

BEACON VILLAGE

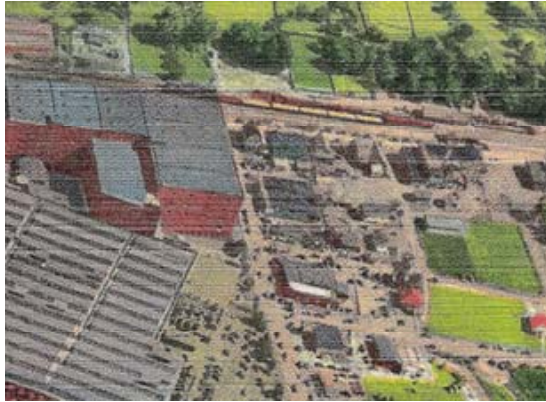
EMBRACING THE PAST—LOOKING TO THE FUTURE

S-1 AIRPLANE VIEW OF BEACON MANUFACTURING CO. AND SWANNANOVA, N. C.



E-6741

**A JOINT PROPOSAL BY
SWANNANOVA VALLEY PROPERTIES, LLC
AND
MOUNTAIN HOUSING OPPORTUNITIES, INC.**



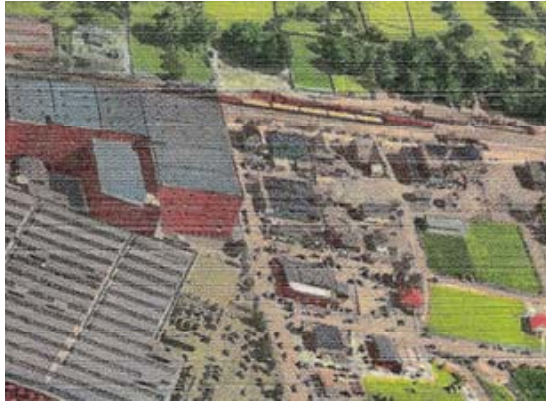
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PURPOSE OF \$75,000 REQUEST

**TO STUDY THE BEACON SITE FOR FUTURE MIXED
USE DEVELOPMENT THROUGH A COLLABORATIVE
PLANNING PROCESS**

- 1. TOPOGRAPHICAL, UTILITY & INFRASTRUCTURE ANALYSIS**
- 2. ASSESSMENT OF ENVIRONMENTAL ISSUES**
- 3. BASE MAPPING**



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4. STUDY OF CURRENT & FUTURE ZONING

5. COMMUNITY OUTREACH

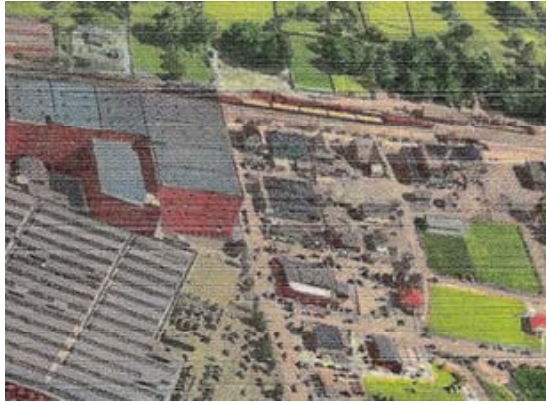
**6. MEETING WITH STAKEHOLDERS—COUNTY,
COMMUNITY, AND NEARBY NEIGHBORS**

7. DEVELOPMENT OF FINANCIAL MODEL

**8. IDENTIFICATION OF SOURCES OF FUNDING AND
INVESTMENT CAPITAL**

9. CONSTRUCTION TIMELINE AND BENCHMARKS



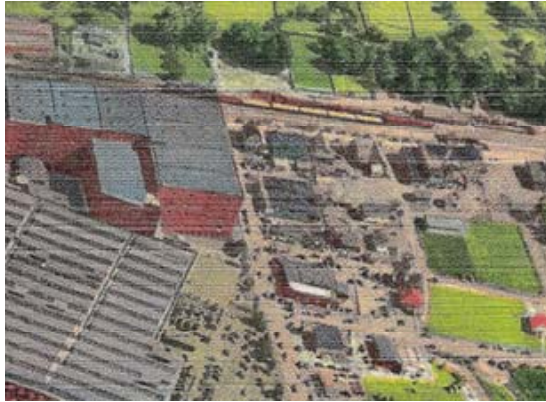


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COLLECTIVE VISIONING & PROGRAMMING

- **APPROACHES TO AMENITY DESIGNS THAT MAKE USE OF VIEWS, SIGNIFICANT TOPOGRAPHIC FEATURES, AND THE NATURAL SETTING**
- **CIRCULATION CONCEPTS AND RELATIONSHIPS FOR AUTOMOBILES, PEDESTRIANS, AND BICYCLES**
- **PHASING THE IMPROVEMENTS AND DEVELOPMENT OF PARCELS AND CRAFTING A LOGICAL SEQUENCE OF INFRASTRUCTURE PROJECTS WHILE MANAGING RISK CAPITAL**

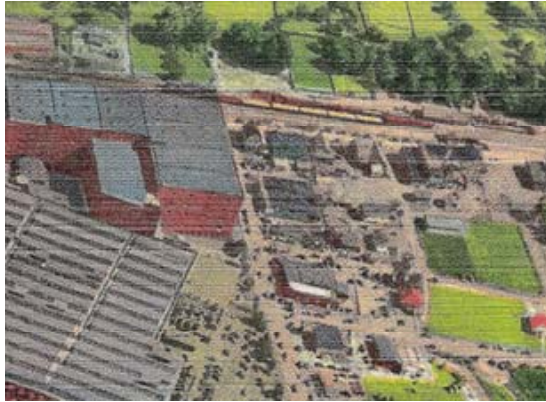


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COLLECTIVE VISIONING & PROGRAMMING

- **IDEAS RELATED TO USER-RELATED PROGRAM ELEMENTS THAT WILL ALLOW GOOD STEWARDSHIP OF LAND**
- **CONCEPTUAL MASSING WILL BE EVALUATED TO ENSURE THAT THE SCALE AND CHARACTER OF THE COMMUNITY IS BALANCED**
- **DESIGN IDEAS FOR THE OVERALL CHARACTER AND LOOK OF STREETScape, ROAD NETWORKS, AND LANDSCAPE THAT WILL DISTINGUISH THE COMPLEX AND CREATE AN EXPERIENCE FOR ALL USERS OF THE PROPERTY**

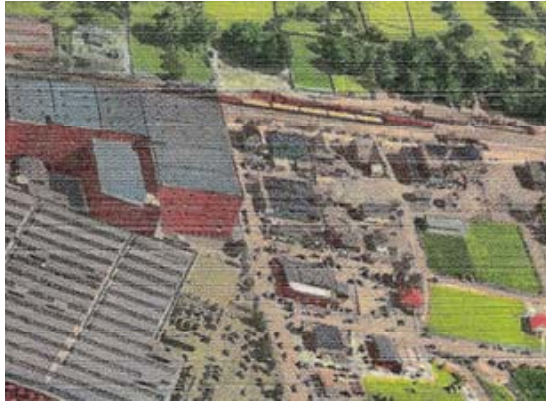


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DELIVERABLES

- **A PREFERRED MASTER PLAN ILLUSTRATING LAND USE, CIRCULATION, OPEN SPACE, CONNECTIVITY TO THE SURROUNDING COMMUNITY OR OTHER AMENITIES, UTILITY PLANS ALONG WITH OTHER PLAN COMPONENTS**
- **REFINED COLOR WORK BOOK AND FINAL VISION BOOK COMPILING REPORTS FROM COMMUNITY ENGAGEMENT AND GIVING DETAILS OF COSTS AND PHASING OF THE PROJECT TO BE UTILIZED IN CAPITAL AND OTHER NEEDS TO MOVE THE PROJECT FORWARD**



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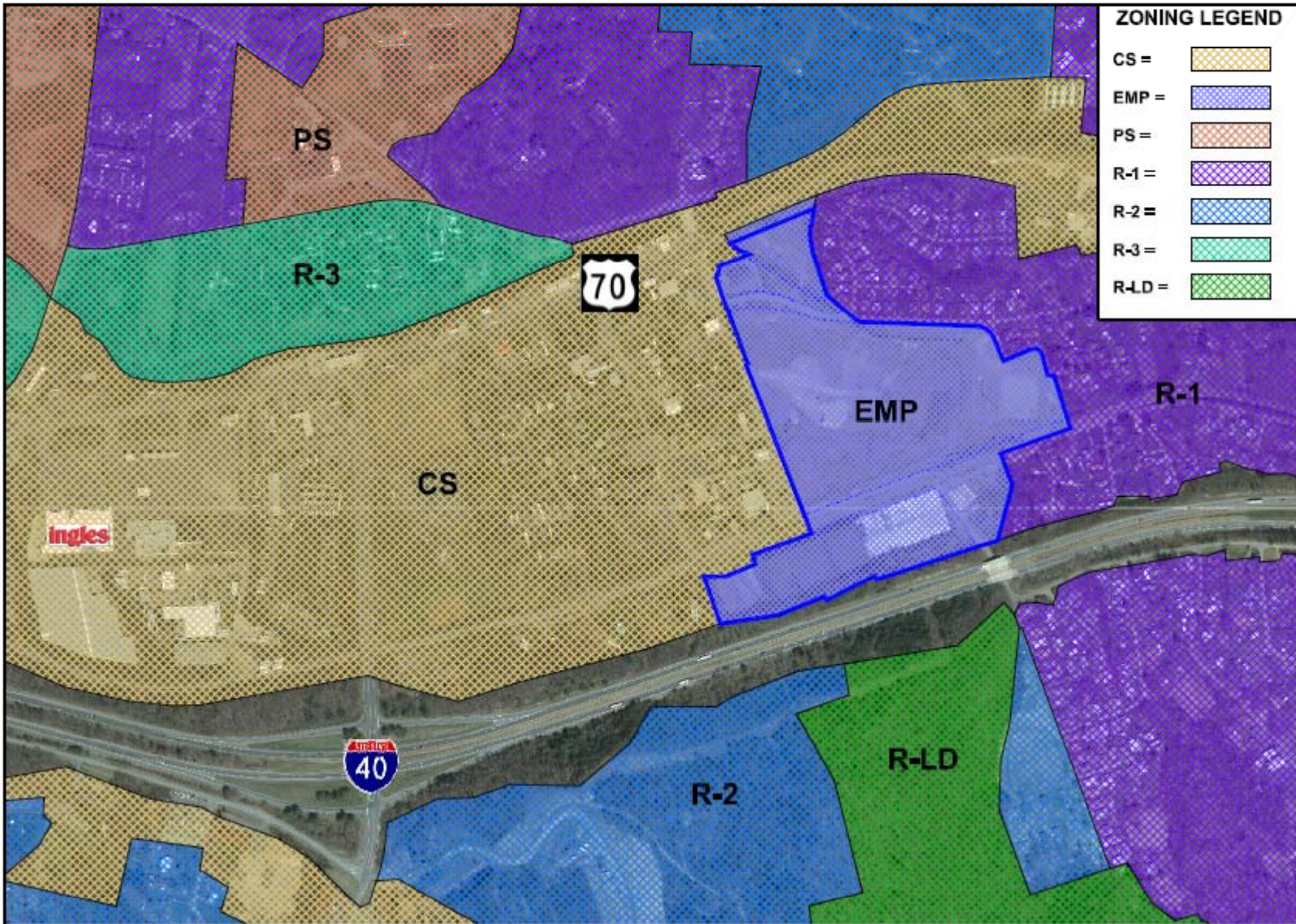
BUDGET BREAKDOWN

- **\$57,500** **PLANNING, PROGRAM, COMMUNITY
OUTREACH & DELIVERABLES**
- **\$17,500** **SURVEY COST**



VICINITY MAP





ZONING LEGEND

- CS = [tan with dot pattern]
- EMP = [blue with dot pattern]
- PS = [brown with dot pattern]
- R-1 = [purple with dot pattern]
- R-2 = [blue with cross-hatch pattern]
- R-3 = [green with cross-hatch pattern]
- R-LD = [green with cross-hatch pattern]



ZONING MAP





PROGRAM ELEMENTS

- RESIDENTIAL ■
 - SINGLE FAMILY 25 UNITS
 - MEDIUM DENSITY 50 UNITS
 - HIGH DENSITY 100 UNITS
- LIVE / WORK ■
- COMMERCIAL SPACE 22,000 SF
- RESIDENTIAL
- COMMERCIAL ■
- COMMERCIAL SPACE 245,000 SF
- LIGHT INDUSTRIAL ■
- INDUSTRIAL SPACE 385,000 SF
- PARK / COMMUNITY SPACE ■
- RECREATIONAL AREA 2.2 AC
- TALGATE / FARMERS MARKET ■
- MARKET AREA 1.6 AC



PROGRAM ELEMENTS

