

Lakeview  
Farms  
Community  
Meeting

Community Meeting - April 1, 2024

# Proposed Timeline

- 04/01/2024 Community Meeting
- 04/18/2024 Planning Board Meeting
- 05/06/2024 City Council Meeting
- Q3 2024 Construction Document Submittal
- Q1/Q2 2025 Construction Document Approval / Begin Construction
- Summer 2025 Roadway Improvements Installed
- Q1/Q2 2026 Vertical Construction Begins
- 2029/2030 Projected Build-Out

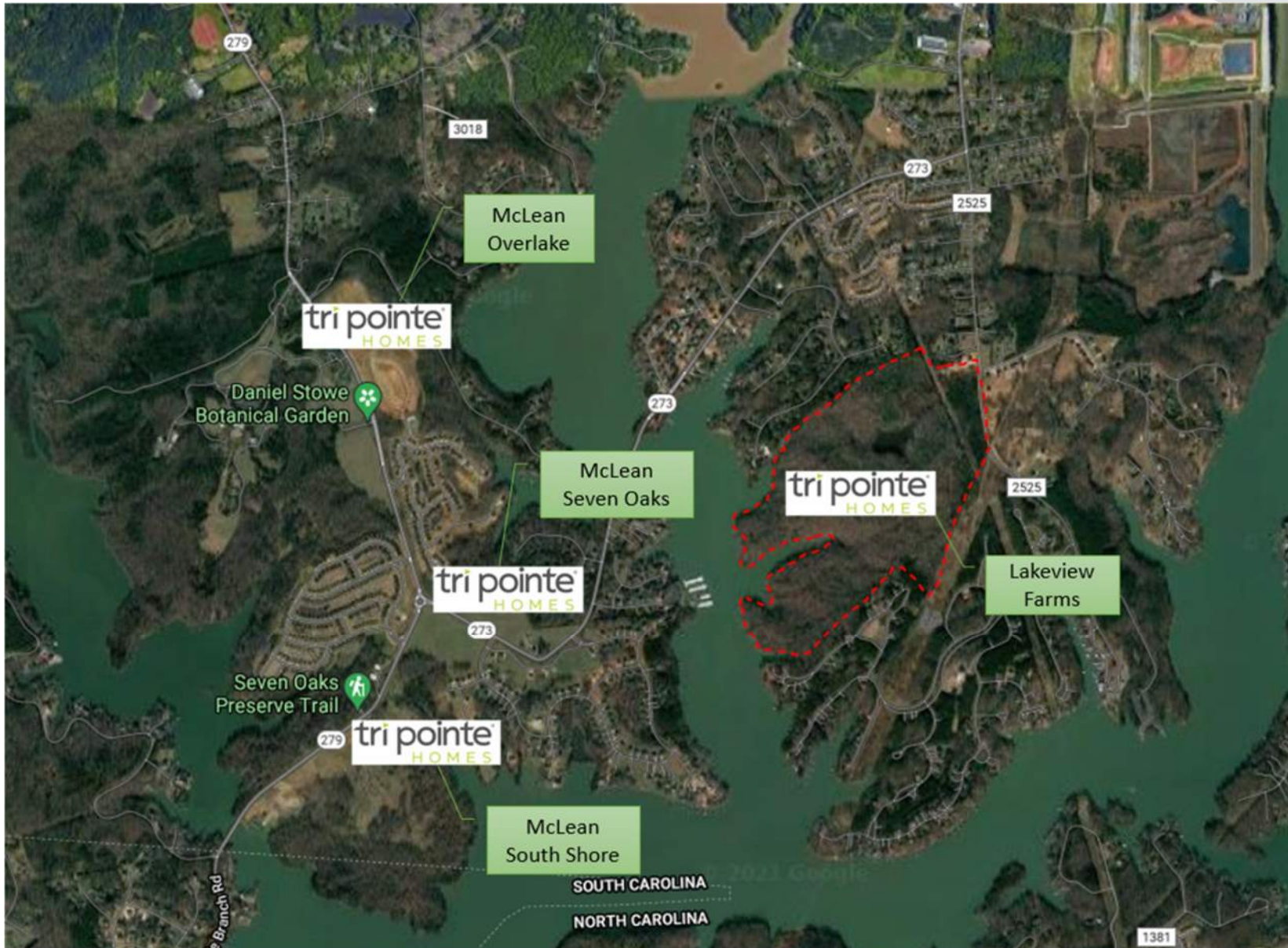
# OUR MISSION

We're in the life-changing business, dedicated to designing homes, neighborhoods and experiences that inspire and uplift our customers, our team members and the communities we serve.



Life that inspires homes. Homes that inspire life. It's our toughest mission and highest calling.

# Aerial Site Context



# McLean South Shore



# McLean Overlake



# McLean Seven Oaks



# CONDITIONAL ZONING BENEFITS

CERTAINTY ON DEVELOPMENT

- Site Plan Certainty
  - 385 Total Homesites
  - Age- Restricted
  - For Sale Residential

COMMUNITY ENGAGEMENT

- Neighborhood Meetings
  - Increased Buffers / Open Space
- City Council Feedback

HIGHER LEVEL DESIGN STANDARDS

- Enhanced Elevation / Architectural Requirements
- Increased Erosion Control Measures

PUBLIC BENEFIT

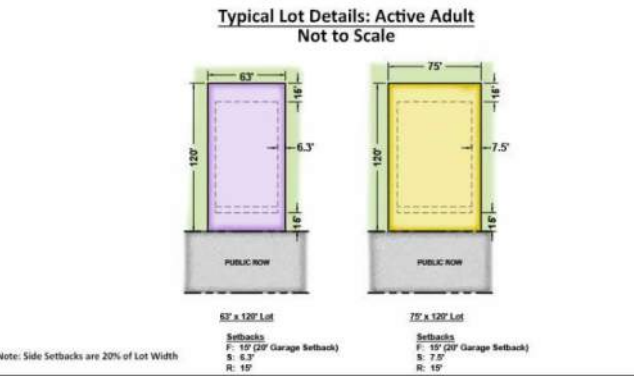
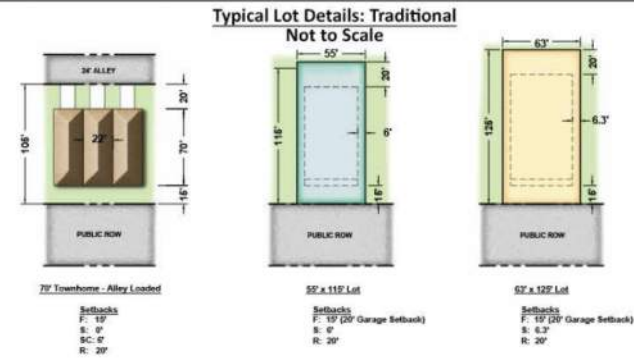
- Significant Roadway Improvements



# Project Evolution



# Current Site Plan



Total Unit Count:	385
Traditional Single Family:	152 (40%)
Active Adult:	118 (30%)
Townhomes:	115 (30%)

# Open Space



# *Lakeview* Architecture



# *Lakeview* Architecture



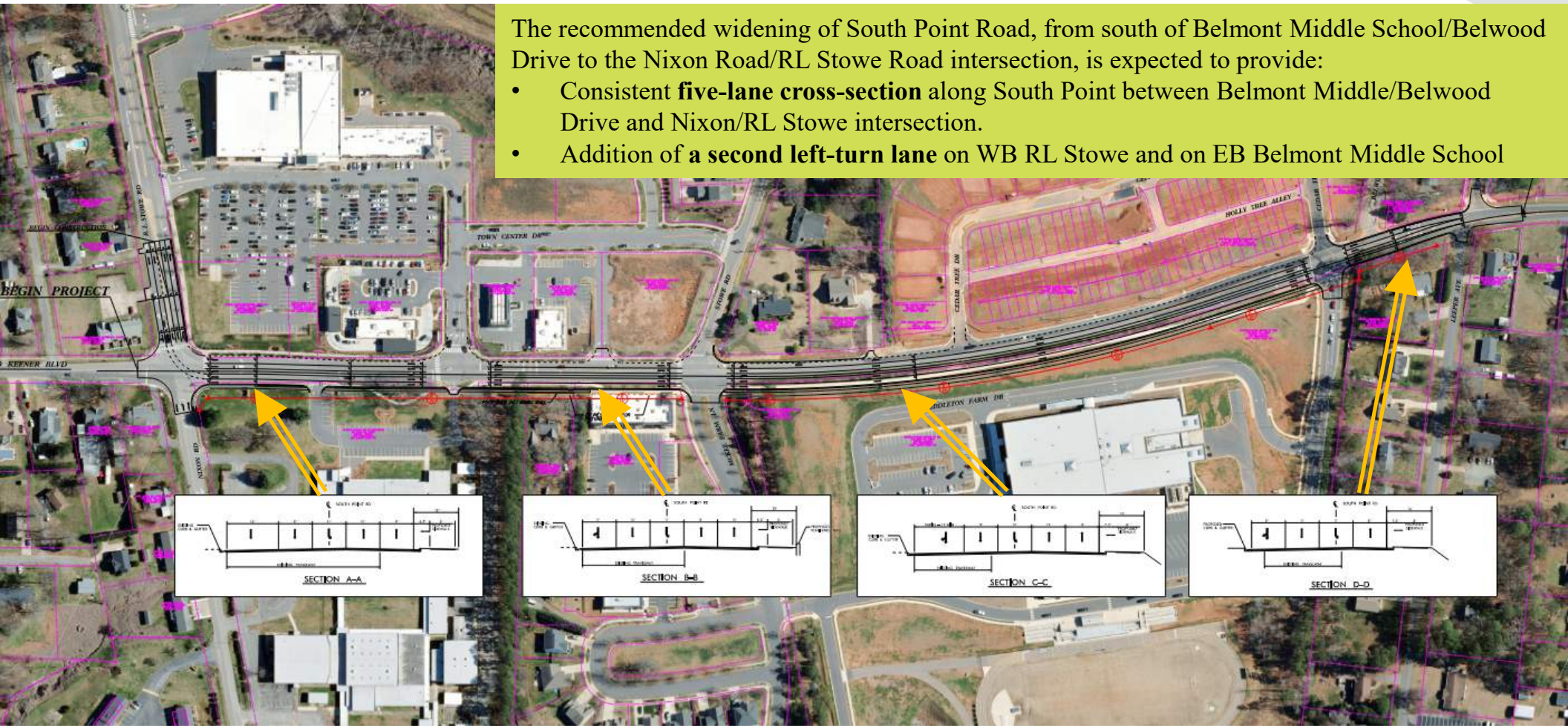
# Offsite Roadway Improvements



# Offsite Roadway Improvements

The recommended widening of South Point Road, from south of Belmont Middle School/Belwood Drive to the Nixon Road/RL Stowe Road intersection, is expected to provide:

- Consistent **five-lane cross-section** along South Point between Belmont Middle/Belwood Drive and Nixon/RL Stowe intersection.
- Addition of a **second left-turn lane** on WB RL Stowe and on EB Belmont Middle School



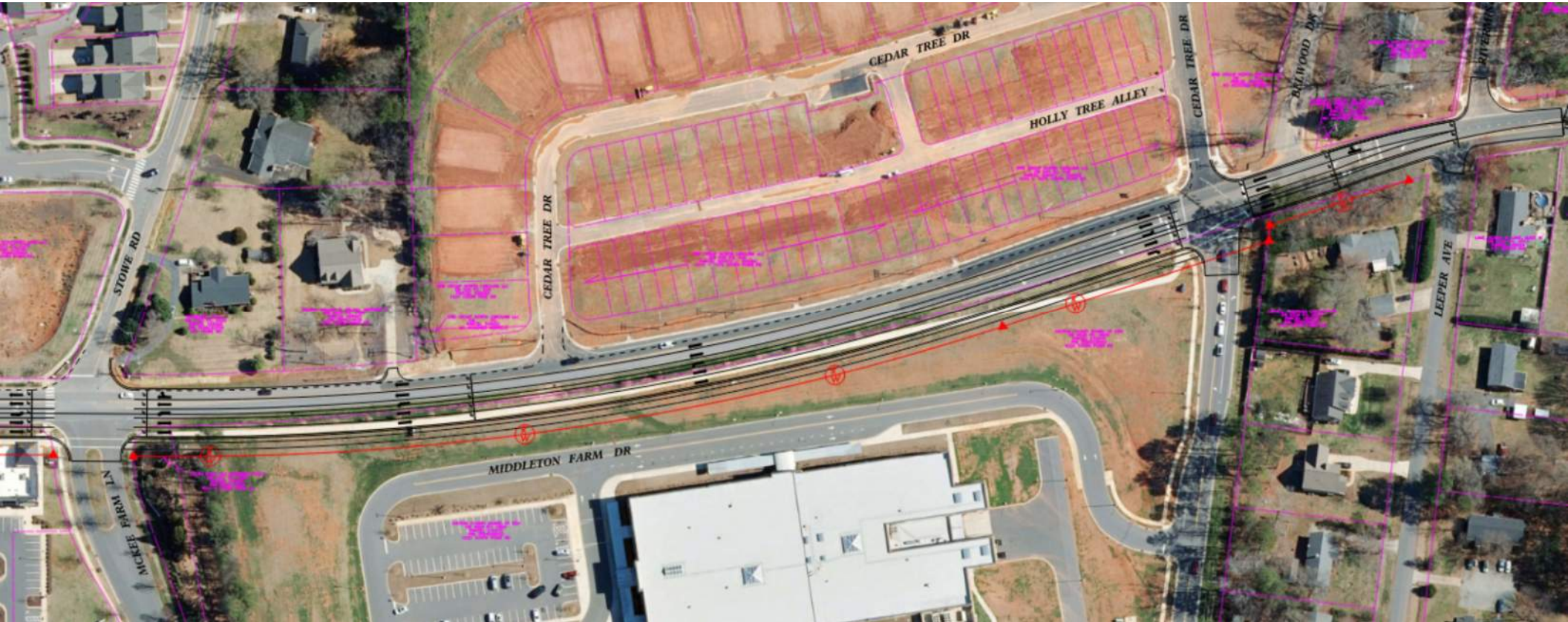




# Offsite Roadway Improvements

The recommended roadway widening and turn lane improvements along South Point Road and Belmont Middle School are expected to provide:

- Significant LOS improvement: LOS F to LOS C in the AM peak hour.
- Significant queue reductions in the northbound direction, from 1200' in both AM and PM under No-Build conditions, to 333 feet in the AM and 217 feet in the PM under buildout conditions



# Offsite Roadway Improvements

The recommended signalization and turn lane improvement at South Point Road and Armstrong Road is expected to provide:

- A dedicated southbound right-turn lane on South Point Road
- Installation of a wood pole traffic signal
- Significant queue reduction on the eastbound approach of Armstrong Road: 2,600' during both the AM and PM peak hours under No-Build conditions, to 531' in the AM and 414' in the PM under the buildout conditions.

