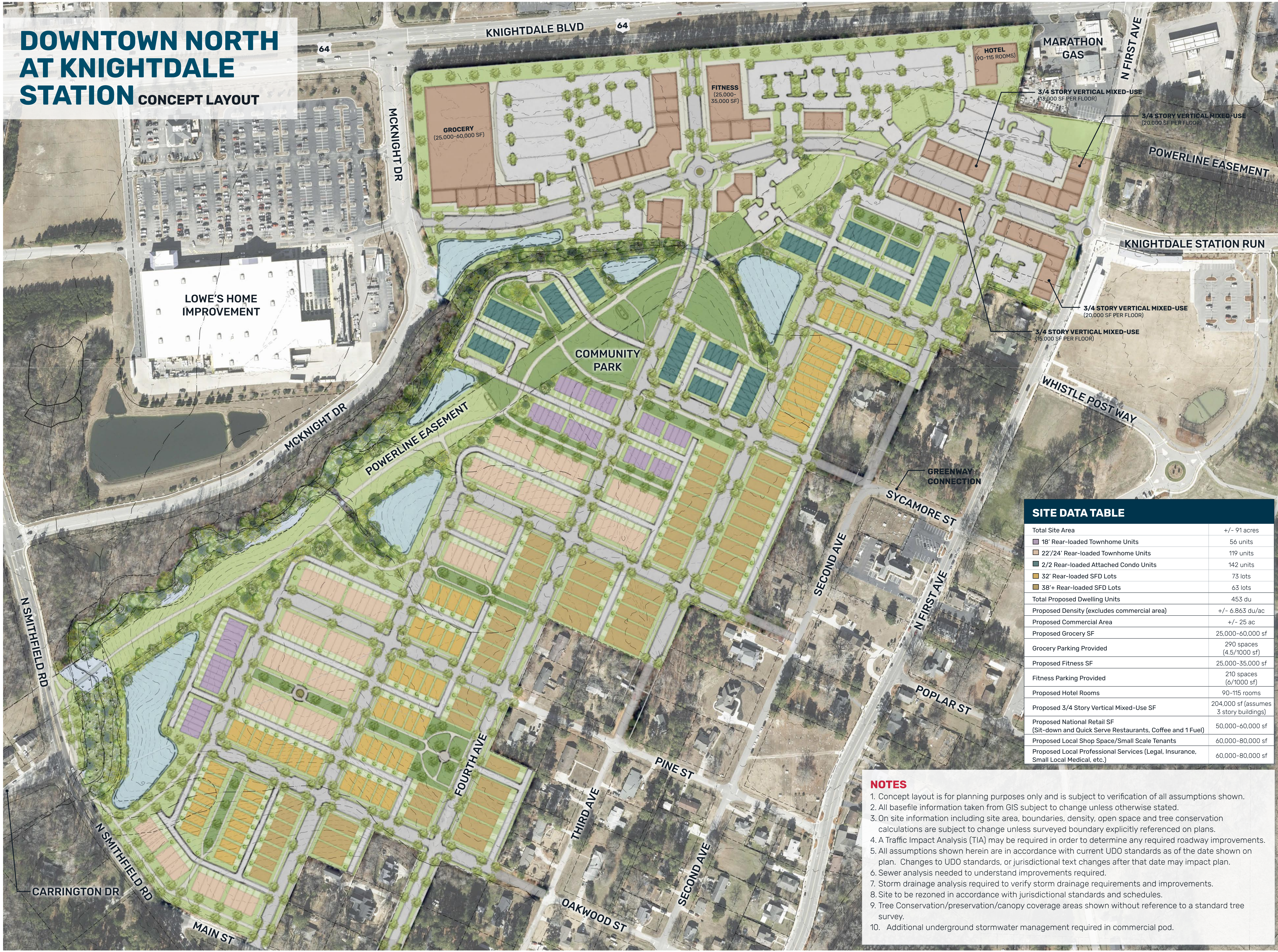


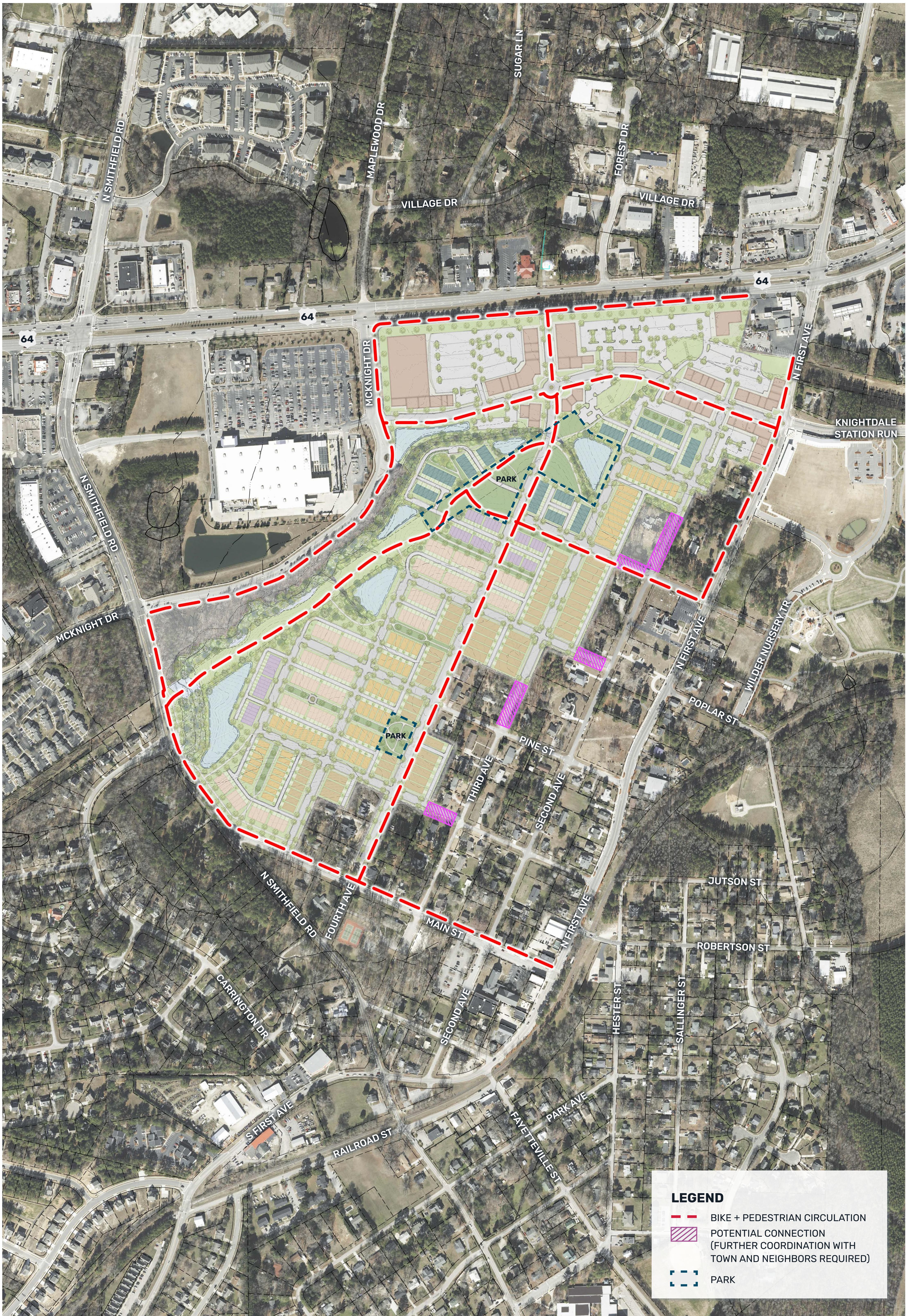
# DOWNTOWN NORTH AT KNIGHTDALE STATION CONCEPT LAYOUT



SITE DATA TABLE	
Total Site Area	+/- 91 acres
18' Rear-loaded Townhome Units	56 units
22'/24' Rear-loaded Townhome Units	119 units
2/2 Rear-loaded Attached Condo Units	142 units
32' Rear-loaded SFD Lots	73 lots
38'+ Rear-loaded SFD Lots	63 lots
Total Proposed Dwelling Units	453 du
Proposed Density (excludes commercial area)	+/- 6.863 du/ac
Proposed Commercial Area	+/- 25 ac
Proposed Grocery SF	25,000-60,000 sf
Grocery Parking Provided	290 spaces (4.5/1000 sf)
Proposed Fitness SF	25,000-35,000 sf
Fitness Parking Provided	210 spaces (6/1000 sf)
Proposed Hotel Rooms	90-115 rooms
Proposed 3/4 Story Vertical Mixed-Use SF	204,000 sf (assumes 3 story buildings)
Proposed National Retail SF (Sit-down and Quick Serve Restaurants, Coffee and 1 Fuel)	50,000-60,000 sf
Proposed Local Shop Space/Small Scale Tenants	60,000-80,000 sf
Proposed Local Professional Services (Legal, Insurance, Small Local Medical, etc.)	60,000-80,000 sf

- NOTES**
1. Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
  2. All basefile information taken from GIS subject to change unless otherwise stated.
  3. On site information including site area, boundaries, density, open space and tree conservation calculations are subject to change unless surveyed boundary explicitly referenced on plans.
  4. A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.
  5. All assumptions shown herein are in accordance with current UDO standards as of the date shown on plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
  6. Sewer analysis needed to understand improvements required.
  7. Storm drainage analysis required to verify storm drainage requirements and improvements.
  8. Site to be rezoned in accordance with jurisdictional standards and schedules.
  9. Tree Conservation/preservation/canopy coverage areas shown without reference to a standard tree survey.
  10. Additional underground stormwater management required in commercial pod.





**LEGEND**

- - - BIKE + PEDESTRIAN CIRCULATION
- ▨ POTENTIAL CONNECTION  
(FURTHER COORDINATION WITH TOWN AND NEIGHBORS REQUIRED)
- - - PARK



# DOWNTOWN NORTH AT KNIGHTDALE STATION DOWNTOWN STREETSCAPES

PUBLIC ART | ROUNDABOUT



PUBLIC ART | ROUNDABOUT



PUBLIC PLAZA



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE





# DOWNTOWN NORTH AT KNIGHTDALE STATION DESTINATION RETAIL

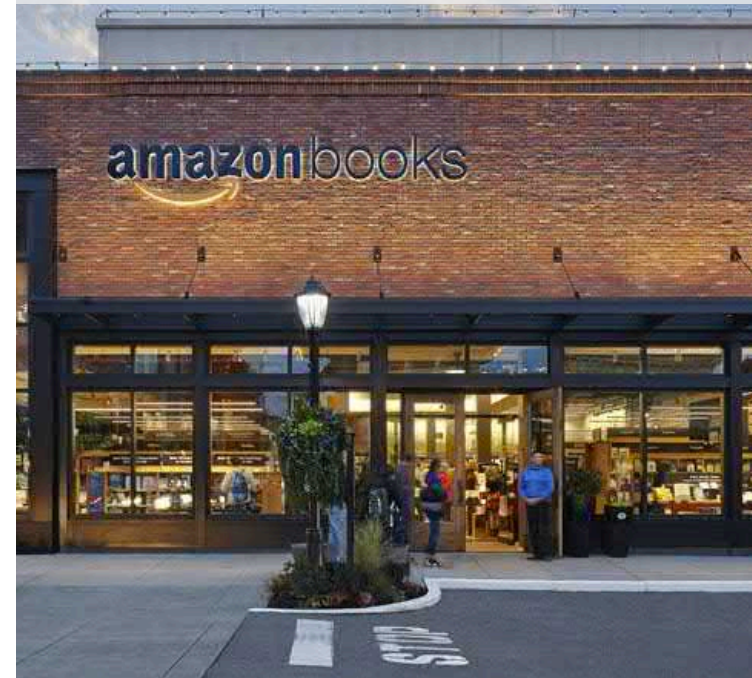
ENHANCED ARCHITECTURE | GROCERY



INDOOR/OUTDOOR ELEMENTS



ENHANCED ARCHITECTURE | SHOP SPACE



GYM ACTIVITY



INDOOR/OUTDOOR | MULTI-STORY



ENHANCED ARCHITECTURE | SHOP SPACE



ENHANCED ARCHITECTURE



ENHANCED ARCHITECTURE





# DOWNTOWN NORTH AT KNIGHTDALE STATION OLD DOWNTOWN OPTIONS

MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | LIVE-WORK



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE





# DOWNTOWN NORTH AT KNIGHTDALE STATION STATEMENT OPTIONS

MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



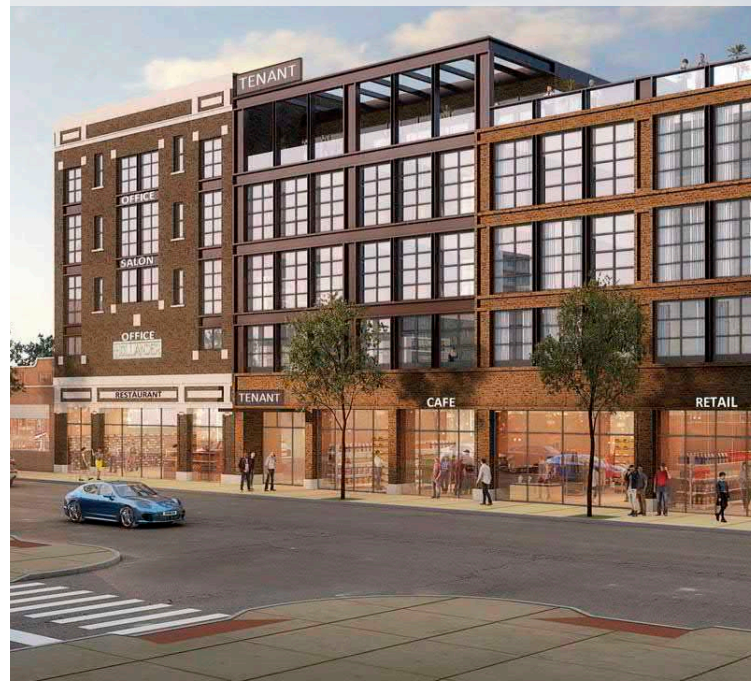
MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE





# DOWNTOWN NORTH AT KNIGHTDALE STATION HOUSING OPTIONS

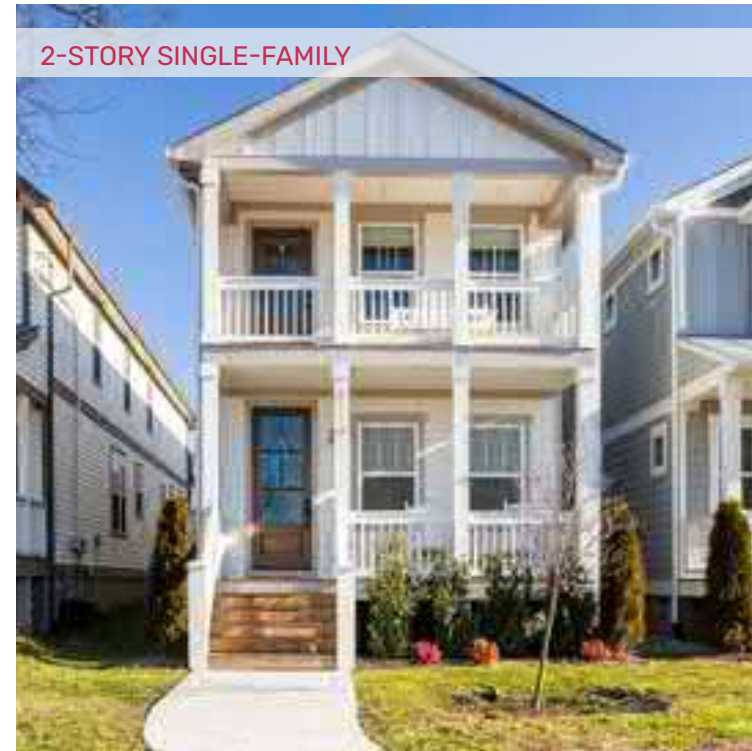
2-STORY SINGLE-FAMILY



2-STORY SINGLE-FAMILY



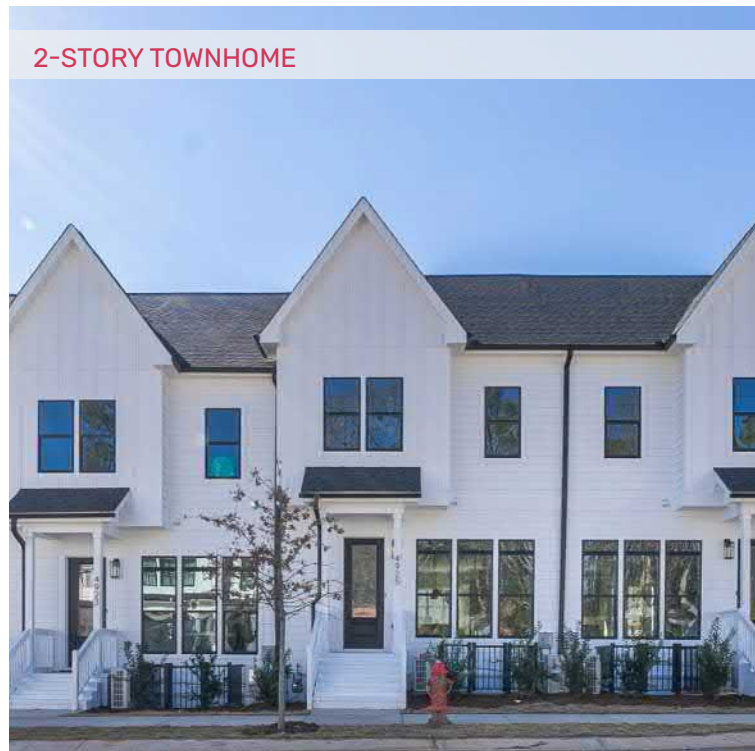
2-STORY SINGLE-FAMILY



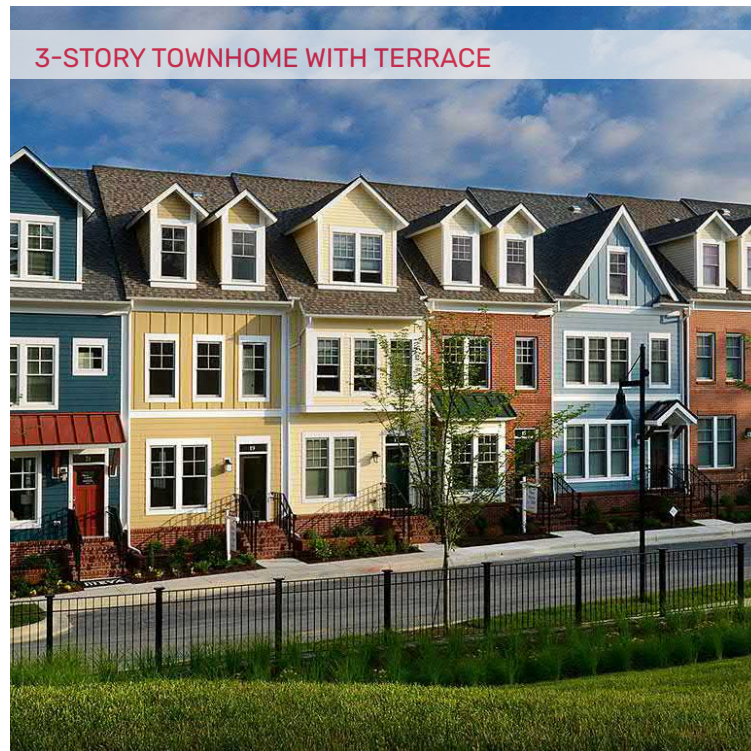
1.5-STORY SINGLE-FAMILY



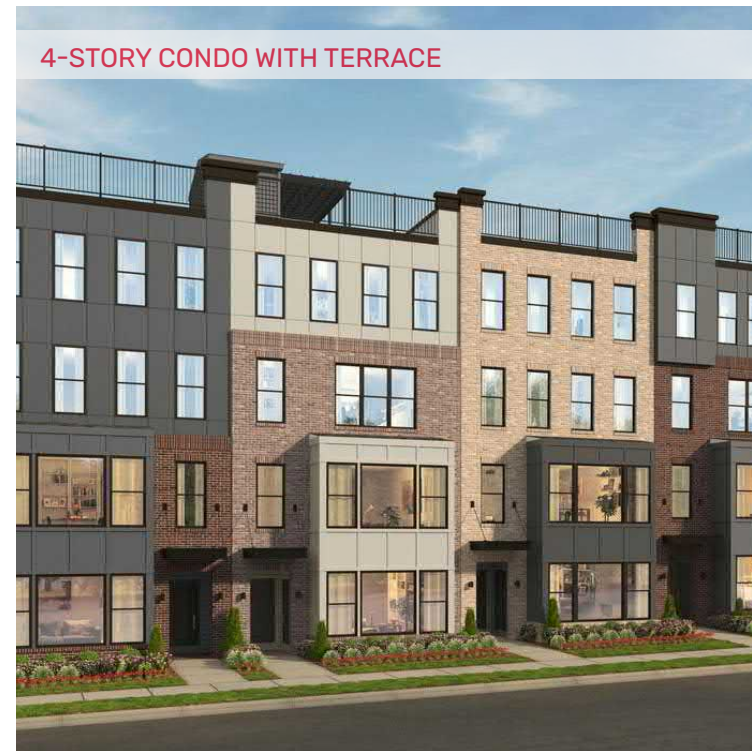
2-STORY TOWNHOME



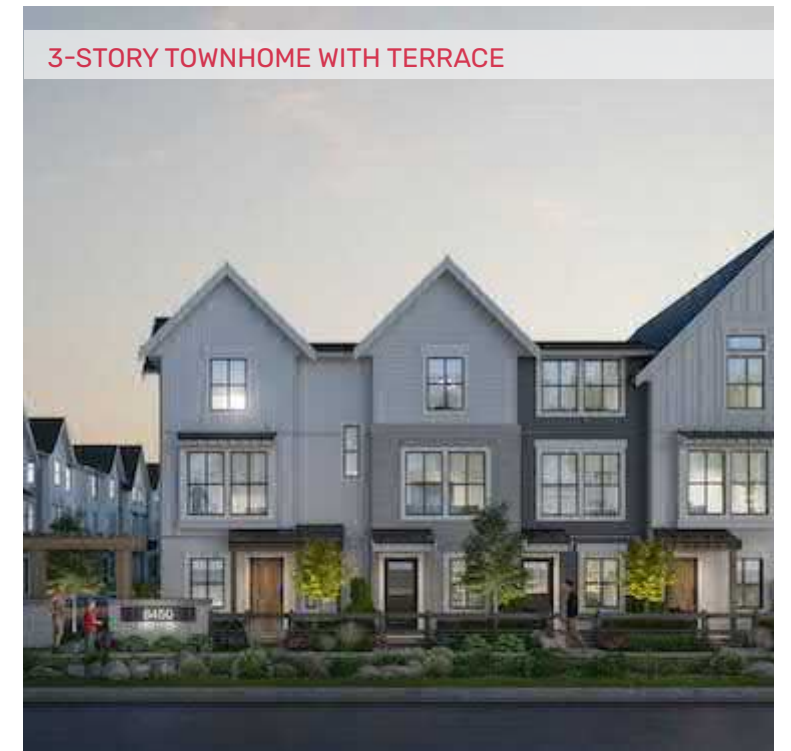
3-STORY TOWNHOME WITH TERRACE



4-STORY CONDO WITH TERRACE



3-STORY TOWNHOME WITH TERRACE





# DOWNTOWN NORTH AT KNIGHTDALE STATION LINEAR PARKS AND TRAILS

RESIDENTIAL FRONTING LINEAR PARK



RESIDENTIAL FRONTING PUBLIC GREEN



RESIDENTIAL FRONTING LINEAR PARK



RESIDENTIAL FRONTING LINEAR PARK



RESIDENTIAL FRONTING PUBLIC GREEN



PUBLIC GREENWAY IN EASEMENT



PUBLIC GREENWAY IN EASEMENT

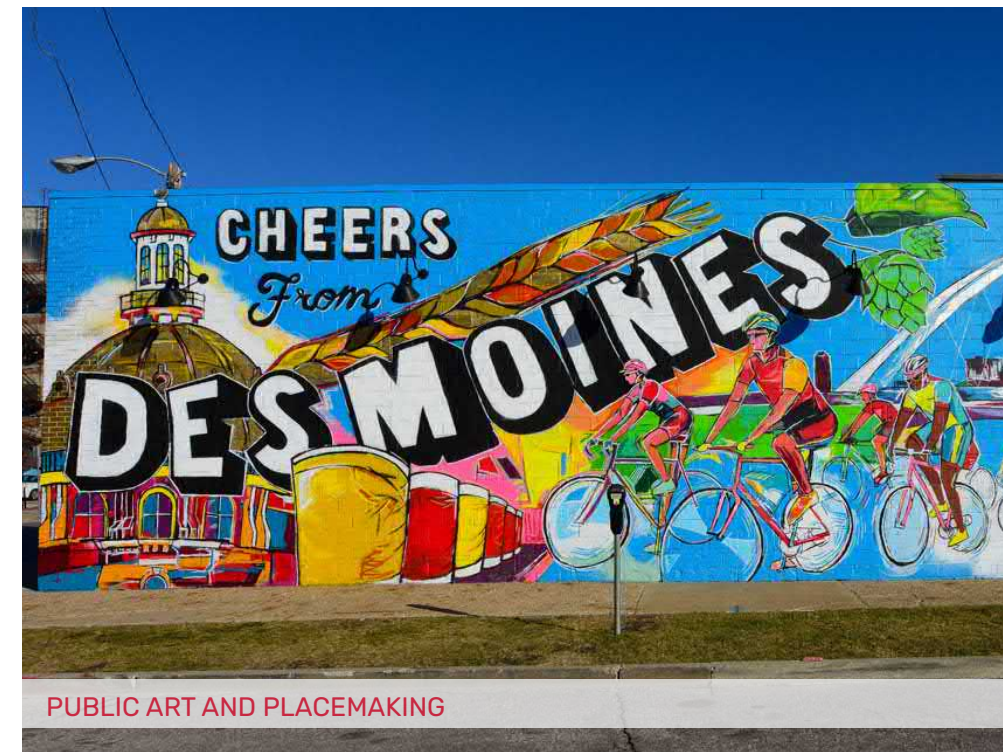
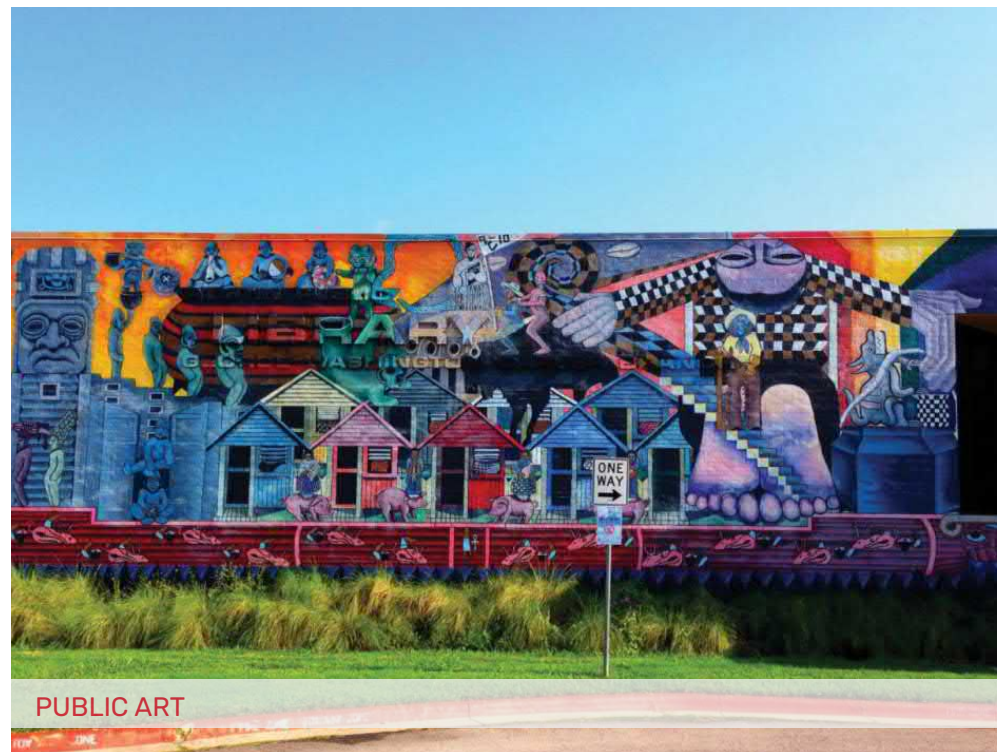


PUBLIC GREENWAY IN EASEMENT





# DOWNTOWN NORTH AT KNIGHTDALE STATION PUBLIC ART





# DOWNTOWN NORTH AT KNIGHTDALE STATION SITE SIGNAGE

DECORATIVE STREET SIGNS



DARK PANEL DECORATIVE STREET SIGNS



DOWNTOWN SIGNAGE



NEIGHBORHOOD ENTRY SIGNAGE



DECORATIVE GREENWAY SIGNAGE



GREENWAY STORIES



SIGN PALETTE





# DOWNTOWN NORTH AT KNIGHTDALE STATION STREET SECTIONS + ROUNDABOUTS

