

NATIONAL VIEW

Detailed Site Plan

DDS-24004, AC-25004 and TCP2-013-2025

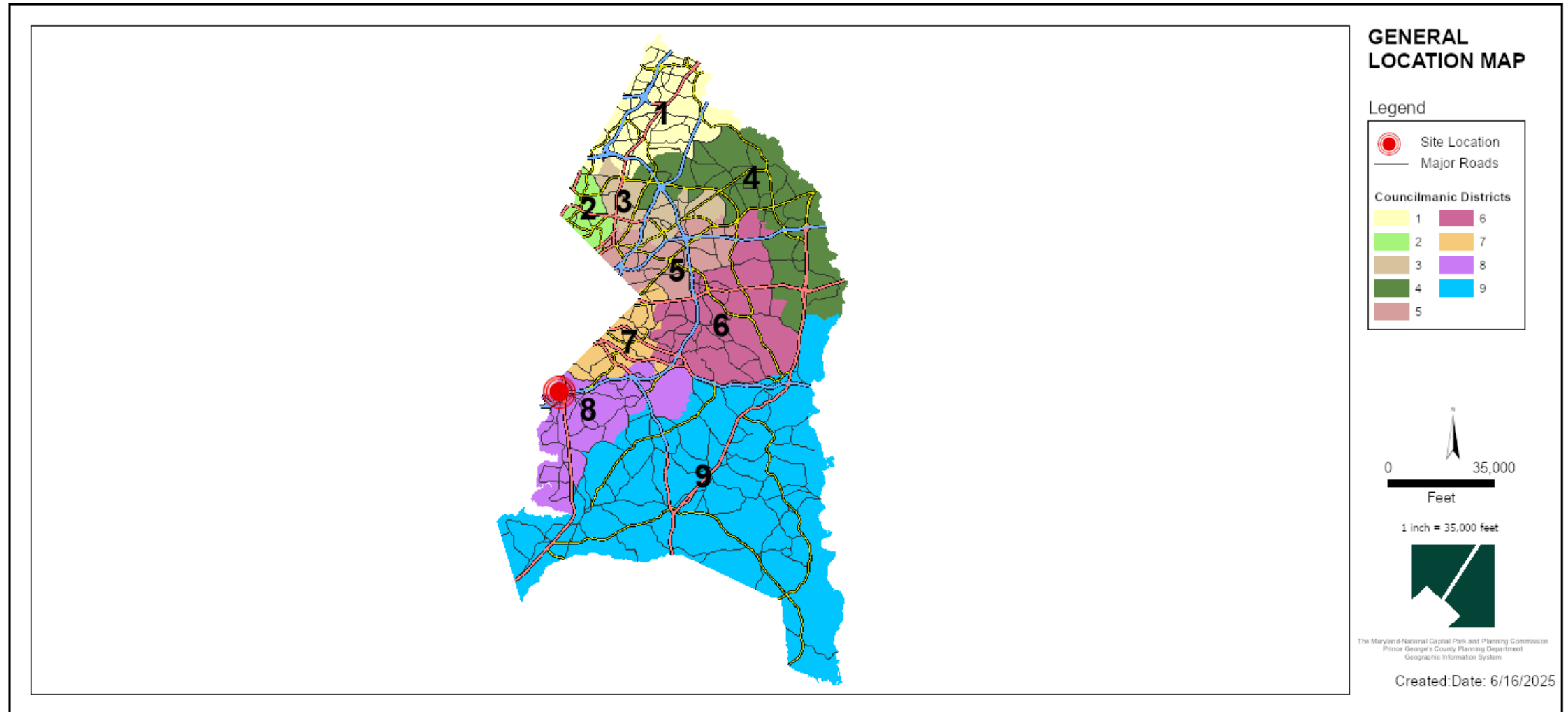
Staff Recommendation: APPROVAL with conditions



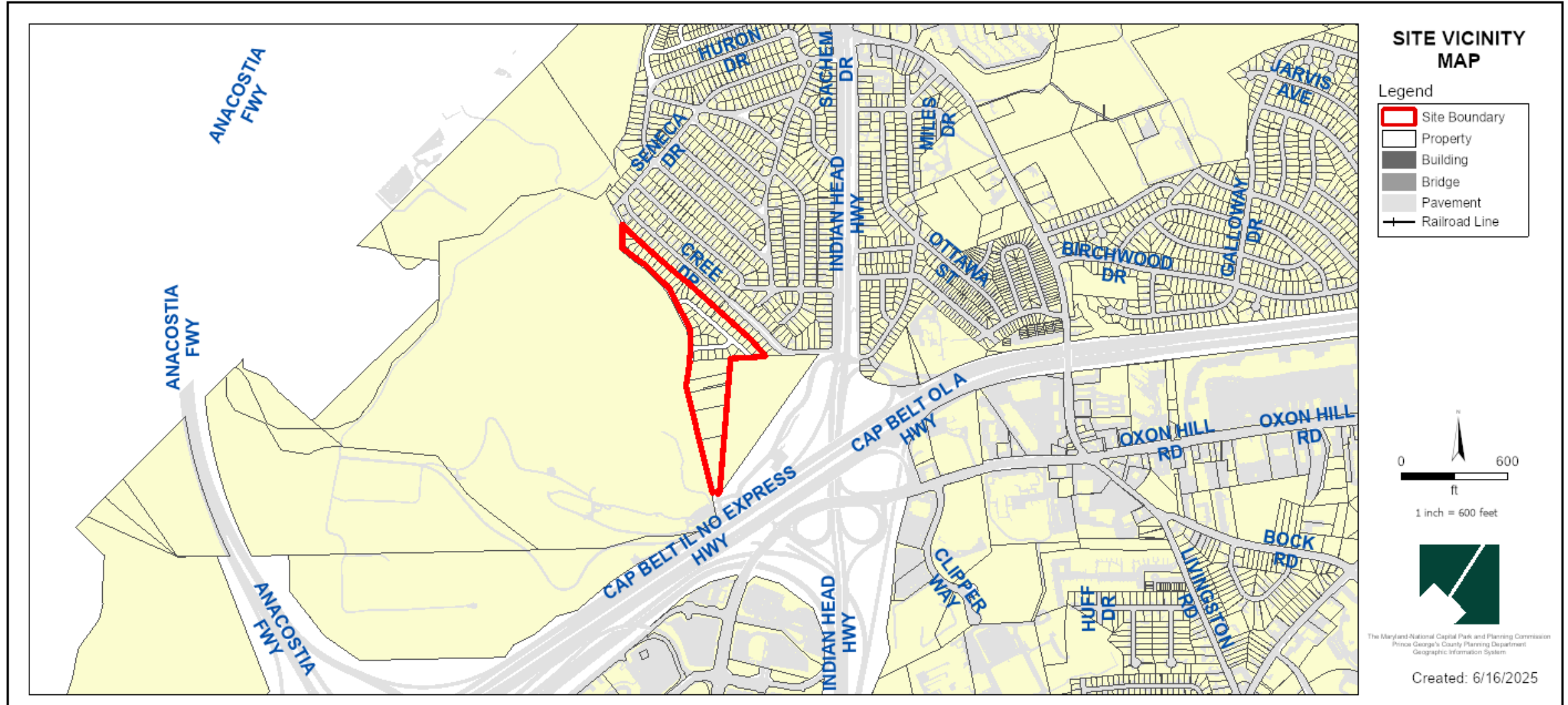
GENERAL LOCATION MAP

Council District: 08

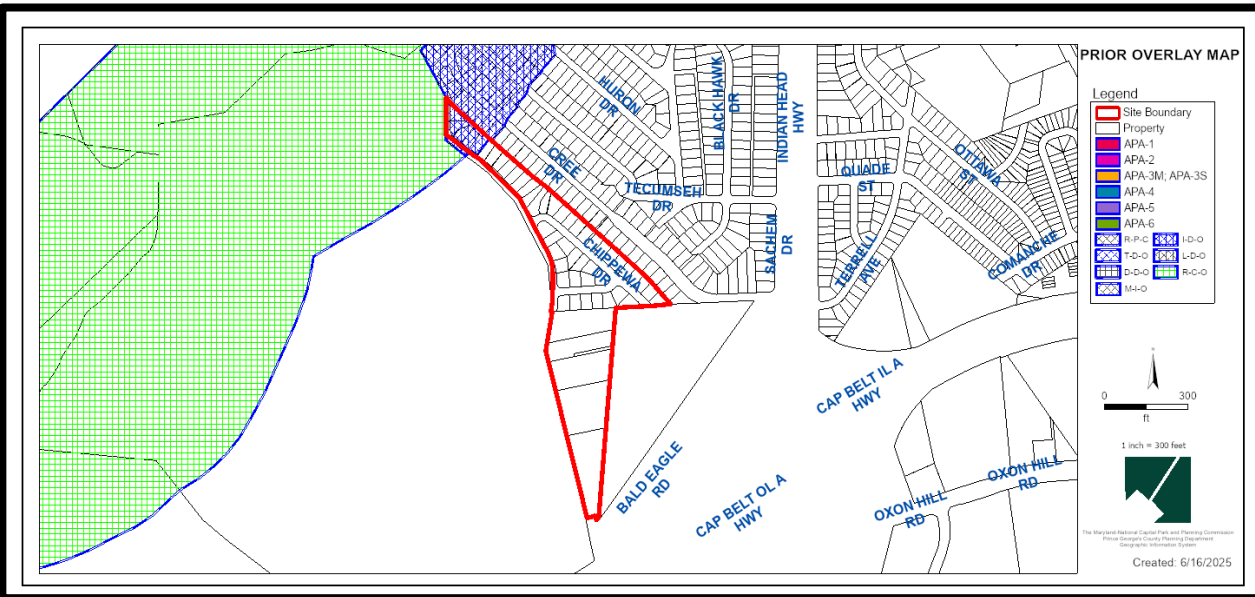
Planning Area: 76A



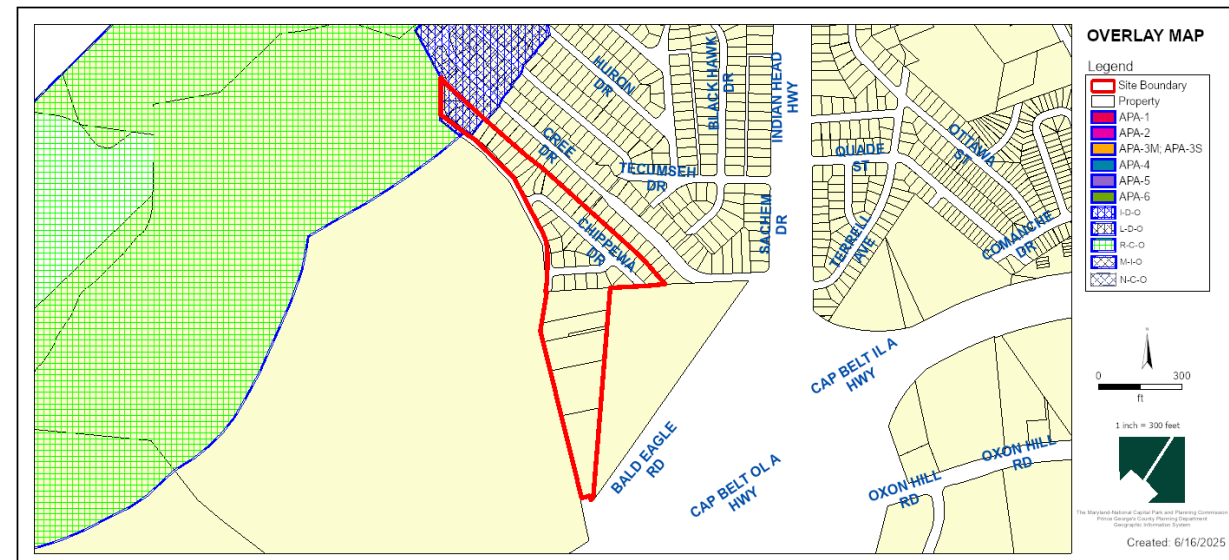
SITE VICINITY MAP



OVERLAY MAP

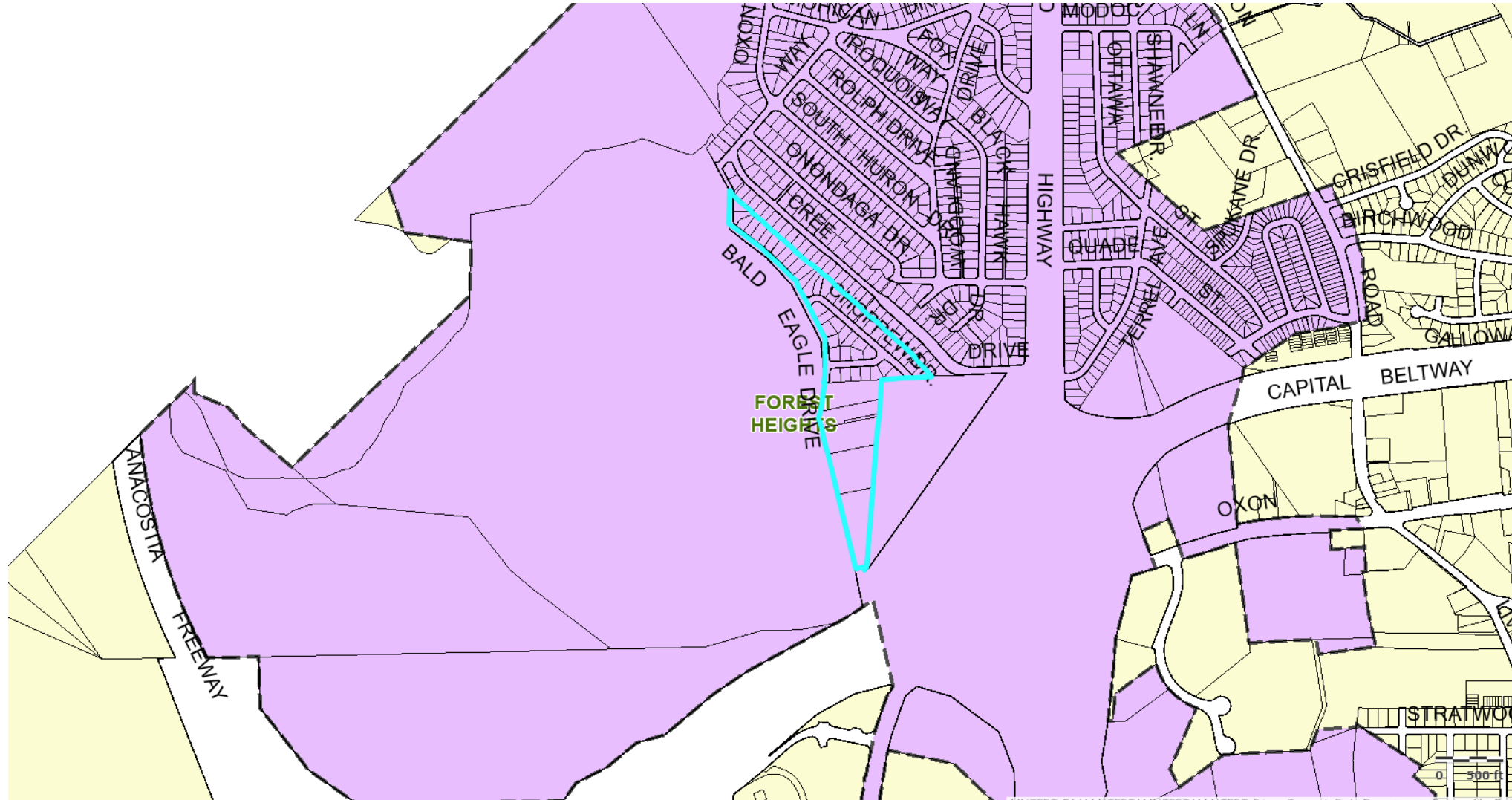


Prior Overlay: I-D-O

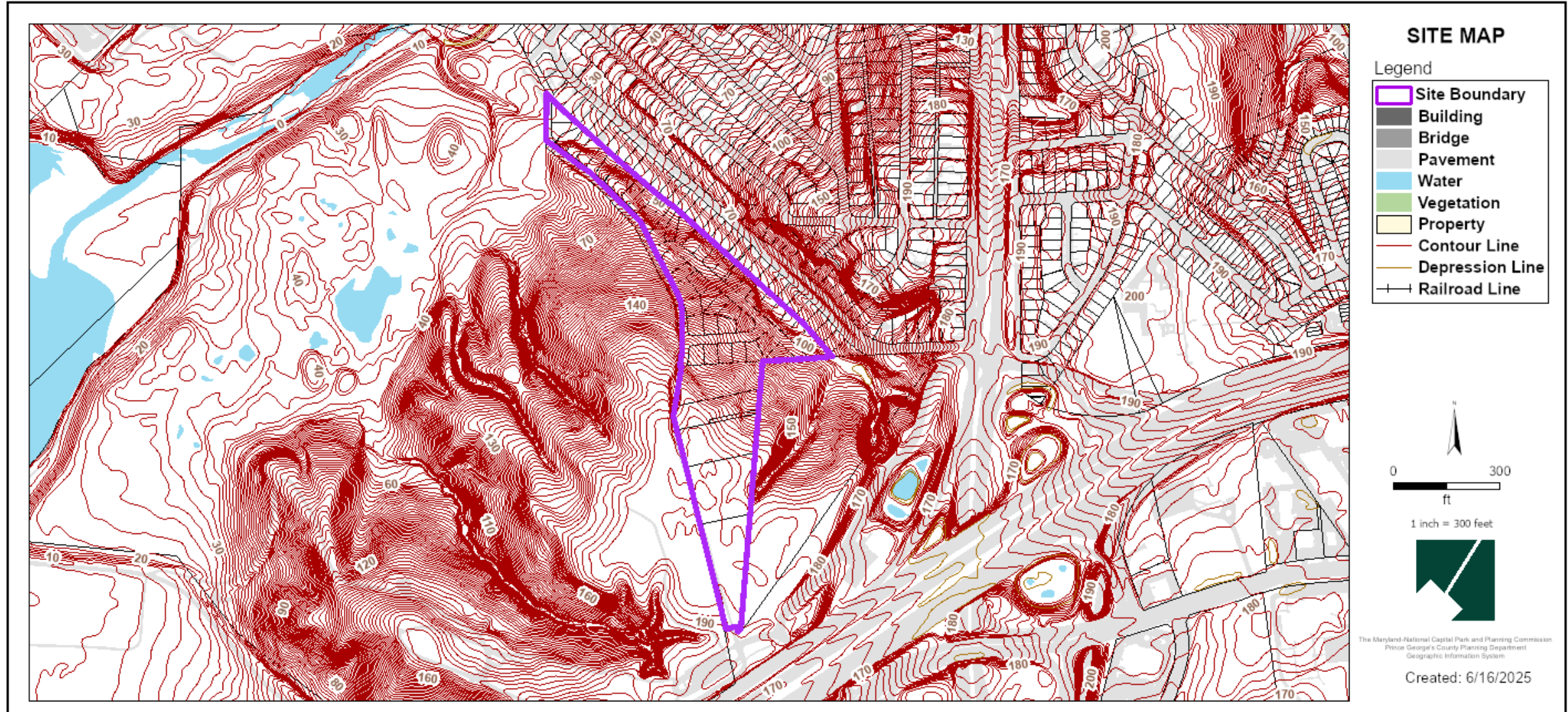


Current Overlay: : I-D-O

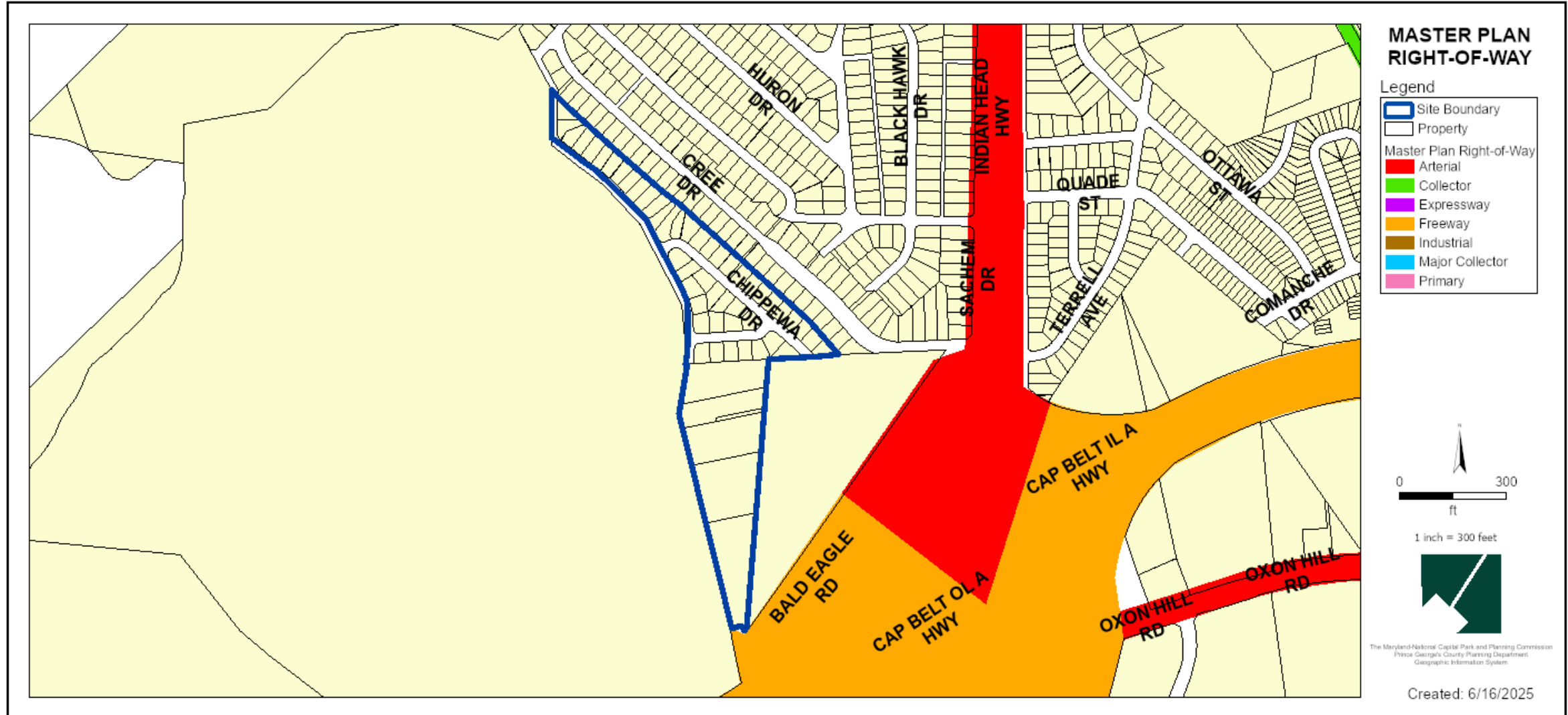
MUNICIPAL BOUNDARY (FOREST HEIGHTS)



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



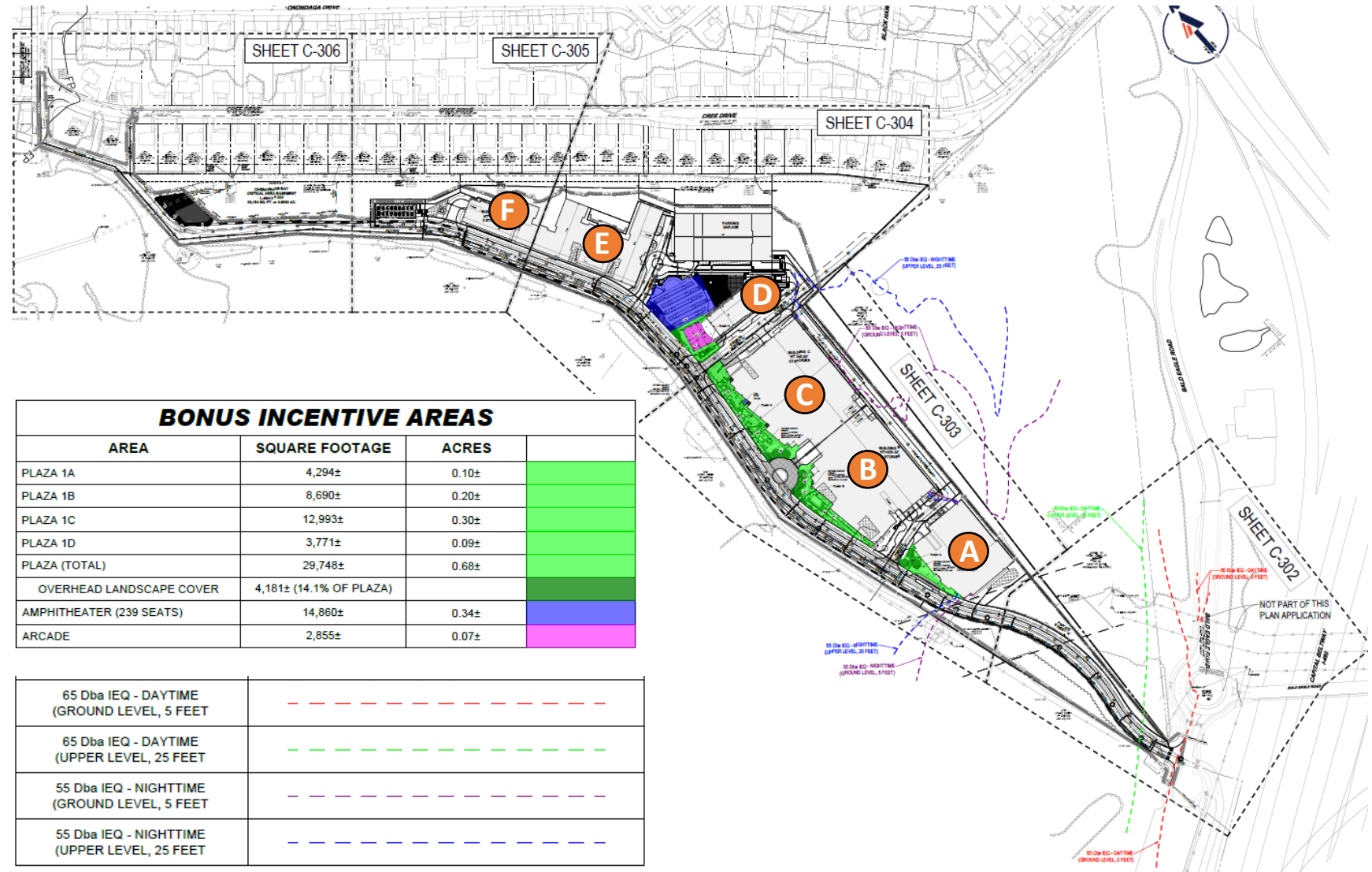
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



3D RENDERING



SITE PLAN

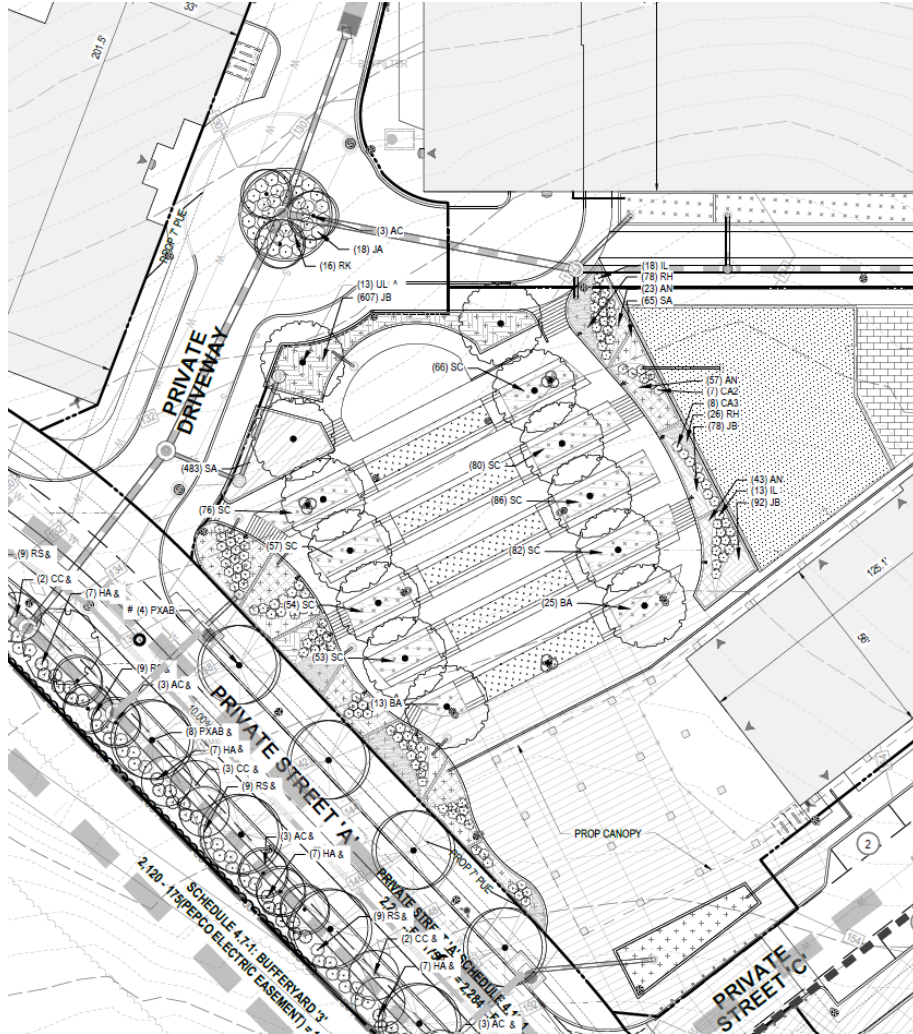


Building	Uses
A	Multifamily Residential - 214 units 1 space: 100 to 300 dwelling units
	Commercial/Retail - 3,189 sq. ft.
B	Multifamily Residential – 361 units
	Commercial/Retail – 22,199 sq. ft.
C	Multifamily Residential – 435 units
	Commercial/Retail – 8,310 sq. ft.
	Municipal Office – 1,350 sq. ft.
D	Elderly Housing – 227 units
	Daycare for 150 children
E	Elderly Housing – 181 units
F	Elderly Housing – 97 units

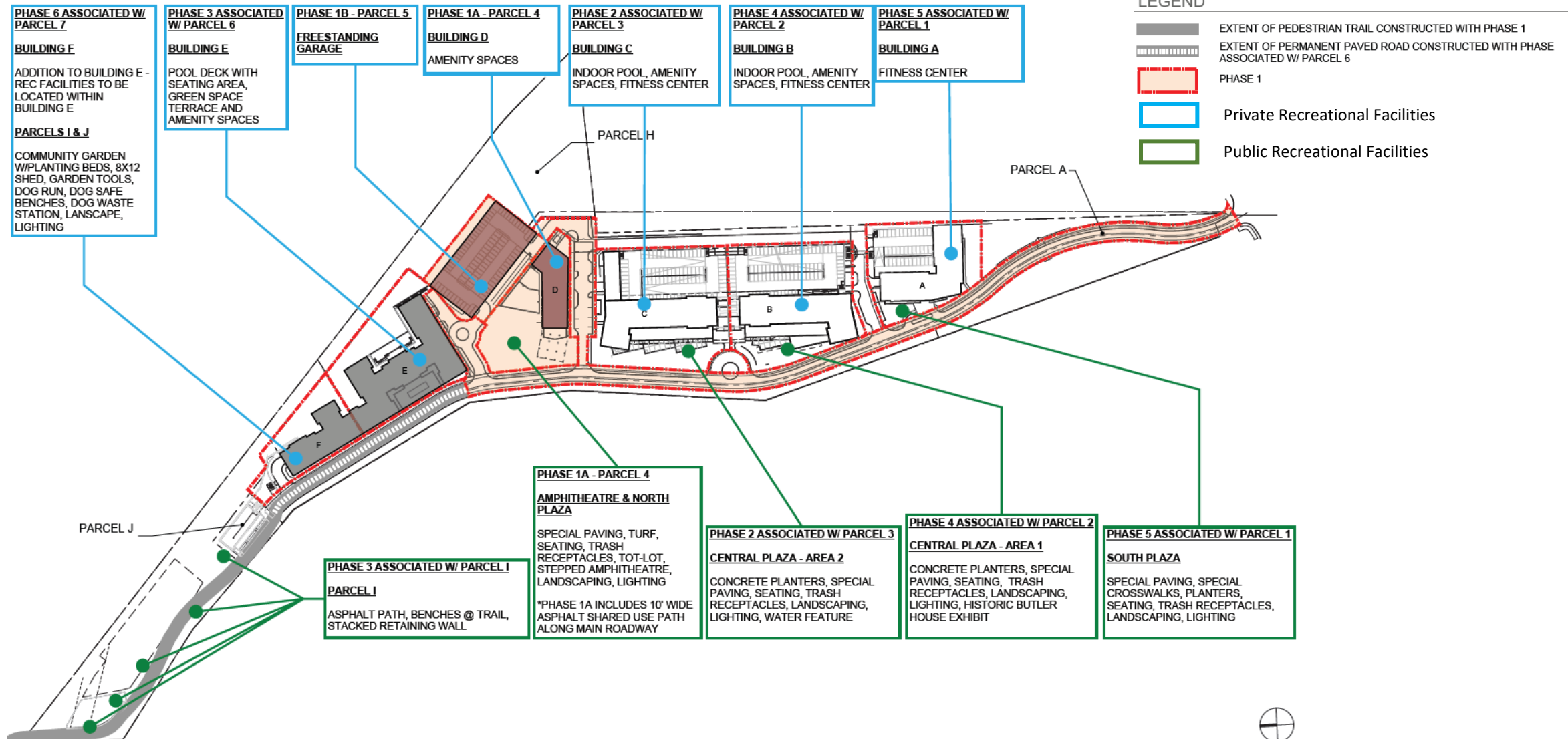
BONUS INCENTIVE AREAS			
AREA	SQUARE FOOTAGE	ACRES	
PLAZA 1A	4,294±	0.10±	
PLAZA 1B	8,690±	0.20±	
PLAZA 1C	12,993±	0.30±	
PLAZA 1D	3,771±	0.09±	
PLAZA (TOTAL)	29,748±	0.68±	
OVERHEAD LANDSCAPE COVER	4,181± (14.1% OF PLAZA)		
AMPHITHEATER (239 SEATS)	14,860±	0.34±	
ARCADE	2,855±	0.07±	

65 Dba IEQ - DAYTIME (GROUND LEVEL, 5 FEET)	---
65 Dba IEQ - DAYTIME (UPPER LEVEL, 25 FEET)	---
55 Dba IEQ - NIGHTTIME (GROUND LEVEL, 5 FEET)	---
55 Dba IEQ - NIGHTTIME (UPPER LEVEL, 25 FEET)	---

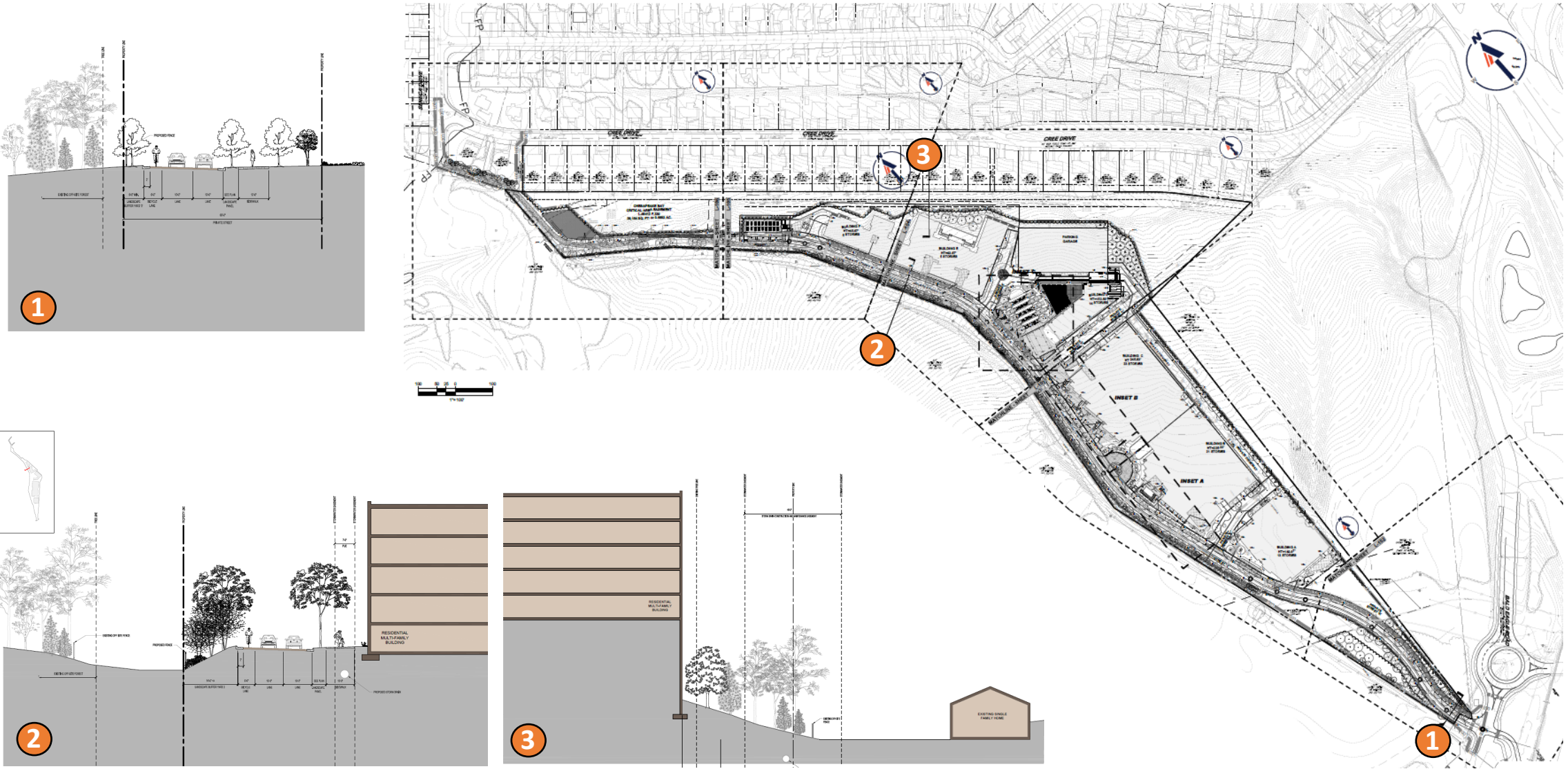
AMPHITHEATER



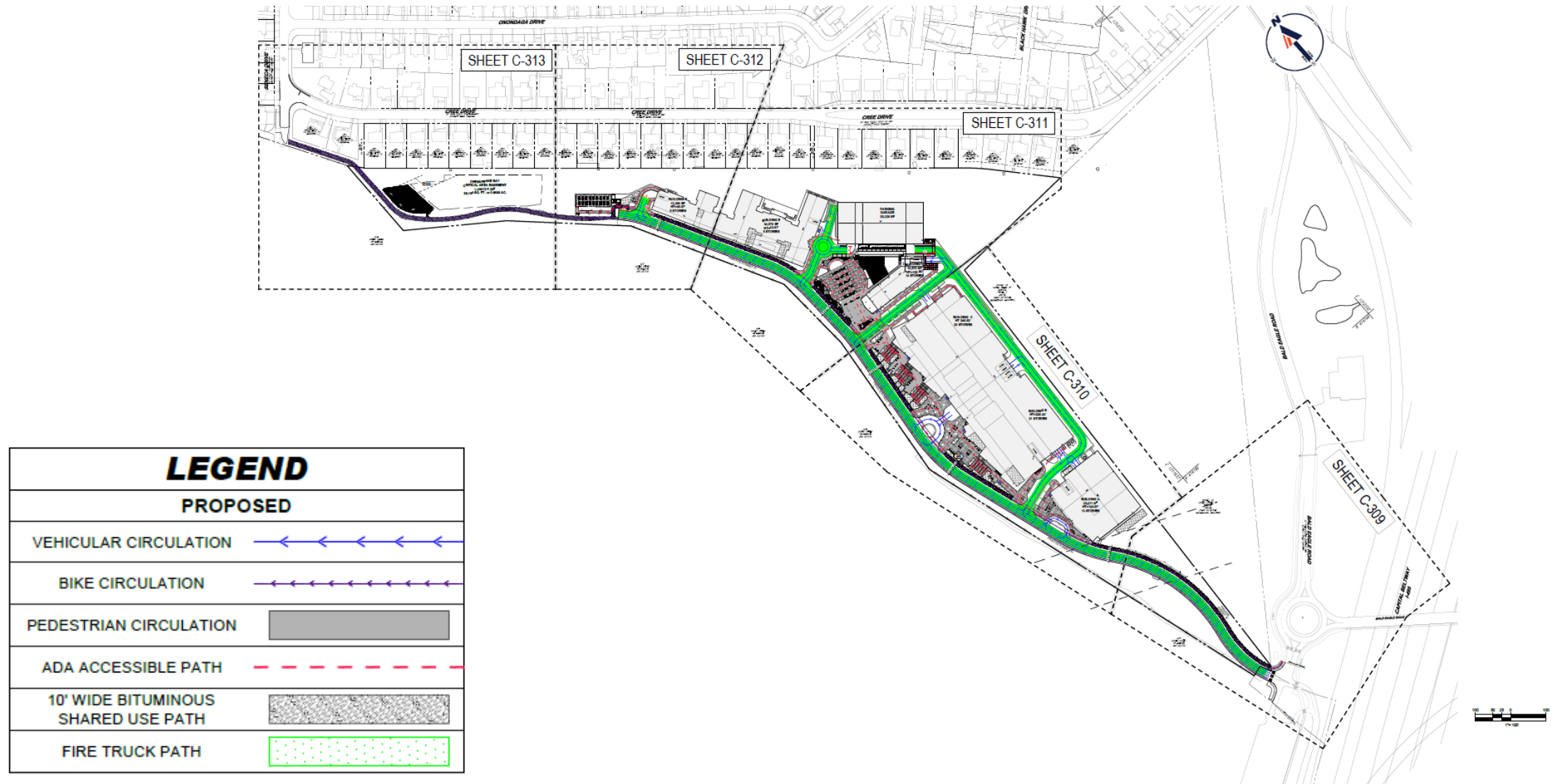
RECREATIONAL FACILITIES PLAN



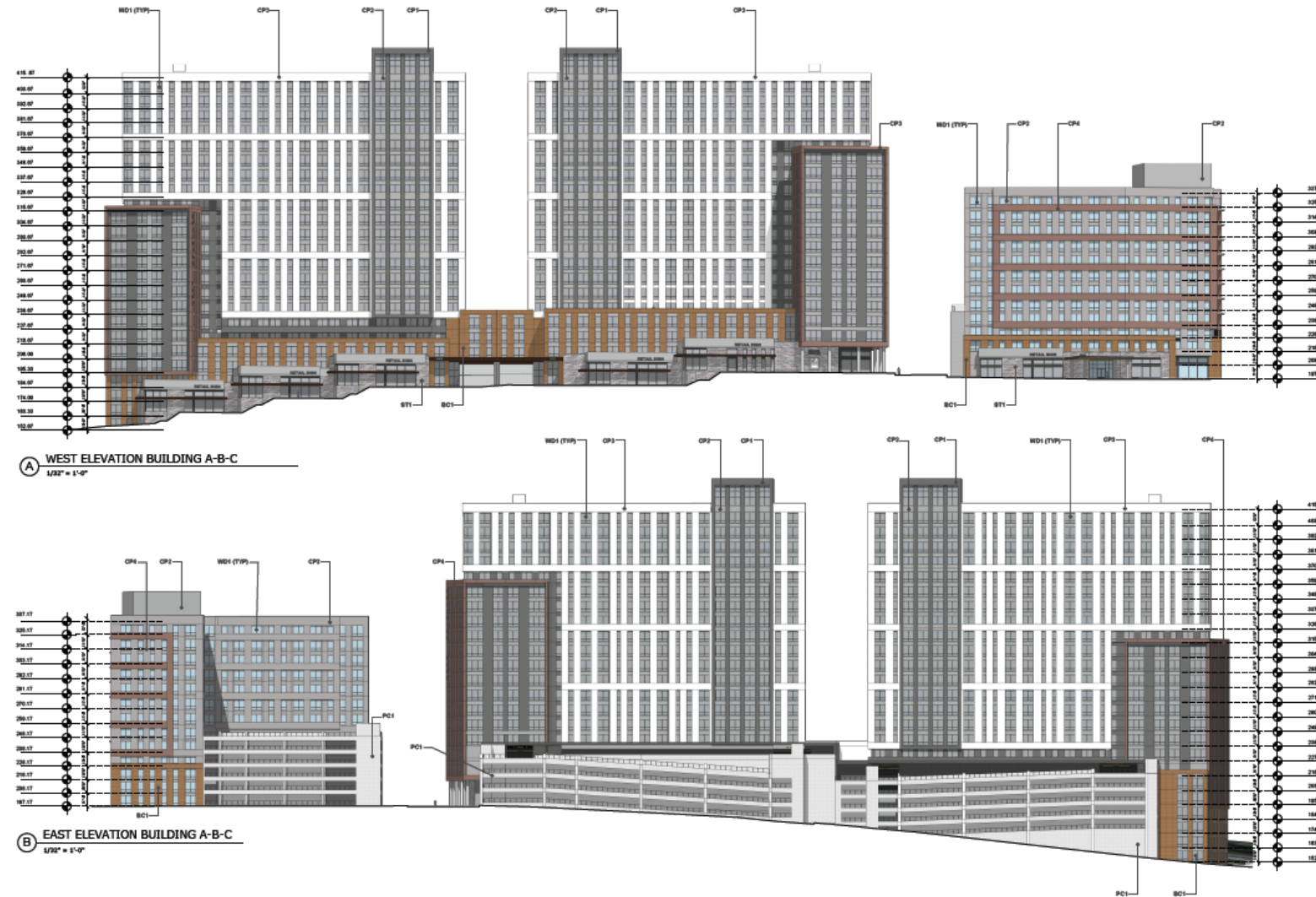
LANDSCAPE PLAN



CIRCULATION PLAN



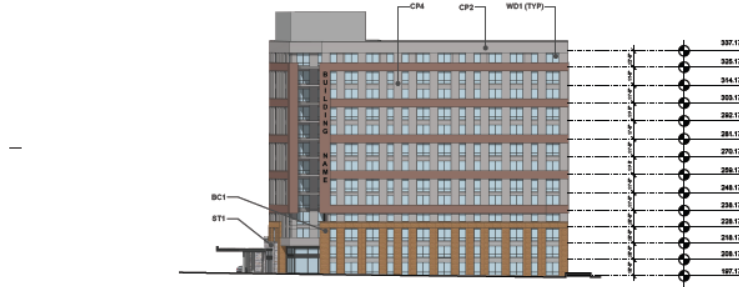
ELEVATIONS – BUILDINGS A, B & C



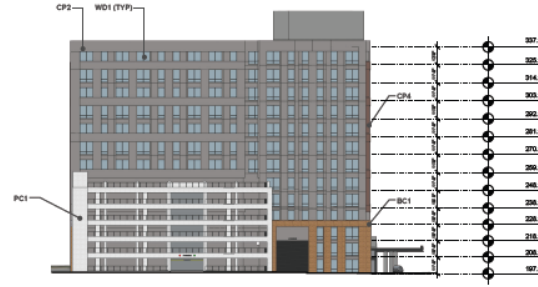
MATERIALS LEGEND:

	WINDOWS-WD1 WINDOW FRAME - BLACK GLASS - CLEAR		CEMENTITIOUS PANEL#2-CP2 FIBER CEMENT CLADDING COLOR - LIGHT GRAY
	CEMENTITIOUS PANEL#1-CP1 FIBER CEMENT CLADDING COLOR - DARK GRAY		CEMENTITIOUS PANEL#3-CP3 FIBER CEMENT CLADDING COLOR - WHITE
	CEMENTITIOUS PANEL#4-CP4 FIBER CEMENT CLADDING COLOR - BURGUNDY (TBD)		PRECAST CONCRETE-PC1 Precast Concrete with acid etched or sand blasted finish
	BRICK CLADDING-BC1 THIN BRICK VENEER COLOR - WALNUT		STONE CLADDING - ST1 STONE VENEER COLOR - OLD WORLD LEDGE

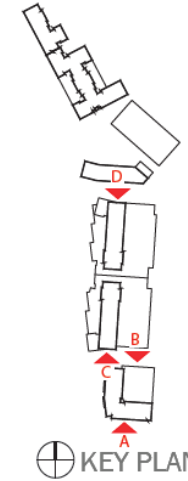
ELEVATIONS – BUILDINGS A, B & C



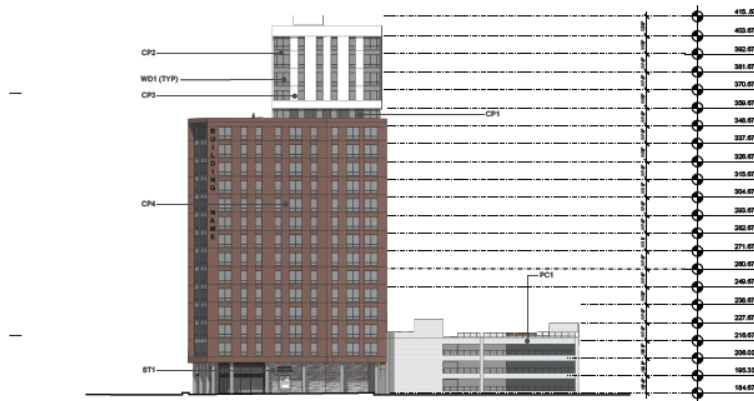
(A) SOUTH ELEVATION BUILDING A
1/32" = 1'-0"



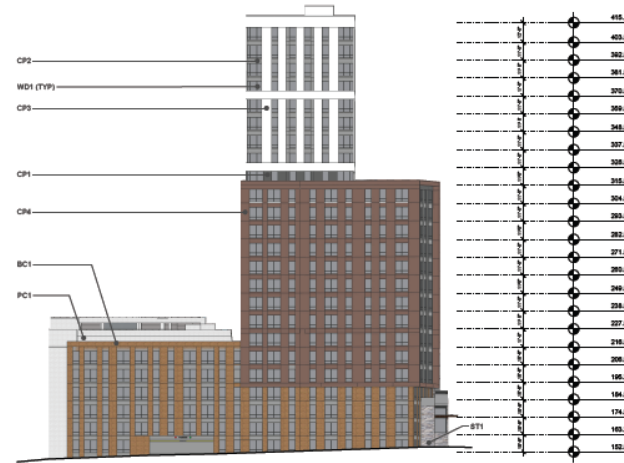
(B) NORTH ELEVATION BUILDING A
1/32" = 1'-0"



KEY PLAN

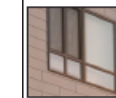


(C) SOUTH ELEVATION BUILDING B
1/32" = 1'-0"



(D) NORTH ELEVATION BUILDING C
1/32" = 1'-0"

MATERIALS LEGEND:



WINDOWS-WD1
WINDOW FRAME - BLACK
GLASS - CLEAR



CEMENTITIOUS PANEL#1-CP1
FIBER CEMENT CLADDING
COLOR - DARK GRAY



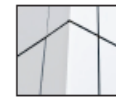
CEMENTITIOUS PANEL#4-CP4
FIBER CEMENT CLADDING
COLOR - BURGUNDY (TBD)



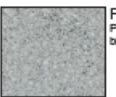
BRICK CLADDING-BC1
THIN BRICK VENEER
COLOR - WALNUT



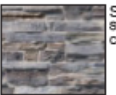
CEMENTITIOUS PANEL#2-CP2
FIBER CEMENT CLADDING
COLOR - LIGHT GRAY



CEMENTITIOUS PANEL#3-CP3
FIBER CEMENT CLADDING
COLOR - WHITE

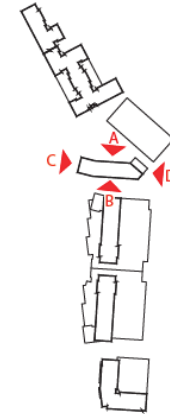


PRECAST CONCRETE-PC1
Precast Concrete with acid etched or sand
blasted finish



STONE CLADDING - ST1
STONE VENEER
COLOR - OLD WORLD LEDGE

ELEVATIONS – BUILDING D



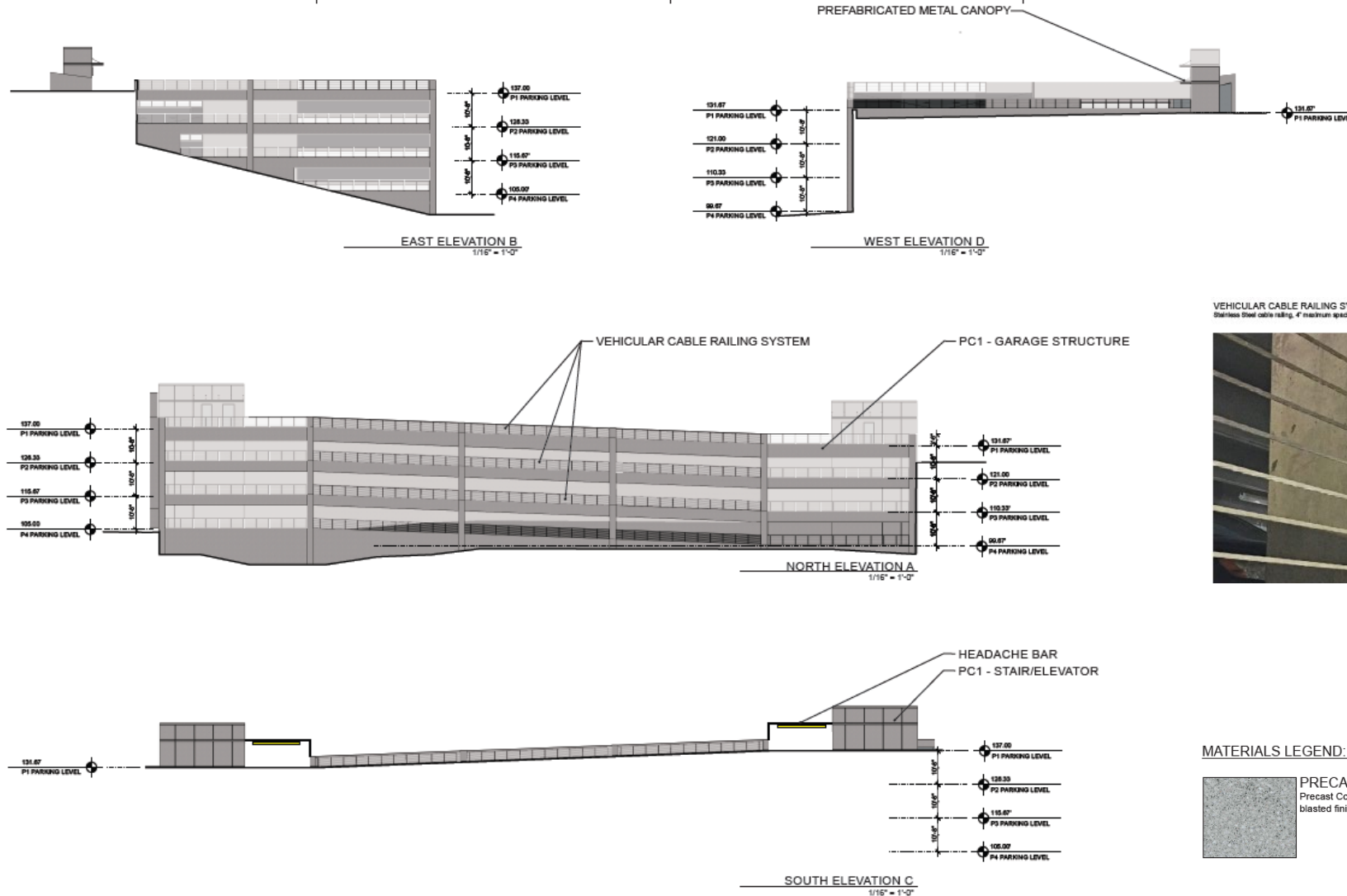
KEY PLAN

MATERIALS LEGEND:



SOUTH-EAST PERSPECTIVE "C"

ELEVATIONS – PARKING GARAGE



VEHICULAR CABLE RAILING SYSTEM
Stainless steel cable railing, 4" maximum spacing



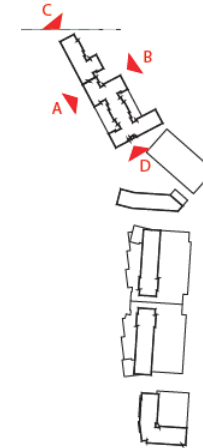
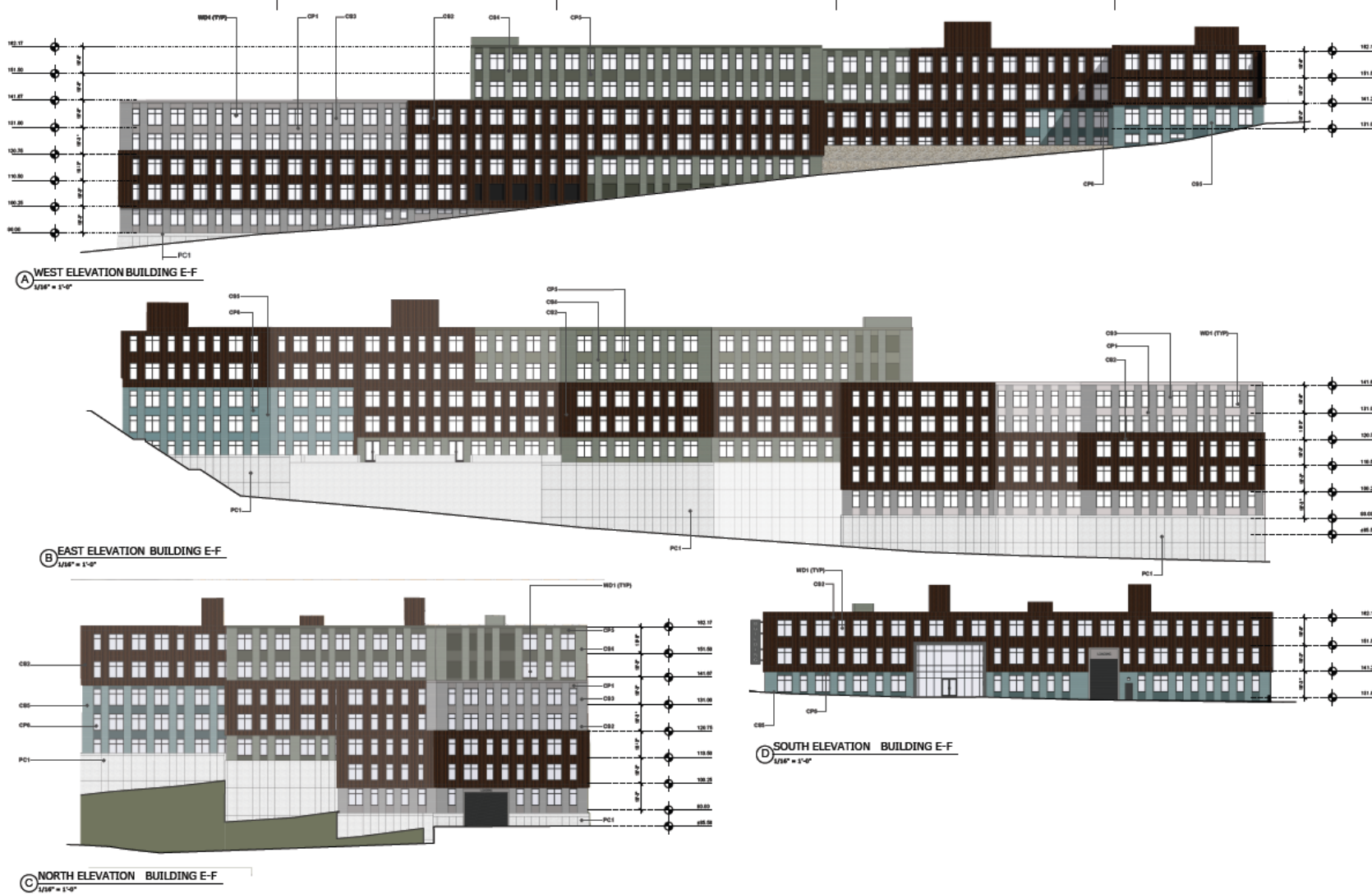
VEHICULAR CABLE RAILING SYSTEM



PREFABRICATED METAL CANOPY



ELEVATIONS – BUILDINGS E & F

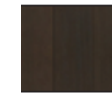


KEY PLAN

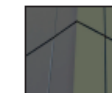
MATERIALS LEGEND:



WINDOWS-WD1
WINDOW FRAME - BLACK
GLASS - CLEAR



CEMENTITIOUS SIDING#2-CS2
FIBER CEMENT CLADDING
COLOR - RICH BROWN



CEMENTITIOUS PANEL#5-CP5
FIBER CEMENT CLADDING
COLOR - DARK GREEN



CEMENTITIOUS SIDING#4-CS4
FIBER CEMENT CLADDING
COLOR - GREEN



PRECAST CONCRETE-PC1
Precast Concrete with acid etched or sand-
blasted finish



CEMENTITIOUS PANEL#1-CP1
FIBER CEMENT CLADDING
COLOR - DARK GRAY



CEMENTITIOUS SIDING#3-CS3
FIBER CEMENT CLADDING
COLOR - WHITE



CEMENTITIOUS PANEL#6-CP6
FIBER CEMENT CLADDING
COLOR - DARK BLUE

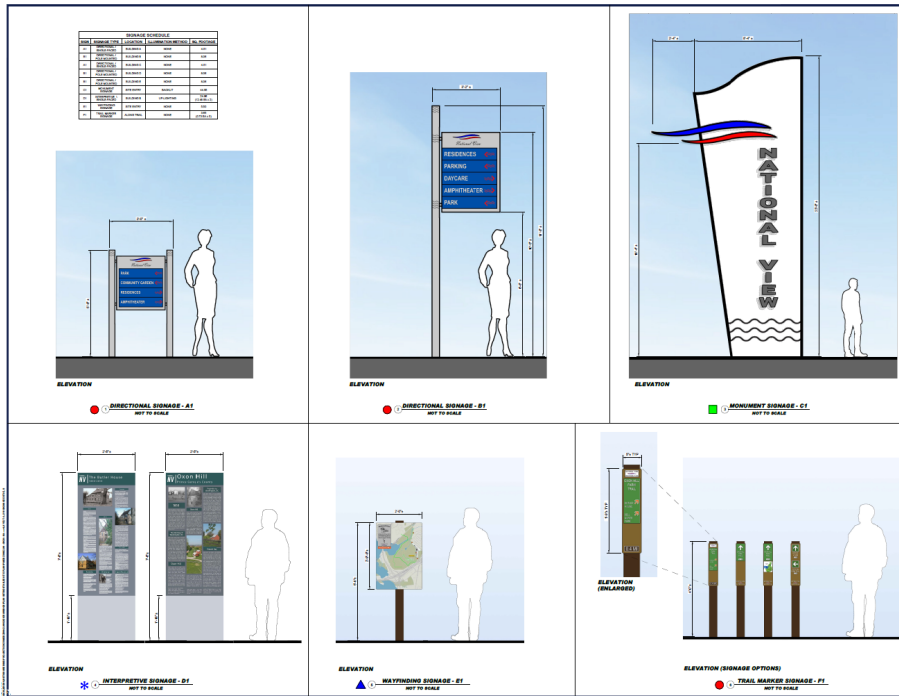
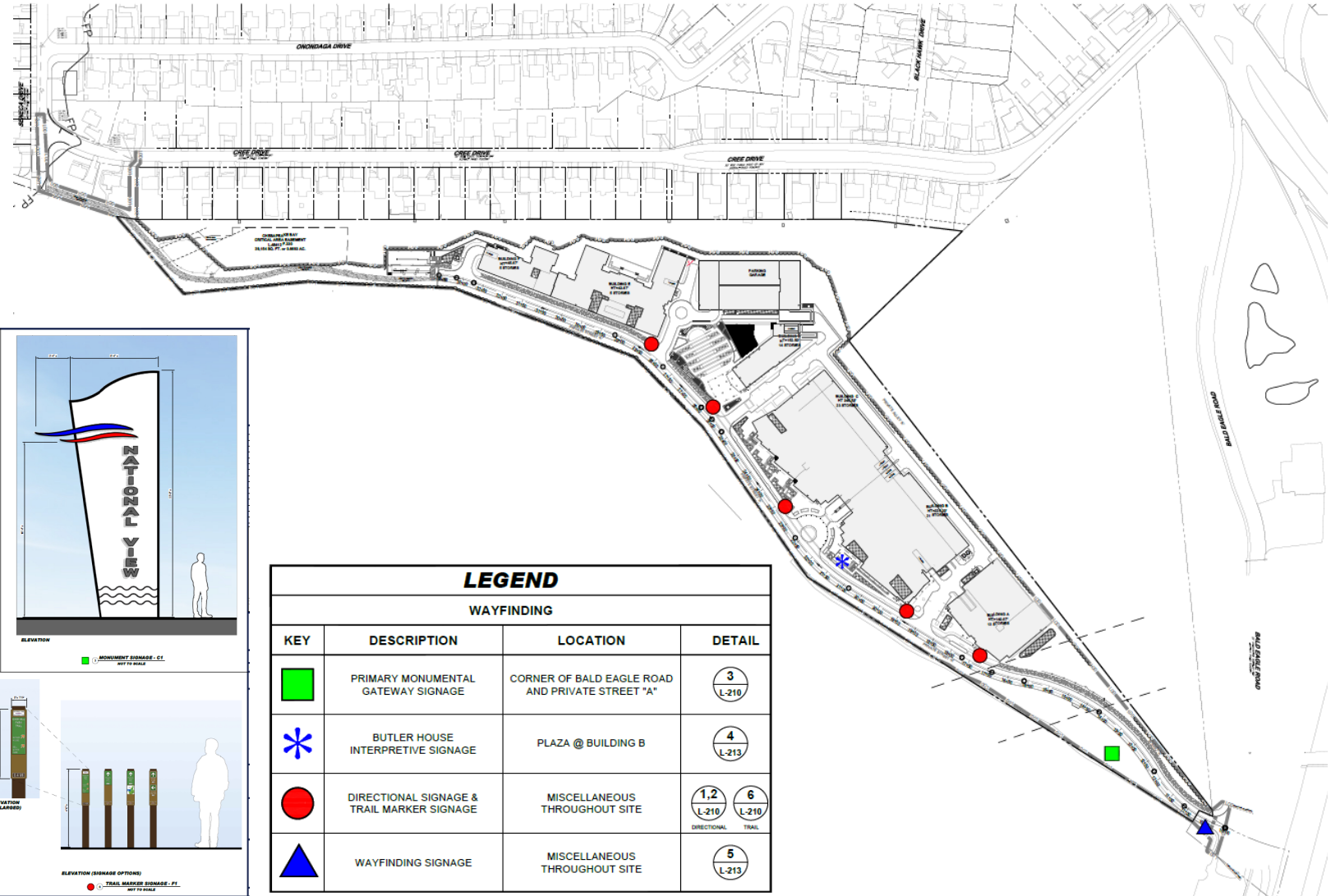


CEMENTITIOUS SIDING#5-CS5
FIBER CEMENT CLADDING
COLOR - BLUE

RENDERINGS

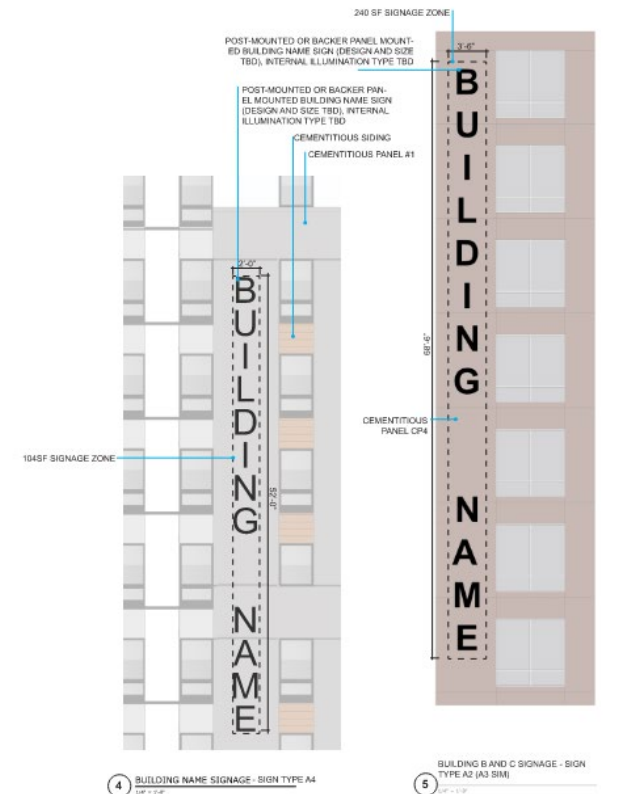
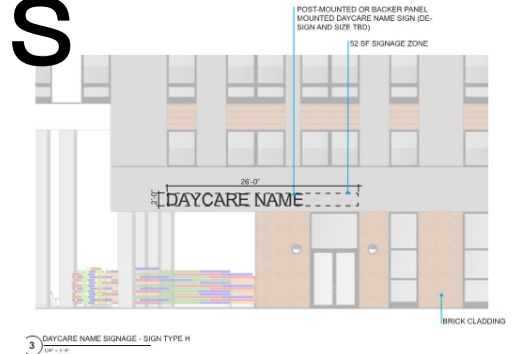
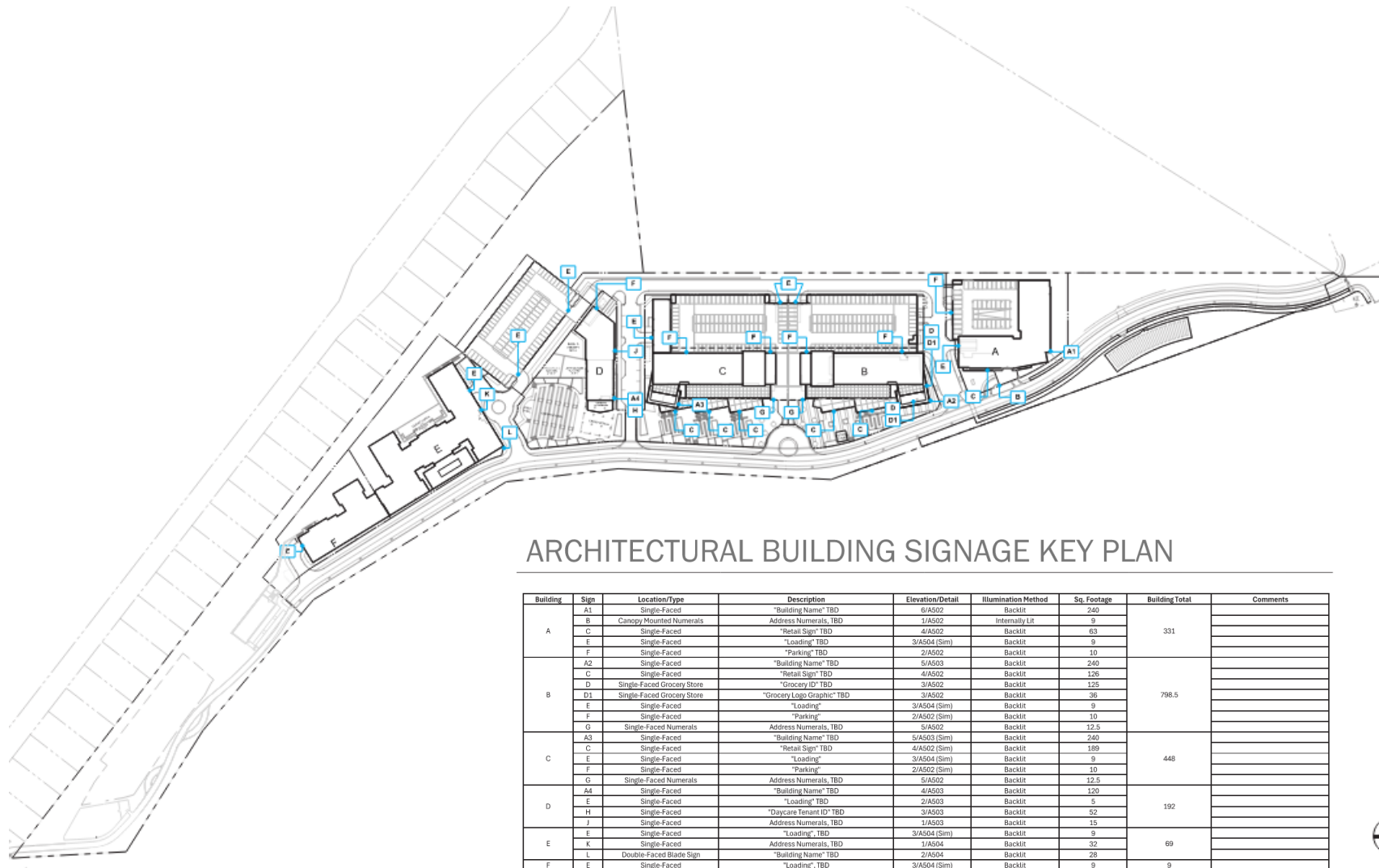


SIGNAGE – FREESTANDING SIGNS

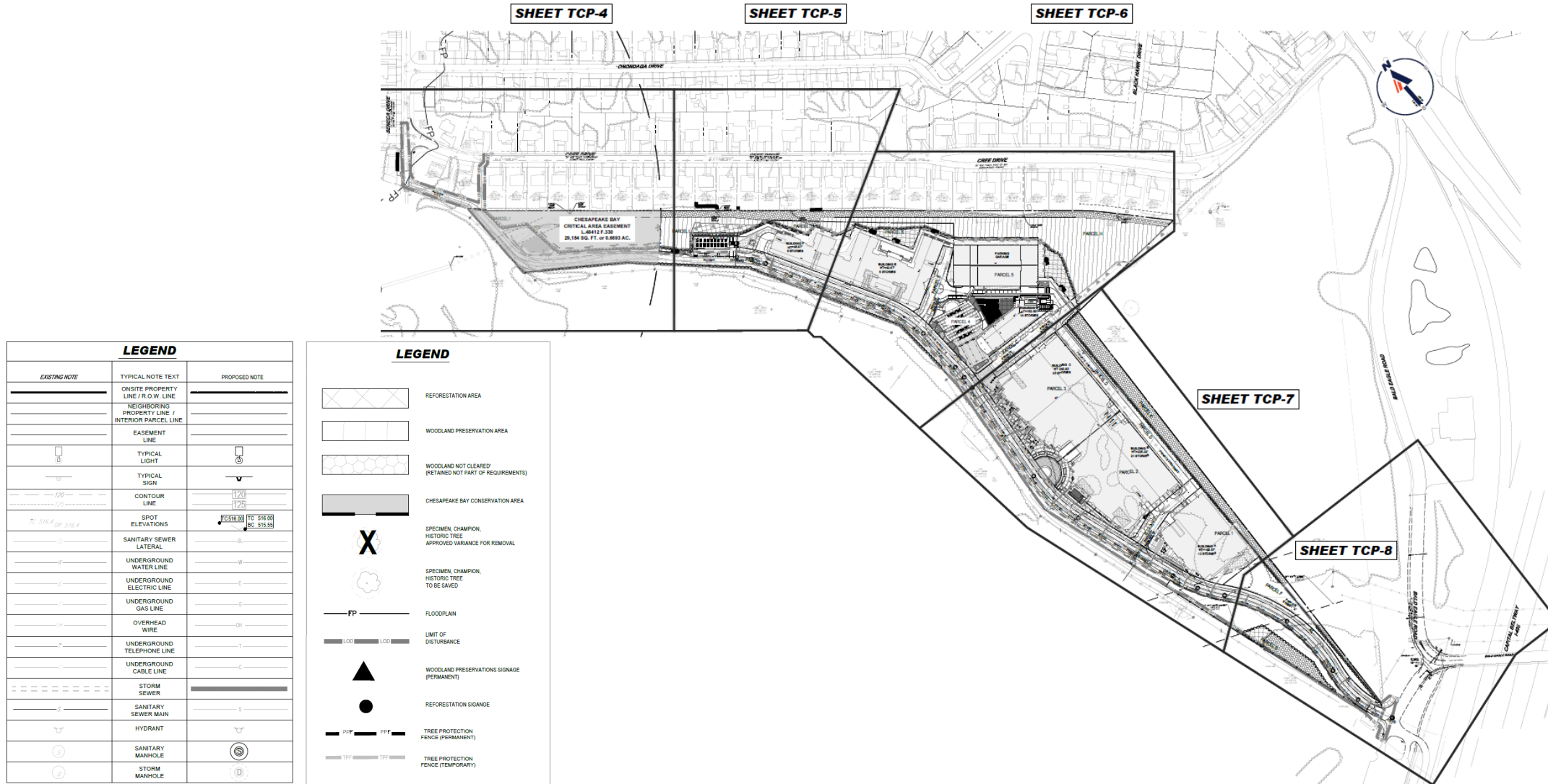


LEGEND			
WAYFINDING			
KEY	DESCRIPTION	LOCATION	DETAIL
	PRIMARY MONUMENTAL GATEWAY SIGNAGE	CORNER OF BALD EAGLE ROAD AND PRIVATE STREET "A"	
	BUTLER HOUSE INTERPRETIVE SIGNAGE	PLAZA @ BUILDING B	
	DIRECTIONAL SIGNAGE & TRAIL MARKER SIGNAGE	MISCELLANEOUS THROUGHOUT SITE	
	WAYFINDING SIGNAGE	MISCELLANEOUS THROUGHOUT SITE	

SIGNAGE – BUILDING-MOUNTED SIGNS



TYPE II TREE CONSERVATION PLAN



3D VIDEO

<https://youtu.be/50AxjElgVKE>



STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DSP-24012
- Departure from Design Standards DDS-24004
- Alternative Compliance AC-25004
- Type 2 Tree Conservation Plan TCP2-013-2025

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/16/2024
- Acceptance Mailing: 03/28/2025