

An architectural rendering of a modern, multi-story multifamily housing building named 'The Sweetspire'. The building features a mix of brick and light-colored panels, with large glass windows and balconies. The name 'SWEETSPIRE' is visible on the facade. The scene includes a landscaped area with trees, a sidewalk with people walking and a person with a bicycle, and a road with cars in the background under a blue sky with light clouds.

The Sweetspire

*Best in-class multifamily housing in
County Center*

Presentation will focus on how we are:

1. Incorporating a **mix of building typologies** to complement the diversity of adjacent uses
2. Leveraging **outdoor amenity spaces** to connect and integrate with County Center
3. Mitigating impact of community on existing County Center resources – specifically **parking and roadways**



- 4-story building at intersection of Prince William Parkway and Marblestone Drive
- Complements adjacent office building in terms of orientation/shape and materials (brick and stone)
- Symmetry and materials reference a Georgian architectural style that is seen throughout the region

Mixed Building Typology and Relationship to Surrounding Uses – 4-Story Building

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



SWEETSPIRE



East on Prince William



Amenity Tower

Alternate Options for Color of Amenity Tower and Balcony Walls:



SW-2826 Green Stone



SW-2863 Powder Blue

DEVELOPER 4/25/23

KCG COMPANIES
9311 NORTH MERIDIAN ST. SUITE 100
INDIANAPOLIS, IN 46240



SWEETSPIRE APARTMENTS

12700 MARBLESTONE DRIVE
WOODBIDGE, VA 22192

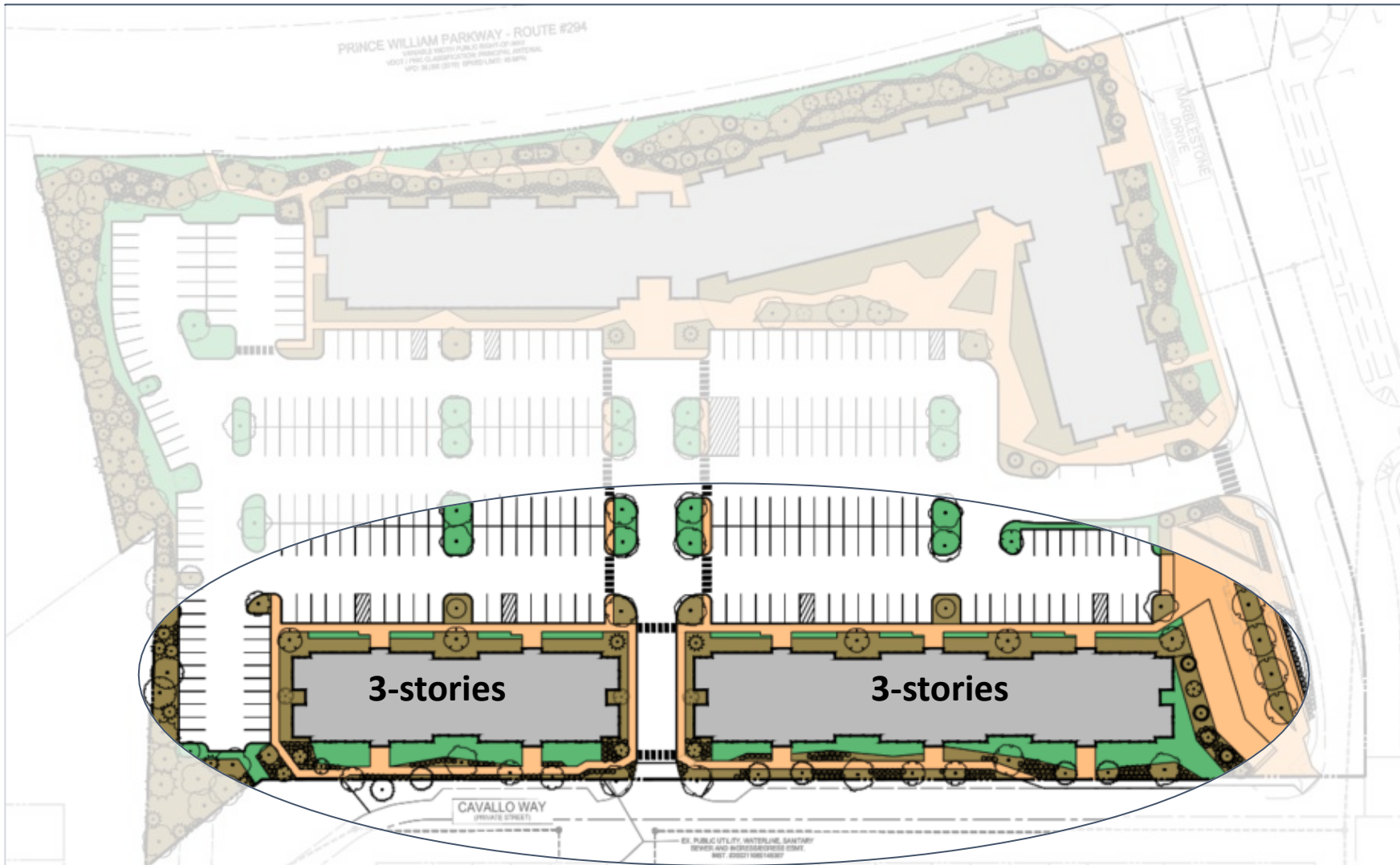
PRELIMINARY DESIGN

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SD103

Mixed Building Typology and Relationship to Surrounding Uses – 4-Story Building

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA

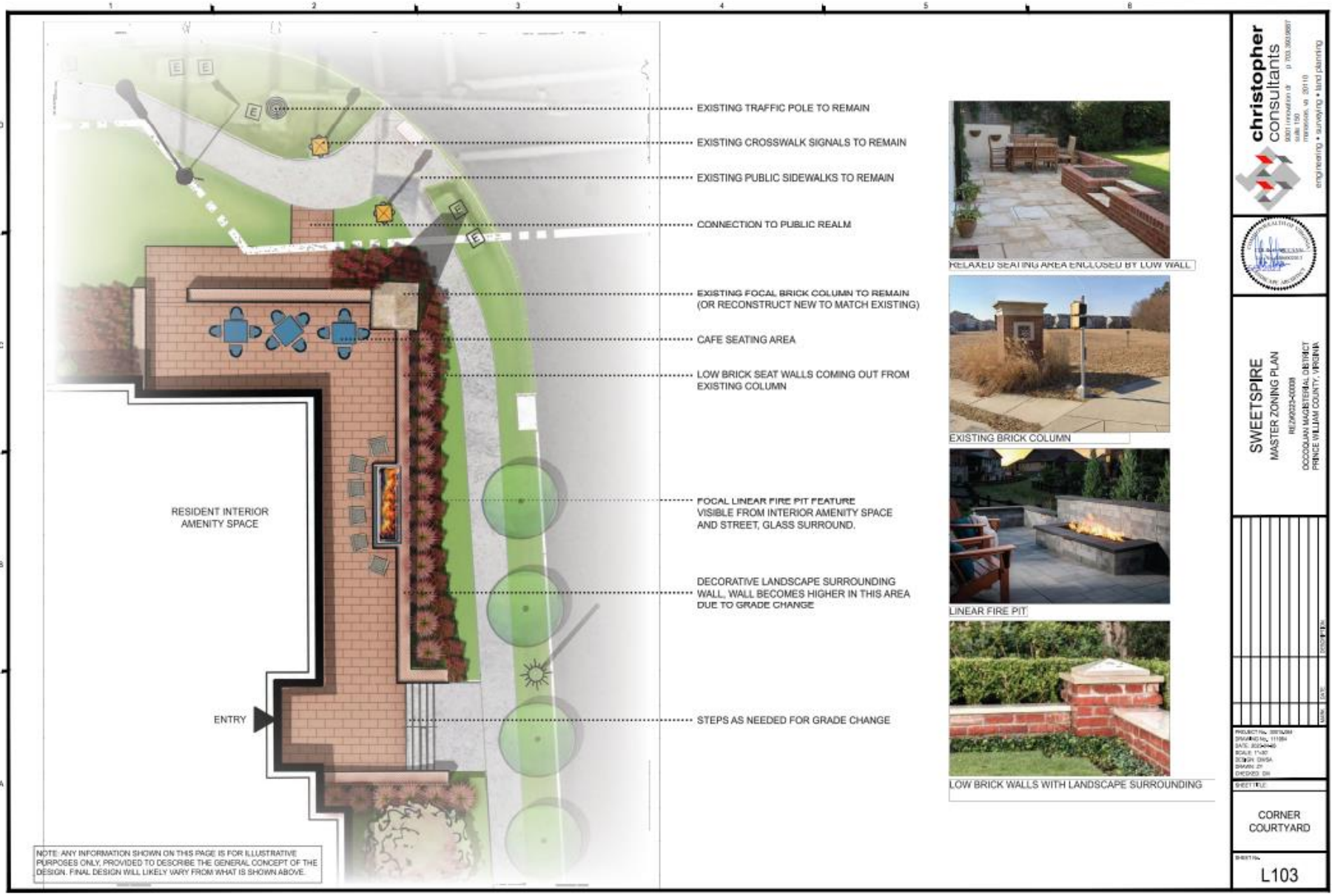


- Two 3-story buildings fronting Cavallo Way
- Townhouse style to mirror existing townhouses
- Like existing townhouses, will incorporate a mix of brick and plank siding with traditional architectural details

Mixed Building Typology and Relationship to Surrounding Uses – 3-Story Buildings

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA





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 FALLS CHURCH, VA 22033
 (703) 302-9887
 engineering • surveying • land planning



SWEETSPIRE
 MASTER ZONING PLAN
 RE: 2023-0008
 BOCCALINO MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO. 2023-0008
DRAWING NO. 11184
DATE: 2024-06
SCALE: 1/8" = 1'-0"
DRAWN BY: DMSA
CHECKED BY:

SHEET TITLE:
CORNER COURTYARD
 SHEET NO.:
L103

- Principally intended for resident use
- Semi-private; half wall creates boundary while allowing for visibility into spaces
- Incorporates visually interesting features that passerbys can enjoy from afar (i.e. fire pit)

Outdoor Amenity Spaces and Integration with County Center – Corner Plaza
 THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



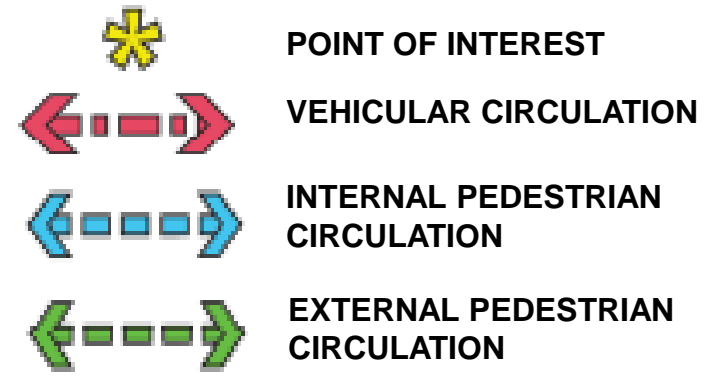
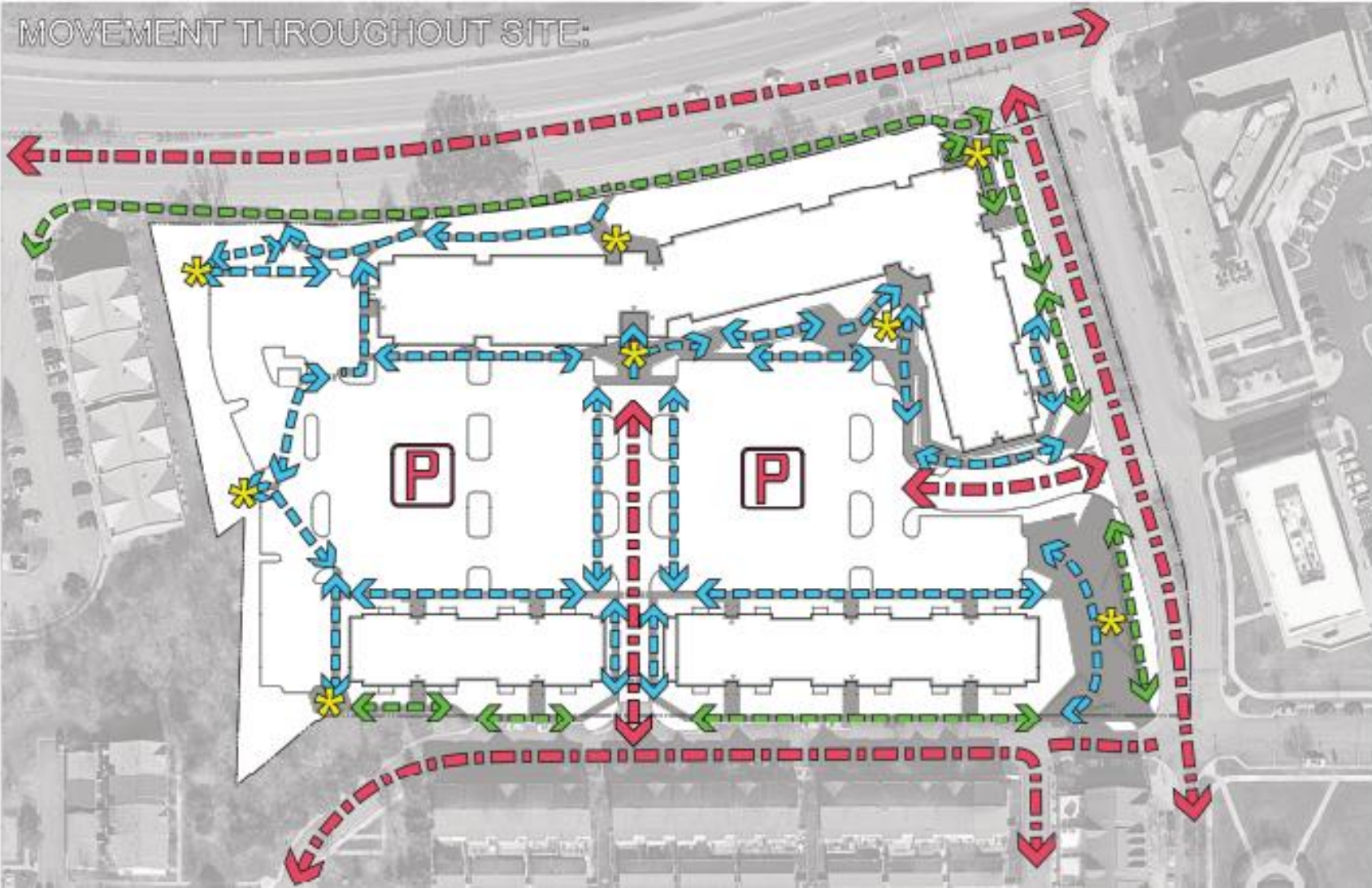


- Integrates with existing sidewalk network
- Intended for resident, guest, and non-resident use
- Will accommodate multiple functions that serve a wide audience
 - Flat area with vehicular access to potentially allow for food trucks
 - Raised "stage" with pergola structure pop-up concerts or shaded seating
 - Intentional and interactive hardscaping to invite movement throughout space

Outdoor Amenity Spaces and Integration with County Center – Community Pocket Park
 THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



MOVEMENT THROUGHOUT SITE:



- Primary entrance off of Marblestone Drive
- Secondary entrance off of Cavallo way
- Primary entrances to resident buildings front internal parking lot
- All parking (300 spaces) internal to site; no on-street parking

Parking and Roadways

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



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The Sweetspire

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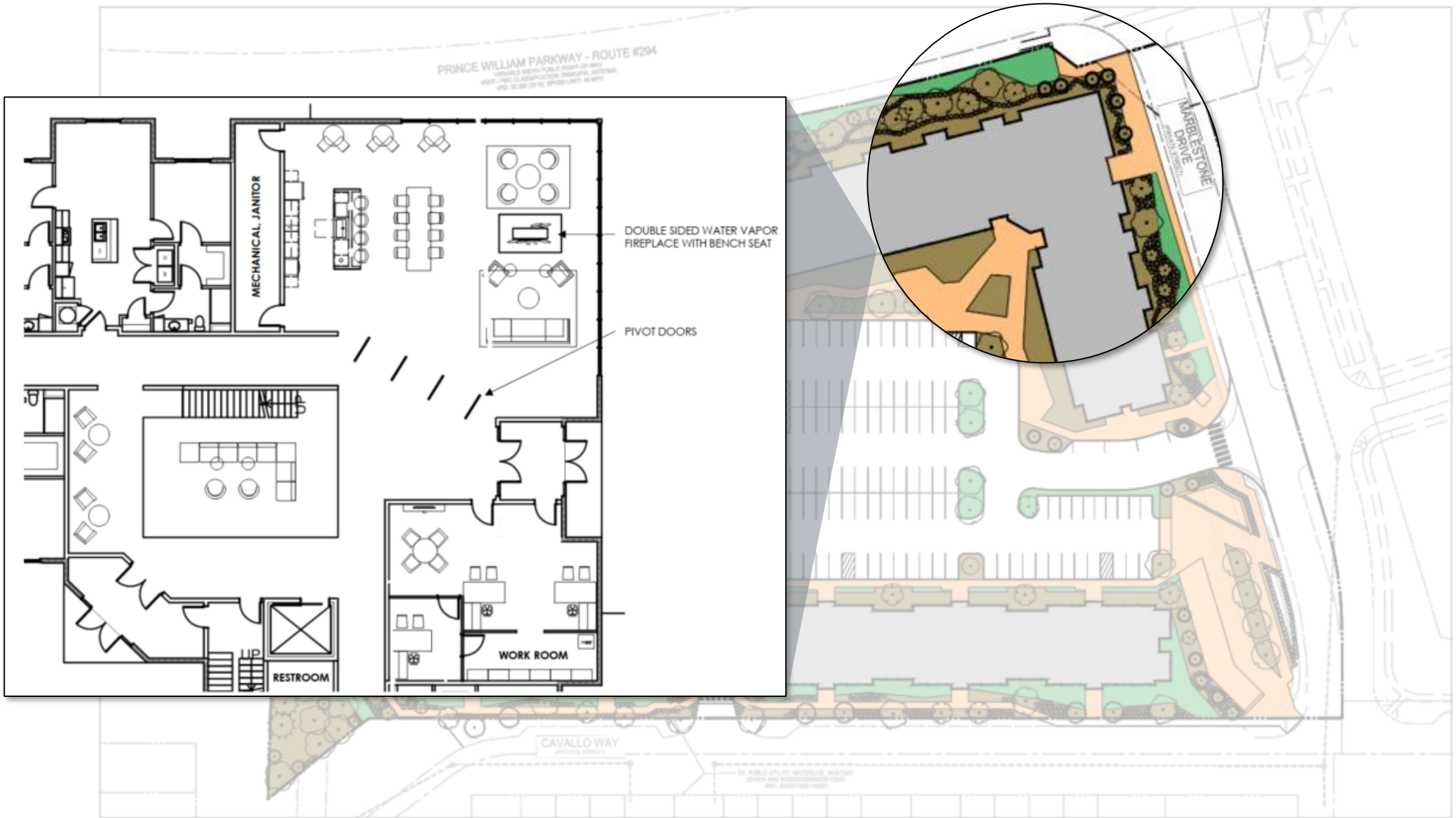


Amenities

- Lobby and leasing office
- Fitness center with spin studio, yoga room, and adjacent play space
- Statement mailroom and bike storage
- Multiple coworking lounges
- Game room
- Roof deck
- “Beirgarten”

AMENITIES

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



AMENITIES – GROUND FLOOR LOBBY & LEASING

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA

SWEETSPIRE AMENITIES

INSPIRED BY THE NEOCLASSICAL ARCHITECTURE OF THE DC AREA, CLASSICAL DESIGN ELEMENTS WILL BE COMBINED WITH A MODERN AND YOUTHFUL EDGE THAT FITS BOTH YOUNG PROFESSIONALS AND FAMILIES. SIMILARLY, THE AMENITY PACKAGE AT THE SWEETSPIRE WILL CATER TO THE WANTS AND NEEDS OF THIS DEMOGRAPHIC.

DESIGN ELEMENTS WILL INCLUDE

- SYMMETRY
- COLUMNS
- MARBLE, CONCRETE, AND BRICK ELEMENTS
- LARGE SCALE DESIGN ELEMENTS

THE COLOR PALETTE WILL CONSIST OF BRIGHT AND AIRY SPACES FOR AREAS LIKE THE LOBBY, WHILE AREAS LIKE THE COWORKING SPACE WILL CONTRAST THAT WITH MOODY, DEEPER COLORS. THE STYLE WILL CONTINUE WITH CLASSICAL ELEMENTS, WHILE THE FUNCTION OF EACH SPACE WILL BE MODERN AND EFFECTIVE.



OPEN LOBBY WITH LARGE, CENTRAL PIVOT DIVIDING DOORS



SUBSTANTIAL COLUMNS USED TO BREAK UP SPACE

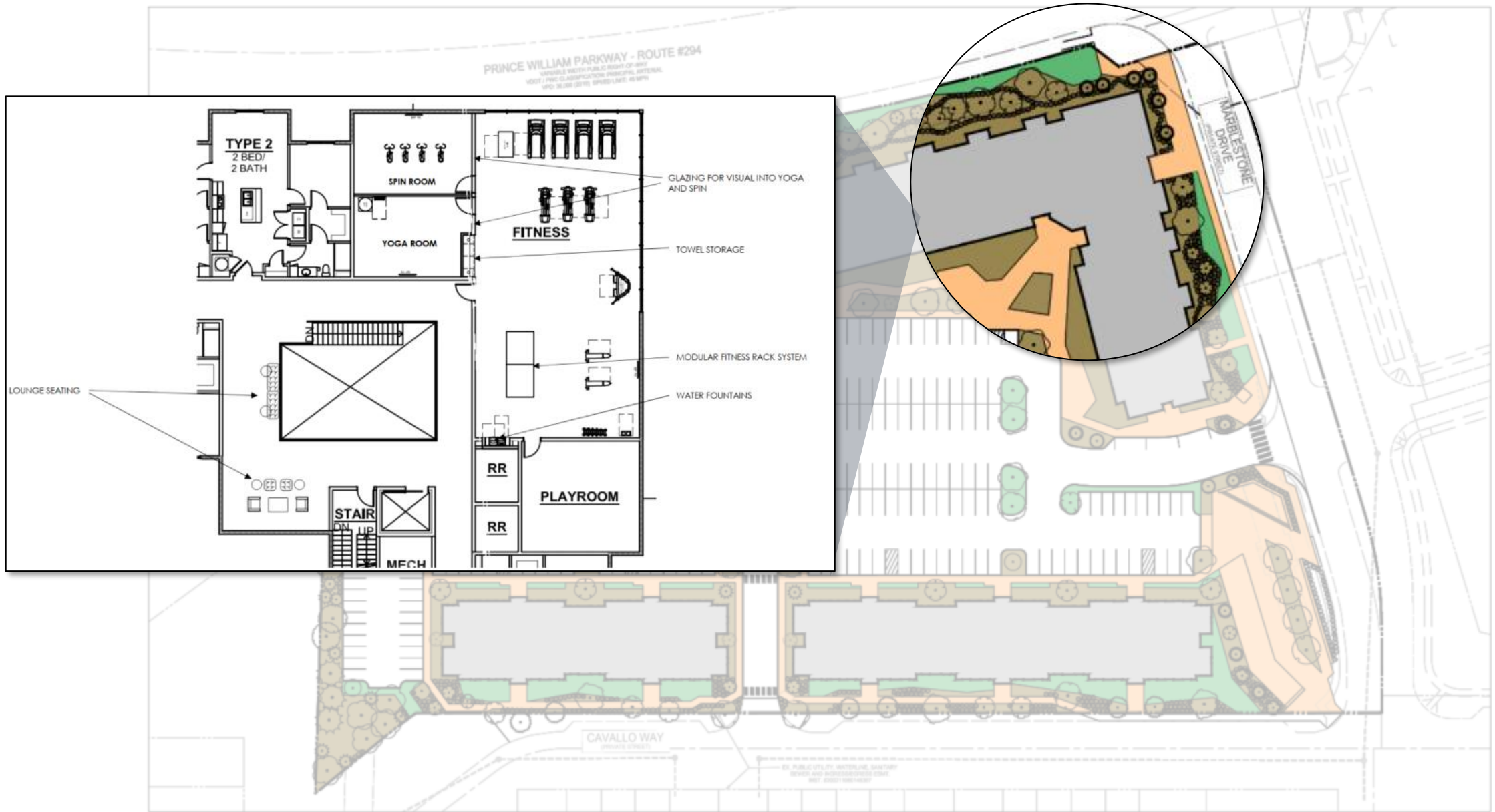


FLOOR TO CEILING WINDOW TREATEMENTS IN A CONTRASTING TONE

AMENITY INSPIRATION LOBBY & LEASING

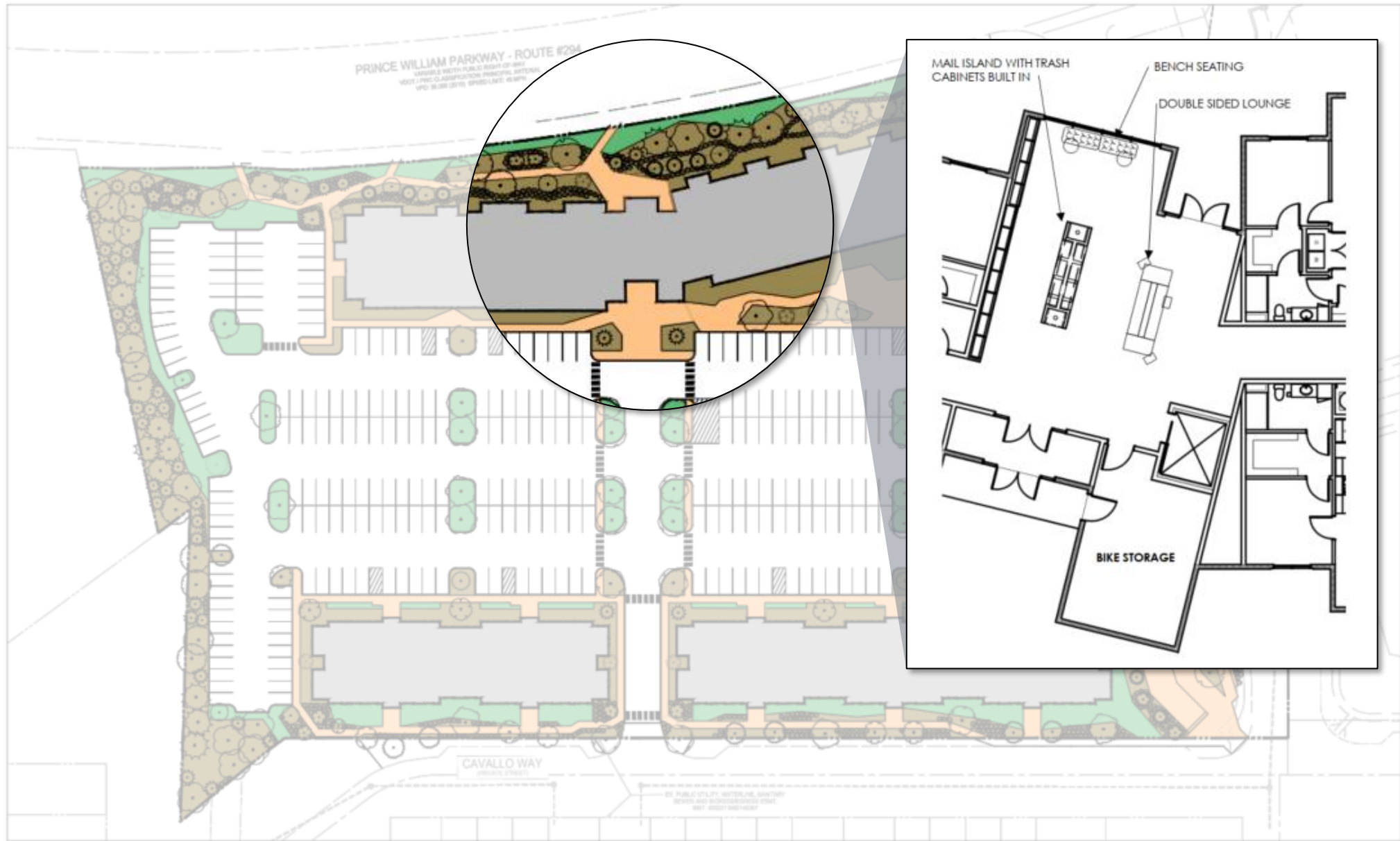
AMENITIES – GROUND FLOOR LOBBY & LEASING

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



AMENITIES – 2ND FLOOR FITNESS CENTER

THE SWEETSPIRE • WOODBRIDGE, VIRGINIA



AMENITIES – GROUND FLOOR MAIL LOBBY AND BIKE STORAGE

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IMPRESSIVE, COMMUNITY MAIL LOBBY

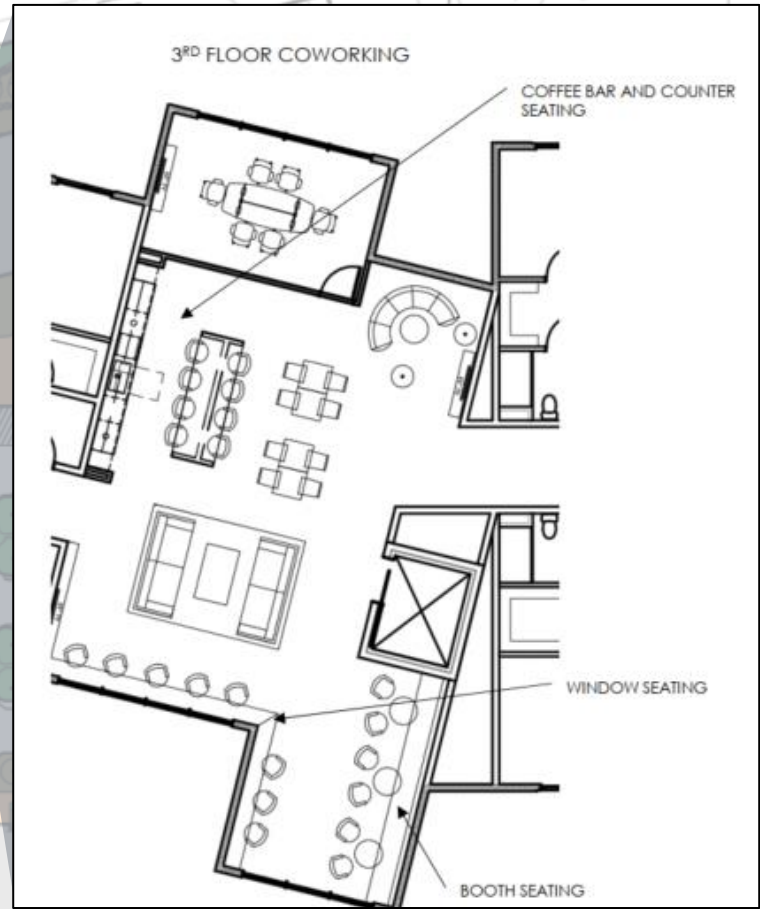
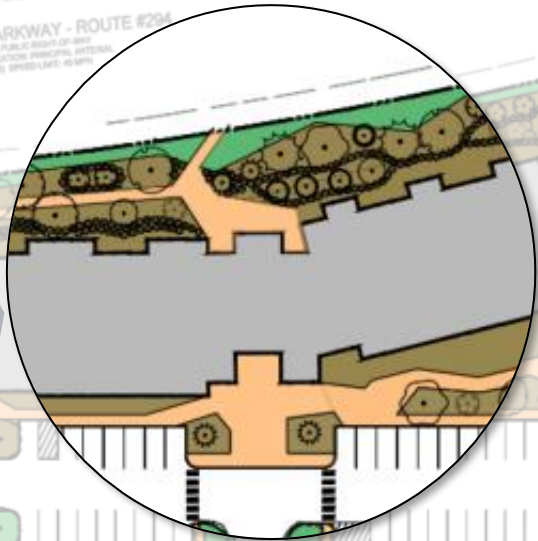
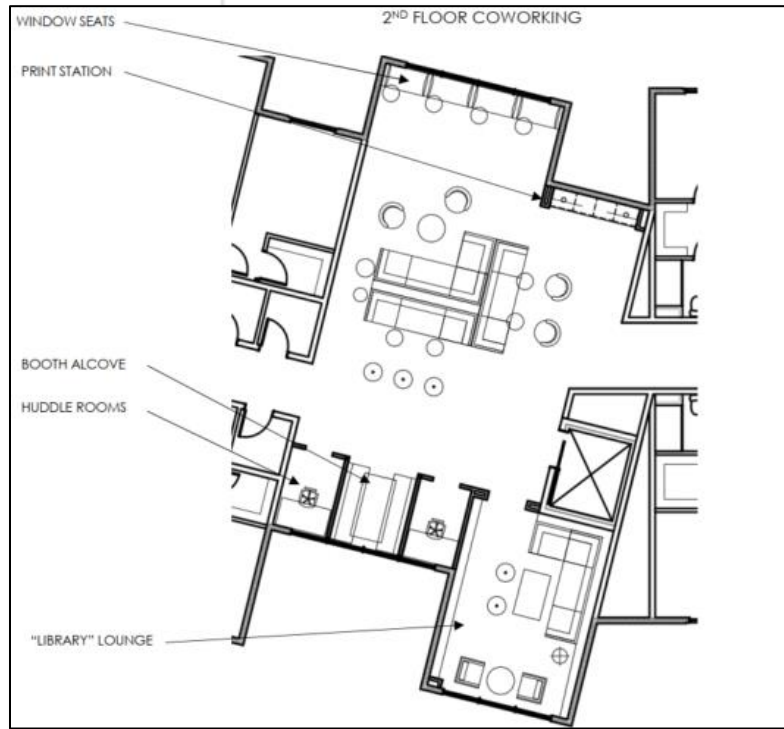


ELEVATOR LOBBIES WITH ACCENT CARPETING AND PAINT



AMENITY INSPIRATION
RESIDENT CORRIDORS

AMENITIES – GROUND FLOOR MAIL LOBBY AND BIKE STORAGE
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AMENITIES – 2ND & 3RD FLOOR COWORKING

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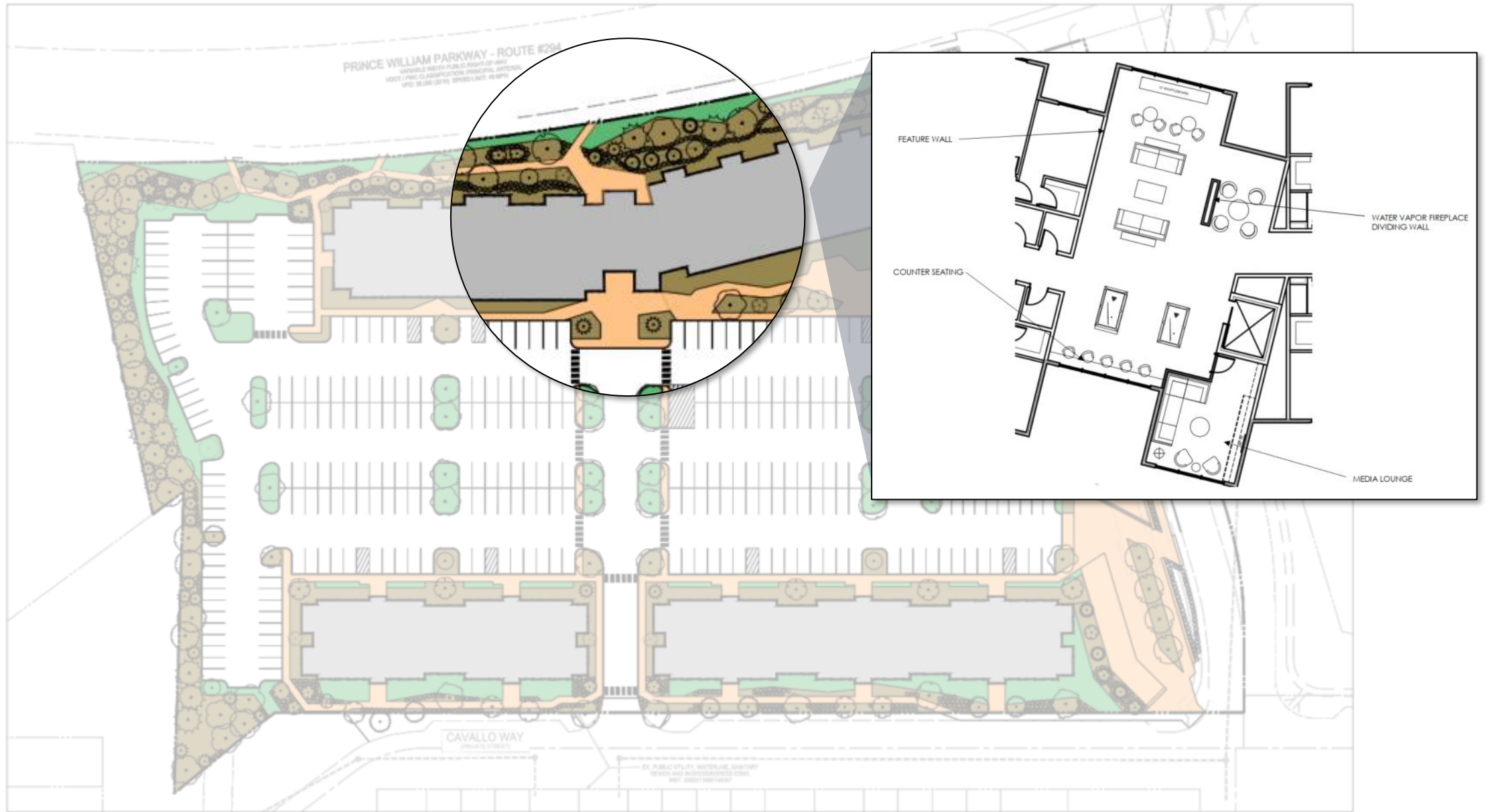
DEEP, CONTRASTING COLORS WITH VARIOUS TYPES OF SEATING TYPES PROVIDED.

COLLABORATIVE WORK SPACES CREATED IN AN OTHERWISE OPEN ENVIRONMENT WITH SMALLER, MORE PRIVATE WORK AREAS CREATED

AMENITY INSPIRATION
COWORKING LOUNGE

AMENITIES – 2ND & 3RD FLOOR COWORKING

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AMENITIES – 4TH FLOOR GAMING LOUNGE

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FIREPLACE FEATURE SURROUNDING LOUNGE SEATING AND GAME TABLES.

HIGHTOP PUB-STYLE SEATING

MINI BAR SET UP

AMENITY INSPIRATION
GAME LOUNGE

AMENITIES – 4TH FLOOR GAMING LOUNGE
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AMENITIES – ROOF DECK

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