

# *WALDEN @ BIG ROCK*

*A Toll Brothers Community*

# Recent Events & Advancements

- Toll Closed on its Purchase of the DUV project
  - Unified with Walden project to create an Enhanced Community Plan
    - DUV District – Phases 1 and 4
    - Walden District – Phases 2, 3 and 5
  - Exploring Improvements to Organization and Circulation
- Riverview School District Closed on its Purchase of LWTC site
- Toll opened discussions with Retail/Commercial analysts
- Toll opened discussions with YMCA of Greater Seattle
- Toll began Focus Group Sessions to Better Align Community Features with Consumer Preferences

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## Community Context & Scale



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## Community, Amenity & Open Space Diagram



- Diagram Notes:
- Provide park/open space within 2 block radius
  - Provide strong pedestrian connections within each sub-neighborhood and within entire community
  - Parks, Open Space, and Amenities visible from major community streets



1"=80'

DECEMBER 05, 2016

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## Illustrative Community Master Plan



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## Community Plan with MU-I Option



MU-I ALTERNATIVE PLAN OPTION

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## Walk & Trail Connections Diagram



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## Planned Major Milestones

Dec. 2016 – Jan. 2017 (DUV):	Prepare & Submit Minor Mod & Final Plans
January 2017 (DUV):	Application to Amend DA for Land Use Swap
January – Feb 2017 (2-Ac):	Finalize Agreement on Site
January – Feb 2017 (Walden):	Prep & Submit P-Plat Application
February – March 2017 (2-Ac):	If needed to facilitate permitting for Fire Station, BLA Application and Process
March – April 2017 (DUV):	Final Plans Approval – Permits Issued
April – May 2017 (DUV):	Phase 1 Site Construction Begins
Fall 2017 (Walden):	P-Plat Approved
Early 2018 (DUV):	Phase 1 Opens for Sale

# QUESTIONS



# Lot 233 Concept

