

WILLIAMS HOLDINGS

6604 and 6608 Jefferson St.

Revisions to meet community concerns

WILLIAMS HOLDINGS

PRIOR PLAN AND TODAY'S REVISIONS

PREVIOUS PLAN

- Prior plan was a 44,000 sf building
- Requested Special Use Permit for a Mixed Uses of retail and residential
- Requested variances for
 - Parking reduction requirements from ordinance standard
 - Shared parking model
 - Overflow at adjacent or nearby public lots less than 100 feet away
- Requested setback requirements on the side and rear be reduced to commercial standards

REVISED PLAN

- Revised drawing reduces the size of the building by almost half to approximately 29,029 sf
- Request for Special Use Permit stands for Mixed Use of retail and residential
- No Parking variances required
- Request reduction to setback for driveway to residences allowed to traverse over the 25' side setback.

WILLIAMS HOLDINGS

WHAT WERE THE CONCERNS

WE HEARD THE
CITIZENS

Planning Commission Meeting Public Comments	Does the new concept resolve?	Resolved
Will there be a sidewalk in front of the property to walk into the town center?	Yes, the sidewalk project will not be interrupted	✓
Will the building fit on the lot? Is it too large?	The structure has been revised to townhomes over retail reducing the mass of the building	✓
Building is mixed use with residential and commercial. Town should move to do what brings the best economic growth to the town and increase tax base.	The building is zoned B-1. the commercial requirements apply to setbacks and variances with this zoning.	✓
What is the measure for shared parking? Concerns about the shared parking model.	This is no longer required. There is sufficient parking for the revised structure.	✓
Can you address the traffic congestion?	This is no longer an issue. <ul style="list-style-type: none"> The revised structure reduces the # of residents by almost half and will not impact the traffic congestion. The town plan to widen the lanes by adding a right turning lane at the light will move traffic more fluidly to support. VDOT can adjust the signalization configuration to move traffic at the light. 	✓
Concern to remove the setback requirements.	Request setback usage for driveway into residential townhomes be allowed over the side 25 foot setback.	Partial

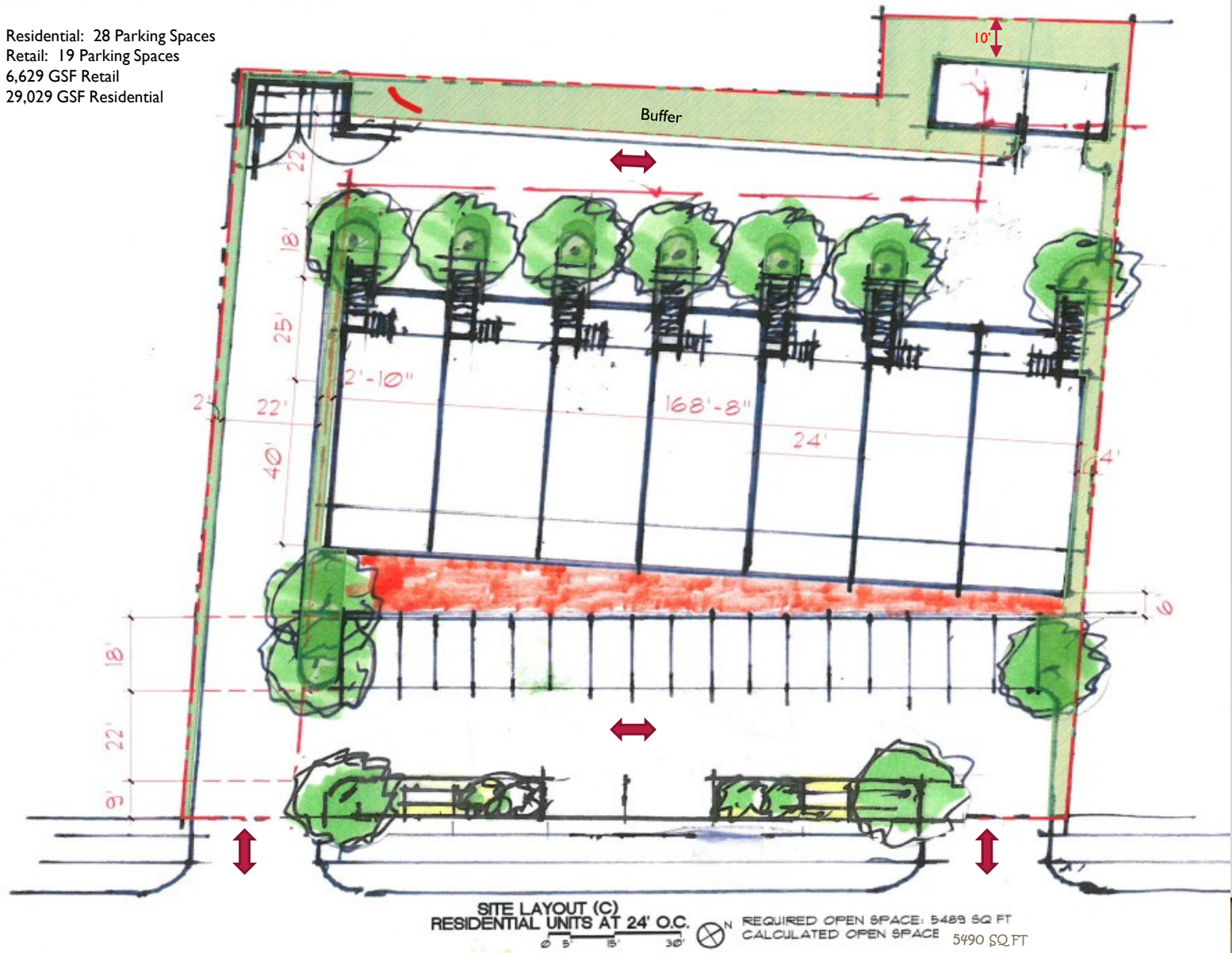
HIGH LEVEL SCOPE

- Mixed Use retail space 6,629 sf in front with townhouses and retail on the lower level in the front of the building
- Residential space 22,400 sf in rear
- Reduced to almost half the size 29,029 sf
- Maximize green space with new sidewalk project
- No parking variances needed
- Green space meets requirement with tall trees
- Expected completion: Fall 2020 or sooner
- Mixture of brick and hard board/wood like siding

SITE LAYOUT

6604 and 6608 Jefferson St.
Haymarket, VA 20169

Residential: 28 Parking Spaces
Retail: 19 Parking Spaces
6,629 GSF Retail
29,029 GSF Residential



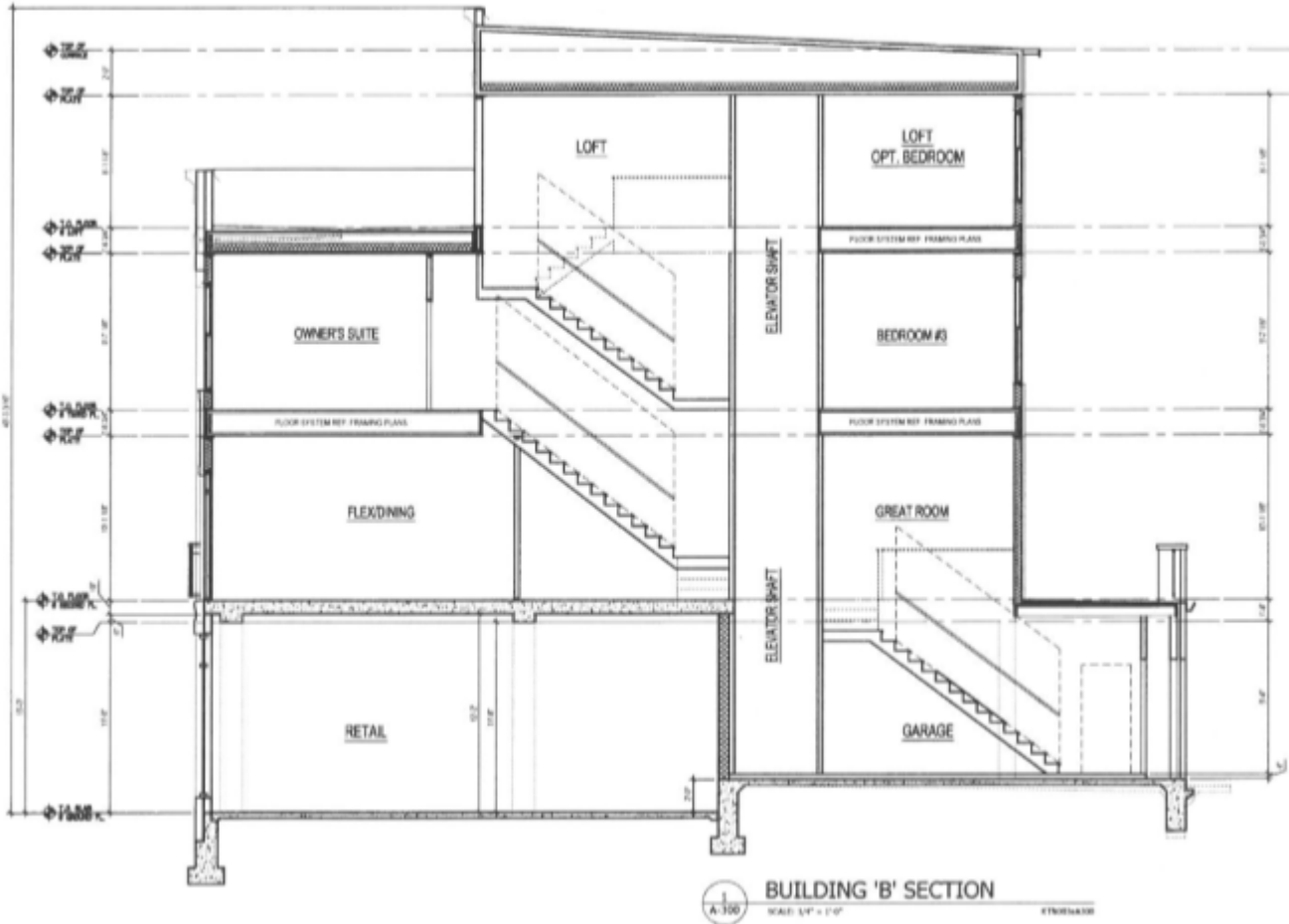
RENDERINGS OF CONCEPTS FRONT VIEW



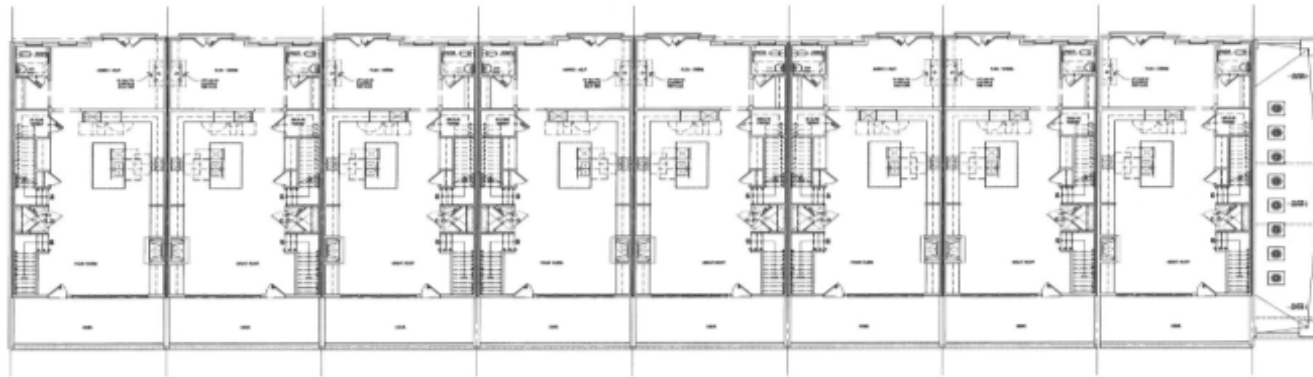
RENDERINGS OF CONCEPTS BIRDS EYE VIEW



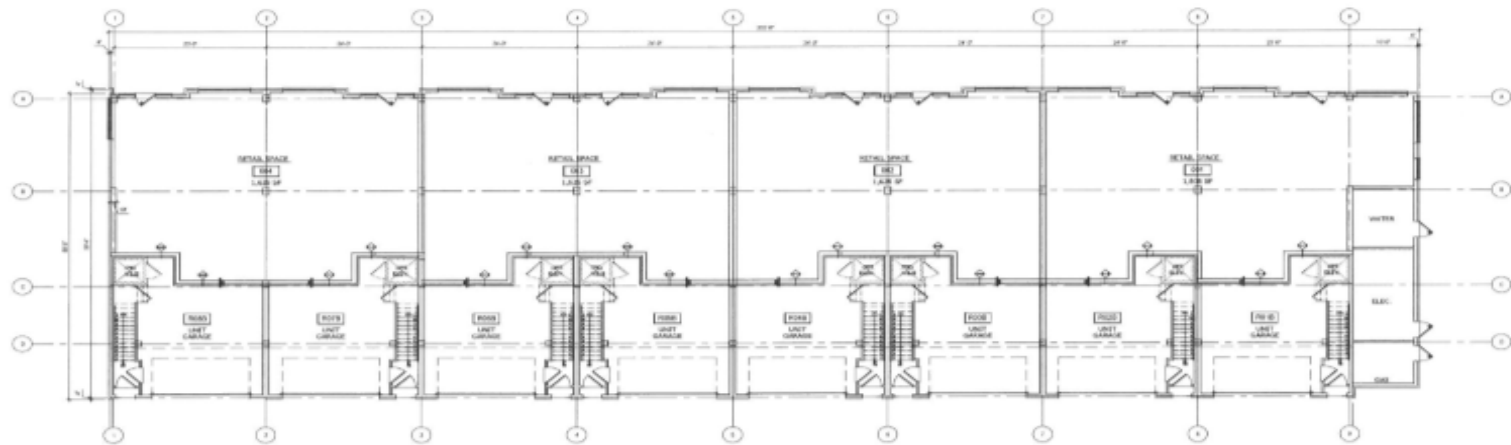
CONCEPT OF INTERIOR ELEVATION



SAMPLE LAYOUT OF PROPOSED CONCEPT



BUILDING 'B' - SECOND FLOOR
SCALE: 1/8" = 1'-0"



BUILDING 'B' - GROUND FLOOR
SCALE: 1/8" = 1'-0"



PHOTOS OF FINISHED PRODUCT
CRESCENT PLACE LEESBURG

PHOTOS OF FINISHED PRODUCT RESIDENTIAL ENTRANCES AT CRESCENT PLACE IN LEESBURG



Concept of Residential Entrance

PHOTOS OF FINISHED PRODUCT REAR



Neighbors in rear will see this 50' away from the rear fence.