

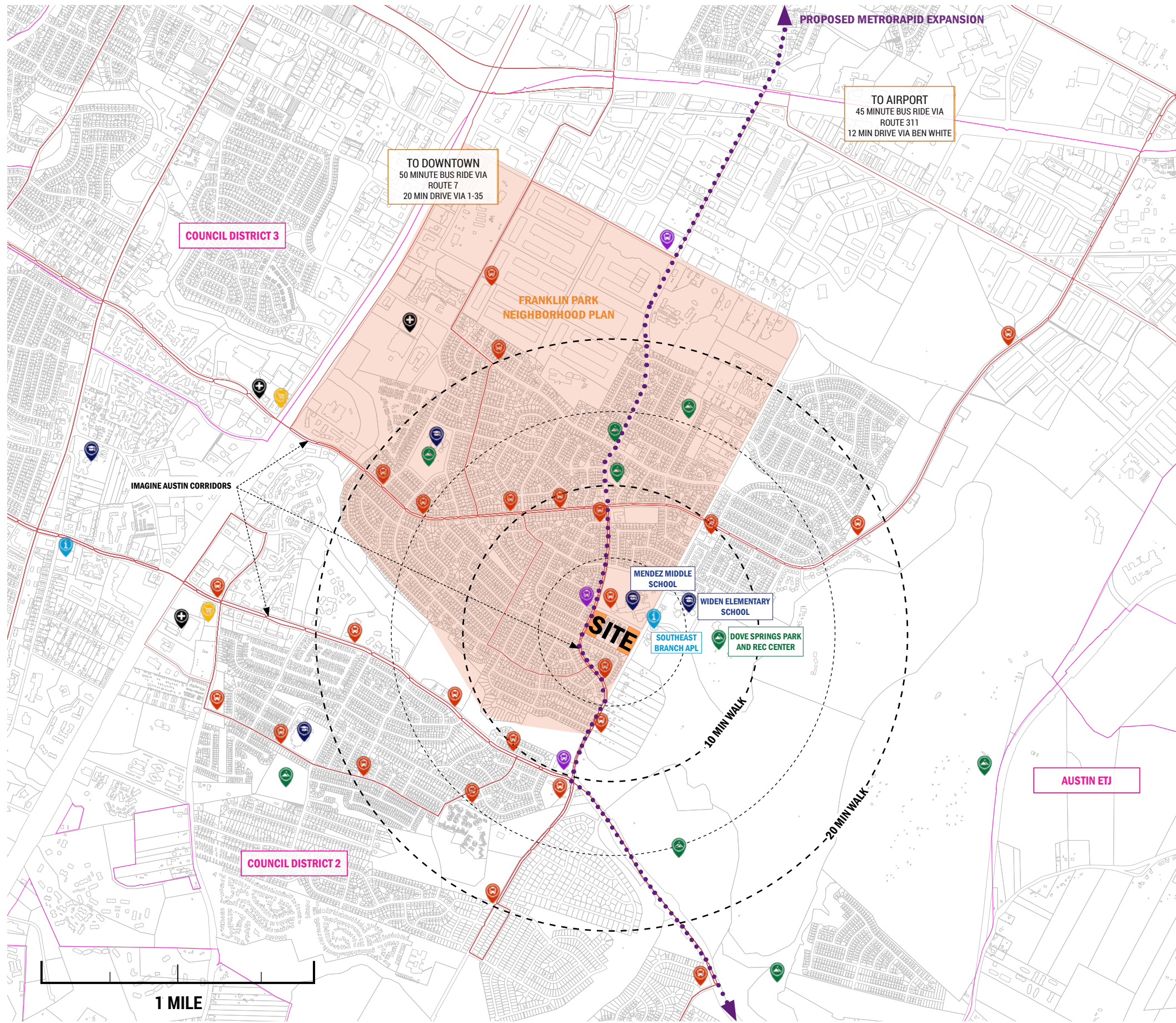









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AHFC DEVELOPMENT PLANNING 2023

**5900 Pleasant Valley
Community Engagement Graphics Package**

09 December 2022



-  Currently operating transit stops
-  Proposed metrorapid expansion stops
-  Parks and recreation facilities
-  Public schools
-  Public libraries
-  Grocery stores
-  Community clinics / healthcare

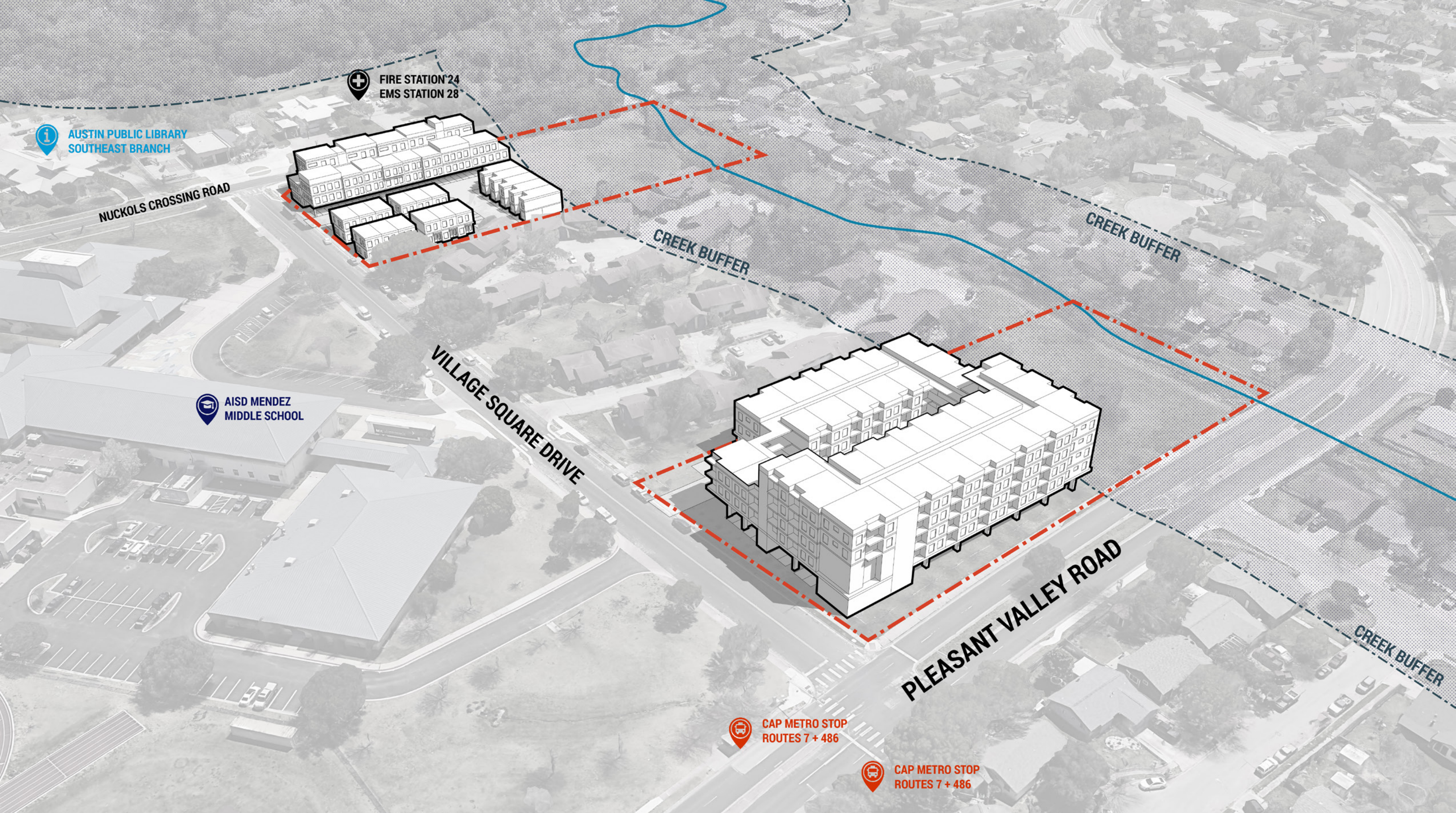
5900 PLESANT VALLEY
AREA MAP



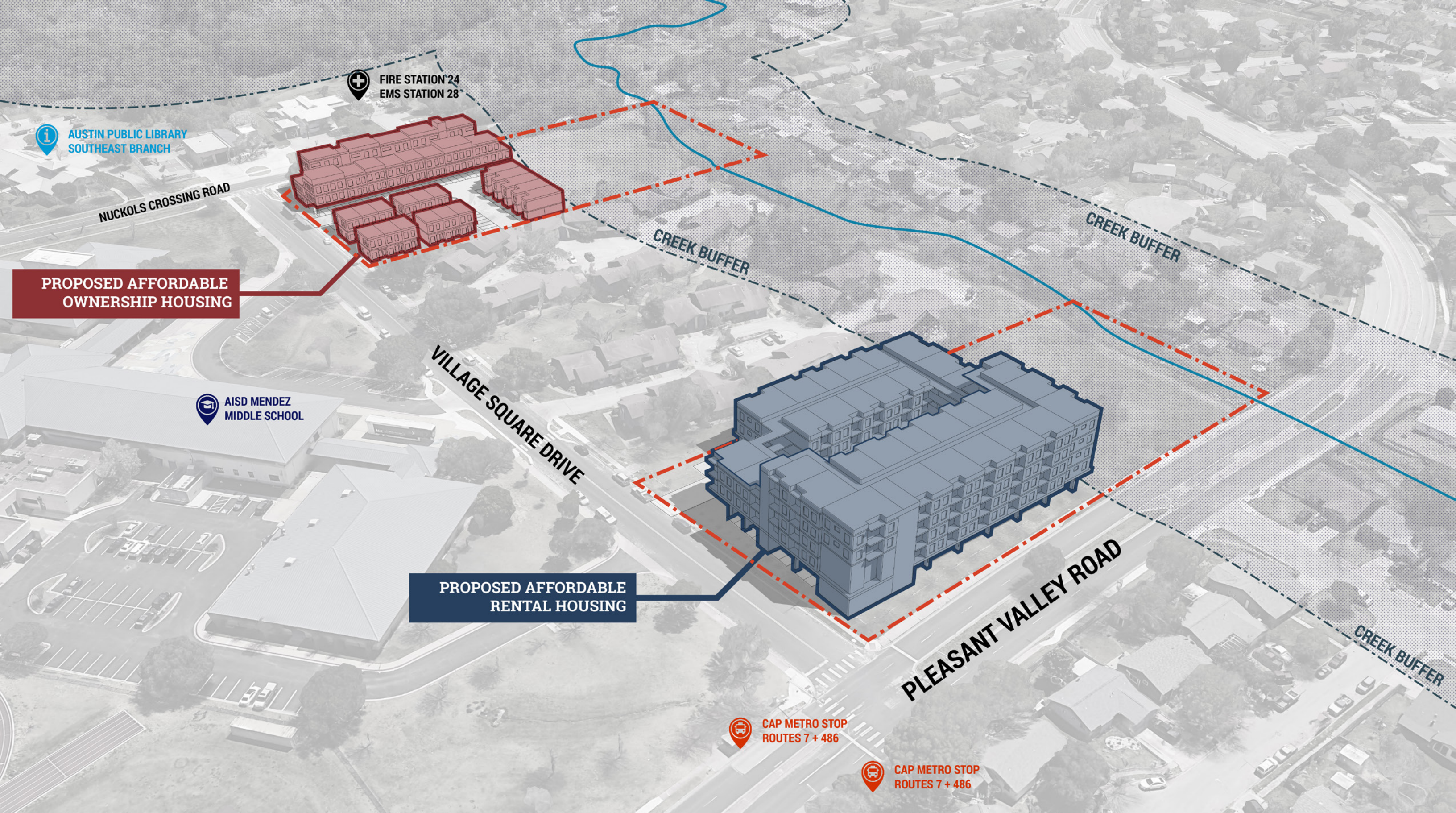
5900 PLESANT VALLEY
COMBINED AERIAL OVERVIEW
01 STANDARD



5900 PLESANT VALLEY
COMBINED AERIAL OVERVIEW
02 FADED



5900 PLESANT VALLEY
COMBINED AERIAL OVERVIEW
03 DIAGRAM



PROPOSED AFFORDABLE OWNERSHIP HOUSING

PROPOSED AFFORDABLE RENTAL HOUSING



5900 PLESANT VALLEY
EAST LOT MASSING
01 STANDARD



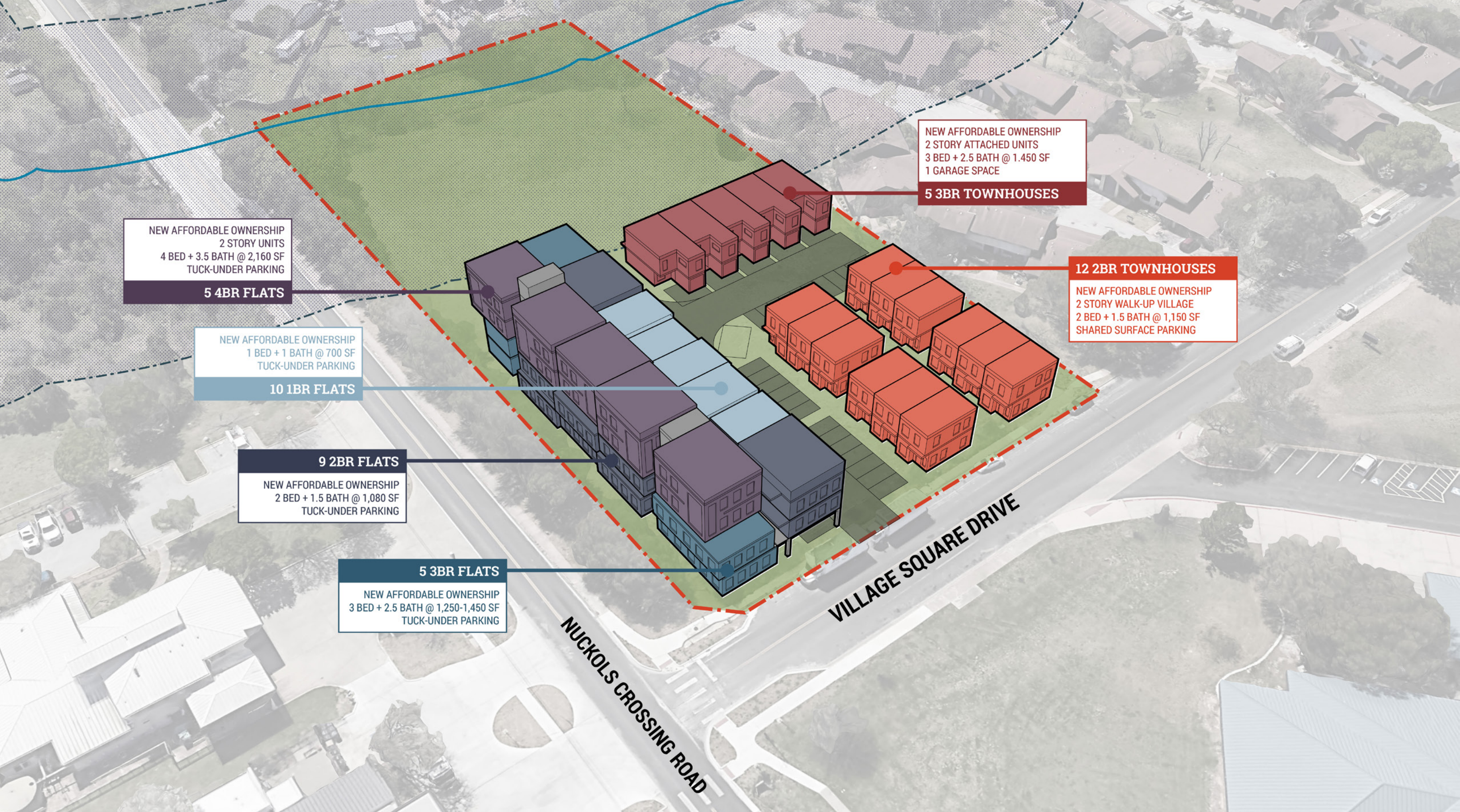
5900 PLEASANT VALLEY
EAST LOT MASSING
02 FADED



NUCKOLS CROSSING ROAD

VILLAGE SQUARE DRIVE

5900 PLEASANT VALLEY
EAST LOT MASSING
03 DIAGRAM



NEW AFFORDABLE OWNERSHIP
 2 STORY UNITS
 4 BED + 3.5 BATH @ 2,160 SF
 TUCK-UNDER PARKING
5 4BR FLATS

NEW AFFORDABLE OWNERSHIP
 1 BED + 1 BATH @ 700 SF
 TUCK-UNDER PARKING
10 1BR FLATS

9 2BR FLATS
 NEW AFFORDABLE OWNERSHIP
 2 BED + 1.5 BATH @ 1,080 SF
 TUCK-UNDER PARKING

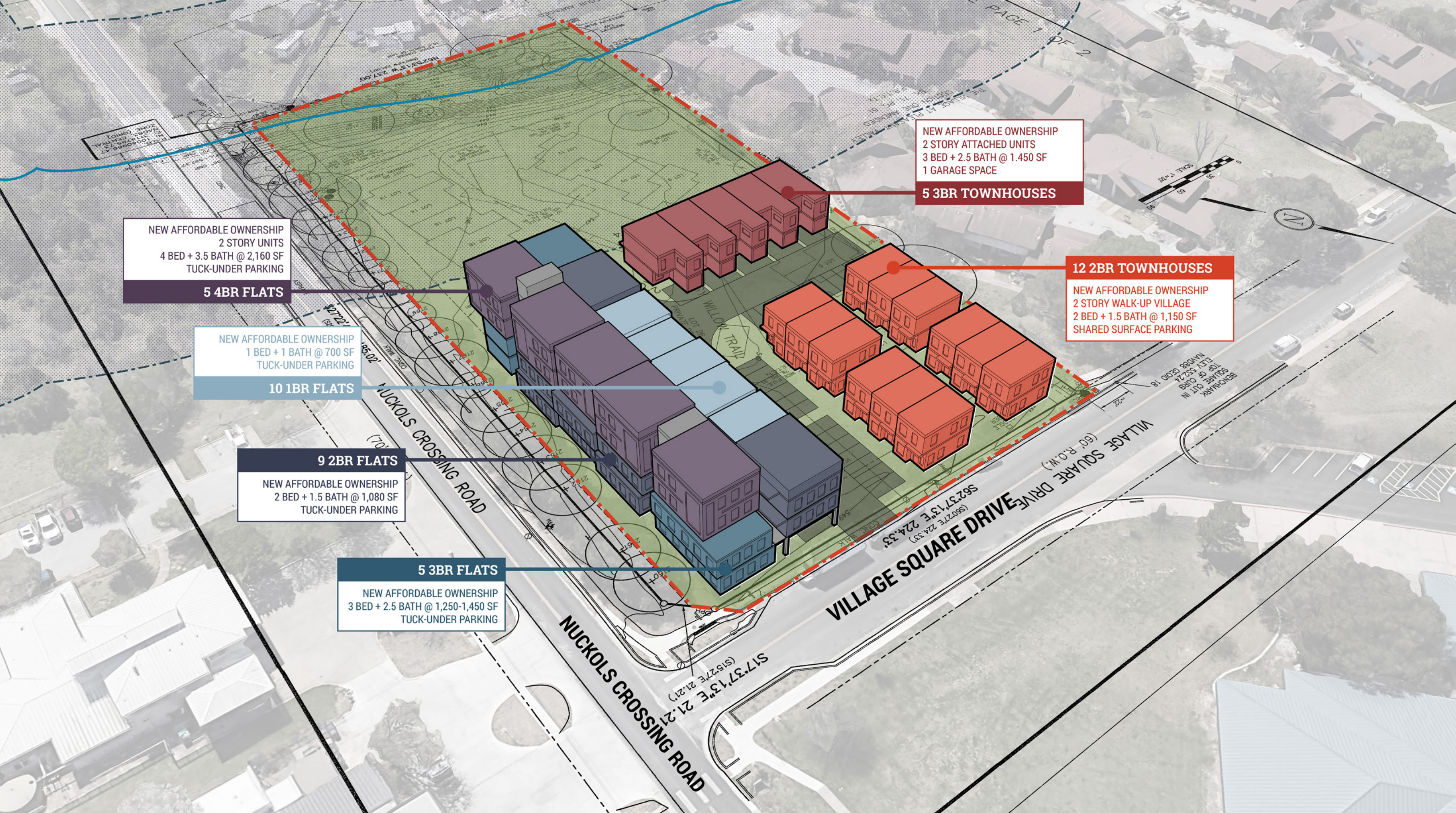
5 3BR FLATS
 NEW AFFORDABLE OWNERSHIP
 3 BED + 2.5 BATH @ 1,250-1,450 SF
 TUCK-UNDER PARKING

NEW AFFORDABLE OWNERSHIP
 2 STORY ATTACHED UNITS
 3 BED + 2.5 BATH @ 1,450 SF
 1 GARAGE SPACE
5 3BR TOWNHOUSES

12 2BR TOWNHOUSES
 NEW AFFORDABLE OWNERSHIP
 2 STORY WALK-UP VILLAGE
 2 BED + 1.5 BATH @ 1,150 SF
 SHARED SURFACE PARKING

NUCKOLS CROSSING ROAD

VILLAGE SQUARE DRIVE



5900 PLESANT VALLEY
EAST LOT MASSING
05 DIAGRAM LABELED + SURVEY



5900 PLESANT VALLEY
WEST LOT MASSING
01 STANDARD



5900 PLEASANT VALLEY
WEST LOT MASSING
02 FADED



5900 PLEASANT VALLEY
WEST LOT MASSING
03 DIAGRAM



NEW AFFORDABLE RENTAL
1 BED + 1 BATH @ 700 SF
PODIUM PARKING
30 1BR FLATS

10 3BR FLATS
NEW AFFORDABLE RENTAL
3 BED + 2 BATH @ 1,080 SF
PODIUM PARKING

56 2BR FLATS
NEW AFFORDABLE RENTAL
2 BED + 1 BATH @ 850 SF
PODIUM PARKING

PLEASANT VALLEY ROAD

VILLAGE SQUARE DRIVE



56 2BR FLATS
NEW AFFORDABLE RENTAL
2 BED + 1 BATH @ 850 SF
PODIUM PARKING

NEW AFFORDABLE RENTAL
1 BED + 1 BATH @ 700 SF
PODIUM PARKING
30 1BR FLATS

10 3BR FLATS
NEW AFFORDABLE RENTAL
3 BED + 2 BATH @ 1,080 SF
PODIUM PARKING



NUCKOLS CROSSING RD

NEW AFFORDABLE OWNERSHIP HOUSING

EXISTING CONDOMINIUMS

EXISTING CONDOMINIUMS

NEW AFFORDABLE RENTAL HOUSING

PLEASANT VALLEY RD

5900 PLESANT VALLEY
SITE ELEVATION



5900 PLESANT VALLEY
EAST LOT PERSPECTIVE
01 STANDARD PHOTO



5900 PLESANT VALLEY
EAST LOT PERSPECTIVE
02 FADED PHOTO



5900 PLESANT VALLEY
WEST LOT PERSPECTIVE
01 STANDARD PHOTO



5900 PLESANT VALLEY
WEST LOT PERSPECTIVE
02 FADED PHOTO