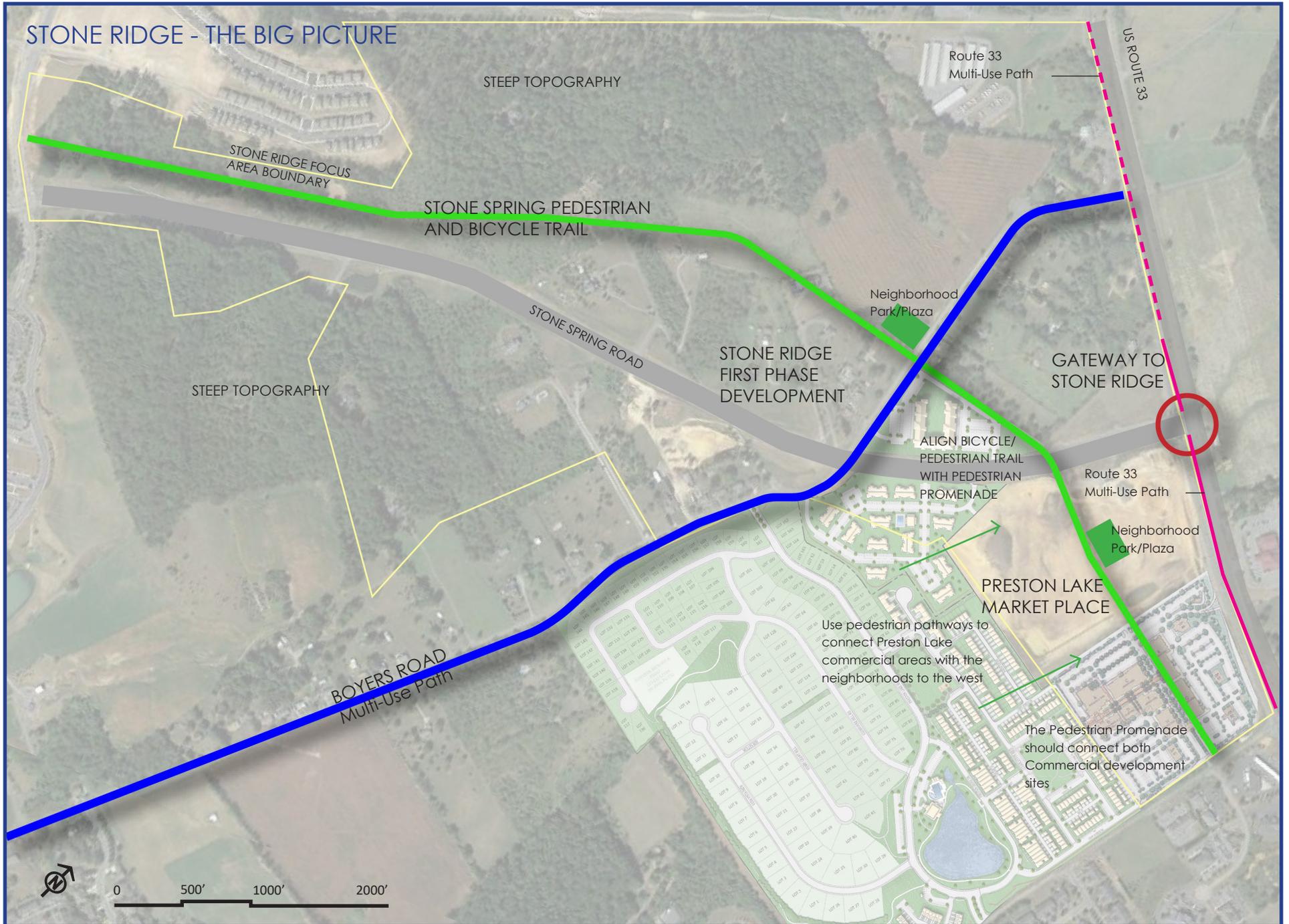


# STONE RIDGE NEIGHBORHOOD CONCEPTS





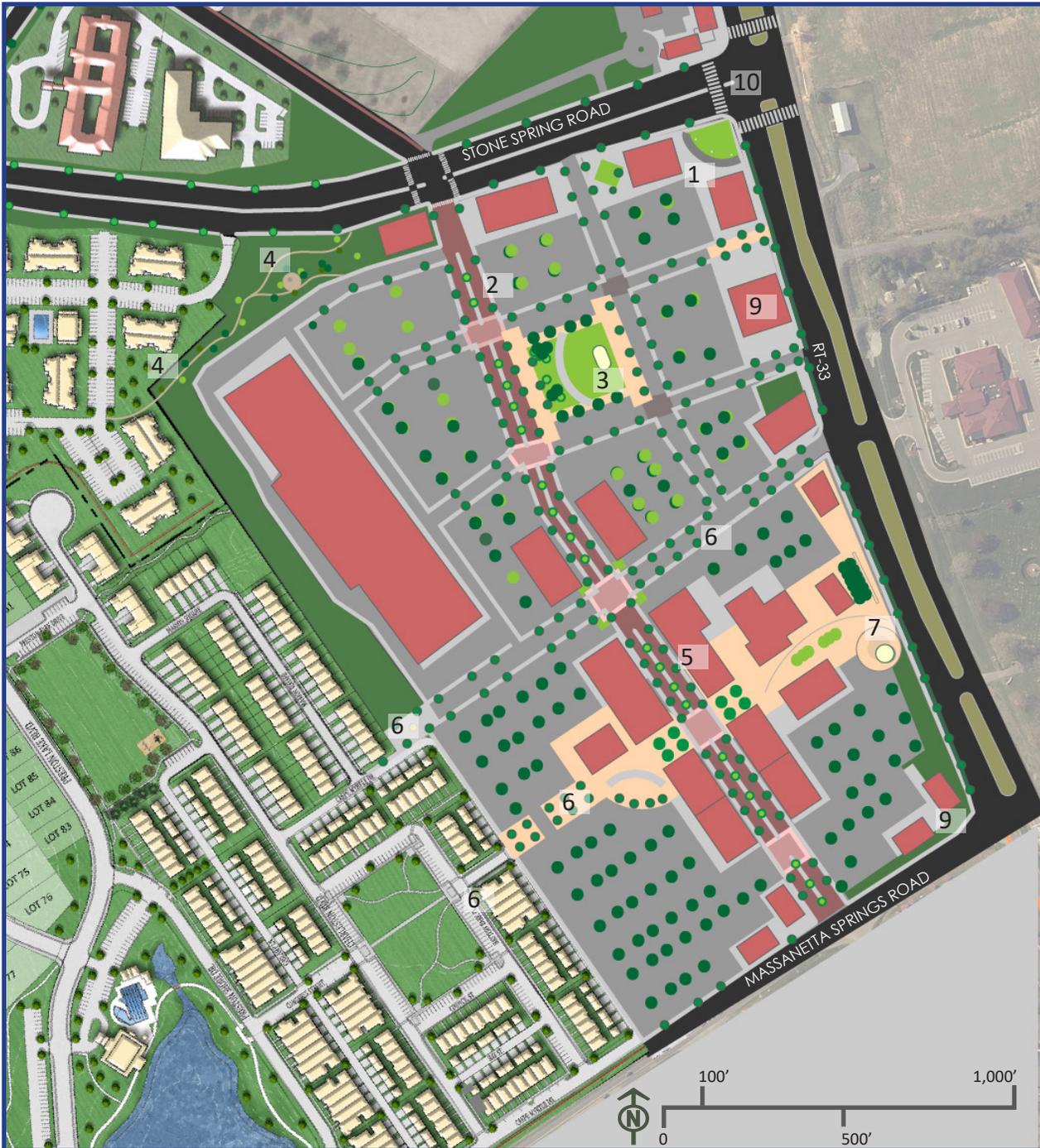
## STONE RIDGE - CONCEPTUAL FIRST PHASE

Stone Ridge is the northern gateway into the Stone Spring UDA and is defined by the intersection of US-33 and Stone Spring Road. The primary goals for Stone Ridge is to (1) establish a pedestrian friendly street grid in the undeveloped areas that connect to Stone Spring Road and Route 33, (2) implement a neighborhood park that organizes development around it and facilitates events, and (3) connect new development within Stone Ridge to Preston Lake by implementing the Stone Spring Pedestrian and Bicycle Trail.

### KEY

1. Neighborhood Park
2. Stone Spring Pedestrian and Bicycle Trail (Trail)
3. Extend the Trail into Preston Lake and Preston Lake Marketplace as a widened sidewalk with trees
4. Create a neighborhood event area or park along the Trail in Preston Lake
5. Place commercial development with Preston Lake along the Trail
6. Improve Boyers Road ROW with striping and continuous sidewalks and Multi-Use Path Route 33.
7. New residential development with structured parkingz
8. Mixed-use development
9. Townhomes
10. Link Stone Spring Road with the neighborhood park via a pedestrian promenade
11. Commercial frontage
12. Striped pedestrian crosswalks
13. Preston Lake Senior Apartments
14. Landscape design with Stone Ridge district signage
15. Emphasize the corner of Route 33 and Stone Spring with buildings that are placed closer to the intersection and are supported with hardscaped plaza, vertical artwork and seating
16. Senior Living Facility





## PRESTON LAKE ENLARGED PLAN - CONCEPTUAL

Improve connectivity between Preston Lake and the adjacent neighborhoods and create a better street frontage along Stone Spring Road that accommodates pedestrians and improves the first impression of the Stone Ridge neighborhood.

The promenade concept that links the two commercial developments should align and connect to Stone Spring as a seamless “main street” pedestrian experience. The promenade should be envisioned as part of the Stone Spring Pedestrian and Bicycle Trail, that at full build out, would connect with the emerging neighborhoods, north of Stone Spring Road. A neighborhood park or plaza should anchor the promenade capable of sustaining a farmers market and events, meeting all parking requirements for the commercial development. Secondary pedestrian walkways or promenades should connect the residential neighborhoods to Preston Lake.

### Key

1. Place buildings closer to the intersection, with landscaping and signage that is integrated into the design to reinforce the entry into the UDA. *(See Image 1 - low wall gateway element)*
2. Link the two commercial development sites with a main street pedestrian promenade that continues the Stone Spring Pedestrian and Bicycle Trail. The promenade should include a

consistent sidewalk experience with enhanced paving and street trees, supported by commercial development with active uses at the ground floor. (See Image 2 Main Street Pedestrian Promenade example)

3. Locate a neighborhood event plaza along the pedestrian promenade. (See Image 4: Multi-use Event Center Plaza)

4. Connect the residential neighborhoods to commercial development with pedestrian paths and trails

5. Align the pedestrian promenade with commercial development with active ground floor uses

6. Align sidewalks connecting the commercial development and parking lot areas with the residential neighborhood towards the southwest

7. Create a prominent east-west pedestrian pathway that connects the US-33 Multi-Use Path with the pedestrian promenade and the residential neighborhoods beyond.

8. Create plazas with seating areas, fountains and other pedestrian amenities along pedestrian promenade. (See Image: Pedestrian Plaza 3 and 6)

9. Align development along the US-33 frontage

10. Create a pedestrian crosswalk with refuge island at the intersection of US-33 and Stone



Image 1: Low wall gateway element



Image 4: Multi-use event center plaza



Image 2: Main Street Pedestrian Promenade example



Image 5: Continuous walkway with shade structure and seating



Image 3: Pedestrian Plaza - Water Fountain example



Image 6: Pedestrian Plaza with seating area



### FUTURE CONCEPT AT ROUTE 33

Future development along Route 33 should be placed the street frontage, with parking located behind the buildings. Intersections should be emphasized with more vertical elements and hardscaped plazas and pedestrian amenities.

#### KEY

- 1. Residential development
- 2. Commercial development
- 3. Signalized intersection with striped crosswalks
- 4. Pedestrian walkway and plaza to coordinate with future build out
- 5. Building setback and plaza area and Boyers Road focal point
- 6. Rowhomes
- 7. Future phase
- 8. Median with street trees



### FUTURE CONCEPT - NORTH OF STONE SPRING

Future development along Stone Spring Road should reinforce the street frontage while creating pedestrian linkages to the interior blocks and neighborhood park. A portion of the Stone Spring Pedestrian and Bicycle Trail should be built as part of this phase.

#### KEY

- 1. Neighborhood Park
- 2. Residential development
- 3. Rowhomes
- 4. Commercial development
- 5. Mixed use development
- 6. Stone Spring Pedestrian and Bicycle Trail
- 7. Park or plaza area
- 8. Pedestrian pathway
- 9. Signalized striped crosswalks



### FUTURE INFILL CONCEPT PHASE

The development of parcels located behind the RT-33 and Stone Spring frontage should continue to build-out of the new compact street grid, with buildings placed towards the street frontage. Development in these areas should act as a transition between dense areas and single family development located towards the interior of Stone Ridge.

#### KEY

- 1. Rowhomes
- 2. Residential apartments
- 3. Parklets at important street corners
- 4. Park area buffer between the backside of development at RT-33 and development at the interior blocks
- 5. Median to provide traffic calming
- 6. Park area to address change in topography and backside of development from Stone Spring and RT-33



### FUTURE CONCEPT - NORTH OF STONE SPRING - SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Single family development could occur towards the interior of Stone Ridge in areas with more steep topography. The blocks would remain compact to facilitate walkability and the edges to this area could be defined with parklets and traffic calming features to define a smooth transition at its eastern edge, adjacent to RT-33 and with direct access to the Stone Spring Pedestrian and Bicycle Trail at its western edge.

#### KEY

- 1. Single family
- 2. Traffic calming circle
- 3. Parklet
- 4. Stone Spring Pedestrian and Bicycle Trail



### FUTURE CONCEPT SOUTH OF STONE SPRING

Development south of Stone Spring Road would reinforce the commercial and mixed-use corridor but would gradually step down towards Boyers Crossing with compact single-family and townhomes along Boyers Road.

**KEY**

- 1. Neighborhood park (See Image 1 - Neighborhood park with residential frontage)
- 2. Commercial at Stone Spring Road
- 3. Compact single-family homes, transition to Boyers Crossing (See Image 3 - Compact single family homes)
- 4. Townhomes
- 5. Mixed-use residential and townhomes with encapsulated parking deck (See Image 4 - Mixed-use encapsulated parking deck)
- 6. New road, extends to Boyers Crossing
- 7. Signalized intersection with striped crosswalks



Image 1: Neighborhood park - with residential frontage



Image 2: Pedestrian Trail with identification signage



Image 3: Compact single family homes - Smaller lots and reduced setbacks



Image 4: Mixed-use encapsulated parking deck example. 4 levels of residential above commercial. Parking is encapsulated in the podium. (40,000 SF grocery store example)



**STONE RIDGE FULL BUILD-OUT CONCEPT**

- 1. Neighborhood Park
- 2. Stone Spring Pedestrian and Bicycle Trail
- 3. New road extension to Boyers Crossing
- 4. Potential Fire Department location