

THE ELEGANCE MIXED USE DEVELOPMENT

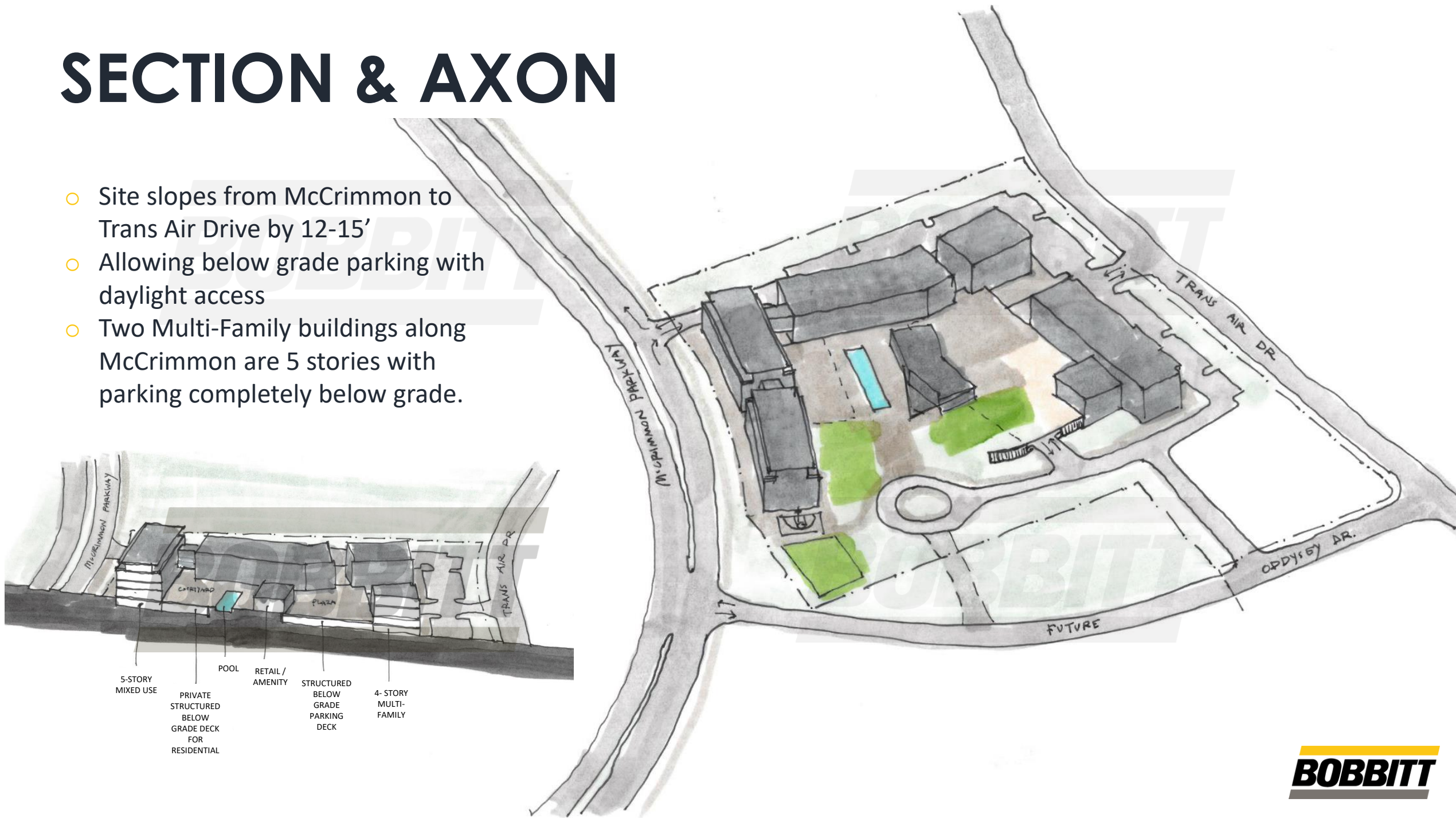
October 2021



- 
- The BOBBITT logo, featuring the word "BOBBITT" in a bold, italicized, sans-serif font. Above the text is a thick yellow horizontal bar, and below it is a thick grey horizontal bar.

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

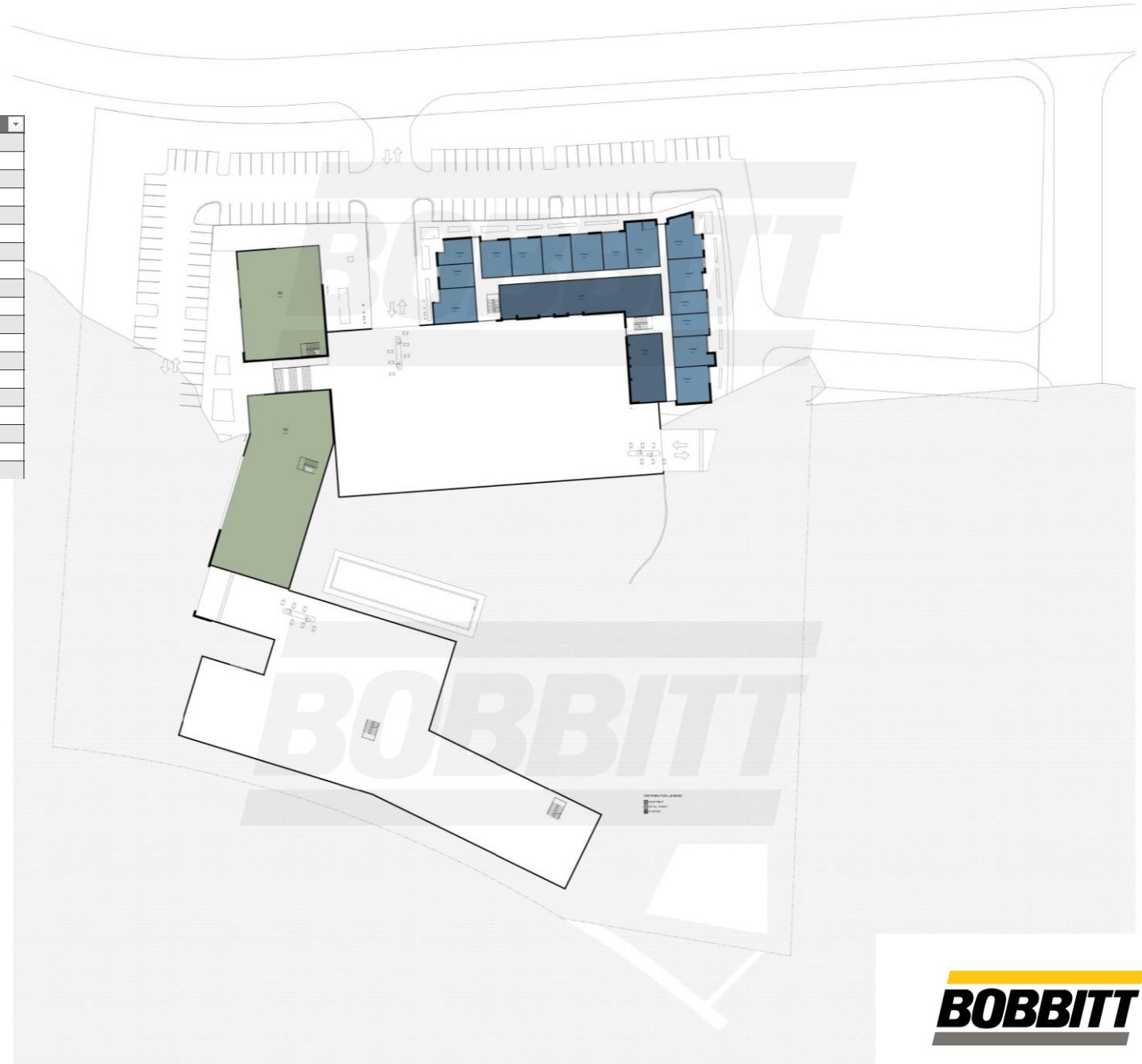
- Mass Grading for full build out
- Limited surface parking and roadway connection between McCrimmon & Trans Air Drive
- Both Mixed Use Bldgs along McCrimmon
 - 8.5k SF Retail
 - 1.5K SF Residential Sales
 - 80k SF Residential (Approx. 71 Units)
- Underground stormwater treatment for full build out
- 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

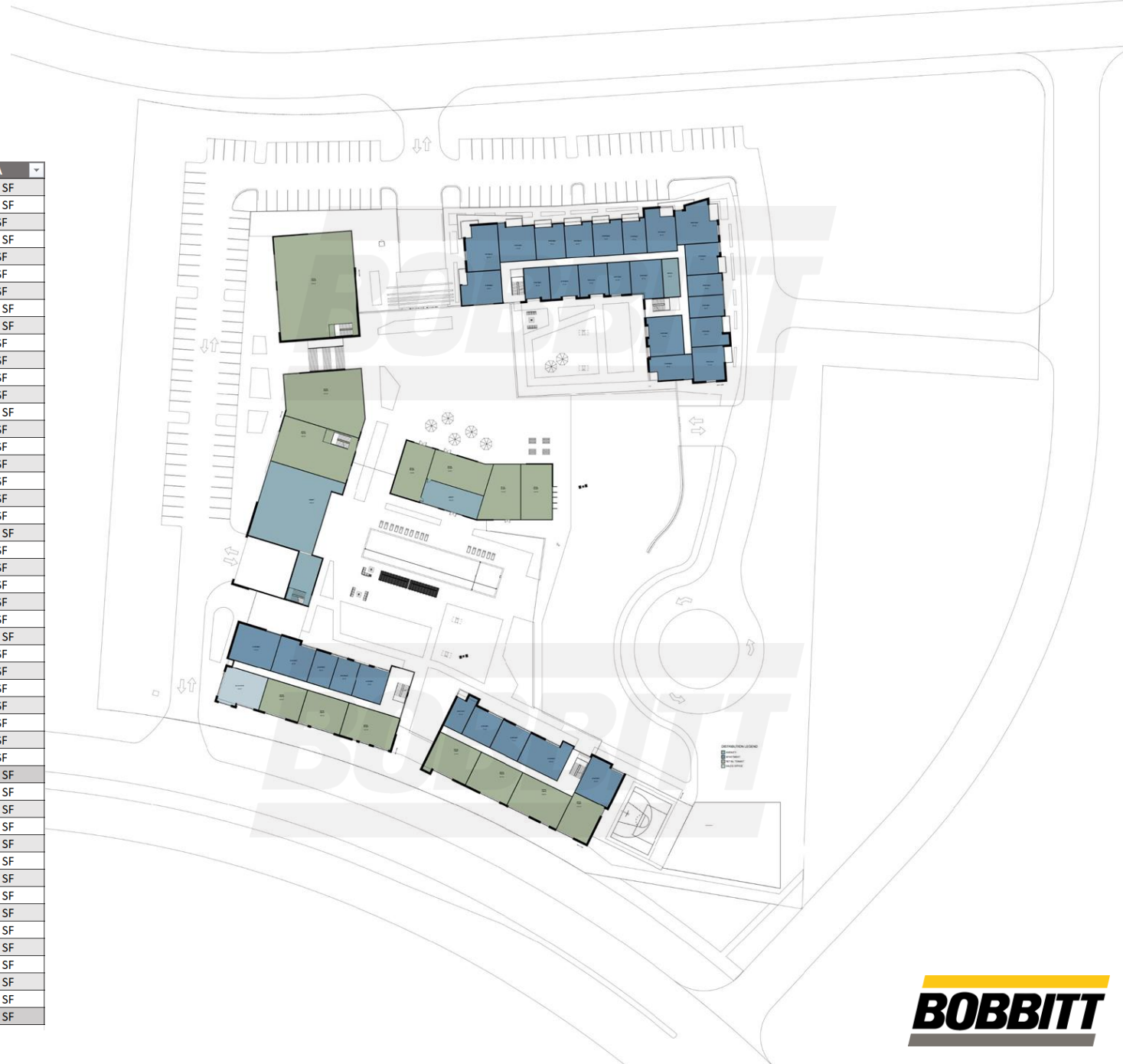
ROOM	AREA
APARTMENT	900 SF
APARTMENT	755 SF
APARTMENT	546 SF
APARTMENT	547 SF
APARTMENT	729 SF
APARTMENT	801 SF
APARTMENT	515 SF
APARTMENT	764 SF
APARTMENT	764 SF
APARTMENT	721 SF
APARTMENT	768 SF
APARTMENT	603 SF
APARTMENT	991 SF
APARTMENT	929 SF
APARTMENT	546 SF
RETAIL TENANT	10773 SF
RETAIL TENANT	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	ROOM	AREA
AMENITY	463 SF	APARTMENT	993 SF
APARTMENT	597 SF	APARTMENT	909 SF
APARTMENT	907 SF	APARTMENT	1083 SF
APARTMENT	600 SF	APARTMENT	735 SF
APARTMENT	807 SF	APARTMENT	661 SF
APARTMENT	849 SF	APARTMENT	830 SF
APARTMENT	1059 SF	APARTMENT	856 SF
APARTMENT	727 SF	APARTMENT	978 SF
APARTMENT	756 SF	APARTMENT	517 SF
APARTMENT	605 SF	APARTMENT	604 SF
APARTMENT	794 SF	APARTMENT	1081 SF
APARTMENT	712 SF	APARTMENT	975 SF
APARTMENT	536 SF	APARTMENT	712 SF
APARTMENT	543 SF	APARTMENT	709 SF
APARTMENT	735 SF	APARTMENT	563 SF
APARTMENT	744 SF	APARTMENT	900 SF
APARTMENT	733 SF	APARTMENT	1093 SF
APARTMENT	688 SF	APARTMENT	753 SF
APARTMENT	689 SF	APARTMENT	546 SF
APARTMENT	1163 SF	APARTMENT	548 SF
APARTMENT	702 SF	APARTMENT	728 SF
APARTMENT	1149 SF	APARTMENT	801 SF
APARTMENT	1060 SF	APARTMENT	718 SF
APARTMENT	1066 SF	APARTMENT	557 SF
APARTMENT	756 SF	APARTMENT	801 SF
APARTMENT	766 SF	APARTMENT	602 SF
APARTMENT	840 SF	APARTMENT	700 SF
APARTMENT	577 SF	APARTMENT	700 SF
APARTMENT	555 SF	APARTMENT	603 SF
APARTMENT	745 SF	APARTMENT	926 SF
APARTMENT	972 SF	APARTMENT	556 SF
APARTMENT	744 SF	APARTMENT	599 SF
APARTMENT	703 SF		



LEVEL 03

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

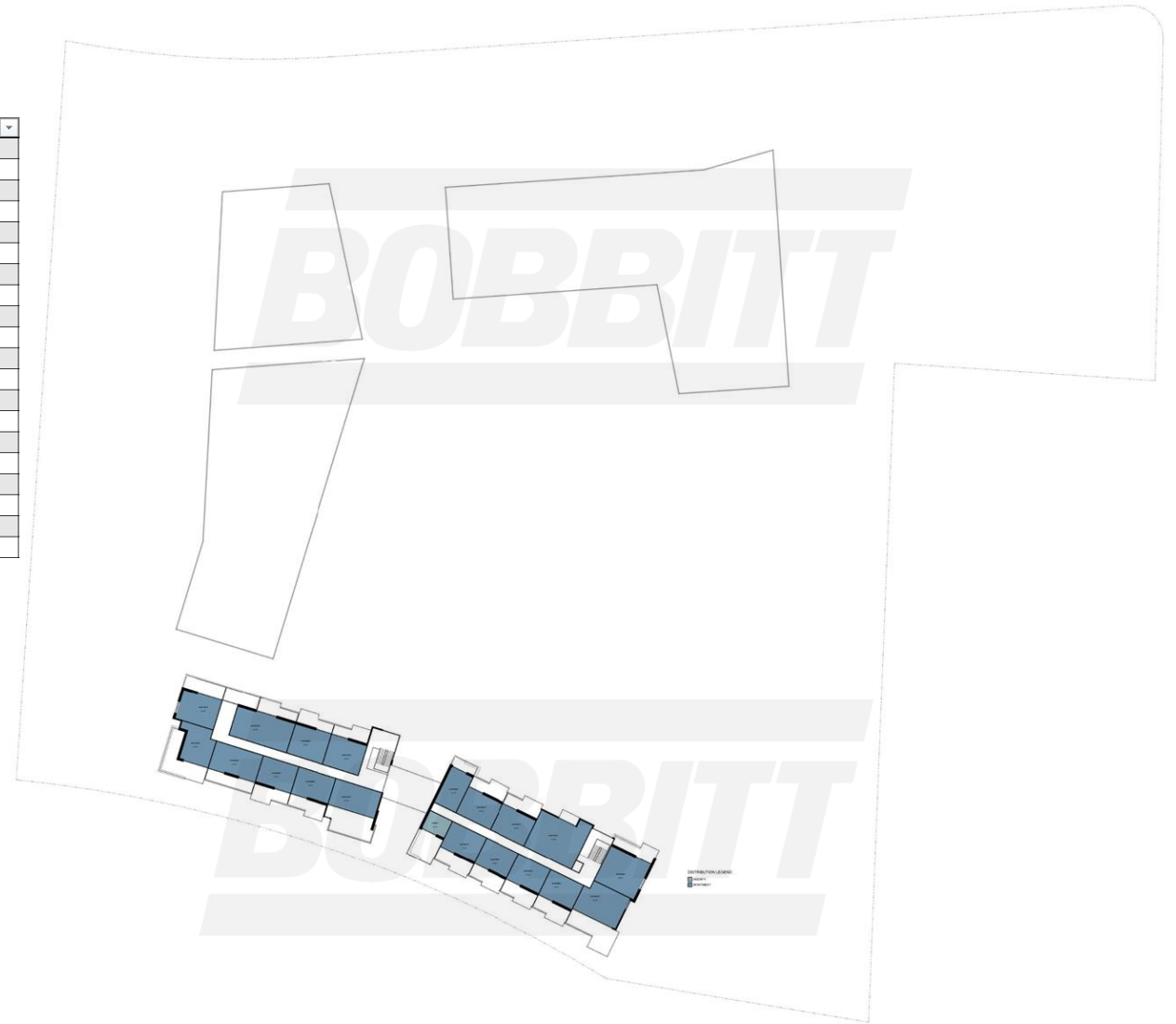
ROOM	AREA	ROOM	AREA
APARTMENT	840 SF	APARTMENT	753 SF
APARTMENT	1066 SF	APARTMENT	546 SF
APARTMENT	993 SF	APARTMENT	556 SF
APARTMENT	577 SF	APARTMENT	548 SF
APARTMENT	703 SF	APARTMENT	728 SF
APARTMENT	744 SF	APARTMENT	727 SF
APARTMENT	972 SF	APARTMENT	801 SF
APARTMENT	745 SF	APARTMENT	550 SF
APARTMENT	555 SF	APARTMENT	536 SF
APARTMENT	766 SF	APARTMENT	744 SF
APARTMENT	756 SF	APARTMENT	733 SF
APARTMENT	871 SF	APARTMENT	1163 SF
APARTMENT	830 SF	APARTMENT	1060 SF
APARTMENT	661 SF	APARTMENT	1149 SF
APARTMENT	735 SF	APARTMENT	702 SF
APARTMENT	650 SF	APARTMENT	689 SF
APARTMENT	738 SF	APARTMENT	688 SF
APARTMENT	636 SF	APARTMENT	735 SF
APARTMENT	517 SF	APARTMENT	543 SF
APARTMENT	615 SF	APARTMENT	1085 SF
APARTMENT	978 SF	APARTMENT	863 SF
APARTMENT	1081 SF	APARTMENT	821 SF
APARTMENT	975 SF	APARTMENT	605 SF
APARTMENT	712 SF	APARTMENT	756 SF
APARTMENT	709 SF	APARTMENT	727 SF
APARTMENT	926 SF	APARTMENT	794 SF
APARTMENT	603 SF	APARTMENT	610 SF
APARTMENT	700 SF	APARTMENT	913 SF
APARTMENT	700 SF	APARTMENT	691 SF
APARTMENT	602 SF	APARTMENT	712 SF
APARTMENT	801 SF	APARTMENT	505 SF
APARTMENT	563 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	Suare 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 approximatly 6 more residential units.							



McCRIMMON PKWY

RESIDENTIAL
OUTDOOR
AMENITIES

MIXED USE
PARKING BELOW
5K SF RETAIL
40K SF RESIDENTIAL (37 UNITS)

MIXED USE
PARKING BELOW
3.5K SF RETAIL + 1.5K SF SALES
40K SF RESIDENTIAL (34 UNITS)

RESIDENTIAL COURTYARD
STRUCTURED
PARKING BELOW

AMENITY & RETAIL
1.5K SF AMENITY
5.5K SF RETAIL

RETAIL COURTYARD
STRUCTURED
PARKING BELOW

MIXED USE
PARKING ACCESS + 10.8K RETAIL
5K SF AMENITY + 6.2K SF RETAIL
30K SF RESIDENTIAL (30 UNITS)

**DECK
ACCESS**

MIXED USE
12.6K SF RETAIL / OFFICE
12.6K SF RESIDENTIAL (13 UNITS)

**DECK
ACCESS**

MULTI-FAMILY
85.2K SF RESIDENTIAL / 80 UNITS
5.6K SF STORAGE
1.5K AMENITY

**DECK
ACCESS**

TRANS AIR DRIVE

**MASTER
PLAN**

231,000 SF CAMPUS
70,000 SF STRUCTURED PARKING
130 SURFACE PARKING

BOBBITT



The image is a detailed architectural rendering of a modern urban development. It features a multi-story building with a mix of light-colored panels and large glass windows. The building has several balconies with metal railings, some of which have people on them. In the foreground, there is a wide, paved sidewalk with a modern street lamp. To the left of the sidewalk is a landscaped area with green grass and small plants. To the right is a blue-surfaced basketball court with a black metal fence and a basketball hoop. Several people are walking on the sidewalk and playing basketball. In the background, there are more trees and a clear blue sky with some clouds. The overall scene is bright and sunny, suggesting a pleasant urban environment.

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



DECK
ACCESS

**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

BOBBITT



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

BOBBITT

An architectural rendering of a modern multi-story residential building. The building features a mix of dark grey and light grey panels, with large glass windows reflecting the sky. A central courtyard is visible, featuring a green lawn, several young trees, and a paved walkway. People are shown walking and standing in the courtyard, giving a sense of scale and community. The sky is clear and blue.

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

BOBBITT



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

BOBBITT



RESIDENTIAL COURTYARD

85,200SF APARTMENTS

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

BOBBITT

An architectural rendering of a modern, multi-story apartment building. The building features a mix of dark and light grey panels, large windows, and balconies with glass railings. A large, leafy tree stands in the courtyard area. In the foreground, there is a paved area with a crosswalk, a small landscaped island with a rock, and several cars parked or driving. To the right, a tall, narrow, grey monument with the word 'ODYSSEY' written vertically on it stands near a set of stairs leading down to a 'PUBLIC PARKING' area. A group of people is walking on the sidewalk, and a person is riding a bicycle. The sky is blue with some clouds. A large, semi-transparent 'BOBBITT' watermark is visible across the top of the image.

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

BOBBITT

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

