

BRIGGS LOT 1

WRITTEN DESCRIPTION

October 15, 2021

The Briggs Town Center Master Plan specifies a mix of residential and commercial for the 13.26 acres located between Briggs Drive SE on the west and north sides, Henderson Blvd SE on the east and the YMCA property on the south. The objective within this Mixed-Use District is as follows: 30,000 SF to 35,000 SF grocery store, 33,700 SF to 60,750 SF of commercial/retail space, 5,000 SF to 162,000 SF of commercial office and a minimum of 94,985 SF of combined commercial space. It also states that the project should maximize the amount of housing within the district, in order to ensure that the town Square is busy day and evening and to help meet the minimum village density requirement. The maximum number of units within this area would be $13.26 \text{ acres} \times 24\text{RU/acre} = 318$ residential units.

The intent of the lot 1 concept design is to maximize the number of residential units allowed by code, while still providing significant commercial/retail/grocery uses on the ground floor surrounding the center clock tower focal point. It is anticipated that the area of the overall commercial space may be less than the 94,985 SF requirement when the remaining lots are developed, however it is not yet known the extent of the deficiency. It has been determined that a large, 30,000 SF grocery store is not viable in this location and believe that a smaller, neighborhood grocery store would work well in this setting. It is understood that this change may trigger the need for another plat amendment, however it would be supported by market conditions where there is a historic shortage of housing units combined with a soft commercial market.

The lot 1 conceptual design has 9,000 SF of structured parking, 9,850 SF of commercial/tenant amenity space and 103 residential units in three, 3 story buildings. Building one and two are connected by a skybridge on the second and third floors. There are also 147 on-site parking stalls and 43 adjacent street stalls. There is a large, 10,500 SF open space on site that would contain a sports court, picnic area and BBQ, and a smaller 1,800 SF space that would have a trellis and seating. Also, there would be an indoor fitness center, a game room and lounge

with fireplace. These spaces are in addition to the large open space with the clock tower as a center piece of the Briggs Town Center Development.

Overall, there would be over 23,000 SF of landscape area, which represents almost 21% of the project site area.

The building design is intended to be pre-modern, neo-traditional craftsman and would be detailed to meet the Briggs design guidelines. See preliminary colored sketch.