

PROJECT NARRATIVE Z180101

The Camp Wisdom Mixed-Use project is located at the at the northeast corner of Martin Barnes Road and Camp Wisdom Road. The 26.774-acre tract is currently undeveloped and is bordered by overhead transmission power lines to the east and north. The tributary of Garden Branch flows through the center of the site, adding further restrictions to the tract. It is our intent to take this irregular piece of land and transform it to a modern mixed-used apartment complex. This will include approximately 514 apartment units with upscale amenities including pools, workout rooms and pedestrian friendly parks. There are nine (9) proposed building with a total square footage of 234,000 square feet with multiple floors, generating approximately 770,000 square feet of usable space. We are proposing around 39,250 square feet of retail space on ground level at the entrance of Camp Wisdom Road to provide the high demand local businesses (like Starbucks). These retail users will help attract tenants and provide services for the neighboring residences.

There are two (2) driveways proposed along Camp Wisdom Road and one (1) driveway proposed along Kingswood Boulevard. One of the driveways along Camp Wisdom will replace a section of Martin Barnes to widen and provide better access. A second driveway (right-in and right-out only) is proposed along Camp Wisdom Road to relieve the traffic for the retail patrons. The access from Kingswood Blvd. will be used for only the residents of the apartment units with a hooded left only lane. The north and south divisions of the mixed-use development will be interlinked with a bridge crossing of Garden Branch.

The site is bordered by residential houses on the west. Two of which share Martin Barnes Road and are stand along residential lots. There are six (6) buildings of the Garden Oaks Apartments that border the site to the northwest. It is intended to minimize the development by reducing the maximum of allowed stories due to the adjacency of these residences. It is intended to start construction by 2018 and be finished by late 2019.

Thanks,

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