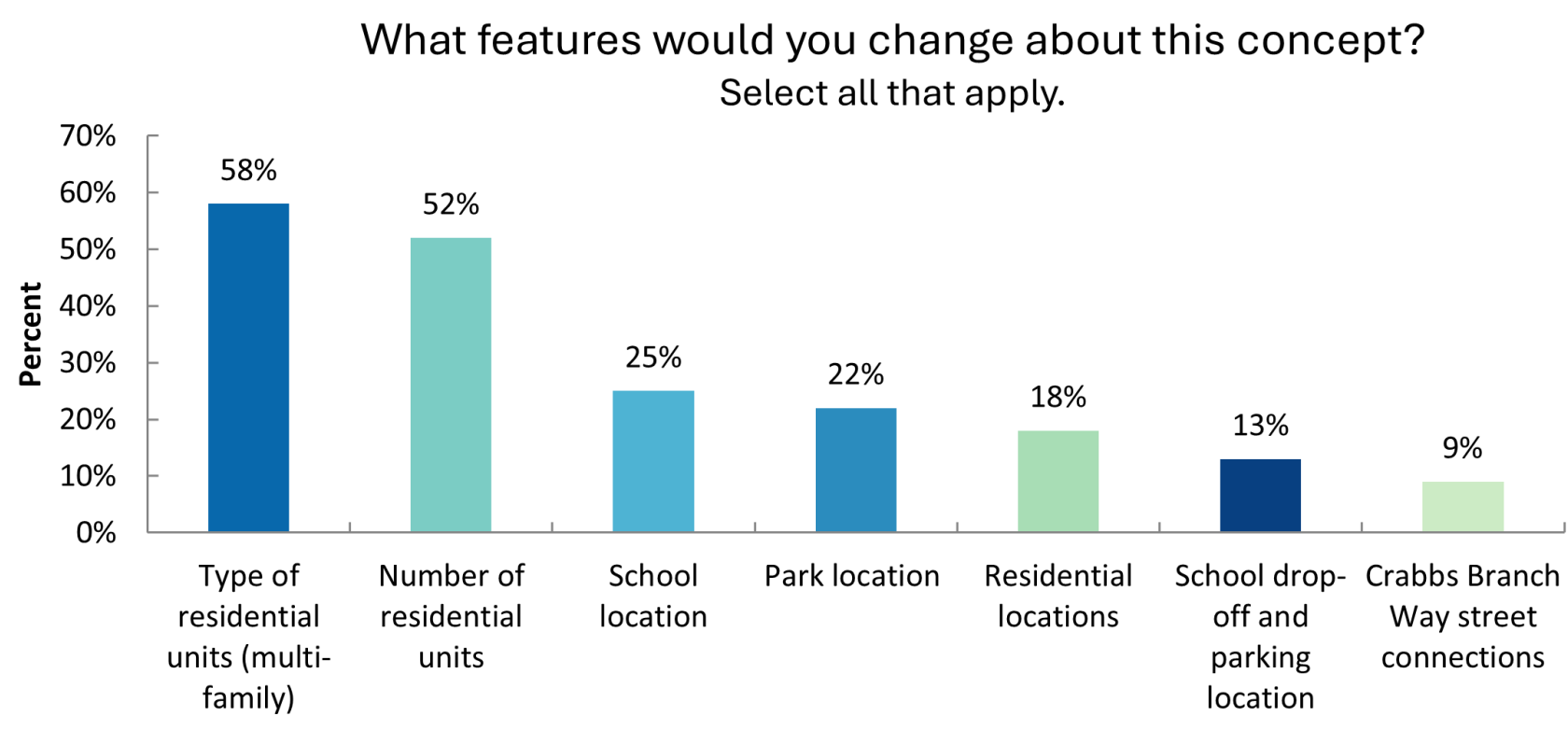
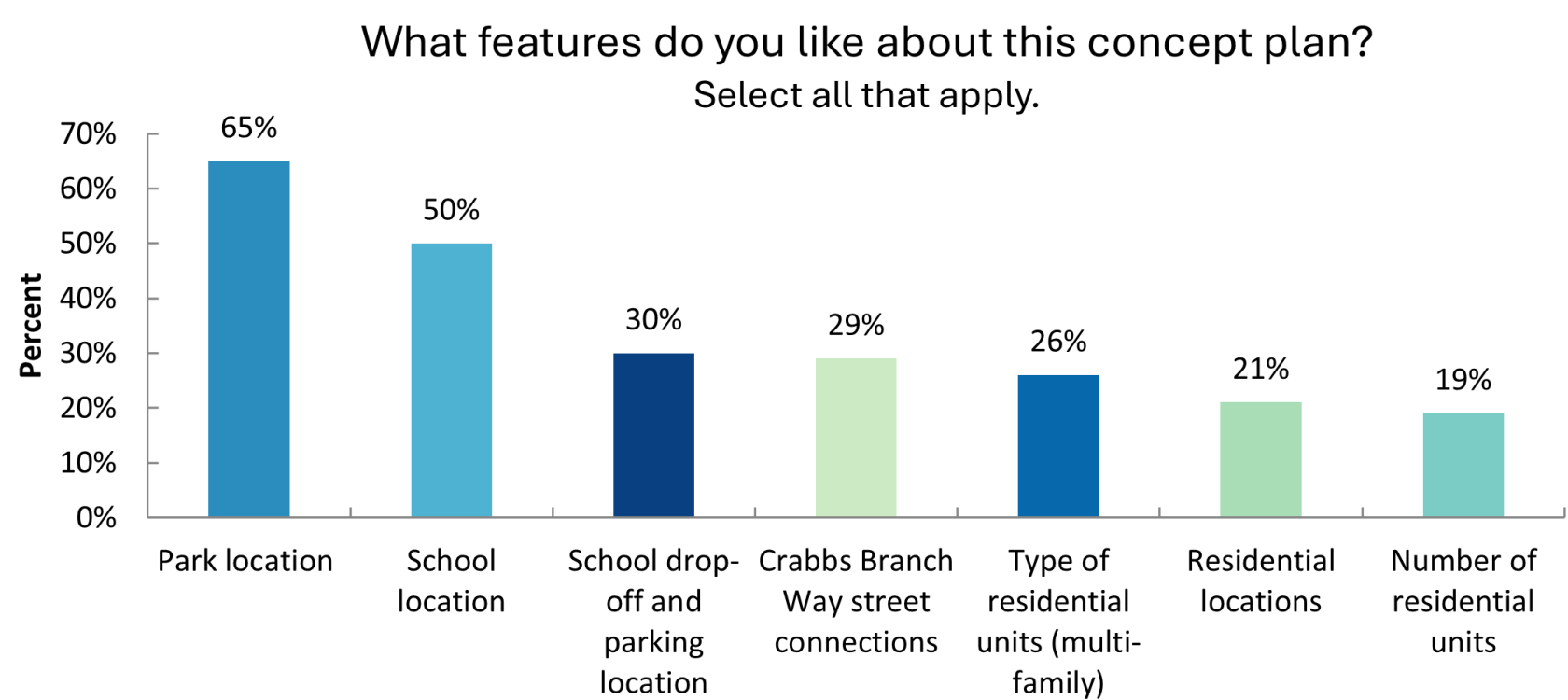


PROPOSED CONCEPT PLAN: OPTION 1

SURVEY 2 FEEDBACK: CONCEPT PLAN 1



Key Themes of Public Feedback

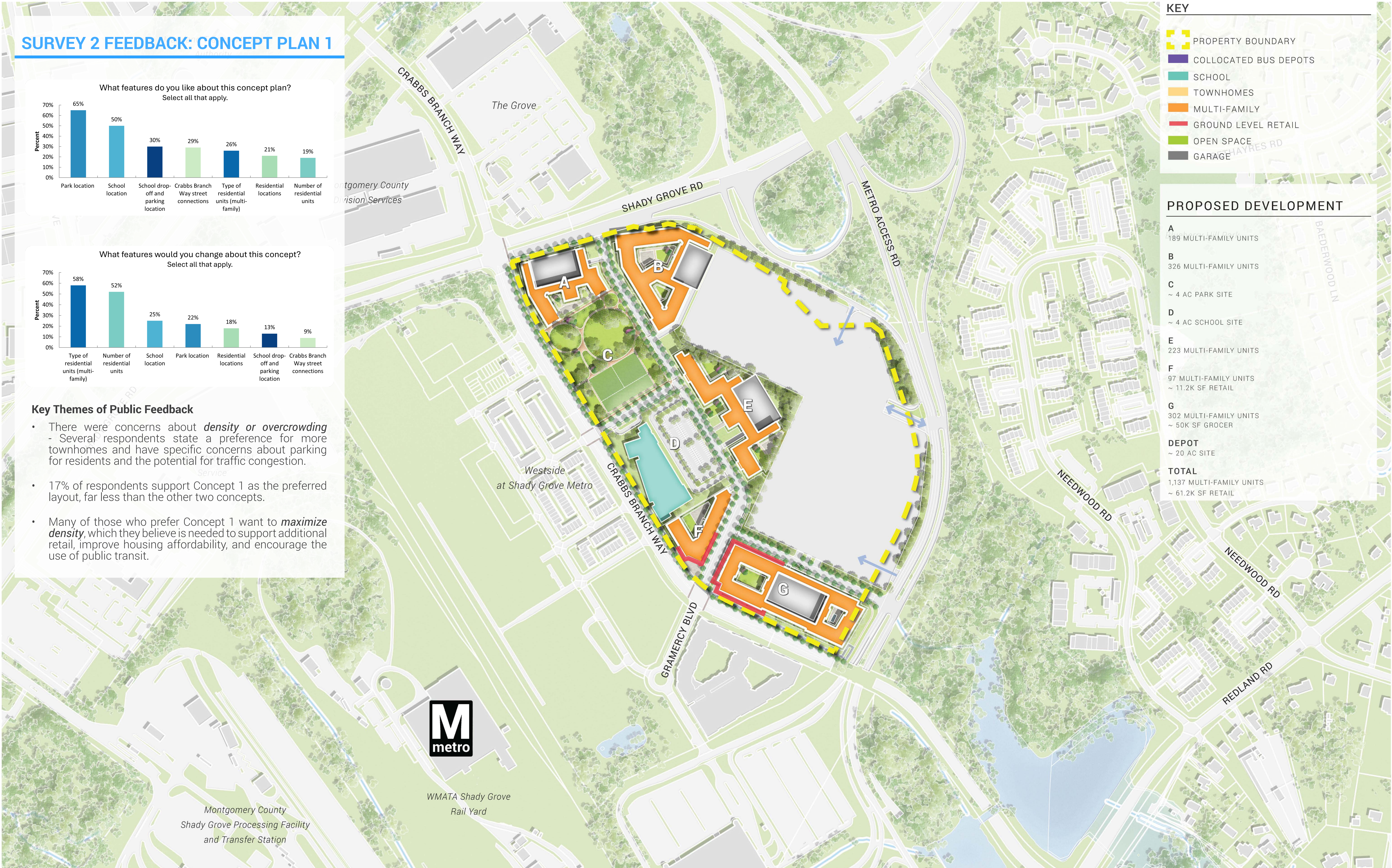
- There were concerns about **density or overcrowding** - Several respondents state a preference for more townhomes and have specific concerns about parking for residents and the potential for traffic congestion.
- 17% of respondents support Concept 1 as the preferred layout, far less than the other two concepts.
- Many of those who prefer Concept 1 want to **maximize density**, which they believe is needed to support additional retail, improve housing affordability, and encourage the use of public transit.

KEY

- PROPERTY BOUNDARY
- COLLOCATED BUS DEPOTS
- SCHOOL
- TOWNHOMES
- MULTI-FAMILY
- GROUND LEVEL RETAIL
- OPEN SPACE
- GARAGE

PROPOSED DEVELOPMENT

- A**
189 MULTI-FAMILY UNITS
- B**
326 MULTI-FAMILY UNITS
- C**
~ 4 AC PARK SITE
- D**
~ 4 AC SCHOOL SITE
- E**
223 MULTI-FAMILY UNITS
- F**
97 MULTI-FAMILY UNITS
~ 11.2K SF RETAIL
- G**
302 MULTI-FAMILY UNITS
~ 50K SF GROCER
- DEPOT**
~ 20 AC SITE
- TOTAL**
1,137 MULTI-FAMILY UNITS
~ 61.2K SF RETAIL



Plans and Renderings are conceptual only and subject to change.

PROPOSED CONCEPT PLAN: OPTION 1 REVISED

REVISIONS MADE TO THIS CONCEPT

- Townhomes are added in Blocks A and D. Multi-Family buildings are removed from Blocks A, B, and E and expanded in Blocks F and G.
- The bus depot is shifted northwest, closer to Shady Grove Road and farther away from Crabbs Branch Way.
- The park is reoriented to be a linear buffer between the community and the bus depot.
- The school is relocated to Block C, improving access by the larger community, while remaining relatively central to the proposed development.
- Parking counts, both on-street and off-street, are included in Proposed Development.

KEY

 PROPERTY BOUNDARY

 SCHOOL

 TOWNHOMES

 MULTI-FAMILY

 GROUND LEVEL RETAIL

 OPEN SPACE

 GARAGE

PROPOSED DEVELOPMENT

A
34 RL TOWNHOMES

C
±4 AC SCHOOL SITE

D
40 RL TOWNHOMES

E
±4 AC PARK

F
±210 MULTI-FAMILY UNITS
±19K SF RETAIL

G
±370 MULTI-FAMILY UNITS
±50K SF GROCER

DEPOT
±20 AC SITE

TOTAL
±590 MULTI-FAMILY UNITS, 74 RL TOWNHOMES
±69K SF RETAIL

PARKING FOR MXD
±100 ON-STREET PARKING SPACES PROVIDED
±1,370 OFF-STREET PARKING SPACES PROVIDED
±1,470 TOTAL PARKING SPACES PROVIDED

PROPOSED CONCEPT PLAN: OPTION 1 REVISED

Renderings



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET

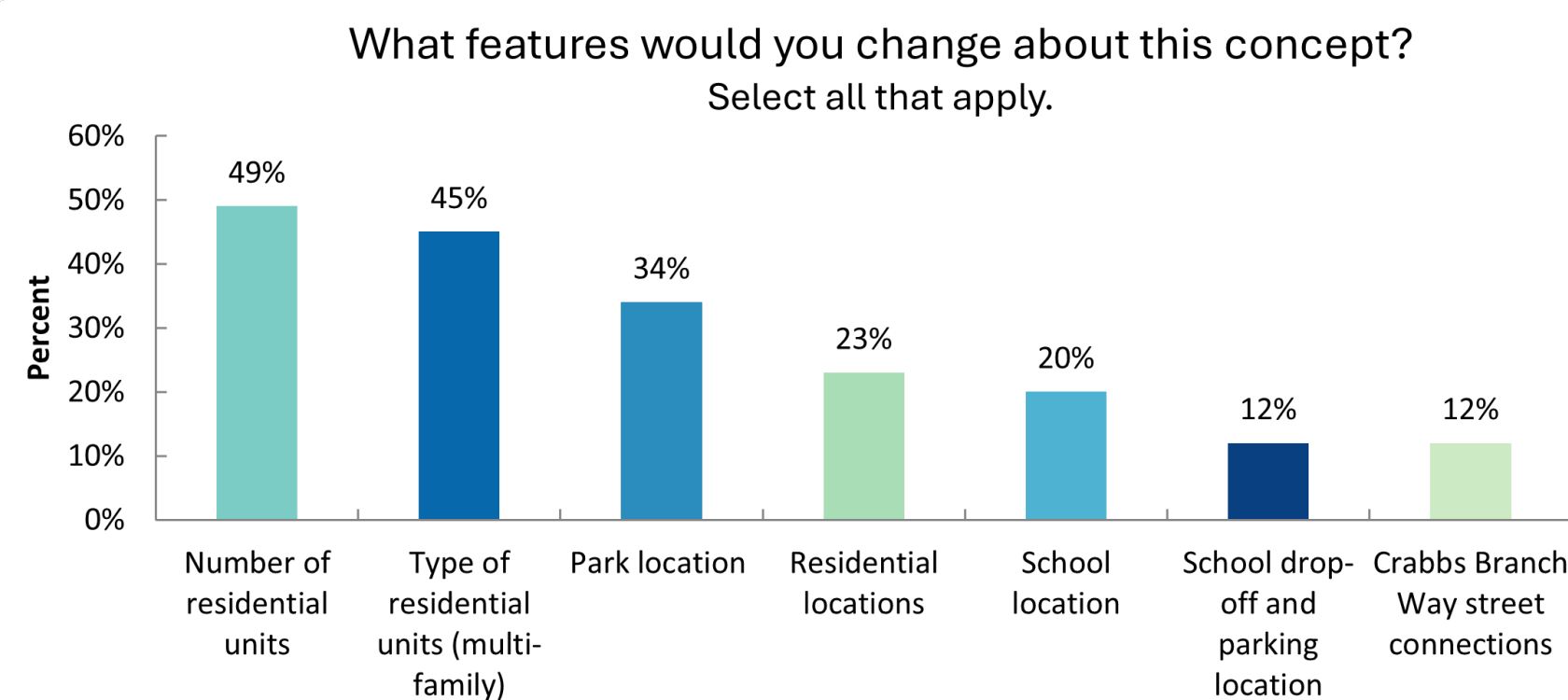
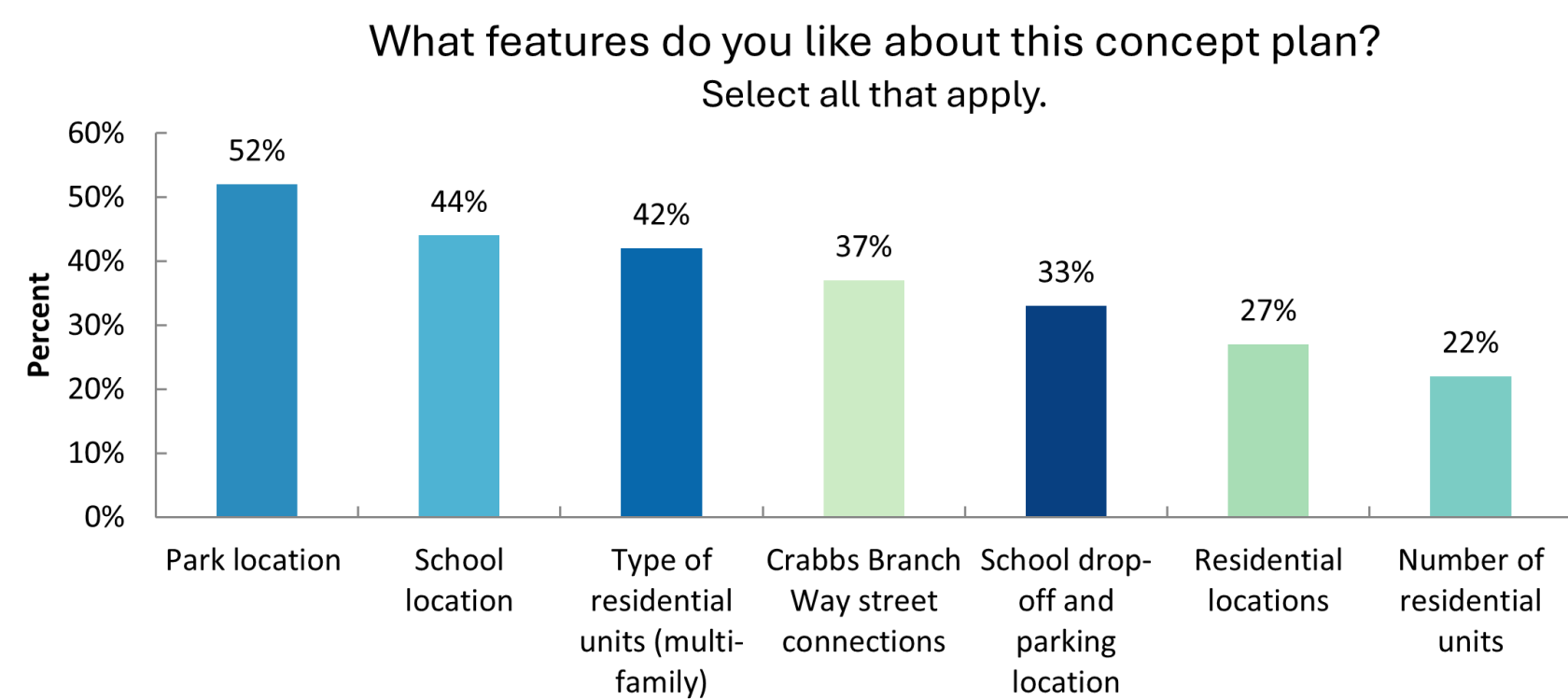


VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

THOUGHTS OR QUESTIONS? USE YOUR STICKY NOTES TO TELL US MORE...

PROPOSED CONCEPT PLAN: OPTION 2

SURVEY 2 FEEDBACK: CONCEPT PLAN 2



Key Themes of Public Feedback

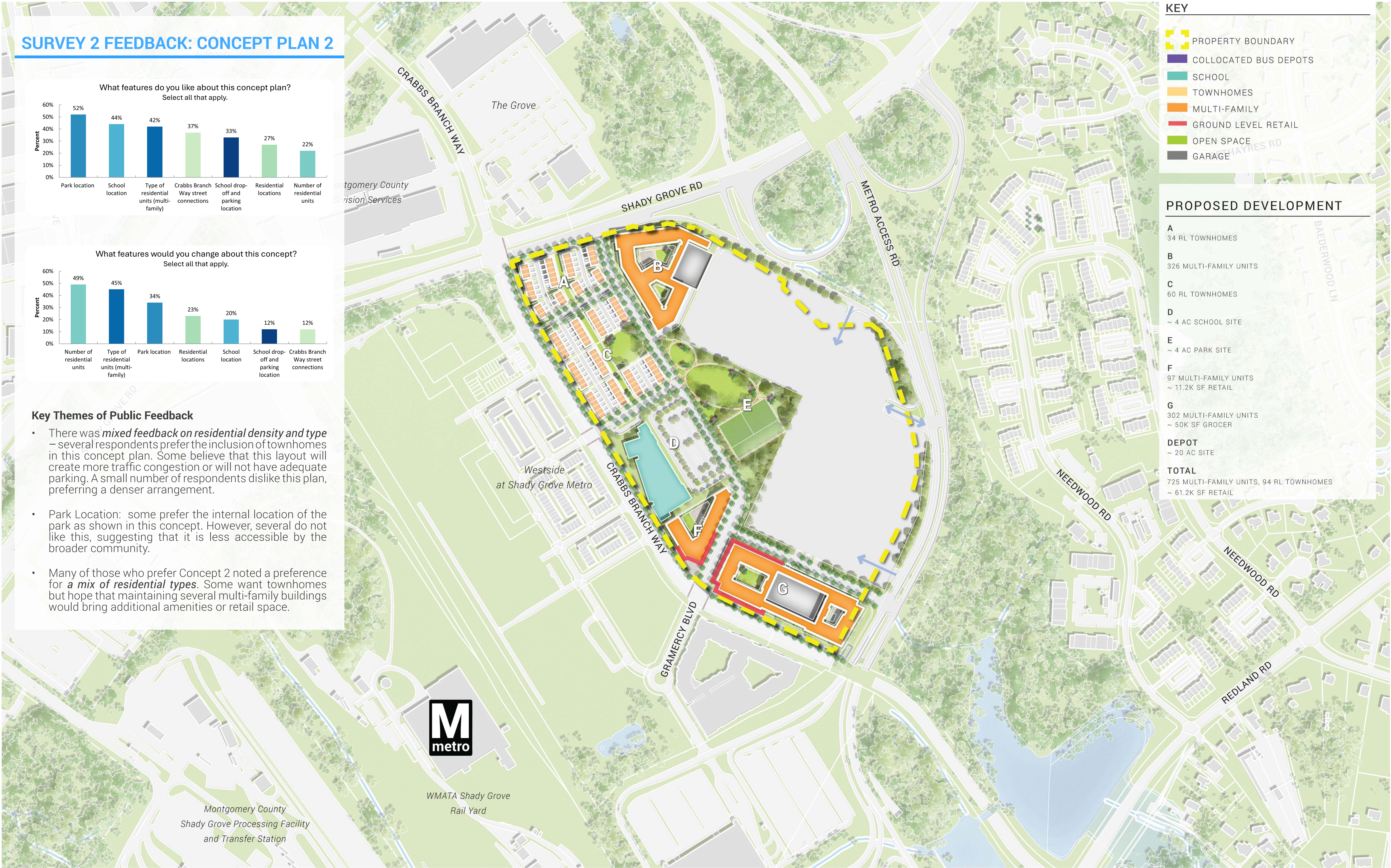
- There was *mixed feedback on residential density and type* – several respondents prefer the inclusion of townhomes in this concept plan. Some believe that this layout will create more traffic congestion or will not have adequate parking. A small number of respondents dislike this plan, preferring a denser arrangement.
- Park Location: some prefer the internal location of the park as shown in this concept. However, several do not like this, suggesting that it is less accessible by the broader community.
- Many of those who prefer Concept 2 noted a preference for *a mix of residential types*. Some want townhomes but hope that maintaining several multi-family buildings would bring additional amenities or retail space.

KEY

- PROPERTY BOUNDARY
- COLLOCATED BUS DEPOTS
- SCHOOL
- TOWNHOMES
- MULTI-FAMILY
- GROUND LEVEL RETAIL
- OPEN SPACE
- GARAGE

PROPOSED DEVELOPMENT

- A**
34 RL TOWNHOMES
- B**
326 MULTI-FAMILY UNITS
- C**
60 RL TOWNHOMES
- D**
~ 4 AC SCHOOL SITE
- E**
~ 4 AC PARK SITE
- F**
97 MULTI-FAMILY UNITS
~ 11.2K SF RETAIL
- G**
302 MULTI-FAMILY UNITS
~ 50K SF GROCER
- DEPOT**
~ 20 AC SITE
- TOTAL**
725 MULTI-FAMILY UNITS, 94 RL TOWNHOMES
~ 61.2K SF RETAIL



Plans and Renderings are conceptual only and subject to change.

PROPOSED CONCEPT PLAN: OPTION 2 REVISED

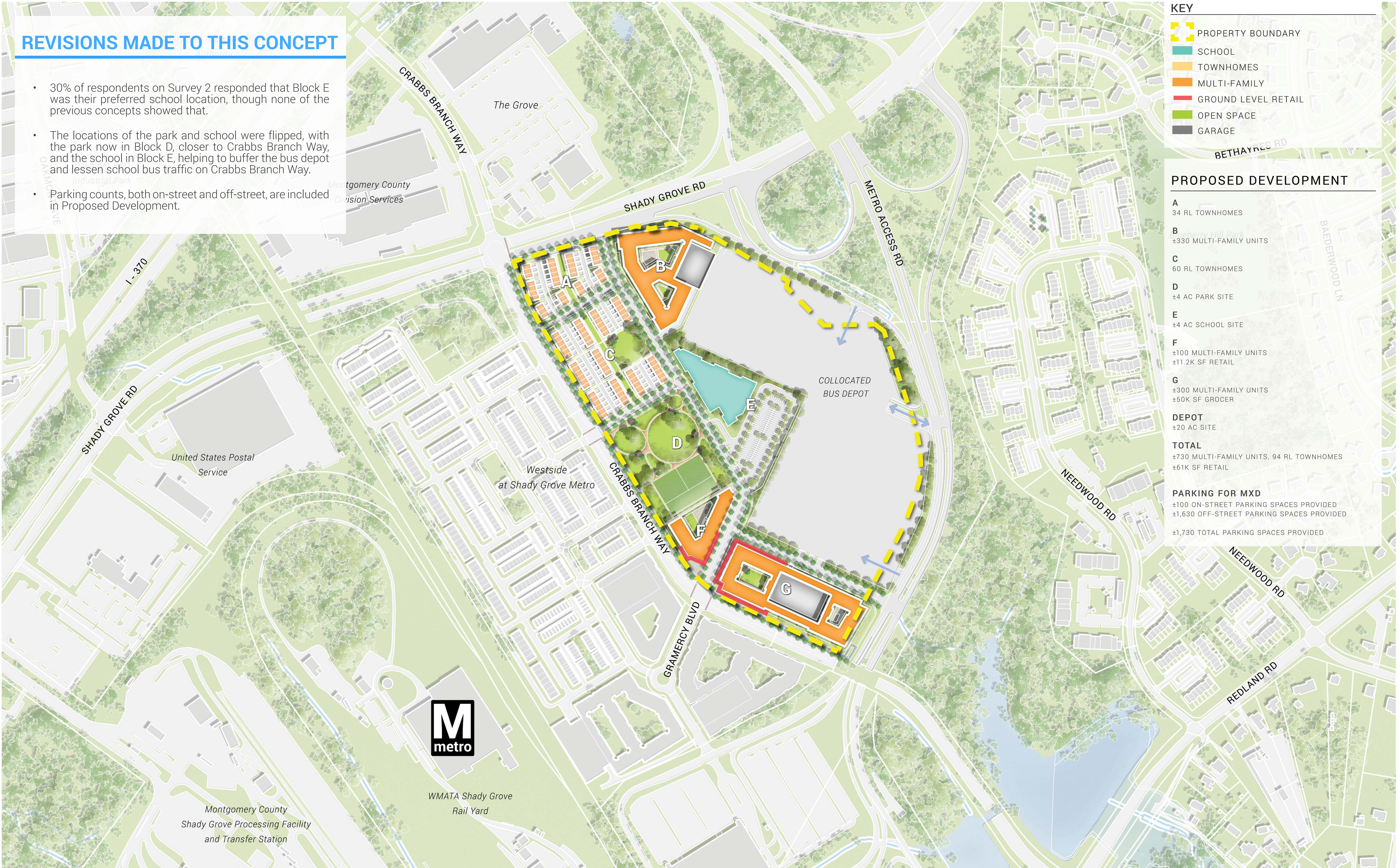
REVISIONS MADE TO THIS CONCEPT

- 30% of respondents on Survey 2 responded that Block E was their preferred school location, though none of the previous concepts showed that.
- The locations of the park and school were flipped, with the park now in Block D, closer to Crabbs Branch Way, and the school in Block E, helping to buffer the bus depot and lessen school bus traffic on Crabbs Branch Way.
- Parking counts, both on-street and off-street, are included in Proposed Development.

- KEY**
- PROPERTY BOUNDARY
 - SCHOOL
 - TOWNHOMES
 - MULTI-FAMILY
 - GROUND LEVEL RETAIL
 - OPEN SPACE
 - GARAGE

PROPOSED DEVELOPMENT

- A**
34 RL TOWNHOMES
- B**
±330 MULTI-FAMILY UNITS
- C**
60 RL TOWNHOMES
- D**
±4 AC PARK SITE
- E**
±4 AC SCHOOL SITE
- F**
±100 MULTI-FAMILY UNITS
±11.2K SF RETAIL
- G**
±300 MULTI-FAMILY UNITS
±50K SF GROCER
- DEPOT**
±20 AC SITE
- TOTAL**
±730 MULTI-FAMILY UNITS, 94 RL TOWNHOMES
±61K SF RETAIL
- PARKING FOR MXD**
±100 ON-STREET PARKING SPACES PROVIDED
±1,630 OFF-STREET PARKING SPACES PROVIDED
±1,730 TOTAL PARKING SPACES PROVIDED



Plans and Renderings are conceptual only and subject to change.

PROPOSED CONCEPT PLAN: OPTION 2 REVISED

Renderings



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET

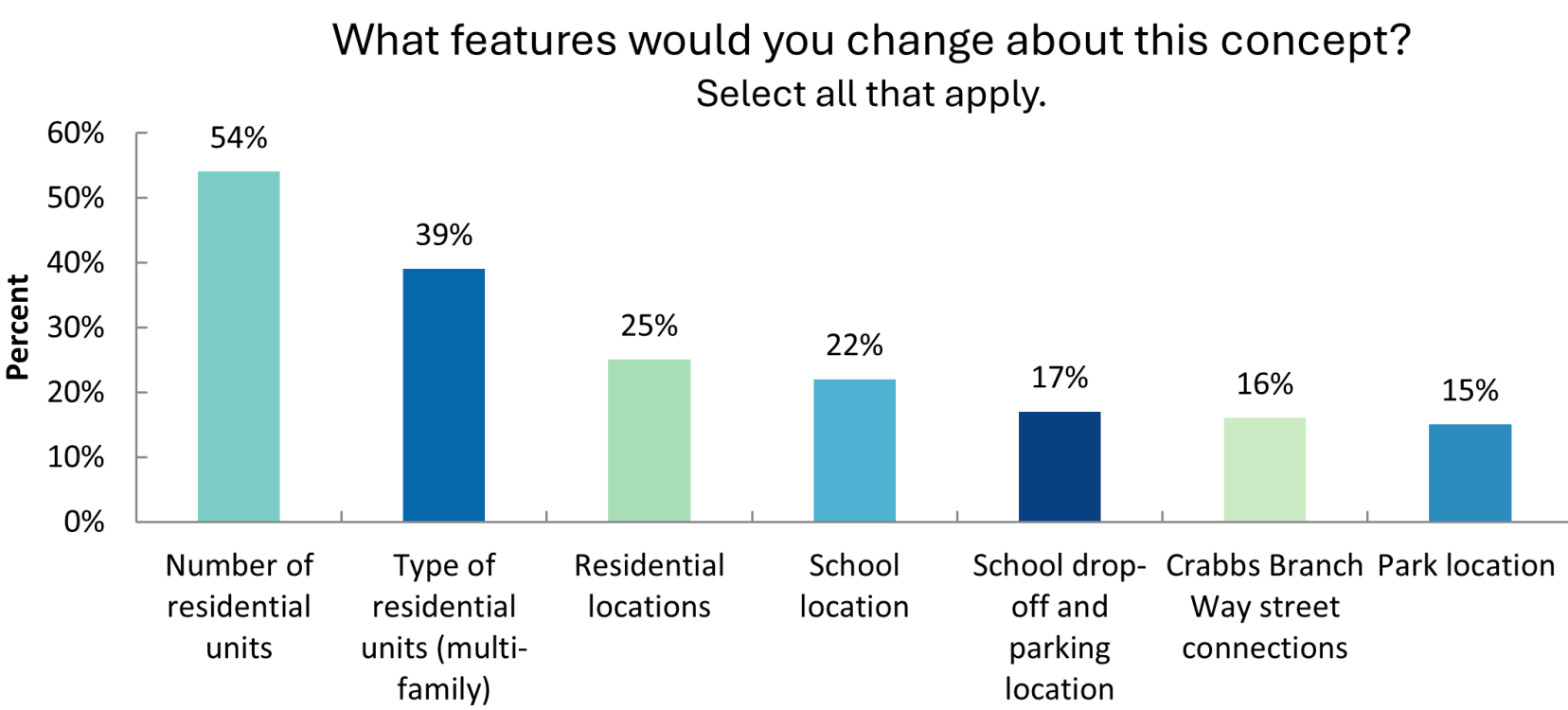
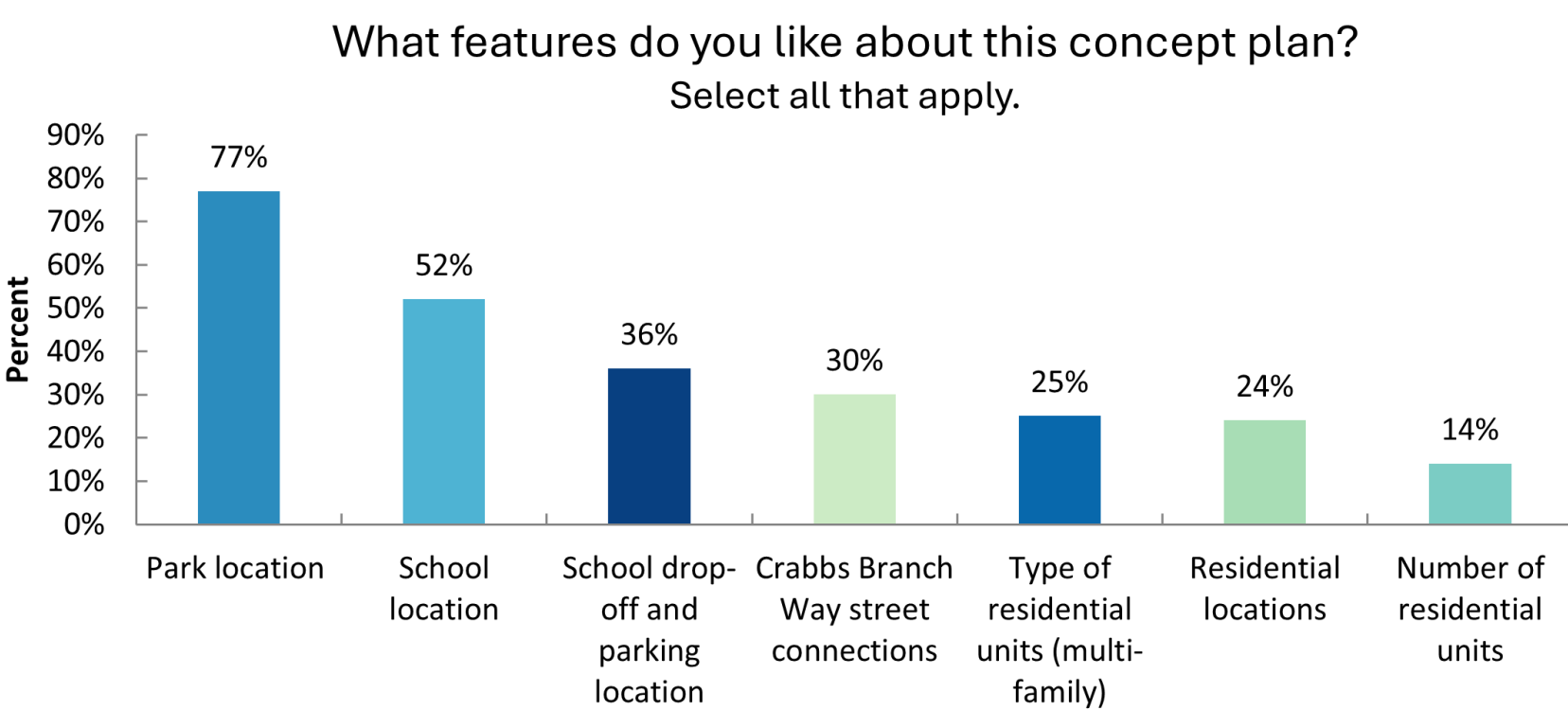


VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

THOUGHTS OR QUESTIONS? USE YOUR STICKY NOTES TO TELL US MORE...

PROPOSED CONCEPT PLAN: OPTION 3

SURVEY 2 FEEDBACK: CONCEPT PLAN 3



Key Themes of Public Feedback

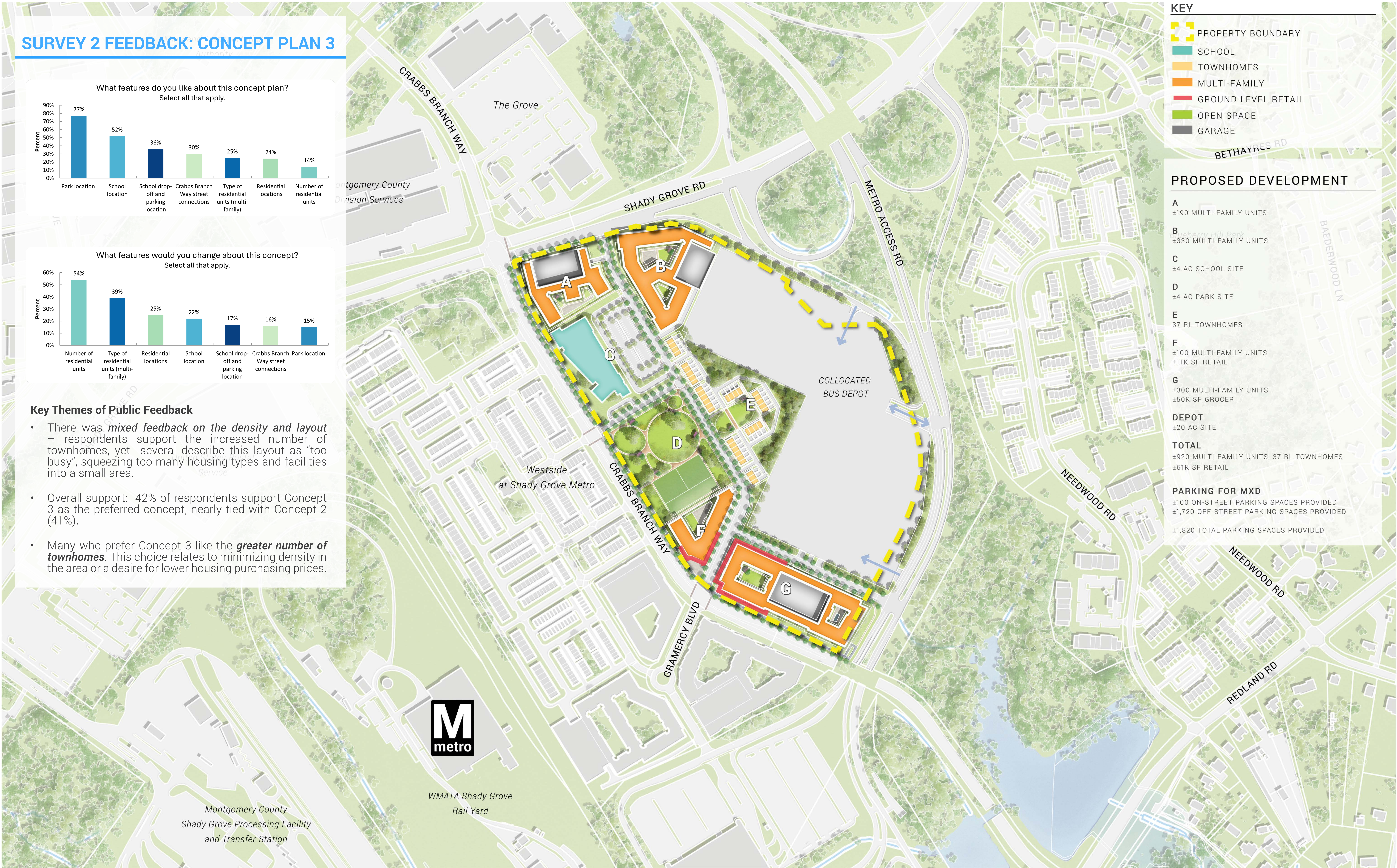
- There was *mixed feedback on the density and layout* – respondents support the increased number of townhomes, yet several describe this layout as “too busy”, squeezing too many housing types and facilities into a small area.
- Overall support: 42% of respondents support Concept 3 as the preferred concept, nearly tied with Concept 2 (41%).
- Many who prefer Concept 3 like the *greater number of townhomes*. This choice relates to minimizing density in the area or a desire for lower housing purchasing prices.

KEY

- PROPERTY BOUNDARY
- SCHOOL
- TOWNHOMES
- MULTI-FAMILY
- GROUND LEVEL RETAIL
- OPEN SPACE
- GARAGE

PROPOSED DEVELOPMENT

- A**
±190 MULTI-FAMILY UNITS
- B**
±330 MULTI-FAMILY UNITS
- C**
±4 AC SCHOOL SITE
- D**
±4 AC PARK SITE
- E**
37 RL TOWNHOMES
- F**
±100 MULTI-FAMILY UNITS
±11K SF RETAIL
- G**
±300 MULTI-FAMILY UNITS
±50K SF GROCER
- DEPOT**
±20 AC SITE
- TOTAL**
±920 MULTI-FAMILY UNITS, 37 RL TOWNHOMES
±61K SF RETAIL
- PARKING FOR MXD**
±100 ON-STREET PARKING SPACES PROVIDED
±1,720 OFF-STREET PARKING SPACES PROVIDED
±1,820 TOTAL PARKING SPACES PROVIDED



Plans and Renderings are conceptual only and subject to change.

PROPOSED CONCEPT PLAN: OPTION 3 REVISED

REVISIONS MADE TO THIS CONCEPT

- **None**; this concept plan layout was preferred in the Survey overall, nearly tied with Concept 1.
- Respondents like the **park location in Concept 3** more than any other element in all three concepts, preferring the location of the park on Crabbs Branch Way closest to Gramercy Boulevard.
- 52% like the school location in Concept 3.
- Additionally, a mix of townhomes and multi-family was generally preferred over all multi-family options.
- Parking counts, both on-street and off-street, are included in Proposed Development.

KEY

- PROPERTY BOUNDARY
- SCHOOL
- TOWNHOMES
- MULTI-FAMILY
- GROUND LEVEL RETAIL
- OPEN SPACE
- GARAGE

PROPOSED DEVELOPMENT

A
±190 MULTI-FAMILY UNITS

B
±330 MULTI-FAMILY UNITS

C
±4 AC SCHOOL SITE

D
±4 AC PARK SITE

E
37 RL TOWNHOMES

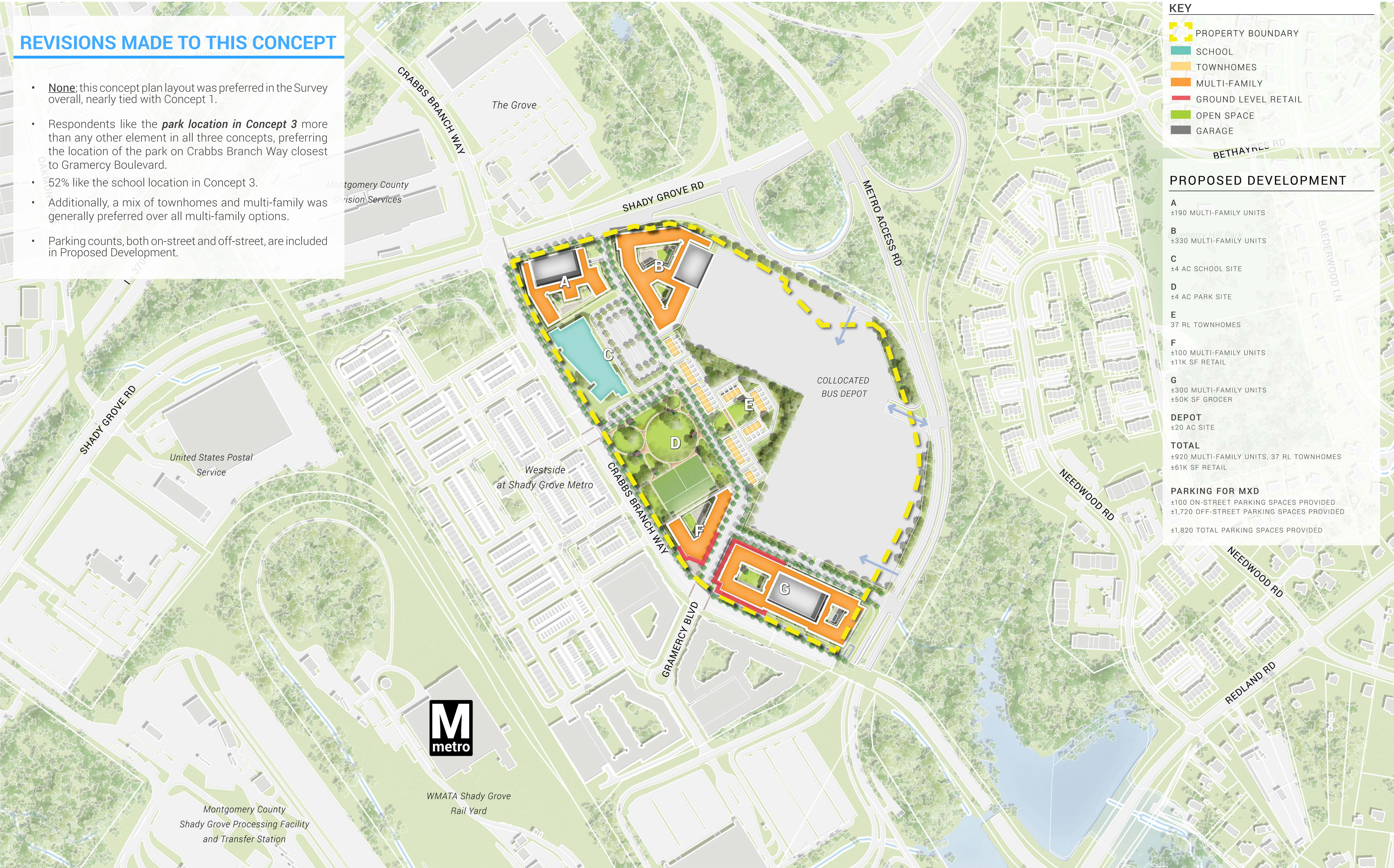
F
±100 MULTI-FAMILY UNITS
±11K SF RETAIL

G
±300 MULTI-FAMILY UNITS
±50K SF GROCER

DEPOT
±20 AC SITE

TOTAL
±920 MULTI-FAMILY UNITS, 37 RL TOWNHOMES
±61K SF RETAIL

PARKING FOR MXD
±100 ON-STREET PARKING SPACES PROVIDED
±1,720 OFF-STREET PARKING SPACES PROVIDED
±1,820 TOTAL PARKING SPACES PROVIDED

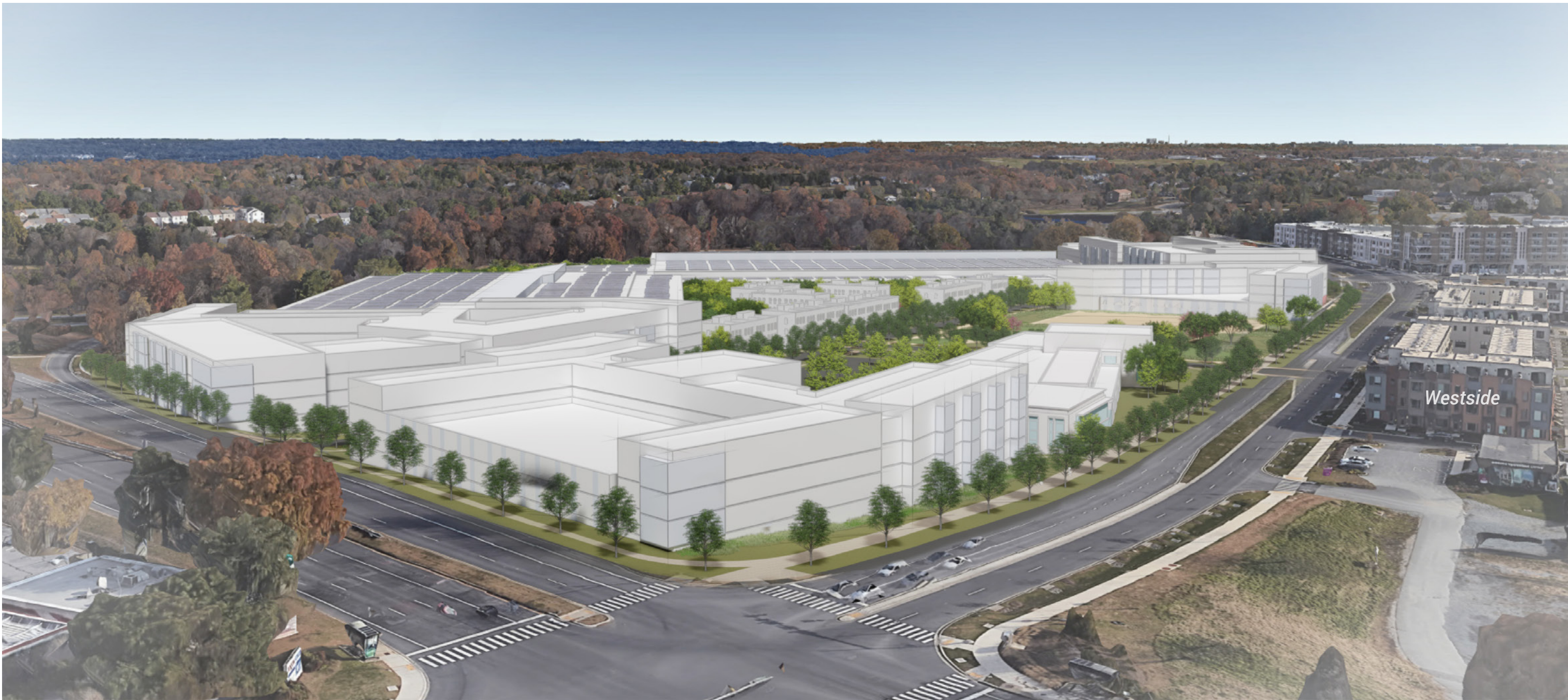


PROPOSED CONCEPT PLAN: OPTION 3 REVISED

Renderings



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET



VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

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