

# THE ELEGANCE MIXED USE DEVELOPMENT

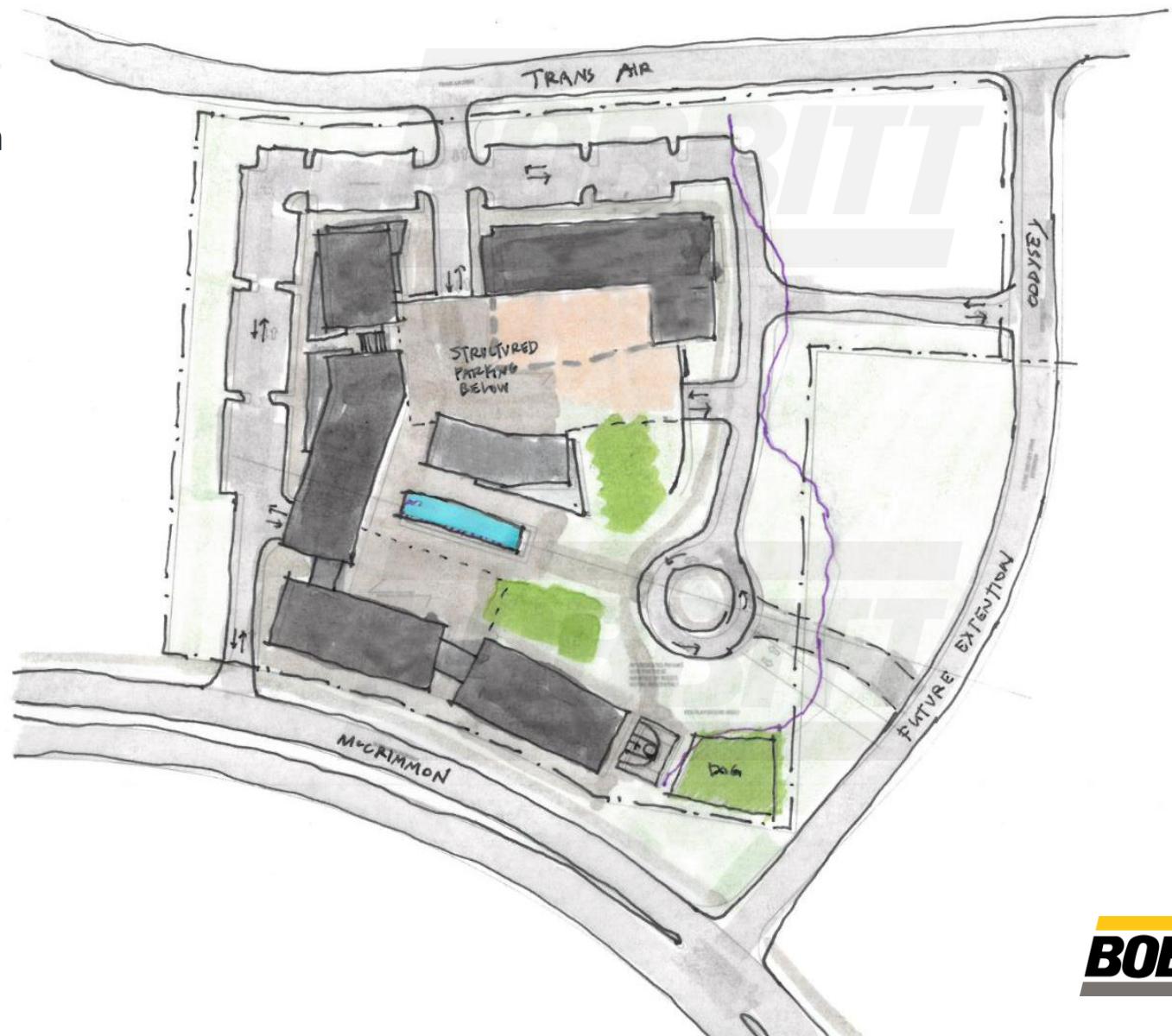
*October 2021*



**BOBBITT**

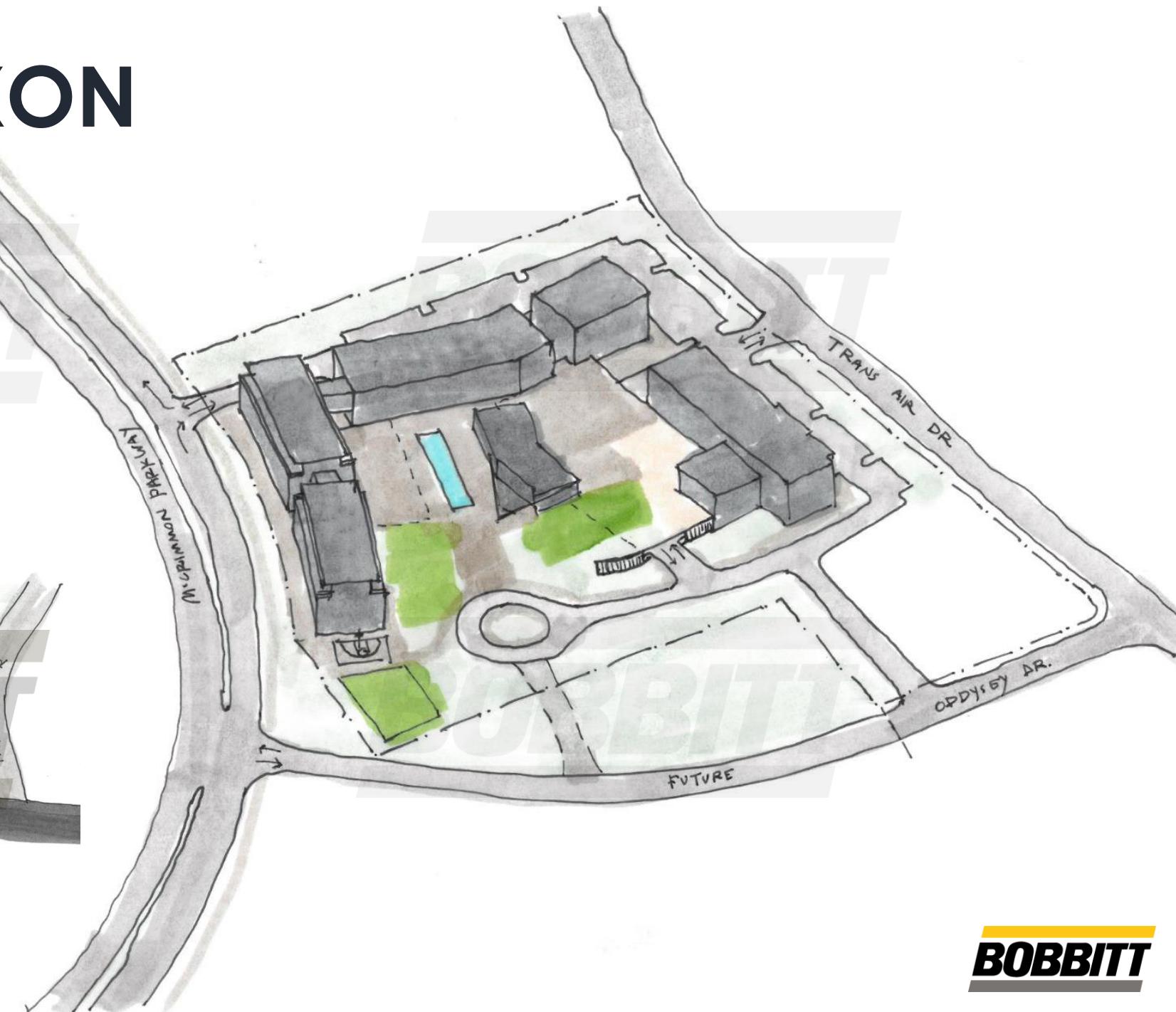
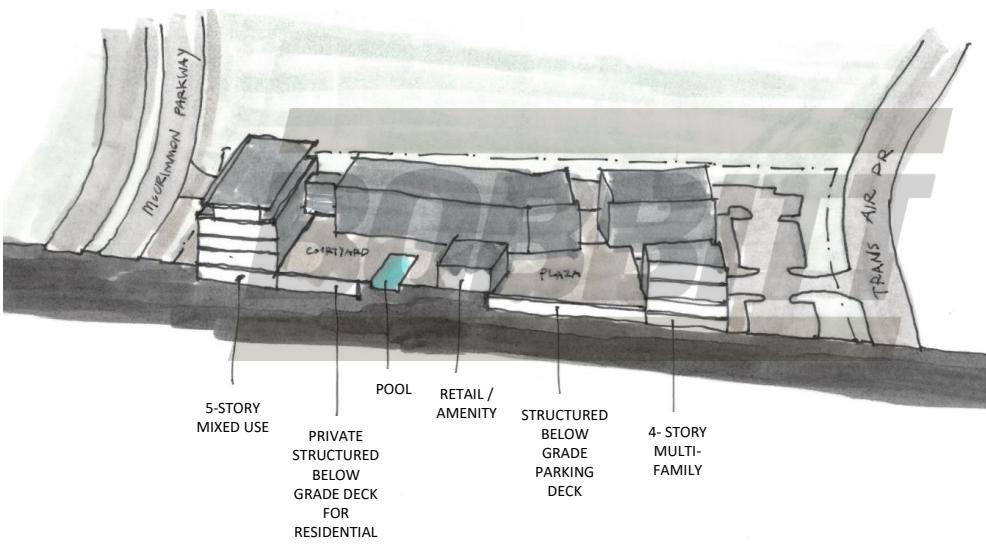
# MASTER PLAN CONCEPT

- Campus Design
  - perimeter parking, interior circulation
- Ground level retail outward facing
- Interior pedestrian courtyards, both private and public
- Underground stormwater treatment
- Below grade structured parking decks
  - Private residential decks
- Round about centered on Residential Courtyard
- Vehicular traffic pattern set up for future Oddysey Drive extension and connection to McCrimmon Parkway.
- Corner lot can provide additional parking, stormwater management, and tree preservation.



# SECTION & AXON

- Site slopes from McCrimmon to Trans Air Drive by 12-15'
- Allowing below grade parking with daylight access
- Two Multi-Family buildings along McCrimmon are 5 stories with parking completely below grade.



# PHASE 1

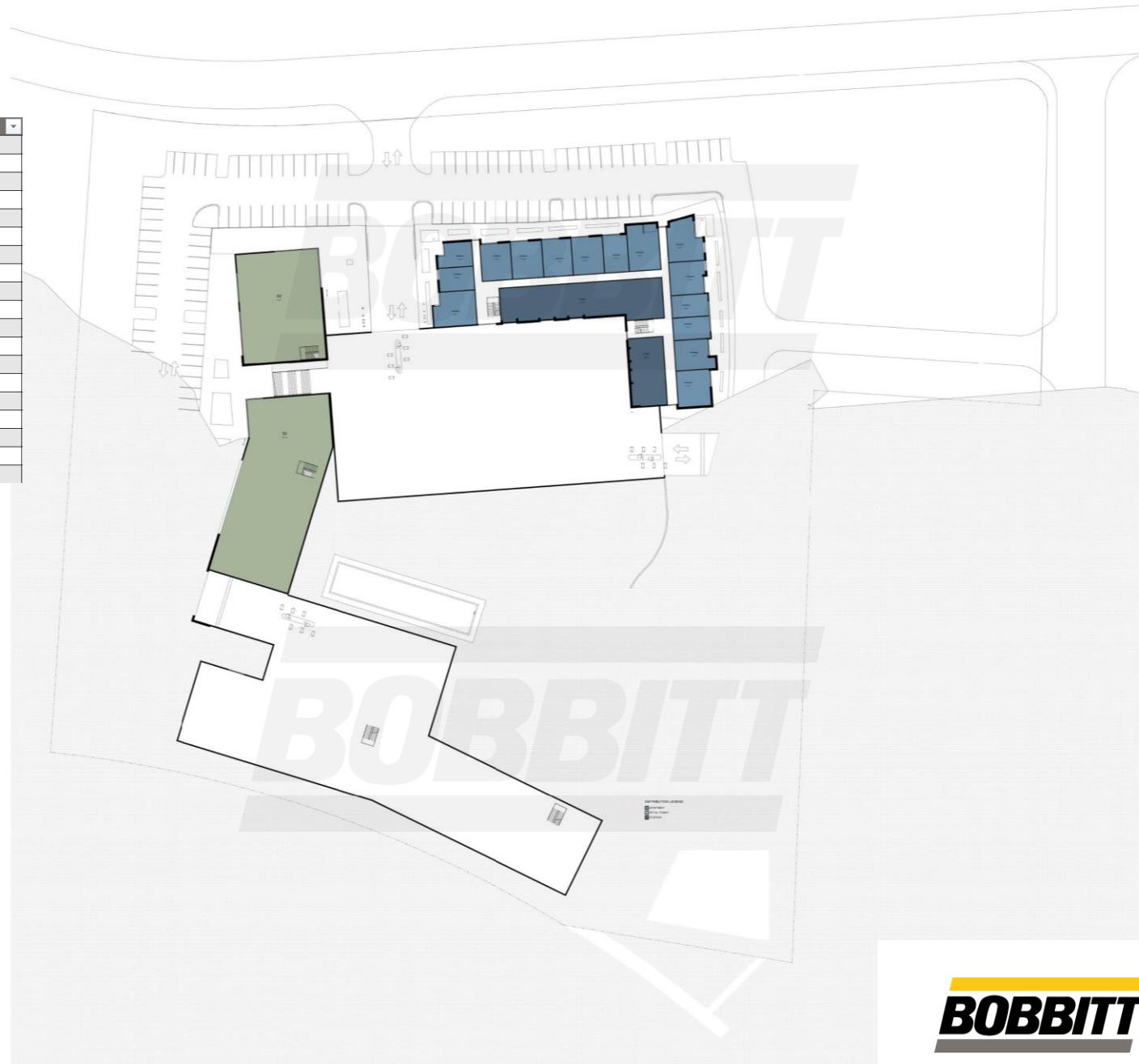
- Mass Grading for full build out
- Limited surface parking and roadway connection between McCrimmon & Trans Air Drive
- Both Mixed Use Bldgs along McCrimmon
  - 8.5k SF Retail
  - 1.5K SF Residential Sales
  - 80k SF Residential (Approx. 71 Units)
- Underground stormwater treatment for full build out
- Below grade structured parking deck
  - Approx. 40k SF / 100 Parks
- Residential amenities / Private residential courtyard
- Bridge Connection between Bldgs
- Access to below grade structured parking deck



# LEVEL 00

- RESIDENTIAL: 15 UNITS SHOWN
- RETAIL: 17,000 SF
- PRIVATE RESIDENTIAL  
STRUCTURED PARKING DECK  
BELOW GRADE: 40,000 SF
- MIXED RESIDENTIAL AND RETAIL  
PARKING DECK BELOW GRADE:  
40,000 SF
- RESIDENTIAL STORAGE: 5,600 SF
  - POTENTIAL USES;
    - PRIVATE GARAGE
    - TENANT STORAGE
    - SHARED GARAGE

ROOM	AREA
APARTMENT	900 SF
APARTMENT	755 SF
APARTMENT	546 SF
APARTMENT	547 SF
APARTMENT	729 SF
APARTMENT	801 SF
APARTMENT	515 SF
APARTMENT	764 SF
APARTMENT	764 SF
APARTMENT	721 SF
APARTMENT	768 SF
APARTMENT	603 SF
APARTMENT	991 SF
APARTMENT	929 SF
APARTMENT	546 SF
RETAIL TENANT	10773 SF
RETAIL TENANT	6193 SF
STORAGE	3959 SF
STORAGE	1651 SF



# LEVEL 01

- RESIDENTIAL: 31 UNITS  
(21 + 5 + 5) SHOWN
- RETAIL: 22,000 SF  
(14 TENANTS SHOWN)
- RESIDENTIAL SALES OFFICE
- RESIDENTIAL AMENITY: 6,500 SF

ROOM	AREA
AMENITY	4950 SF
AMENITY	1093 SF
AMENITY	463 SF
APARTMENT	1060 SF
APARTMENT	501 SF
APARTMENT	718 SF
APARTMENT	717 SF
APARTMENT	1091 SF
APARTMENT	1222 SF
APARTMENT	994 SF
APARTMENT	582 SF
APARTMENT	762 SF
APARTMENT	926 SF
APARTMENT	1081 SF
APARTMENT	975 SF
APARTMENT	724 SF
APARTMENT	681 SF
APARTMENT	728 SF
APARTMENT	563 SF
APARTMENT	900 SF
APARTMENT	1093 SF
APARTMENT	753 SF
APARTMENT	546 SF
APARTMENT	728 SF
APARTMENT	801 SF
APARTMENT	803 SF
APARTMENT	1062 SF
APARTMENT	801 SF
APARTMENT	603 SF
APARTMENT	700 SF
APARTMENT	700 SF
APARTMENT	602 SF
APARTMENT	548 SF
APARTMENT	576 SF
OFFICE / RETAIL	6229 SF
RETAIL TENANT	1379 SF
RETAIL TENANT	1238 SF
RETAIL TENANT	1023 SF
RETAIL TENANT	1081 SF
RETAIL TENANT	1341 SF
RETAIL TENANT	2796 SF
RETAIL TENANT	3333 SF
RETAIL TENANT	1274 SF
RETAIL TENANT	1273 SF
RETAIL TENANT	1502 SF
RETAIL TENANT	1035 SF
RETAIL TENANT	1510 SF
RETAIL TENANT	1322 SF
SALES OFFICE	1320 SF

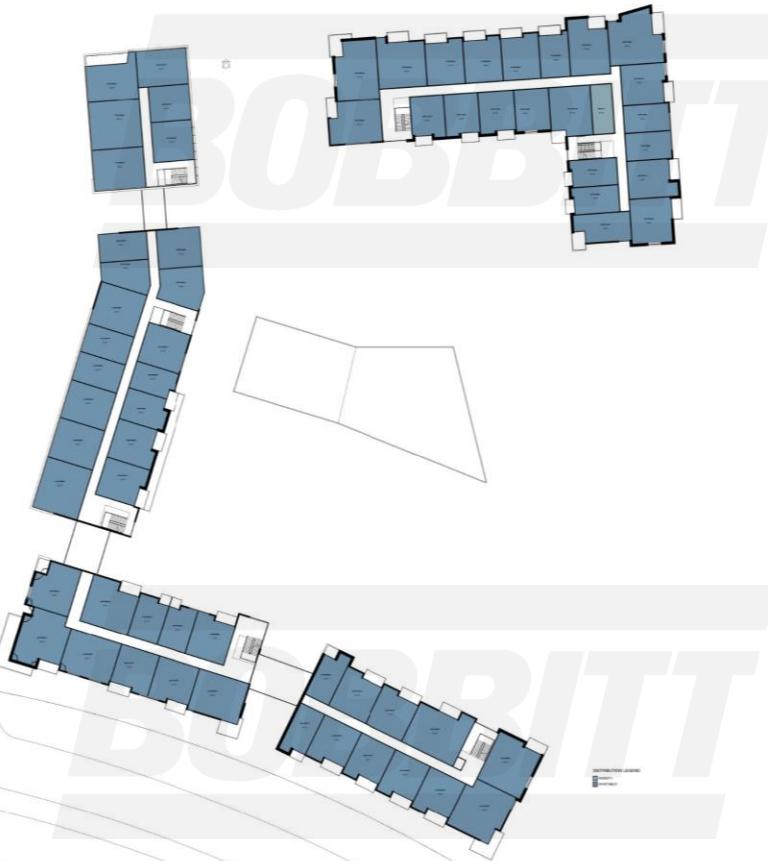


# LEVEL 02

- RESIDENTIAL: 31 UNITS
  - 11 + 10 (PHASE 1)
  - 21 + 22 (PHASE 2 & 3)
- RESIDENTIAL AMENITY:
  - 460 SF

ROOM	AREA
AMENITY	463 SF
APARTMENT	597 SF
APARTMENT	907 SF
APARTMENT	600 SF
APARTMENT	807 SF
APARTMENT	849 SF
APARTMENT	1059 SF
APARTMENT	727 SF
APARTMENT	756 SF
APARTMENT	605 SF
APARTMENT	794 SF
APARTMENT	712 SF
APARTMENT	536 SF
APARTMENT	543 SF
APARTMENT	735 SF
APARTMENT	744 SF
APARTMENT	733 SF
APARTMENT	688 SF
APARTMENT	689 SF
APARTMENT	1163 SF
APARTMENT	702 SF
APARTMENT	1149 SF
APARTMENT	1060 SF
APARTMENT	1066 SF
APARTMENT	756 SF
APARTMENT	766 SF
APARTMENT	840 SF
APARTMENT	577 SF
APARTMENT	555 SF
APARTMENT	745 SF
APARTMENT	972 SF
APARTMENT	744 SF
APARTMENT	703 SF

ROOM	AREA
APARTMENT	993 SF
APARTMENT	909 SF
APARTMENT	1083 SF
APARTMENT	735 SF
APARTMENT	661 SF
APARTMENT	830 SF
APARTMENT	856 SF
APARTMENT	978 SF
APARTMENT	517 SF
APARTMENT	604 SF
APARTMENT	1081 SF
APARTMENT	975 SF
APARTMENT	712 SF
APARTMENT	709 SF
APARTMENT	563 SF
APARTMENT	900 SF
APARTMENT	1093 SF
APARTMENT	753 SF
APARTMENT	546 SF
APARTMENT	548 SF
APARTMENT	728 SF
APARTMENT	801 SF
APARTMENT	718 SF
APARTMENT	557 SF
APARTMENT	801 SF
APARTMENT	602 SF
APARTMENT	700 SF
APARTMENT	700 SF
APARTMENT	603 SF
APARTMENT	926 SF
APARTMENT	556 SF
APARTMENT	599 SF



# LEVEL 03

- RESIDENTIAL: 31 UNITS
  - 11 + 10 (PHASE 1)
  - 22 + 22 (PHASE 2 & 3)
- RESIDENTIAL STORAGE:
  - 460 SF

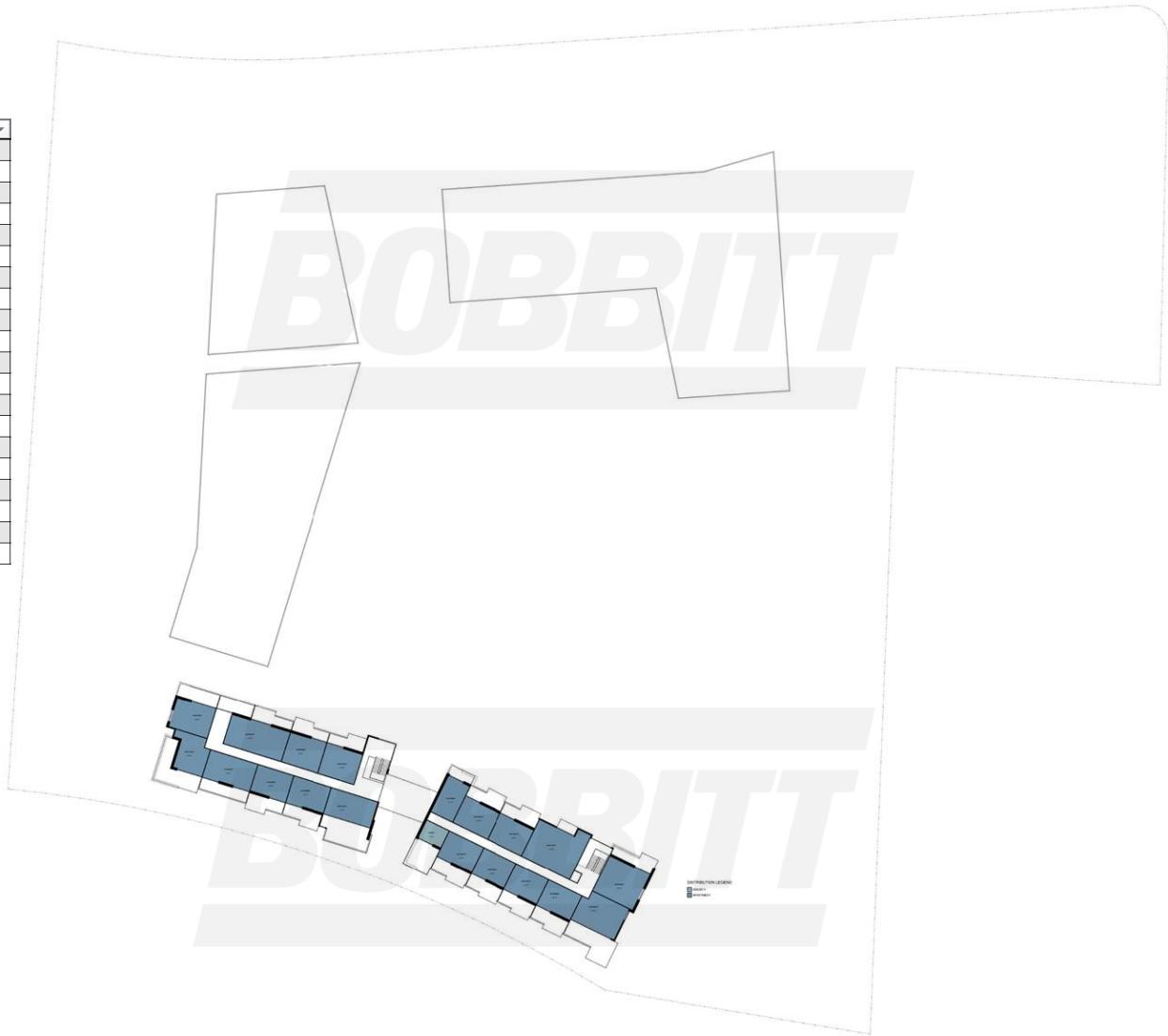
ROOM	AREA
APARTMENT	840 SF
APARTMENT	1066 SF
APARTMENT	993 SF
APARTMENT	577 SF
APARTMENT	703 SF
APARTMENT	744 SF
APARTMENT	972 SF
APARTMENT	745 SF
APARTMENT	555 SF
APARTMENT	766 SF
APARTMENT	756 SF
APARTMENT	871 SF
APARTMENT	830 SF
APARTMENT	661 SF
APARTMENT	735 SF
APARTMENT	650 SF
APARTMENT	738 SF
APARTMENT	636 SF
APARTMENT	517 SF
APARTMENT	615 SF
APARTMENT	978 SF
APARTMENT	1081 SF
APARTMENT	975 SF
APARTMENT	712 SF
APARTMENT	709 SF
APARTMENT	926 SF
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APARTMENT	536 SF
APARTMENT	744 SF
APARTMENT	733 SF
APARTMENT	1163 SF
APARTMENT	1060 SF
APARTMENT	1149 SF
APARTMENT	702 SF
APARTMENT	689 SF
APARTMENT	688 SF
APARTMENT	735 SF
APARTMENT	543 SF
APARTMENT	1085 SF
APARTMENT	863 SF
APARTMENT	821 SF
APARTMENT	605 SF
APARTMENT	756 SF
APARTMENT	727 SF
APARTMENT	794 SF
APARTMENT	610 SF
APARTMENT	913 SF
APARTMENT	691 SF
APARTMENT	712 SF
APARTMENT	505 SF
STORAGE	463 SF



# LEVEL 04

- RESIDENTIAL: 19 UNITS
  - 10 + 9 (PHASE 1)
- RESIDENTIAL AMENITY:
  - 230 SF INTERIOR
  - 630 SF EXTERIOR BALCONIES

ROOM	AREA
AMENITY	230 SF
APARTMENT	564 SF
APARTMENT	674 SF
APARTMENT	503 SF
APARTMENT	530 SF
APARTMENT	646 SF
APARTMENT	581 SF
APARTMENT	589 SF
APARTMENT	998 SF
APARTMENT	604 SF
APARTMENT	550 SF
APARTMENT	538 SF
APARTMENT	1163 SF
APARTMENT	490 SF
APARTMENT	489 SF
APARTMENT	519 SF
APARTMENT	499 SF
APARTMENT	794 SF
APARTMENT	870 SF
APARTMENT	471 SF



# SQUARE FOOTAGE BREAKOUT

Level	Residences	Retail Space	Office Space	Amenity / Sales	Structured Parking	Surface Parking	Storage / Garage
	Units	Square Footage	Square Footage	Square Footage	Spaces	Spaces	Square Footage
0	15	16,000	0	0	200	120	5,000
1	30	20,000	6,300	6,000	0	0	0
2	65	0	0	0	0	0	0
3	65	0	0	0	0	0	0
4	19	0	0	1,000	0	0	0
Totals:	194	36,000	6,300	7,000	200	120	5,000

Note: 6,300 SF of Retail/Office square footage on Level 1 could be converted to approximately 6 more residential units.





# RETAIL STREETSCAPE

## 8,500 SF RETAIL

8 RETAIL TENANTS RANGING FROM 1,000-1,500k SF EACH

RESIDENTIAL SALES OFFICE 1,300SF

4 STORIES OF RESIDENTIAL APARTMENTS ABOVE STREET LEVEL

APPROX. 20 APARTMENT UNITS EACH FLOOR (STUDIO TO 3 BEDROOM)

**BOBBITT**



**MCCRIMMON  
ENTRY**

**VASA SOUTH**

RIGHT IN / RIGHT OUT CIRCULATION  
ACCESS TO PRIVATE STRUCTURED DECK  
STAIRWELL AND ELEVATOR LOBBY DIRECT FROM DECK TO APARTMENTS  
APPROX. 10 APARTMENT UNITS FIRST FLOOR FACING COURTYARD

**BOBBITT**



# RETAIL BOULEVARD

17,000 SF RETAIL

AT GRADE ACCESS FROM McCrimmon TO RESIDENTIAL COURTYARD  
EXTERIOR STAIR ACCESS TO INTERIOR RETAIL COURTYARD  
PEDESTRIAN RAMP TO PARKING DECK & ELEVATOR LOBBY

**BOBBITT**

**RETAIL  
BOULEVARD**

## **VASA SOUTH**

PUBLIC PARKING DECK ENTRY: SUPPORTS HOTEL AND RETAIL  
6.2k SF RETAIL + (2) 2.5k SF RETAIL AT COURTYARD LEVEL  
MULTI-FAMILY / SURFACE PARKING TO THE LEFT



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# RESIDENTIAL COURTYARD

**146,000SF APARTMENTS**

APPROX 194 APARTMENTS RANGING FROM STUDIO TO THREE BEDROOM  
INDOOR AND OUTDOOR AMENITIES  
POOL, VARIOUS LAWNS, FIRE PITS, DOG PARK, BASKETBALL, TRAILS

**BOBBITT**



# CENTRAL BUILDING

## 7,000SF AMENITY & RETAIL BLDG

AMENITY & RETAIL BLDG SEPARATES PRIVATE AND PUBLIC COURTYARDS  
FITNESS CENTER, CLUBHOUSE SERVES RESIDENTIAL SIDE / POOL  
RETAIL TENTANTS OPEN TO RETAIL COURTYARD

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# RESIDENTIAL COURTYARD

## 60,800SF APARTMENTS

APPROX 125 APARTMENTS RANGING FROM STUDIO TO THREE BEDROOM  
INDOOR AND OUTDOOR AMENITIES  
POOL, VARIOUS LAWNS, FIRE PITS, DOG PARK, BASKETBALL, TRAILS

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**RETAIL  
COURTYARD**

**85,200SF APARTMENTS**

PUBLIC COURTYARD FOR ADJACENT RETAIL SPACES  
CONNECTION BY OPEN STAIR DOWN TO RETAIL BLVD  
AMPLE SPACE FOR EVENTS & FOOD TRUCKS



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# RESIDENTIAL COURTYARD

**85,200SF APARTMENTS**

PRIVATE COURTYARD FOR RESIDENTIAL (80 UNITS)  
INDOOR AND OUTDOOR AMENITIES  
CONNECTION BY SKYBRIDGE BETWEEN BUILDINGS BEYOND

**BOBBITT**



**RESIDENTIAL  
COURTYARD**

## **85,200SF APARTMENT BLDG**

APPROX (80) APARTMENTS RANGING FROM STUDIO TO THREE BEDROOM  
INDOOR AND OUTDOOR AMENITIES  
POOL, VARIOUS LAWNS, FIRE PITS, DOG PARK, BASKETBALL, TRAILS

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# SITE PLAN SCENARIO

## Preliminary Site Plan

○ Finalize site layout	2 months
○ Prepare Site Plan Submittal package	2 months
○ Review and re-submittal period	4-5 months
○ (Assumes three rounds)	
○ Planning Board	1 month
○ Town Council	1 month
○ Received Signed Site Plan (Approval)	1 month
○ SITE PLAN DURATION	10 – 11 months

