

DUMFRIES ROAD SENIOR RESIDENTIAL



DECEMBER 17, 2020

MIDCO MEETING



The Franklin Johnston Group is a developer and manager of multifamily residences including those that are in the senior, luxury sector. We manage more than 115 properties in 7 states along the east coast.

The Franklin Johnston Group prioritizes resident satisfaction and attribute our success to the level of service and attention to detail provided to both current and prospective residents.

- ❖ Developed 40 properties consisting of 6500+ units
- ❖ Value of developments - \$702 million
- ❖ 100+ combined years in the multifamily industry
- ❖ Manage over 115 properties totaling 19,000+ units
- ❖ 550+ employees

**Forrest Pines Senior
Newport News, VA**



**The Arbors at Towne Park
Williamsburg, VA**



EXISTING SENIOR COMMUNITIES

**The Arbors at Towne Park
Williamsburg, VA**



**The Woodlands
Hampton, VA**



AMENITIES AND INTERIORS

Summerland Heights
Woodbridge, VA
Year Built: 1997

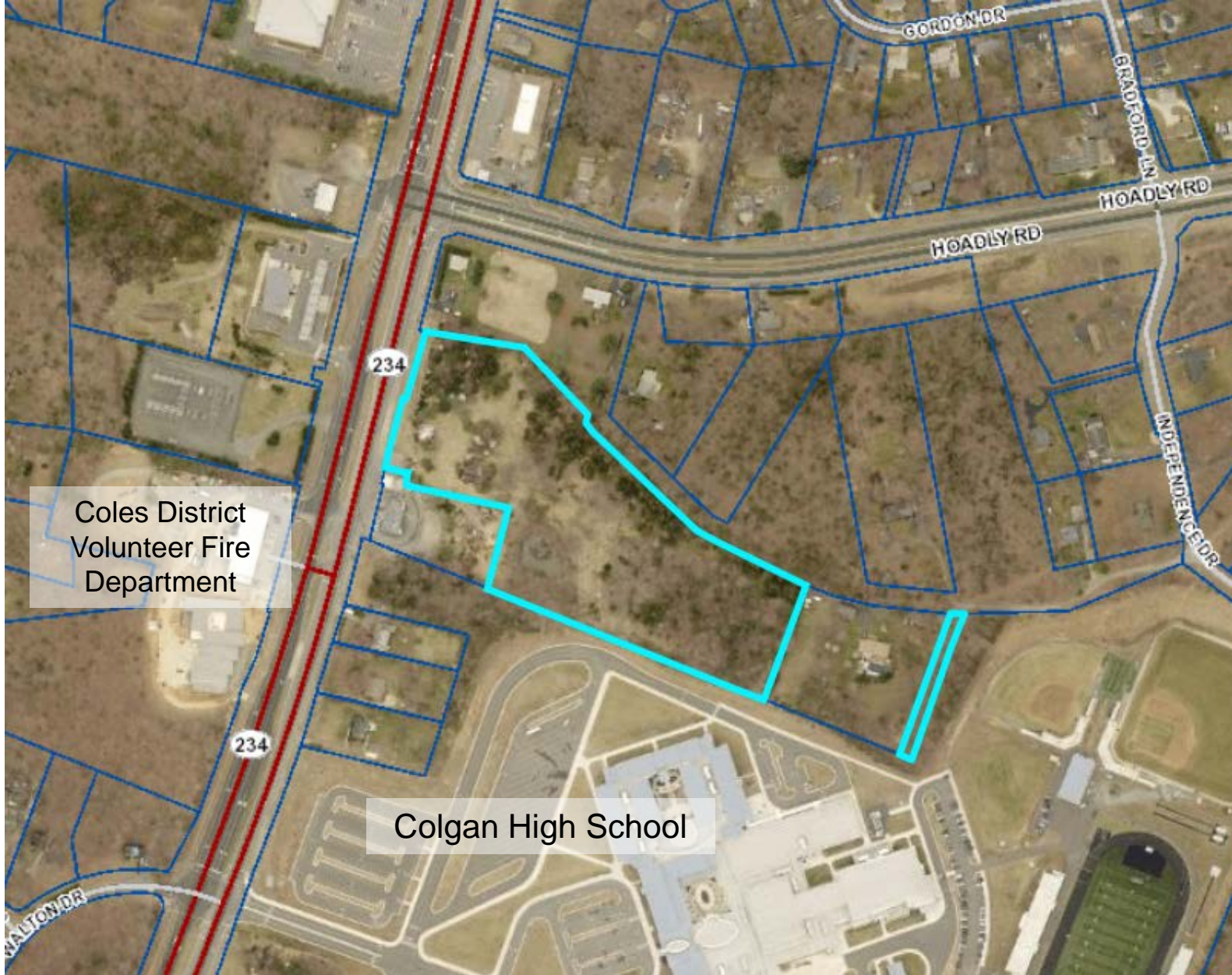


Shorewood Cove
Norfolk, VA
Year Built: 2003



The Abbey at South Riding
Chantilly, VA
Year Built: 1999



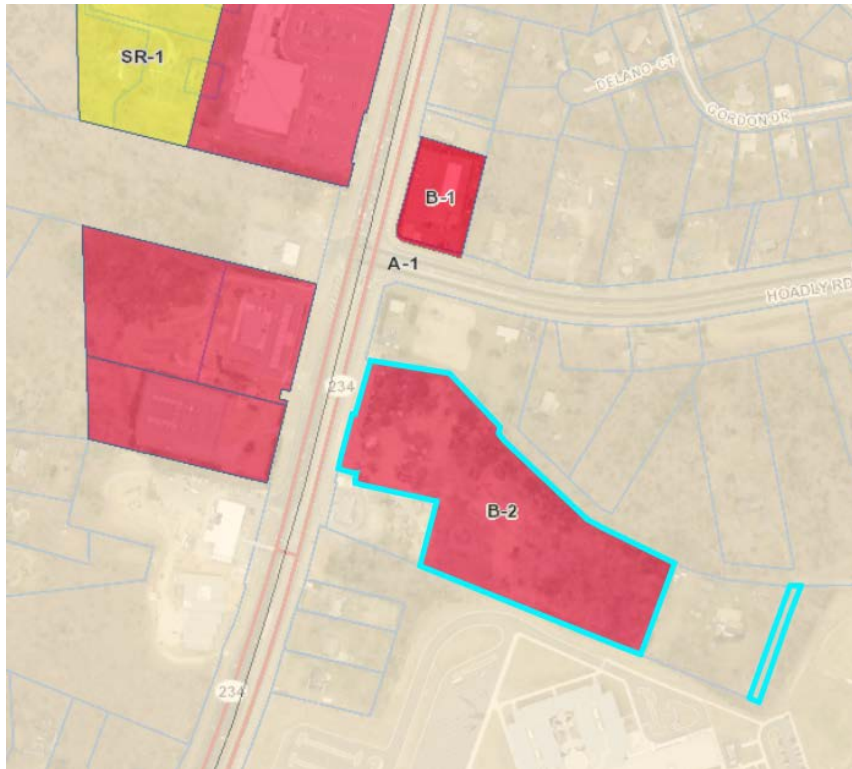


PROPERTY LOCATION

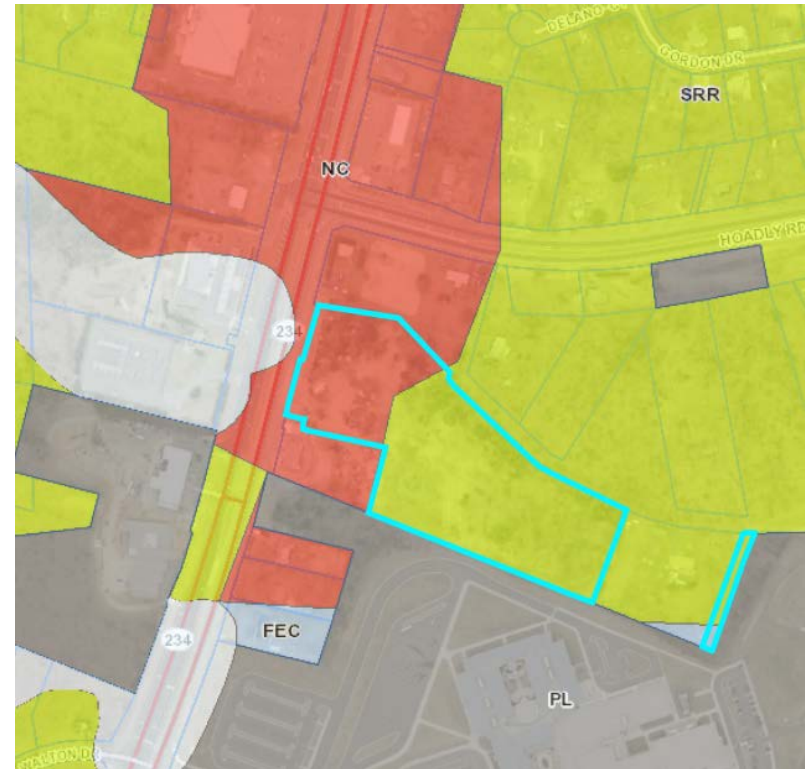
ZONING & COMP PLAN DESIGNATION

7

ZONING
B-2, Neighborhood Business



COMPREHENSIVE PLAN
NC, Neighborhood Commercial, and SRR,
Semi Rural Residential





This plan is preliminary
and subject to revisions

CONCEPT PLAN

	Previous Approved Development ⁽¹⁾	Proposed Development ⁽²⁾	NET DIFFERENCE
	12,900 S.F. Retail 200 Bed Nursing Home	192 Senior Apartment Units	
Total Daily Trips	2,907	746	-2,161
Total AM Peak Hour	103	38	-65
Total PM Peak Hour	252	48	-204

(1) Previous approved development trips extracted from Geisler Property Traffic Impact Analysis prepared by VETTRA Company and dated August 22, 2017.

(2) Proposed development trips based on the Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*.

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TRIP GENERATION COMPARISON

THANK YOU