



PROJECT REPORT

CLIENT: VMRC
LOCATION: Harrisonburg, Virginia
ARCHITECT: The Troyer Group
CONTRACT: \$17.4 million
COMPLETED: July 2000

Special Features: With over 150,00 square feet, and 88 residential units, Park Gables rises 5 stories, offering every resident views of the beautiful valley and mountains beyond. Each apartment includes exterior balconies and large windows. The building was constructed of masonry-bearing walls, and precast concrete floor planks. This “value-added” Nielsen concept reduced vertical height and construction time. The exterior is a blend of brick and vinyl siding with sloped shingle roofing.

The entire design of “Park Gables” was built around the new emerging “main street” concept for resident services. Built as a slight arc, the wide front hallway becomes the main gathering area for residents and staff. VMRC’s

VMRC Park Gables

main street includes a bank, restaurant, beauty salon, doctor’s offices, library, media areas, and administration areas. The central entrance reveals a beautiful open stairway leading up to a terraced dining area above. As any main street should, this one connects to existing facilities, allowing all-weather interior travel to almost anywhere within the entire VMRC campus.

Directly attached to the “main street” corridor, the VMRC “Wellness Center” was designed for seniors aged 50 and over. It includes a senior Olympic pool, exercise rooms, physical therapy, education classes, locker rooms, and an aerobic room.

The Nielsen Partnership: The end result of early budget estimating and budget control through the design development produced a savings from the original budget to the final Guaranteed Maximum Price of \$396,500 for VMRC.