



GRUBB PROPERTIES

Glen-Lennox

Development Agreement
Public Meeting

June 26, 2013



Process

2007

2008

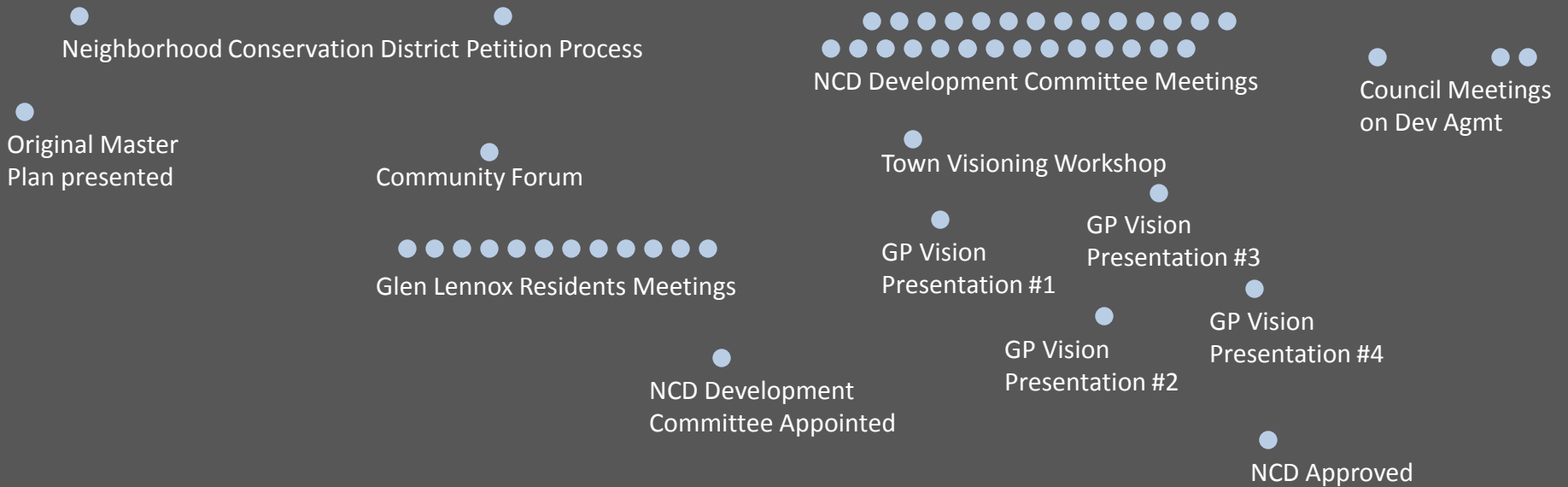
2009

2010

2011

2012

2013



Guiding Principles

1. Value the **history** of neighborhood and the Glen Lennox apartment and commercial property
2. Preserve **street** network
3. Create & maintain **open public space**
4. Balance the new development with preservation of the **trees** and tree canopy
5. Keep a portion of the **buildings**
6. Transition and vary **density** and **height** of the buildings
7. Provide landscaped buffers for sensitive **neighbors**
8. Preserve **Church of the Holy Family's** visibility and accessibility
9. Create an effective **transportation** strategy
10. Encourage community **sustainability**
11. Encourage and support community **diversity**

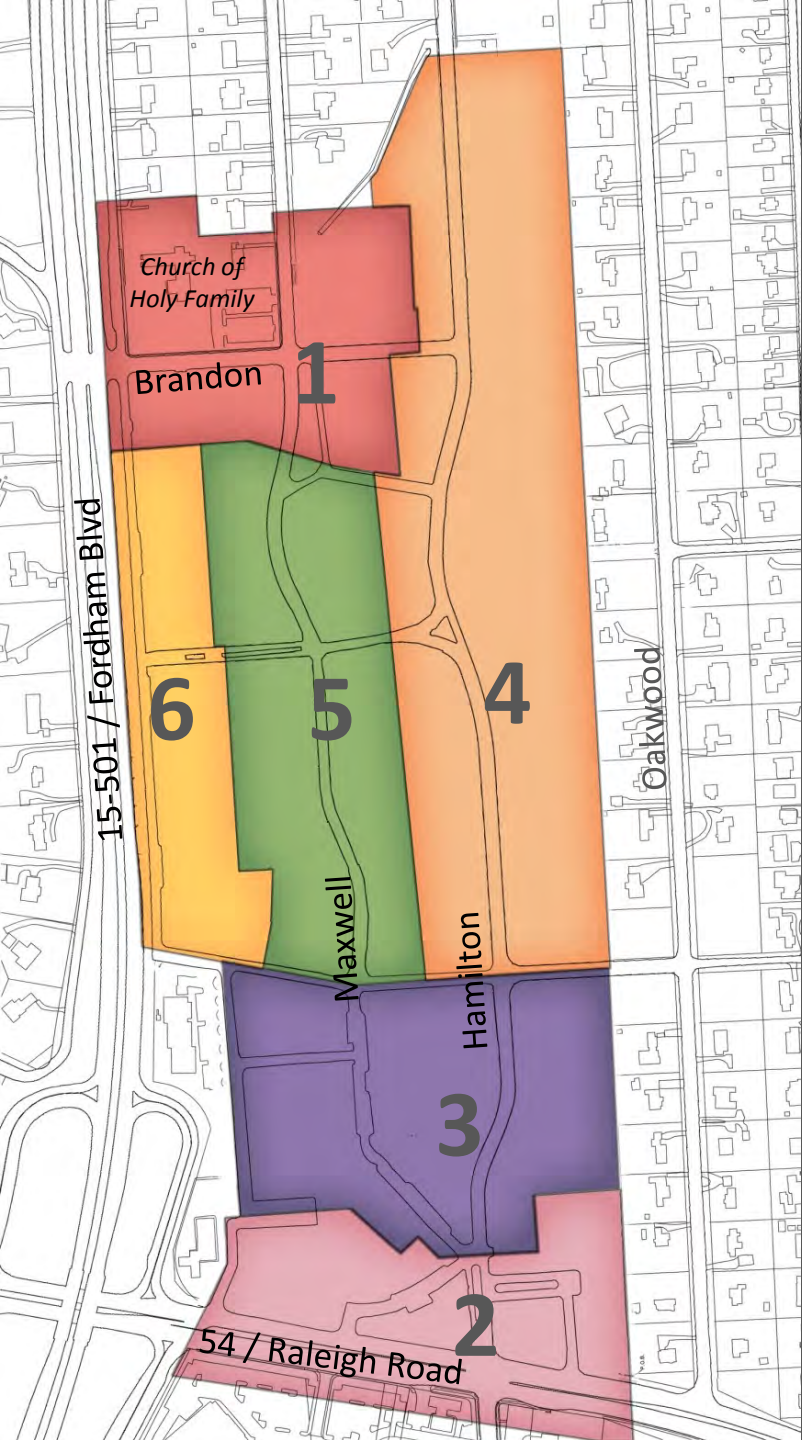
Concept Plan

50 year vision Concept Plan for
Glen Lennox Community



Glen Lennox Addresses

(In order of presentation)



1. Brandon Road
2. Raleigh Road
3. Village Center
4. Hamilton Road
5. Maxwell Road
6. Fordham Boulevard

Brandon Road



Raleigh Road



Village Center



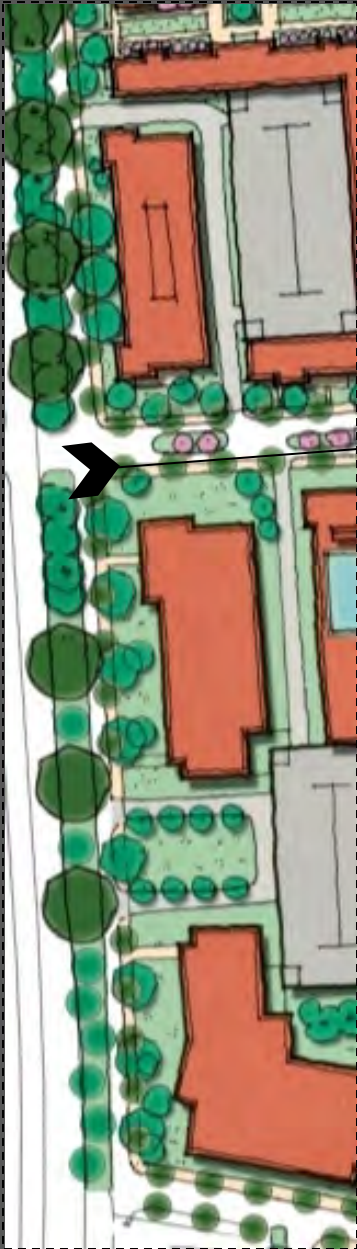
Hamilton Road



Maxwell Road



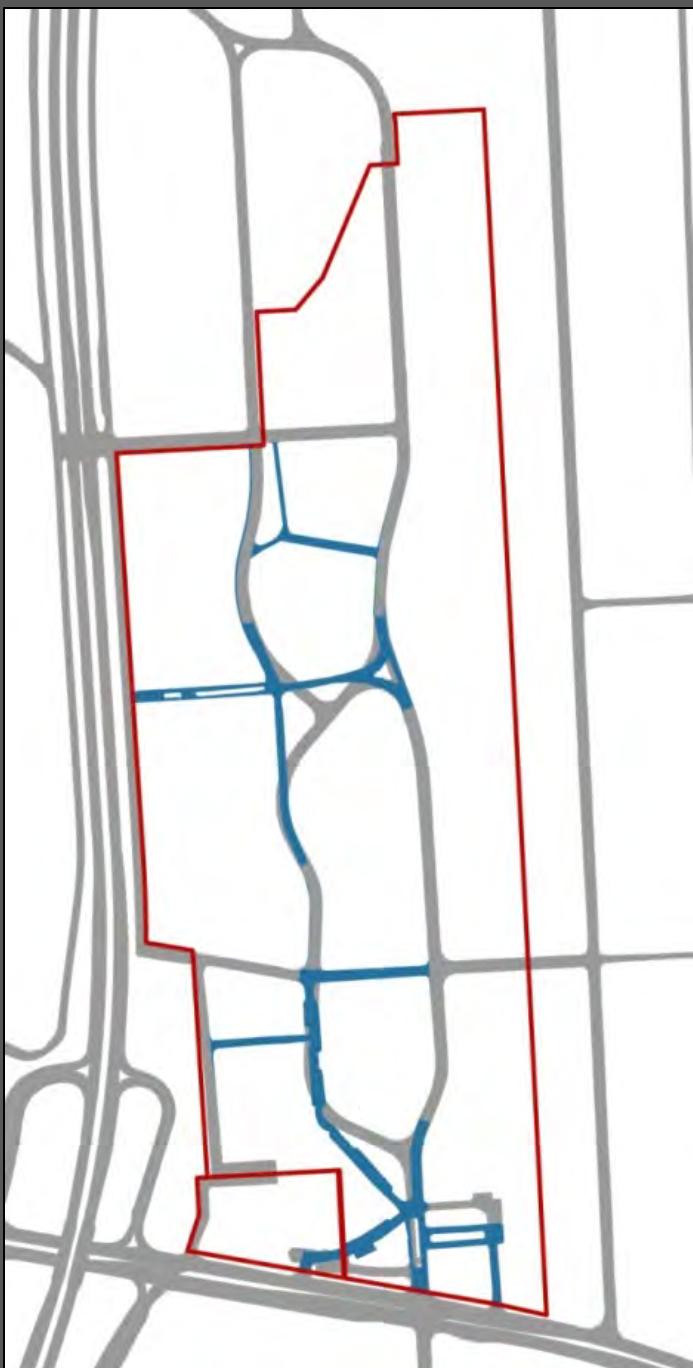
Fordham Boulevard





Street Network

- Spines remain
- Curvilinear nature remains
- Increase connectivity within site
- Add entrance off 15-501
- Remove Douglas Road
- Address existing commercial Hamilton Rd entrance
- Designed to keep office and retail traffic on edge of property

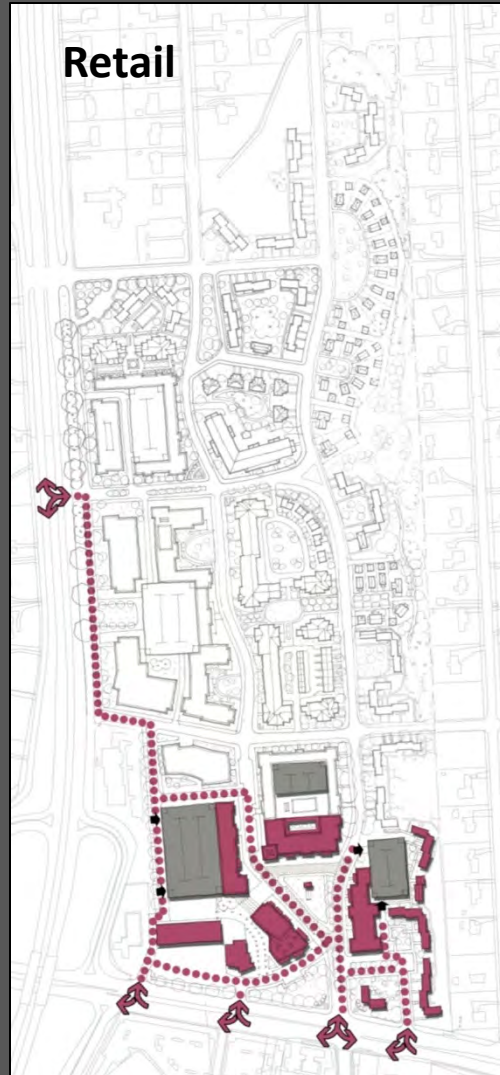


Existing Network with proposed changes in blue

Auto Transportation

Commercial traffic kept on edges of site.

Garages are shared, hidden, and will capture cars on edge of site.



Open Space

- Green entrances
- Deep setbacks
- Village Center Green
- East green buffer
- Pocket parks throughout



Trees

- Lush landscaping is important to the success of the neighborhood
- Saving as many trees as possible
- Planting additional mature trees
- Implementing a tree program with a survey of all trees, maintenance and replacement plan



Pictured are the existing trees that are not located in the building footprints

Pedestrian Connectivity



- Major public paths marked in diagram
- All parks are easily accessible and connected by foot
- Enhanced greenway on east that connects to existing trails
- Connectivity across site
- Connectivity to larger neighborhood

Building Density

- Density decreases as you approach single family neighborhood
- Low density (shown in blue) is focused on north, east, and south edges of property
- Medium density (shown in red) is focused on West of property



Building Height

- Height decreases as you approach single family neighborhood
- 54/Raleigh Rd frontage heights remain
- Higher buildings are located near highway interchange



Land Uses Residential

- Existing Residential
- Walk-ups, Townhouses, Duplexes & Cottages
- Apartment Buildings

Residential located in the internal of the site, away from 15-501 and 54, and near adjacent single family houses and church

Different unit types will attract a diverse neighborhood population

- A mix of luxury, moderate, and affordable unit types
- A mix of multi-family buildings, walk-ups, townhomes, duplexes, and cottages



Land Uses Office

- Concentrated on Hayes and 15-501
- Lease buildings 1 & 2 to smaller, local tenants
- Lease buildings 3 & 4 to corporate, regional, and institutional tenants
- Built in phases where the absorption can occur over time



Land Uses

Retail



- All retail located in south of property off 54/Fordham Blvd
- Retail on ground-level around village green and in existing shopping center on Raleigh Road
- Redevelopment will provide linkage to and re-energize the existing shopping center
- No big box retailers or life style centers
- Around 10 restaurants

Land Uses Hospitality

- Building located away from 54/Raleigh Road and on Village Green
- Bring in hotel operator
- Utilize existing cottages as hotel villas
- Legacy building for neighborhood
- Programmed to include neighborhood history, restaurants, and bar



Land Uses

- Mix of residential, office, retail, hotel
- Office on 15-501/Fordham Blvd
- Retail & Hotel near 54/Raleigh Rd
- Residential along east and north boundaries and interior of site



Phasing

- Master plan is a 50 year vision
- Phase 1 to potentially include apartments, retail , and hotel development near 54
- Office buildings to come in later phases, as dependent on new intersection



- Existing Residential
- Walk-ups, Townhouses, Duplexes & Cottages
- Apartment Buildings
- Office
- Mixed-Use with Retail on the Ground Floor
- Existing Commercial
- Hotel & Villas
- Surface Parking
- Parking Garage

Glen-Lennox

