

# Erie Village Filing 5 PD Amendment



# Filing 5 PD Amendment 6 Context

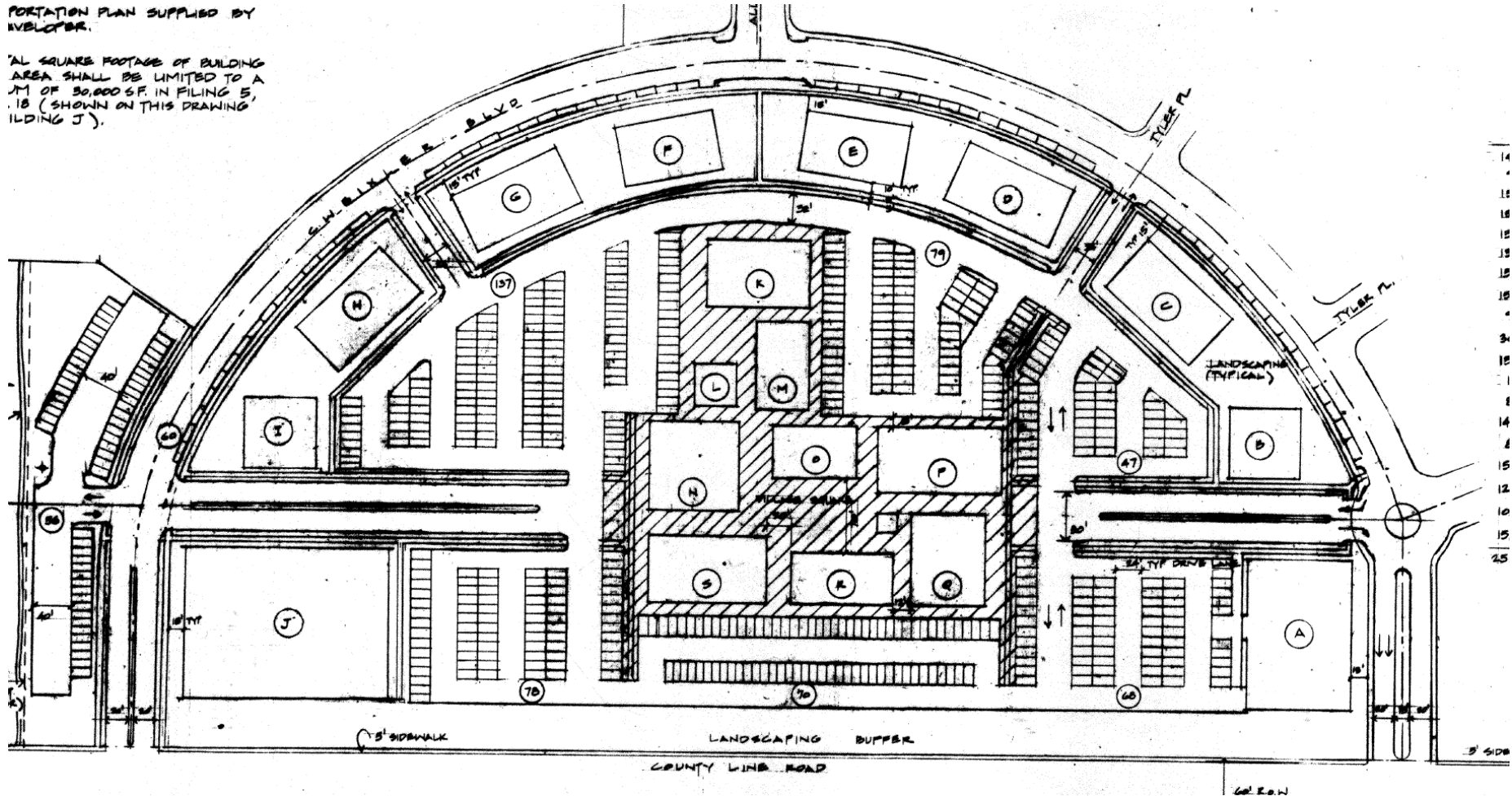
- ***Amend Erie Village Core from Assisted Living to Mixed-Use & Remove Age & Occupancy Restrictive Covenant***
  
- ***Plan Comparison***
  - **Original Plan - Mixed Use** (Amendment 3 - 2001)
    - Residential: 60 units (est)
    - Commercial: 181,000sf – office & retail
  
  - **Current Plan - Senior Housing** (Amendment 5 - 2008)
    - Residential: 183 age-restricted units
    - Commercial: 15,000sf (est) - office, retail, health care related
  
  - **Proposed Plan - Mixed Use** (Amendment 6 – 2020)
    - Residential: 76 single-family detached & townhome units
    - Commercial: 30,000sf - 10,500sf existing & 19,500sf new



# Original - Mixed-Use Community

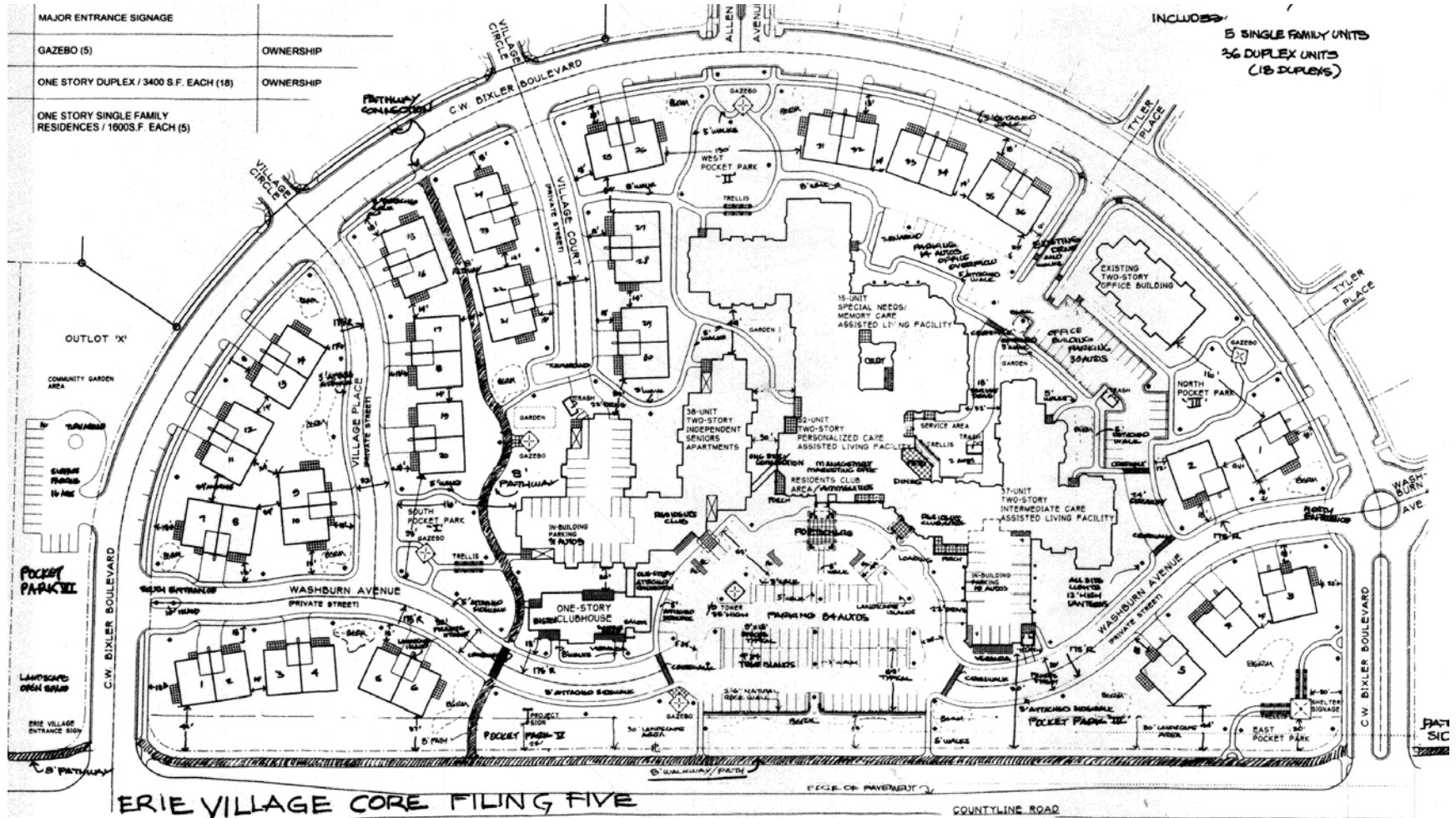
PORTATION PLAN SUPPLIED BY  
INVELOPER.

AL SQUARE FOOTAGE OF BUILDING  
AREA SHALL BE LIMITED TO A  
M OF 30,000 SF. IN FILING 5,  
.18 (SHOWN ON THIS DRAWING  
ILDING J).



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# Current - Senior Community



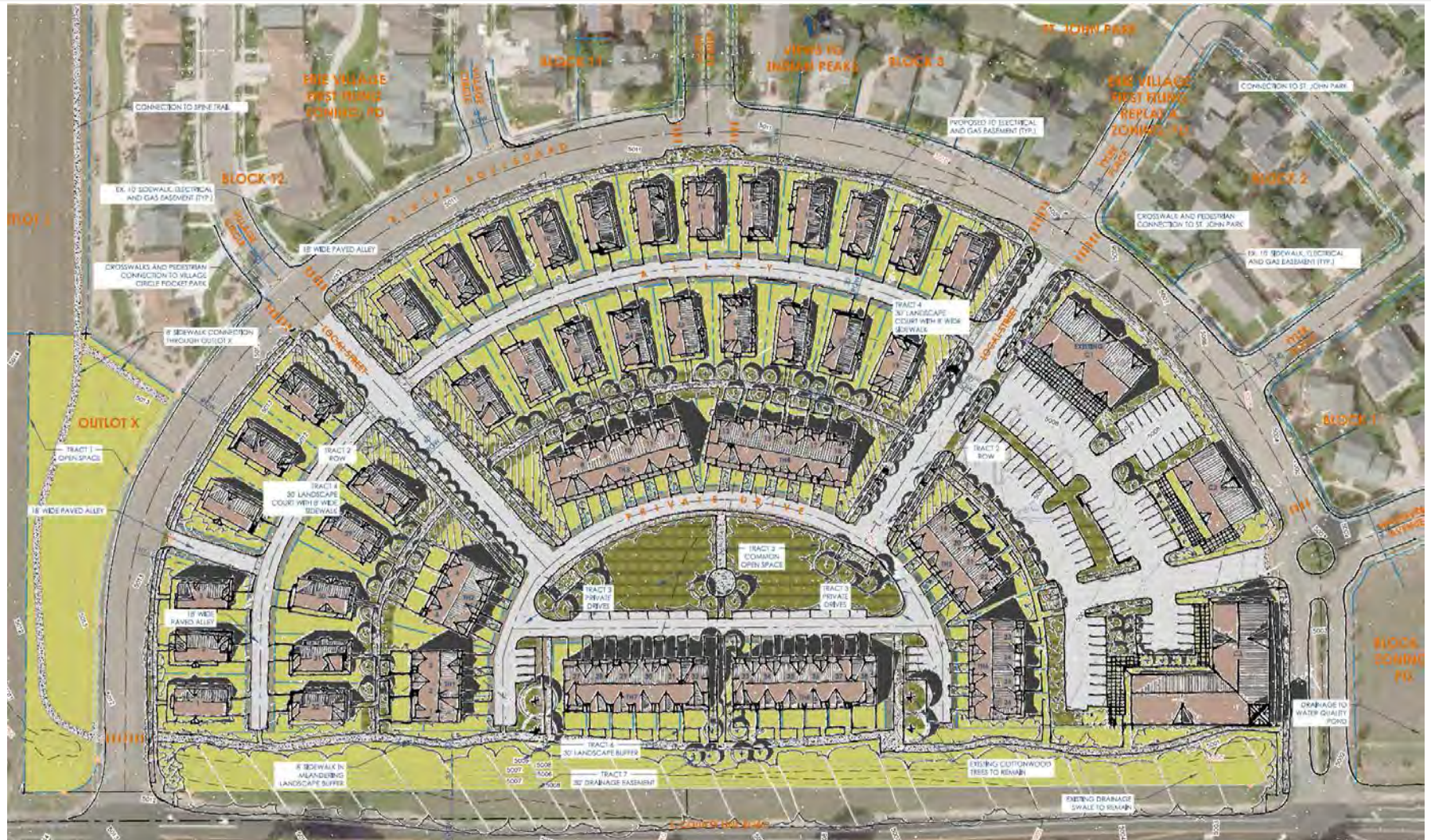


# Filing 5 Intent & Study





# Bixler Place Mixed-Use Concept Plan





# Single Family Victorian Era Homes



ARTS AND CRAFTS VICTORIAN



STICK VICTORIAN

SINGLE FAMILY DETACHED  
HUTCH PLAN



FOLK VICTORIAN



QUEEN ANNE VICTORIAN



ARTS AND CRAFTS VICTORIAN

# SFD Queen Anne Victorian





# Queen Anne Alley Elevation



# Queen Anne Townhomes





# Existing Commercial Architecture



# Victorian Era Commercial





# Victorian Era Commercial



# Victorian Era Commercial



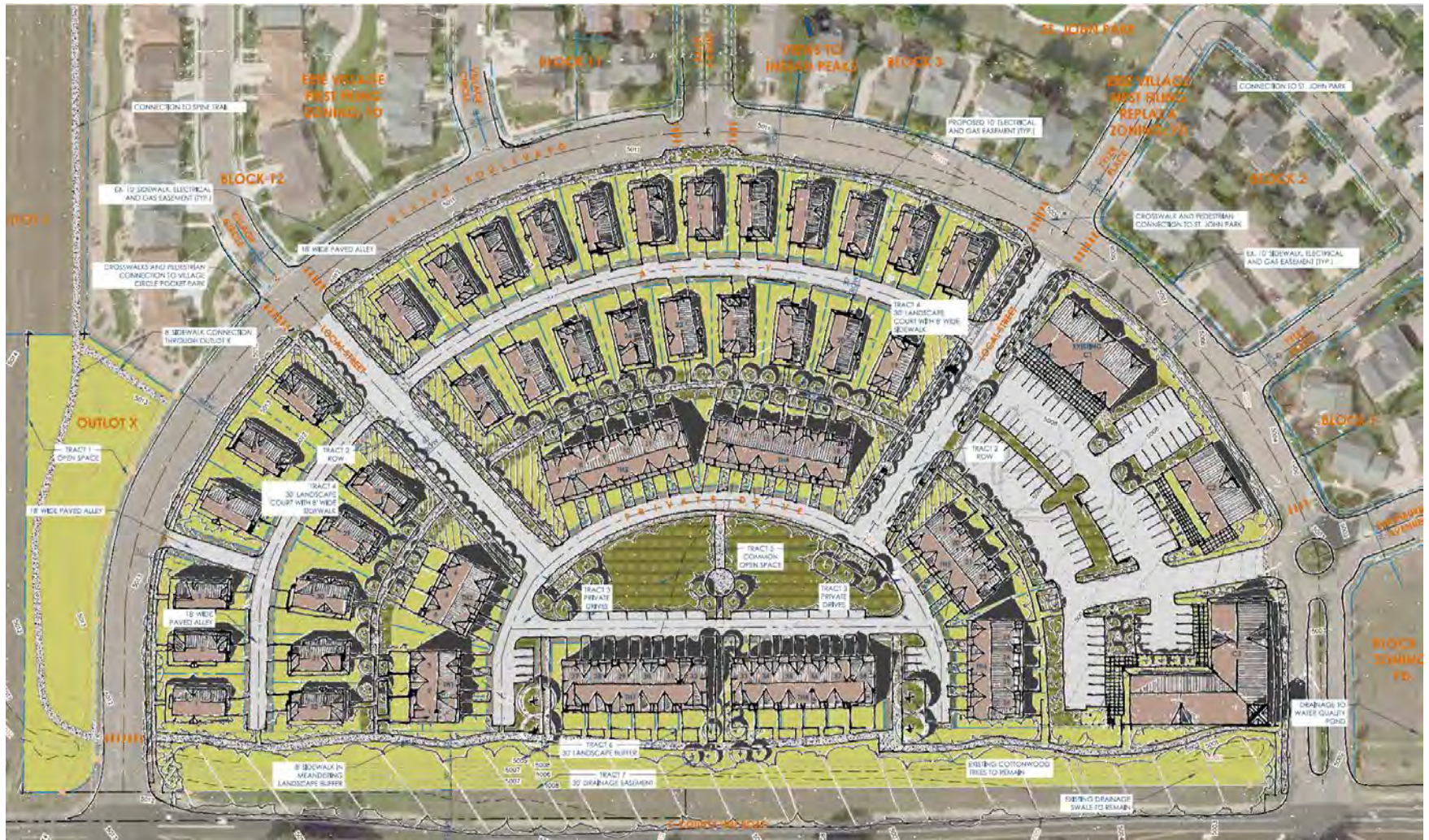


# Queen Anne Townhomes





# Bixler Place Concept Plan





# Queen Anne Townhomes



# Bixler Place Community Fit

## ■ ***Community Interface***

- 3 Nbrhd. Meetings – including Erie Village HOA Board
- Listened - Made Adjustments to Plan

## ■ ***Compatible Use and Scale***

- Conforms with Comprehensive Plan - Mixed-use
- Appropriately Scaled - Density Reduced from Current Plan
- Reinforces Victorian Era Architecture
- Adds to Community Commercial Base

## ■ ***Managed Traffic & Circulation***

- Nominal increase compared to previous plan traffic volumes
- Limited Access to Bixler - Alley Accessed
- Trail connection to Spine Trail/OS thru Outlot X



# Folk Victorian

