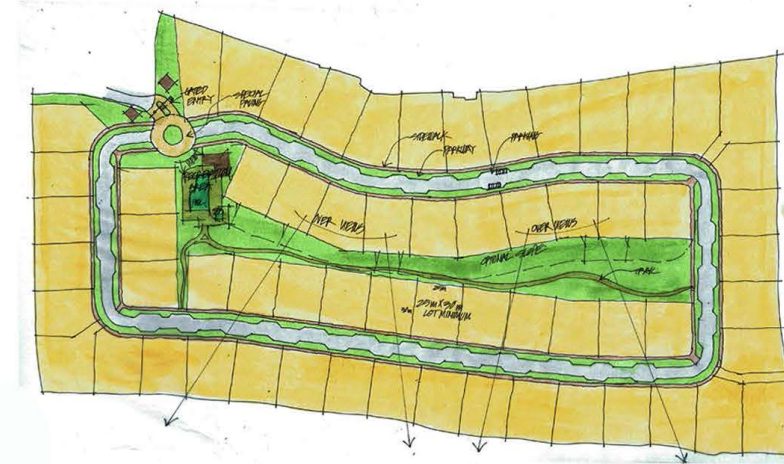
B



C



D



E

After the research, site visit and site analysis is conducted, very rough sketches are prepared to explore alternative site plans or master plans.

It became apparent that one of the most valuable assets of the site is that it is perched up on top of a hill with opportunities for dramatic views....as if it was an eagle's nest.

Therefore, the roads and lots are oriented to maximize this aspect of the site potential. Internal site amenities are also explored in different ways.

ALTERNATIVE 1 CONCEPT DIAGRAM

After exploring several different alternatives, two were selected for further refinement.

Alternative 1 takes a more conservative approach in dealing with the eastern side of the site. It preserves the area where the existing slope is adjacent to the existing homes. A trail with common area viewing areas are shown.

The cross section for the street is a minimalist approach with only 6 meters of paved street with no sidewalk, parkways or guest parking.

The proposed grading concept shown in this alternative includes two terraces with two meters difference, with a higher terrace on the west side and lower terrace on the east side. Only the homes along the west side will have views to the west.



ALTERNATIVE I ILLUSTRATIVE SITE PLAN



This Alternative 1 illustrative plan illustrates in more detail the character with conceptual landscaping and building footprints.

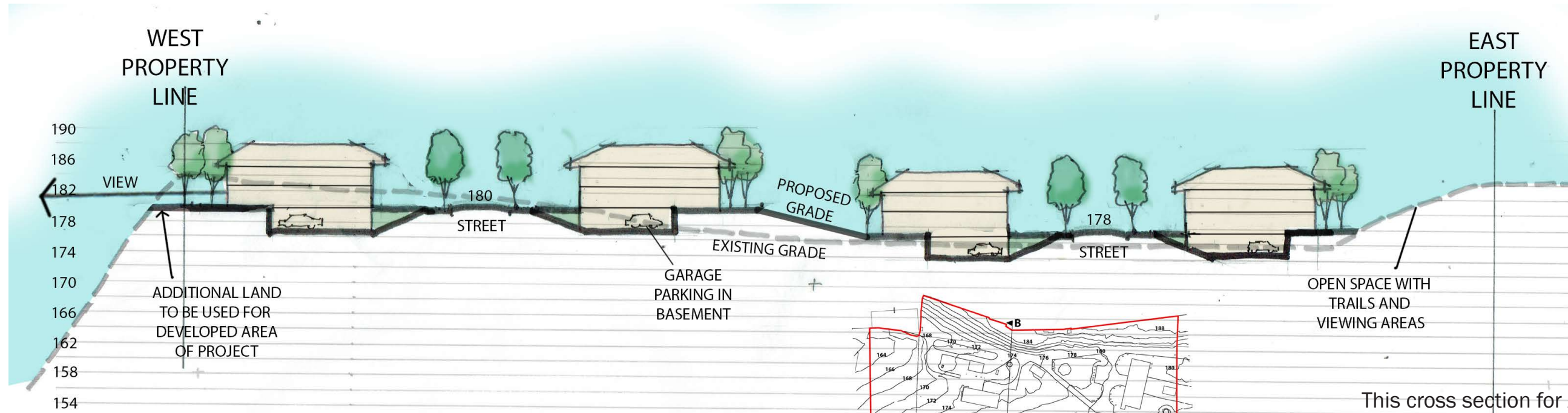
Each alternative has positive and negative attributes. To help assist in the decision making process and determine the best master plan approach, pros and cons are listed.

STRENGTHS:

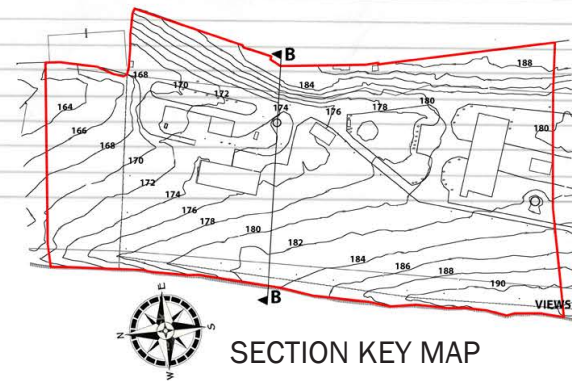
- Maximizes the hilltop location of the site.
- Maintains a buffer from the existing homes.
- Provides fairly large open space areas.

WEAKNESSES:

- Street widths are very minimal and do not provide room for guest parking.
- Street scene does not provide an aesthetically appealing character and are not pedestrian friendly.

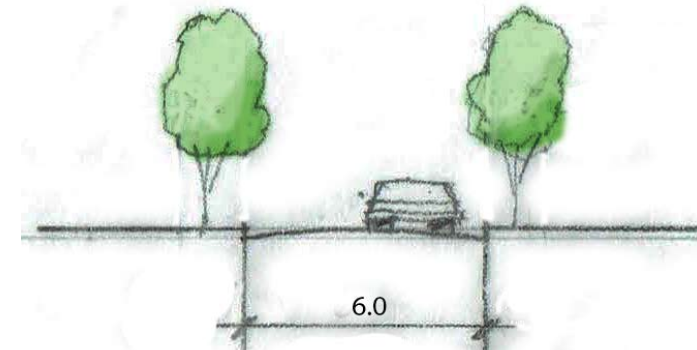


PROPOSED SECTION B-B

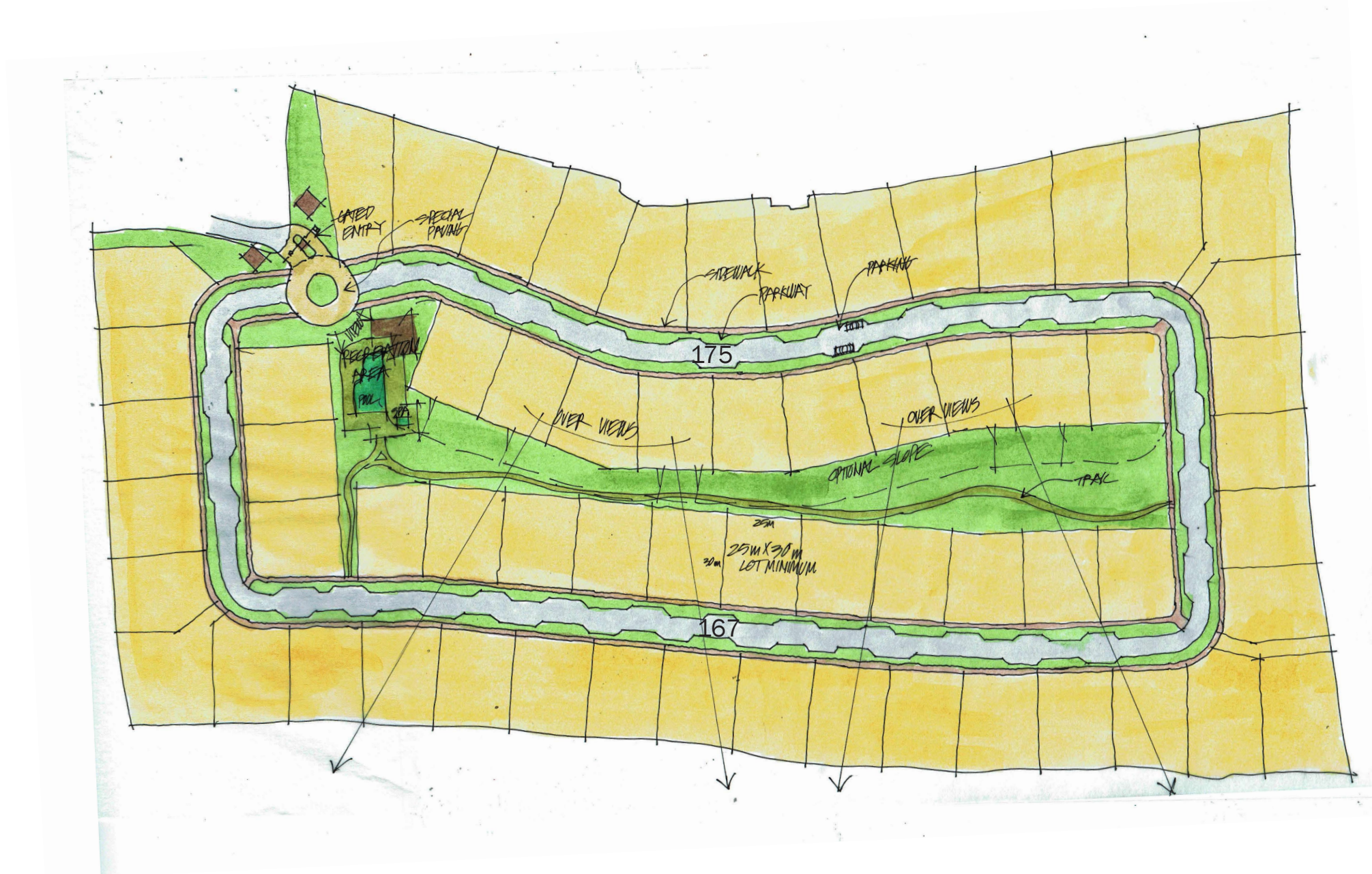


This cross section for Alternative 1 shows how the proposed grading is somewhat consistent with the existing site grades. With this concept, only the western row of homes would have a view to the west. Garages are located at the basement level.

With this approach, it is possible to add additional land to the west of the existing property line as shown and noted.



ALTERNATIVE 2 CONCEPT DIAGRAM



Alternative 2 incorporates a street design cross section including cut-outs for guest parking, parkways and sidewalks. The large open space area along the eastern boundary is eliminated and slope areas would be incorporated within the lot areas which are deeper in length.

The proposed grading concept includes two terraces with eight meters in elevation difference and a higher terrace on the east side and lower terrace on the west side. The existing homes to the east and both proposed terraces would have views to the west.

ALTERNATIVE 2 ILLUSTRATIVE SITE PLAN



Each alternative has positive and negative attributes. To help assist in the decision making process and determine the best master plan approach, pros and cons are listed.

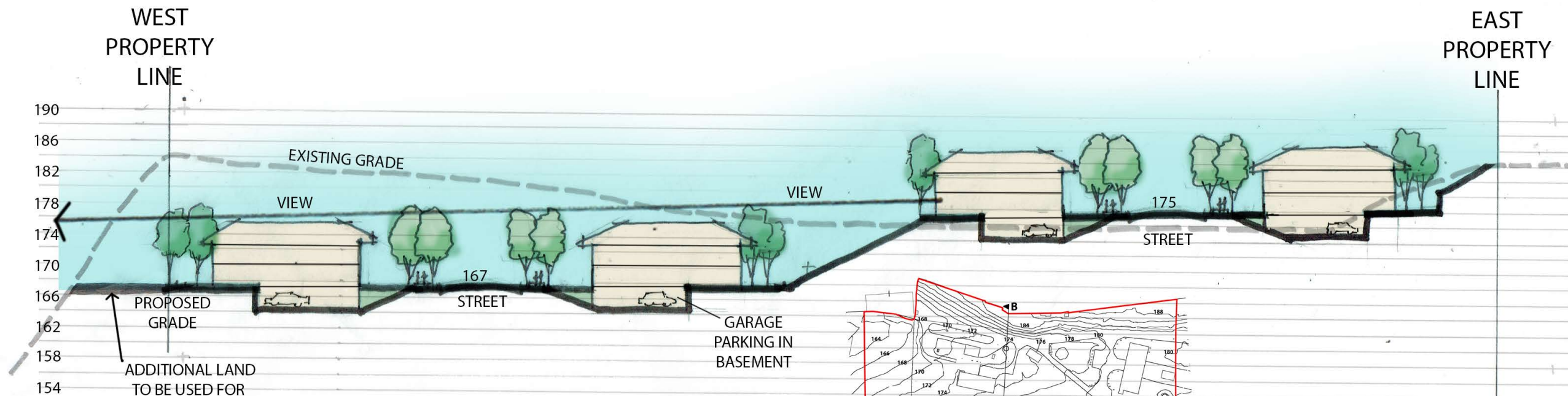
STRENGTHS:

- Creates a street section that is both functional with guest parking and pedestrian friendly as well as aesthetically appealing with landscaped parkways and street trees.
- Better use of land with the eastern slope area incorporated within lot areas.
- Provides one fairly large open space area central to the project.
- Provides a central recreation area although this is optional and could be a passive open space amenity.

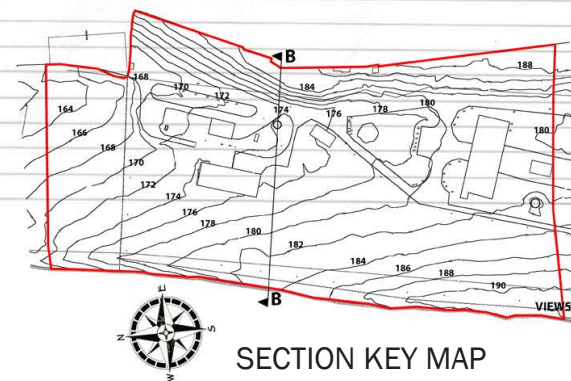
WEAKNESSES:

- Does not provide as significant a buffer from homes on the east side.
- Street right-of-way is wider and utilizes more space.

ALTERNATIVE 2 PROPOSED SITE CROSS SECTION



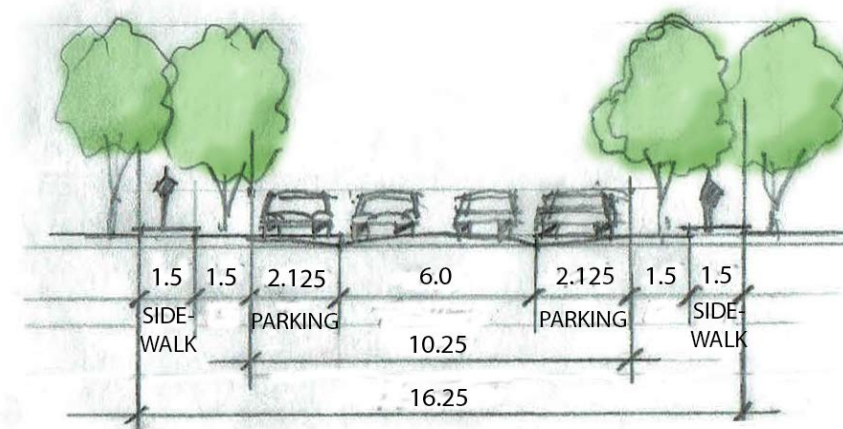
PROPOSED SECTION B-B



SECTION KEY MAP



SECTION KEY MAP

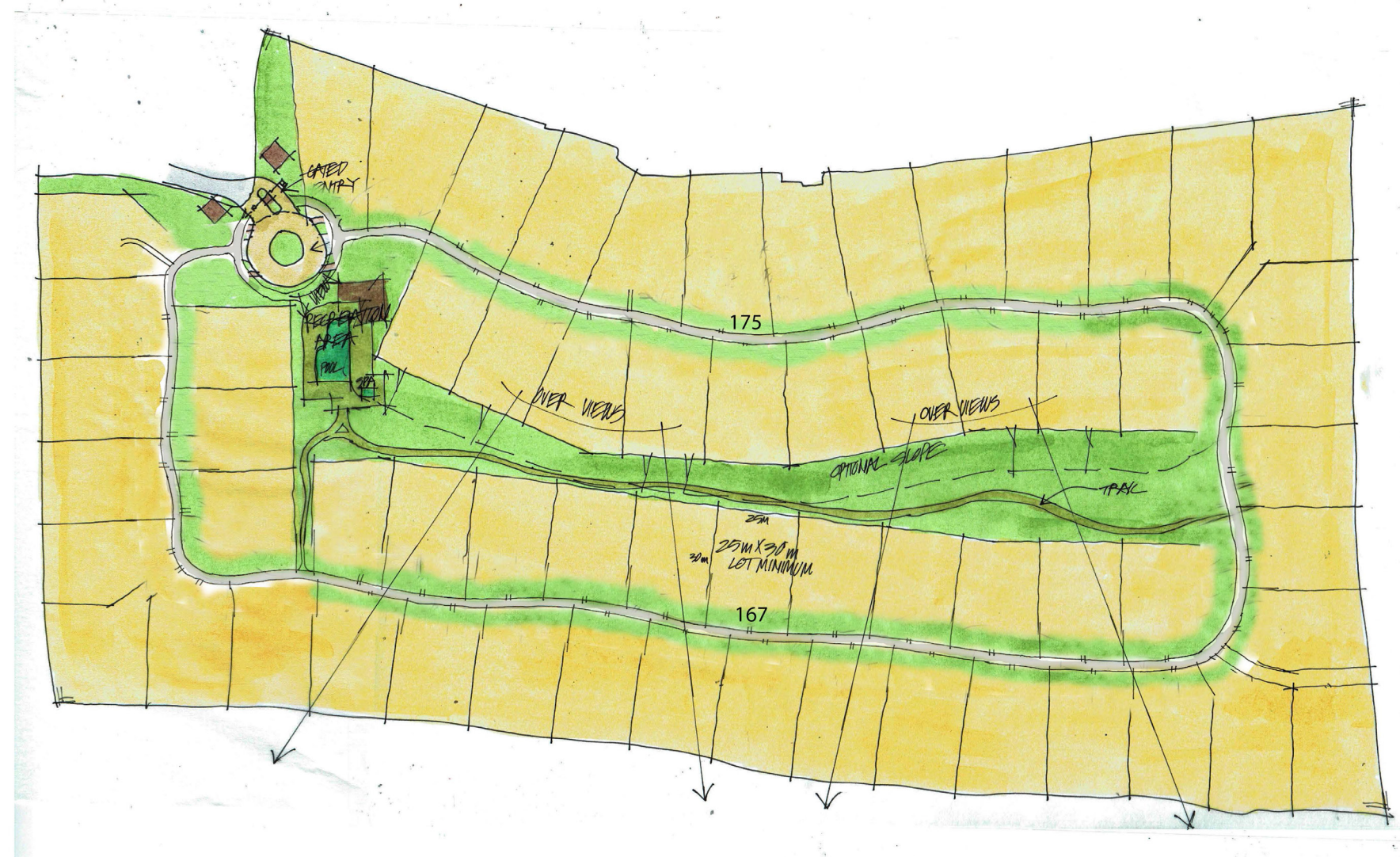


STREET SECTION

This cross section for Alternative 2 shows how two levels or tiers in the site could be created to provide an increase in the number of homes with dramatic views toward the west. This would require lowering the west side of the site. A cost/benefit analysis would need to be done to determine if this approach is feasible. Garages are located at the basement level.

With this approach, it is possible to add additional land to the west of the existing property line as shown and noted.

ALTERNATIVE 3 CONCEPT DIAGRAM



Alternative 3 is similar to Alternative 2 except the street is located below grade with access to garages also below grade. A multi-use path is located above grade providing a aesthetically pleasing greenbelt.

The large open space area along the eastern boundary is eliminated and slope areas would be incorporated within the lot areas which are deeper in length.

The proposed grading concept includes two terraces with eight meters in elevation difference and a higher terrace on the east side and lower terrace on the west side. The existing homes to the east and both proposed terraces would have views to the west.

ALTERNATIVE 3 ILLUSTRATIVE SITE PLAN



Each alternative has positive and negative attributes. To help assist in the decision making process and determine the best master plan approach, pros and cons are listed.

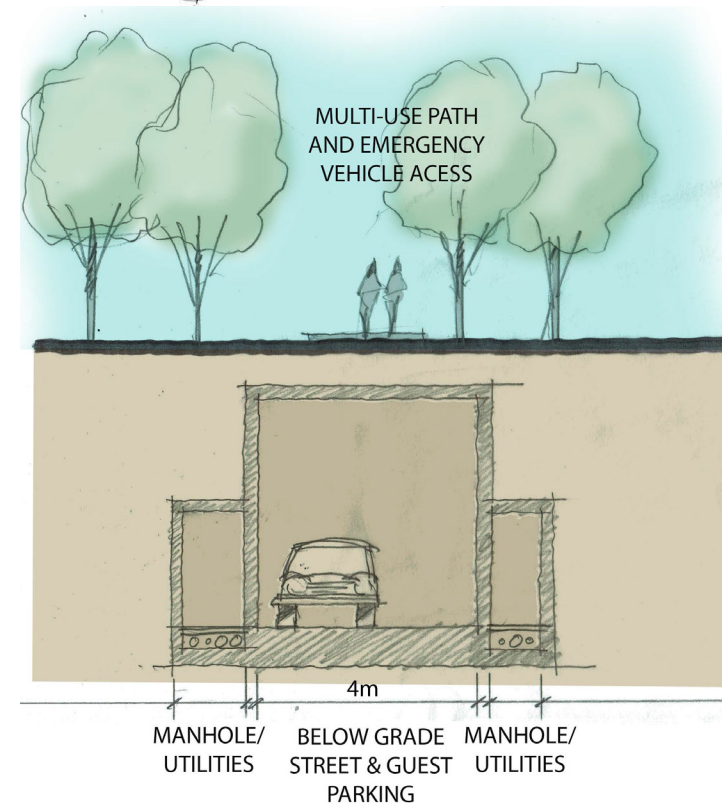
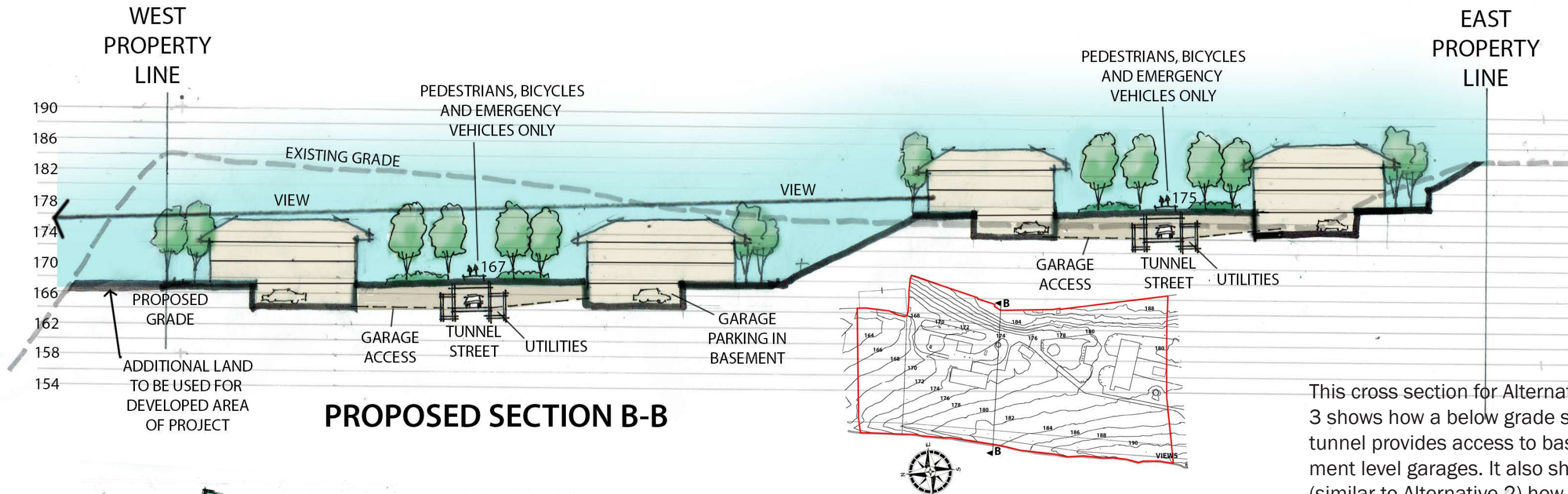
STRENGTHS:

- The street and car access is located below grade, leaving an open landscaped multi-use walkway above ground.
- Better use of land with the eastern slope area incorporated within lot areas.
- Provides one fairly large open space area central to the project.
- Provides a central recreation area although this is optional and could be a passive open space amenity.

WEAKNESSES:

- Additional costs to locating street below grade and the driving experience is not as pleasant for both residents and guests.
- There will need to be additional technical studies to confirm the feasibility of the tunnel.

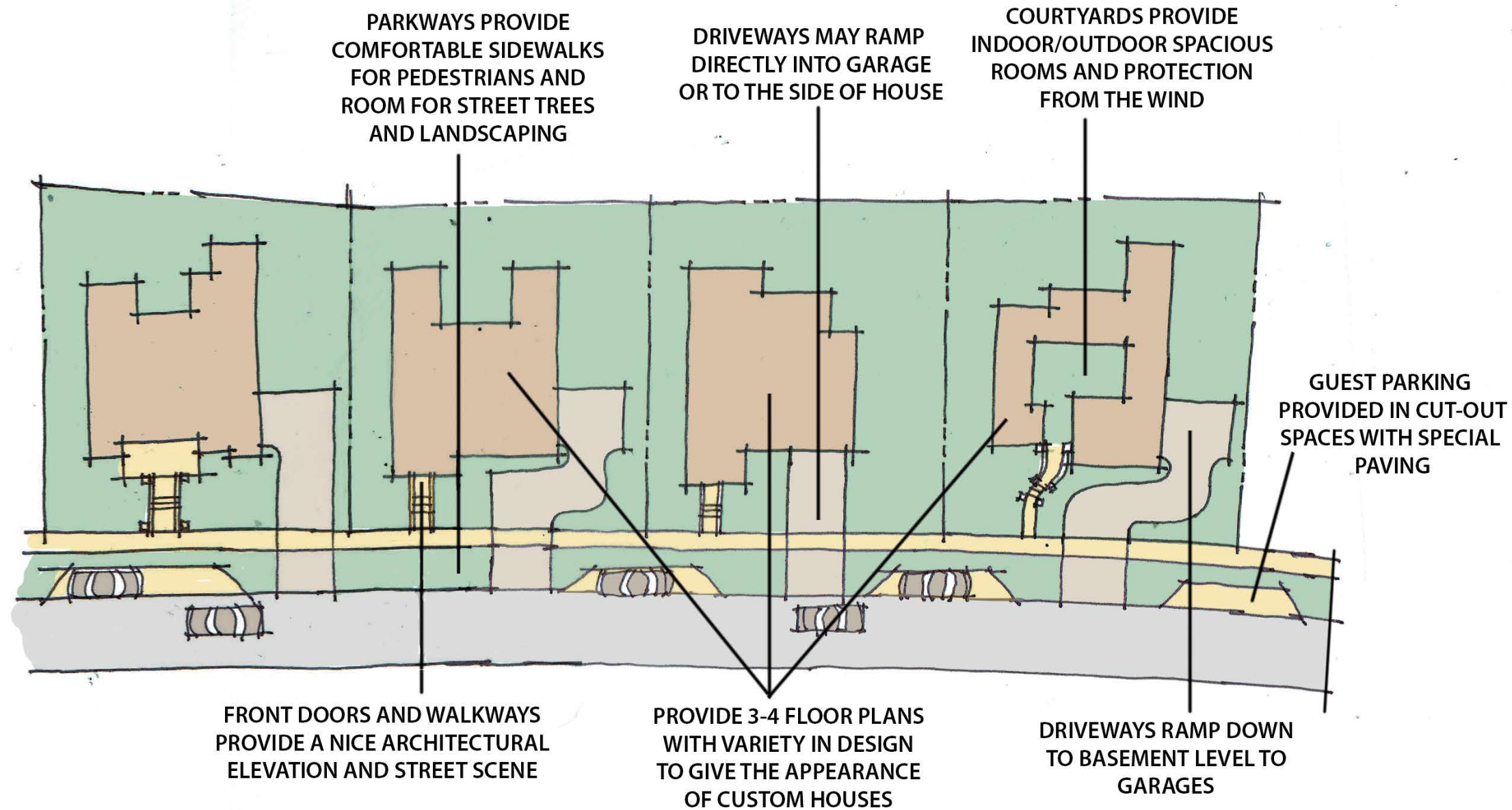
ALTERNATIVE 3 PROPOSED SITE CROSS SECTION



This cross section for Alternative 3 shows how a below grade street tunnel provides access to basement level garages. It also shows (similar to Alternative 2) how two levels or tiers in the site could be created to provide an increase in the number of homes with dramatic views toward the west. This would require lowering the west side of the site. A cost/benefit analysis would need to be done to determine if this approach is feasible. Garages are located at the basement level.

With this approach, it is possible to add additional land to the west of the existing property line as shown and noted.

ALTERNATIVES 1 & 2 ARCHITECTURE/LOT DESIGN



Concepts for residential architectural design that are integrated with the master plan are an important key to a successful community.

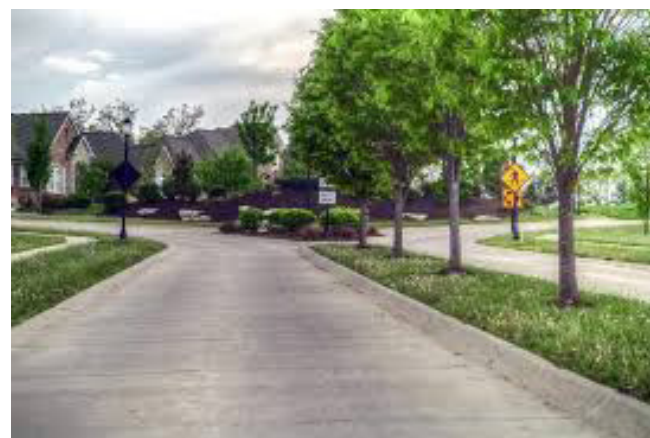
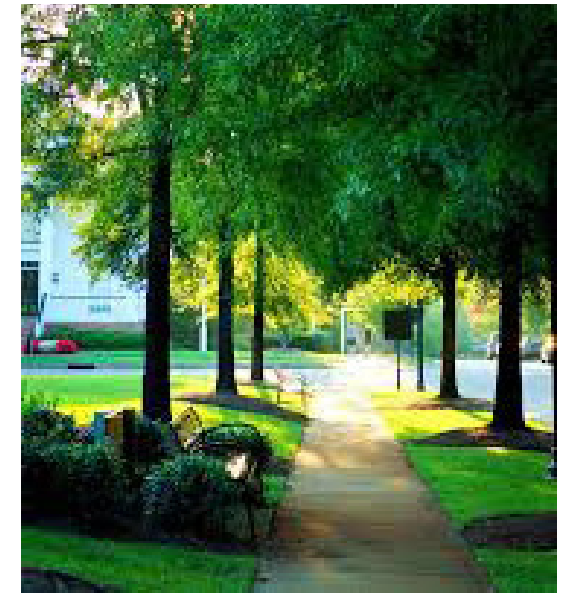
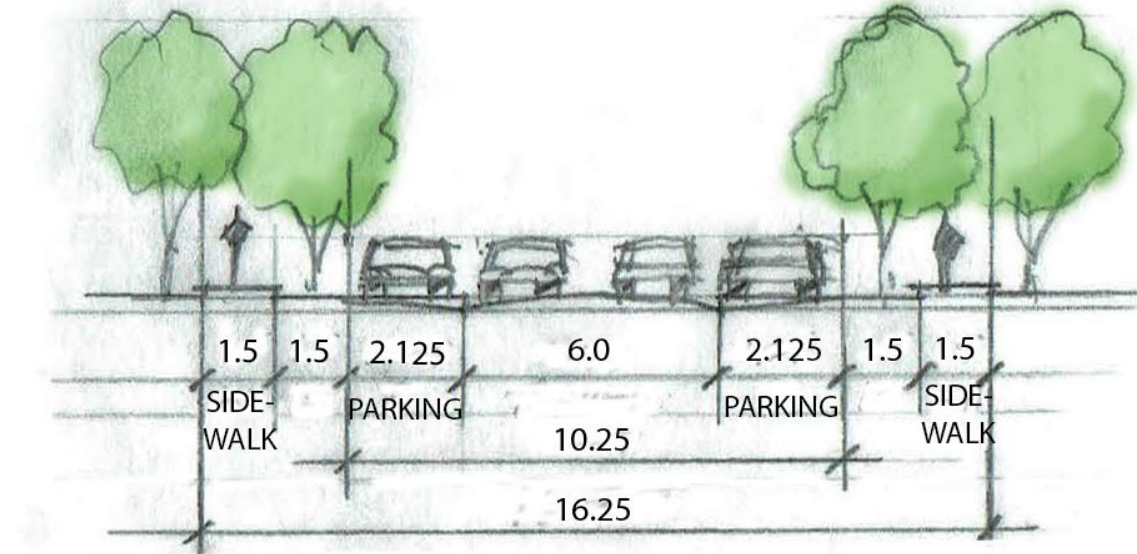
These footprints are conceptual but illustrate examples for luxury residential homes that provide a superior living environment both inside and outside.

Sustainability is created through passive solar design principles such as shade structures for outdoor patios and deciduous trees for summer shade and winter sun exposure.

A luxury resort-like community is created with connectivity and walkability making it comfortable and convenient for pedestrians and bicycles.

Architectural design will provide variety in each plan to avoid a "cookie-cutter" look and appear as if each home is a luxury custom designed high-end home.

ALTERNATIVE 2 STREET SECTION & DESIGN



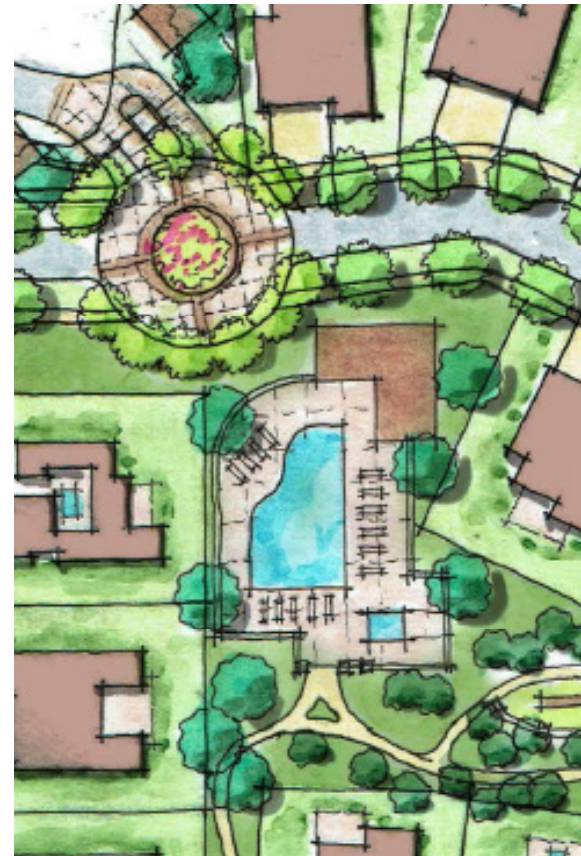
The design of the street provides multiple uses and is not only for the car. This street design provides both form and function by providing space for cars but also an aesthetically beautiful feature for pedestrians with elegant street trees creating a beautiful street scene and image for luxury living.

INDOOR/OUTDOOR DESIGN WITH COURTYARDS



A trend in luxury residential houses is to provide the feeling of open space and connection from the indoors to the outdoors. Courtyards provide “outdoor rooms” which even in winter months provides light and spaciousness.

RECREATION CENTER



Recreation facilities and amenities create the luxurious feeling of living in a five star resort. They also provide a place to socialize and the feeling of living in an exclusive place of elegance.

LAND USE SUMMARY	ALTERNATIVE 1		ALTERNATIVE 2		ALTERNATIVE 3	
MINIMUM LOT SIZE	25M X 30M		25M X 30M		25M X 36.125M	
NUMBER OF LOTS	60 LOTS		63 LOTS		63 LOTS	
HOUSE LIVING AREA PER UNIT ¹	350 - 450 SQ M		350 - 450 SQ M		350 - 450 SQ M	
SITE AREA (SQUARE METERS)						
ROAD RIGHT-OF-WAY ²	5,212	7%	13,422	18%	(3,353) ⁵	NA
RESIDENTIAL LOTS ³	49,448	65%	54,567	72%	64,636	85%
OPEN SPACE ⁴	21,335	28%	8,006	11%	11,359	15%
TOTAL SITE AREA	75,995	100%	75,995	100%	75,995	100%

- 1) Four floor plan types ranging from 350 -450 square meters excluding basements and garages.
- 2) Includes roads, guest parking, parkways and sidewalks within right-of-way for Alternatives 1 and 2.
- 3) Total lot area including driveways, yards and building footprints.
- 4) Includes common area open space for trails and recreation.
- 5) The road right-of-way in Alternative 3 is below grade, therefore this area is counted as open space.

A statistical comparison for each alternative is shown to assist in the decision making process.

Minimum lot sizes have been used in both Alternatives 1 and 2 at 25m x 30m minimums and Alternative 3 is 25m x 36.125m.

A. PROJECT DESIGN REPORT

The EAGLE'S NEST MASTER PLAN PROJECT is designed to become a LUXURY LIVING LIFESTYLE PROPERTY. It will represent the past and embrace the future, yet be timeless and embrace its beautiful location.

An opportunities and constraints analysis of the site was prepared and initial sketches were explored. Two alternatives were selected for additional refinement. Both solutions propose an emphasis on maximizing views to either the west and Caspian Sea or internal greenbelts and amenities as much as possible. By maximizing the highest and best use of the property, this project will yield successful financial and economic results while providing a superior lifestyle and living environment.

Access is provided to this private gated community at the main entrance with a main gate, and entrance-exit-drop off area. The design of this area as well as life, fire safety and maintenance services are designed in accordance with internationally accepted standards.

Recreation and amenities are provided in both alternatives. These green spaces in the master plan will have a quality and comfort that shall serve the house owners and their guests well, in terms of access and quality of life. Alternative 1 includes more passive recreational trails and play areas. Alternative 2 includes a small recreational facility building accompanied by an outdoor swimming pool. Another option is to provide an indoor pool that would become an attraction point for homeowners and bring residents and their guests together to swim during the entire year comfortably.

The detailed design of the residential streets have been taken into consideration. Streets can be designed, not only for cars, but to have multiple functions and become an amenity in the community. The trend in master planned communities is to create pedestrian oriented communities that are connected through trails and sidewalks. Sidewalks are designed to be comfortable walking places separated from cars with street trees and landscaping. Alternative 2 illustrates this with the use of landscaped, tree-lined sidewalks, parkways and guest parking cut-out spaces with special paving.

Design and space specifications of the private villas will provide functional areas that will be incorporated into the overall master planned community. Contemporary life styles and technological possibilities combined will also be taken into consideration. Effective use of space and sufficient relationships between indoor-outdoor spaces are proposed. The use of courtyards could be very well designed to provide a superior living environment and help to protect against dominant winds that occur in Baku City and the site.

B. FUNCTION, ECONOMICS AND DESIGN (F.E.D.) STATEMENT

The development objectives for our Master Plan, have been structured in line with the principles of FED (“Function, Economics and Design”) as referenced below:

(i) Function

- Manoeuvring, pedestrian, bicycle and vehicular safety and ease of ingress/egress from the hill.
- Traffic access parameters unique to this site involve primary access from the main ring or distributor road with direct ramping to driveways and basement level garages.
- Convenience by means of sound pedestrian and bicycle circulation patterns and trails to amenities and other houses.
- Vertical transportation from the basements would be provided by the private lifts direct accessing to the houses.
- The plan must adhere to governmental planning codes as well as internal guidelines regarding planning, architecture and landscape architecture design parameters.

(ii) Economics

- Phasing and schedules will be established to generate income and meet deadlines for opening dates and produce sales and protect market share.
- Our alternatives will be cost effective regarding construction costs and prioritize where costs will produce the maximum return on investment.
- In order to provide maximum view and price premium opportunities, there could be cut and fill grading on the site, especially for Alternative 2. A cost/benefit analysis should be done and the geological parameters should be studied further with the Client and Client’s consultants.
- An efficient ring road with easy access to every house-guest parking areas-parkways and sidewalks is incorporated into the design of the master plan to minimize road costs as much as possible.

(iii) Design

Key design drivers include:

- Innovative design and architecture to create the environment and ambience required by the development.
- Operational and energy efficient buildings. (LEED parameters would be used during the design development package)
- A thoroughly value engineered scheme.

- Optimization of the return to the owner by maximizing the cost/value relationship.
- Superior customer service and facilities.
- Vibrant active social hub that reflects up-to-date trends and community needs.
- Internal and external spaces create civic areas.

To achieve these design objectives, we have satisfied the following items:

- Create the sense of light and space whilst minimizing running costs and structural heights/ widths.
- Provide car parking lots that will be:
 - Exceptional in its convenience.
 - Convenient for emergency vehicles (distance/grade/turning radii).
- Areas for promotions and community focused events.
- Strong internal and external identity and directional signage and features combined with a nice structural design of the site perimeter wall.
- Internal and external street landscaping and common area furniture.
- Main Entrance Gate architecturally enhanced to reinforce identity and provide public areas.
- A strong sense of arrival, with adequate weather protection and ambience required by the development.
- Vibrant active luxury lifestyle hub that reflects up-to-date trends and community needs.
- Entrance areas architecturally enhanced to reinforce identity and provide public areas.
- A sense of arrival, with adequate weather protection.
- A clear sense of private community identity.

C. PROCESS AND APPROACH

TOGON and AGORA PLANNING+ DESIGN have developed an architectural practice dedicated to creative design. Client's requirements and the environment of their project are approached as a whole. The aim of our firm is to bring physical comfort while creating environmental, social and visual joy and pleasure to those who inhabit our developments. As comprehensive planners and consultants, we aim for optimal solutions. Our principals have always appreciated this advantage of an inter-disciplinary approach to our projects with one single contact.