

# FLOYD

The logo for FLOYD VIRGINIA features the word "FLOYD" in a large, white, serif font. The letter "O" is replaced by a circular emblem containing four stylized, colorful arrows pointing towards the center: a blue arrow pointing up, a teal arrow pointing right, a red arrow pointing down, and an orange arrow pointing left. Below "FLOYD" is the word "VIRGINIA" in a smaller, white, sans-serif font.

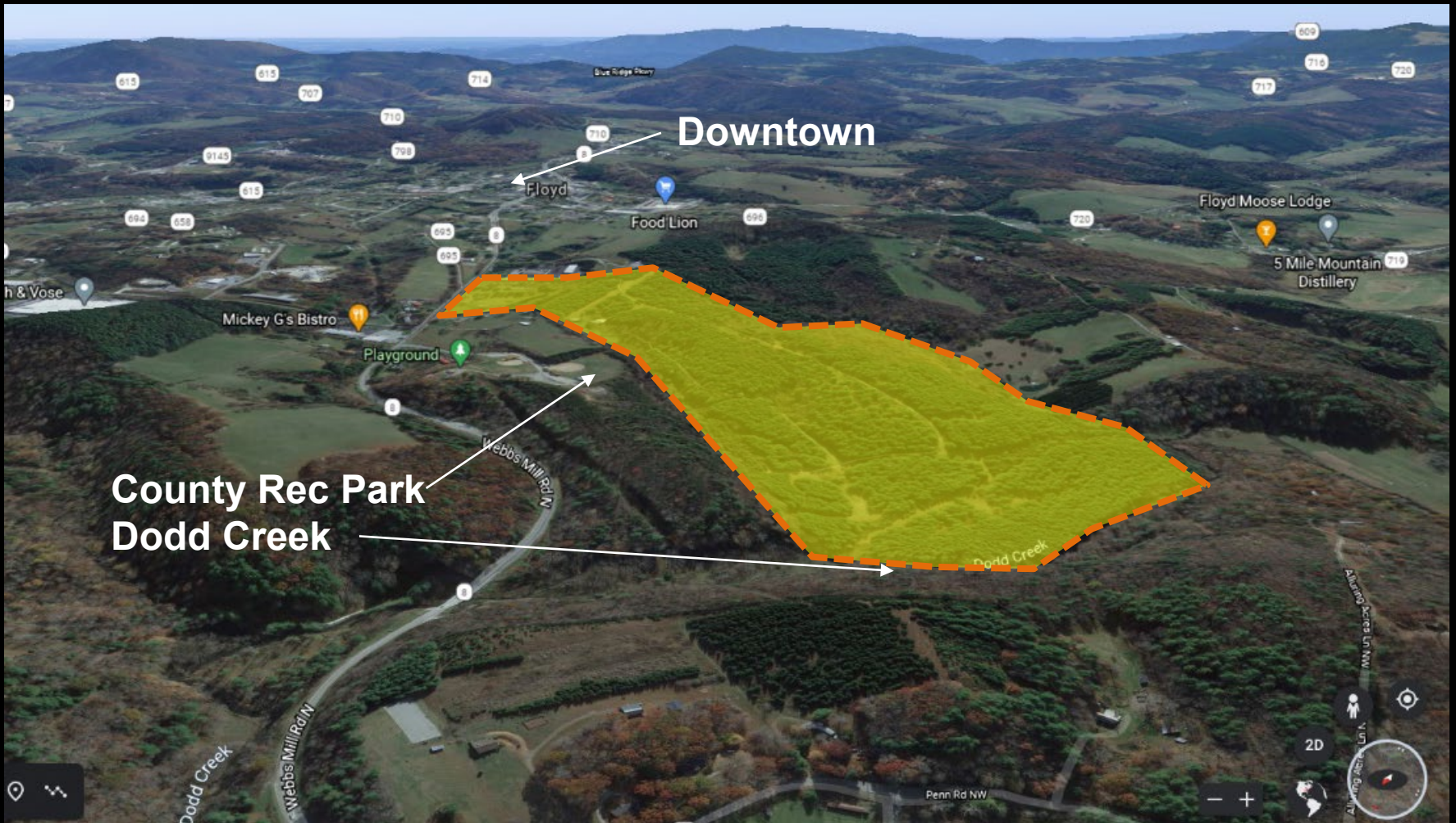
VIRGINIA

Larsen Property  
(Large Site)

# Larsen Property

136 Acres





# Introduction to the Site

- Legend**
- Property
  - Town Boundary
  - Property Lines
  - Existing Sewage
  - Proposed Sewage
  - Existing Water
  - Proposed Water



# KEY ELEMENTS

**COMMUNITY DESIGN** - A mix of housing from large to small, and for every age group

**OPEN SPACE AMENITIES** – a “very Floyd” mix including meadows, active leased agriculture and community gardens, trails

**DESIGN GUIDELINES** – Development Standards featuring green energy incentives

# Community Design

The land plan for the Larsen property provides about 300 new residences, in a range of densities. All homes are in designed arrangements around central features to achieve community spirit and harmony. Modeled on community designs of successful highland Virginia hamlets and small towns, the traditional neighborhood designs range in size and style, providing a variety to suit lifestyles of the area.

Community Design Features:

**Gateway**

**The Eyebrows**

**Orchard Common**

**Crescent**

**The Green**

**Common**

**Wind Ridge**

**Long Meadow**

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**CRESCENT**  
Riparian Buffer  
15 Acres Themed Agrarian Zone  
40 Cottages

**LONG MEADOW**  
10 Acre Hayfield  
22 SF Lots  
Connection to Park Trails

**THE COMMON**  
80,000 gsf Retail / Community  
120,000 gsf 2<sup>nd</sup> Floor & 3<sup>rd</sup> Floor Space  
(Office and /or Apartments)  
300 Parking Spaces  
Central 2-Acre Common with Party Barn

**WIND RIDGE**  
41 SF lots  
Greenway Connections

**ORCHARD COMMON**  
32 Townhouses  
1-1/2-acre orchard, 60 trees

**GATEWAY**  
1 Ac. Highway Commercial  
2 Ac Professional / Office  
90 Parking Spaces  
Central Gateway Greenway

**EYEBROWS**  
16 Small Lots (0.2 – 0.4 ac)  
Playgrounds in eyebrows

**PARKWAY**  
1/4 mile divided entrance road thru 6 acre meadow  
2.7 acre forest preserve with 27 cottages  
4 feature entry SF lots

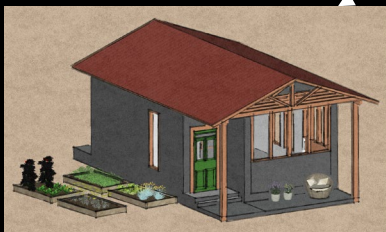
**GREEN**  
12 large lots (.75 to 1 ac)  
1 Ac Green with Tool Barn



# housing PROGRAM

## HOUSING TYPES

- $\frac{3}{4}$  to 1 ac SF Home sites
- $\frac{1}{2}$  to  $\frac{3}{4}$  ac SF Home sites
- $\frac{1}{4}$  to  $\frac{1}{2}$  ac SF Home sites
- . 2 to .4 ac SF Home sites
- 1500 SF Townhomes
- 700-1200 SF Apartments
- 600 -1000 SF Cottages



# additional PROGRAM



## COMMERCIAL / SUPPORT

400 – 2500 SF 2<sup>nd</sup> Floor Ofc

500 – 2500 SF 1st Fl

2 AC Professional Office

1 Ac highway guideline commercial



## AMENITY PROGRAM

45 % overall Greenspace

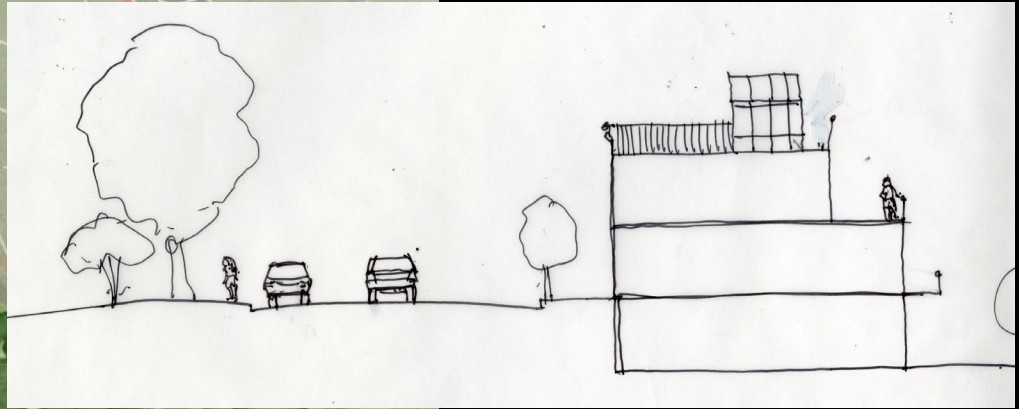
Greens, Leased Agriculture,

Community Gardens or Playfields,

Meadows, Orchard, Playgrounds

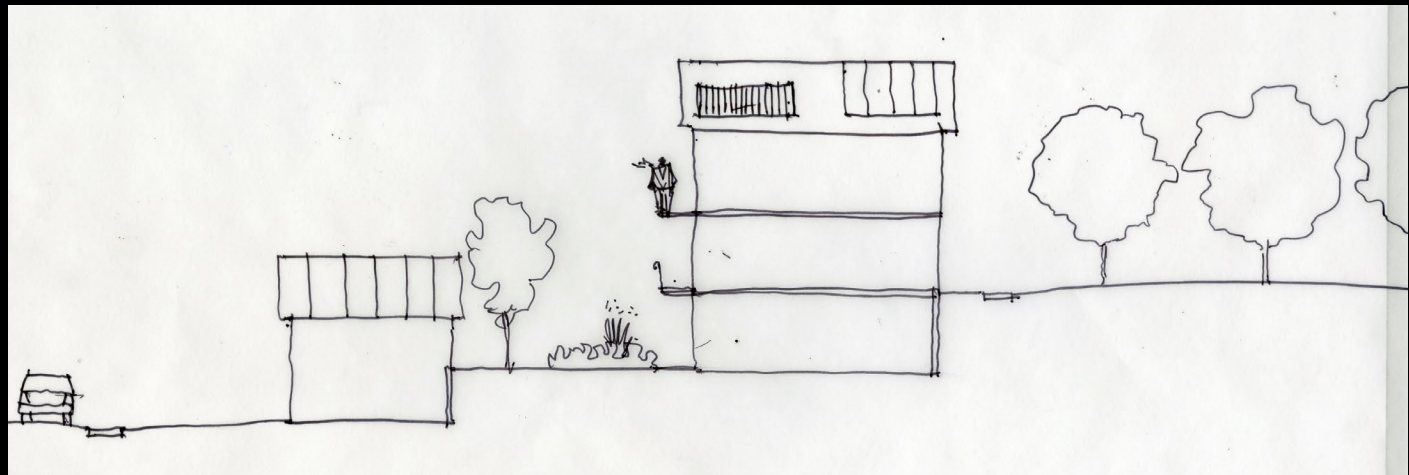
Central Green with a Party Barn

Micro On-site Energy Generation



The Common

# Orchard Common





## Gateway Parcels



## Crescent Cottages



## Meadow Cottages



# Open Space Design

The land for the Larsen property provides central features to achieve community spirit and harmony. Modeled on successful outdoor spaces in Virginia hamlets and small towns, the traditional neighborhood feature area designs provide for a variety to suit lifestyles of the area.

Community Open Space Design Features:

**Gateway** – Welcoming area of commercial, professional offices flanked by greenway and parkway introductory spaces

**The Green** - 1 acre square green space surrounded by larger homes

**The Eyebrows** – tight-knot housing surrounding central playground spaces

**Common** - heart of the community, 2-acre social space where outdoor markets and music events occur

**Orchard Common** - 60-tree common space on ridge featuring heirloom apples

**Wind Ridge** – Housing surrounded by greenway connections that tie to park

**Crescent** - 15-acre flat fields area, largest community amenity, ties into park

**Long Meadow** – 10-acre visual feature area, with active agriculture or wildflower meadow



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**ALTERNATIVE CRESCENT**  
Multiple sports Playing Fields

**ALTERNATIVE LONG MEADOW**  
10 Acre Meadow

**Alternative Uses for Community Features**



# Design Guidelines & Green Energy

To distinguish this development from its peers, design guidelines are recommended. Guidelines establish and maintain community appearance, character, and condition. A guidebook for sub-developers and builders is recommended, with forms and materials based on successful highland Virginia hamlets and small-town structures.

For the Floyd niche markets, micro-scale green energy guidelines are encouraged.

## **The Common and Orchard Common**

- potential geothermal networks for surrounding buildings surrounding
- Solar panel arrays on parking and garages and greenhouses on rooftops

**Edges of Meadows** - hosts smaller micro-scale wind turbines in artistic compositions

**Single Family houses** – Solar Shingles and Panels



WET GEOTHERMAL USING POND AS SINK


GEOTHERMAL WELLS UNDER 2 ACRE COMMON

GREENHOUSES ON LIVE/WORK ROOFTOPS

SOLAR ARRAY SHADING PUBLIC PARKING

**MICROTURBINES**

Sited in artistic composition ;  
Purposeful heights , set in wildflowers



**Sustainable Energy**

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**Sustainable Energy Demonstration Project**

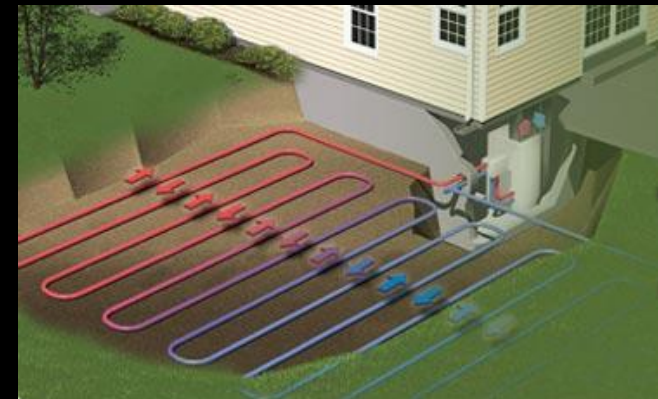
- **Wind Energy:** Turbine Generator sits atop a 45 foot tower and has 12 foot rotor, it begins production at 8 mph and at 20 mph it produces 1800 watts of electricity.
- **Photovoltaic Energy (Solar Panels):** Array of 48 panels each producing 220 watts of electrical power being fed into grid.
- **Saving Energy:** Parking Lot and Tennis Courts lights are LED's that consume over 50% less energy.
- **Harnessing Sunlight:** Greenhouse uses solar panels, better insulation and more efficient heat/ventilation to improve over traditional green houses.

Funding: American Recovery and Reinvestment Act, Virginia Department of Mines Minerals and Energy and the Virginia Indemnification and Community Revitalization Commission

Learn more at [www.mecc.edu](http://www.mecc.edu)

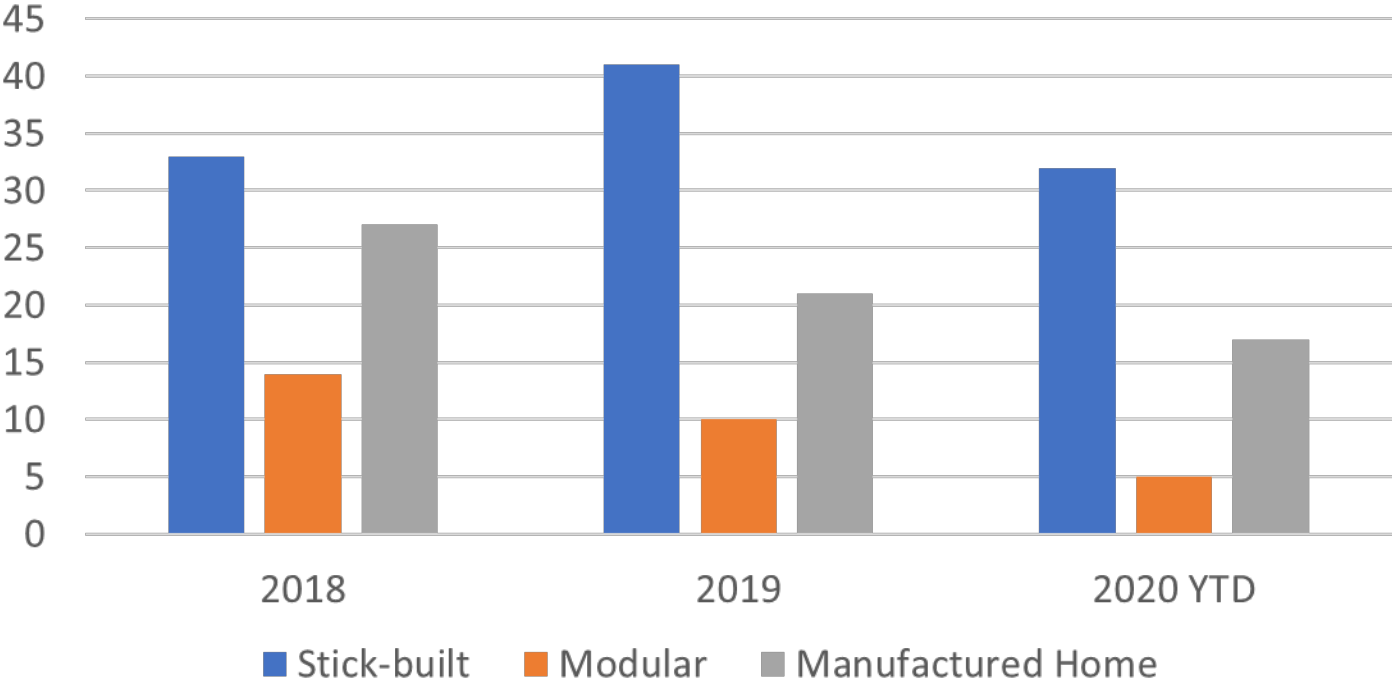
## Micro-scale Green Energy Options

The south facing slopes of the property make this an ideal site for an energy-efficient community. Relying on lessons learned over the last 400 years in Virginia community design, the houses can employ efficiency and generation, approaching the goal of minimizing impact on the land



Internet photo examples

# Floyd County New Housing Building Permits 2018-2020 (YTD)



# Phasing

- Phase the project 10 – 15 years
- Helps relieve absorption by planned phases  
Pockets of housing around Amenity features