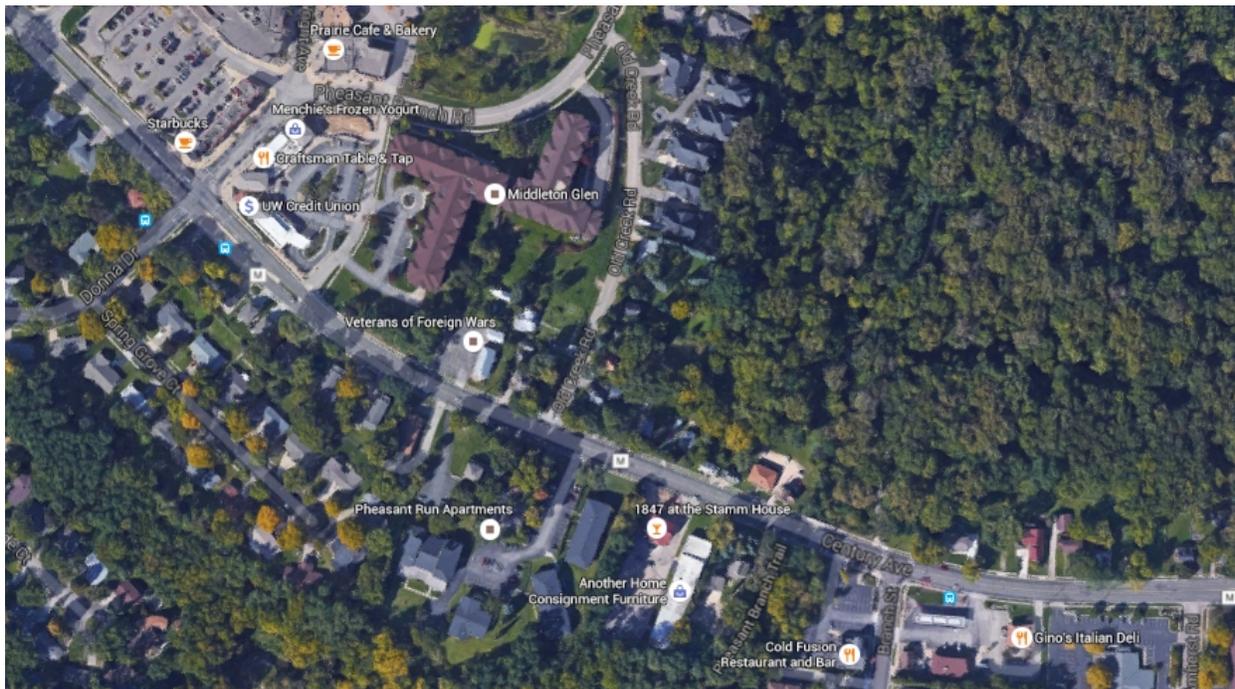


6620-6630 Century Ave.
Stage Coach Trail Apartments

MAP AND SURROUNDING PROPERTIES



REQUESTED APPROVAL ACTION

JT Klein Company, Inc. is seeking concept review and Plan Commission support to submit a formal Plan Application for rezoning of 4 properties located at 6620- 6630 Century Ave. from R-1 Residential to Planned Development District- General Implementation Plan (PDD- GIP), to allow for the construction of a single three and four story apartment building. Additionally, 6612-6618 Century Avenue will become a trailhead and shelter for the Pheasant Branch Conservancy that will include at least 20 surface parking stalls dedicated for public use.

Stage Coach Trail Apartments will be a mixed-income market rate and affordable workforce housing development consisting of seventy three (73) units. Fifteen of the units will be set aside for residents earning no more than 50% of the area median income. This three and four-story building will consist of one and two bedroom units, with underground and surface parking.

The site is strategically located in the heart of the City's Tax Incremental District (TID) #5, and just outside the boundaries of the Allen Blvd. BUILD Plan. The 2.36 acres proposed for redevelopment are currently or have previously been used as residential properties.

Site strengths for multifamily use include strong linkages with convenient access to nearby shopping, public transportation, and jobs. Adjacent uses include 1847 at the Stamm House, a retail metal building, a Trailhead for the Pheasant Branch Conservancy, Another Home

Consignment Furniture store, Cold Fusion Restaurant and Bar, and Gino's Italian Deli. The site is located on Century Ave. close other multifamily uses as well as Copps Grocery Store and CVS Pharmacy.

Site challenges include topography of the area which is extremely sloped with approximately 1 floor of grade change for east to west. Additional site restraints include the adjacent wetlands and the Pheasant Branch Conservancy Trailhead. Redevelopment will add surface parking behind the development, increasing the percentage of impervious surfaces. However, we intend to preserve as many of the existing native trees as is feasible and restore with new landscaping complementary to the Pheasant Branch Conservancy. Currently, the existing residential properties are in various stages of disrepair and the properties are considered blighted by all standards.

SITE DATA:

A. Acreage and Land:

2.36 Acres approximately 102,783 square feet of land

B. UNIT MIX:

43 - One Bedrooms

30 - Two Bedrooms

73 Units =Density of 31 units per acre

C. AFFORDABILITY/ INCOME TARGETING:

15 Units at 50% AMI

58 Units at Market Rate

73 Units total

D. PARKING:

65 Underground

52 Units of Surface Parking reserved for Complex

Parking Rationale:

1.5 stalls per market rate 1 Bedroom= 28 x 1.5= 42 Stalls

1 stall per affordable 1 Bedroom= 15 x 1 = 15 Stalls

2 stalls per market rate 2 Bedroom= 30 x 2 = 60 Stalls

117 Stalls

20 Additional Surface Parking Stalls Dedicated for Trailhead/Conservancy Uses

Neighborhood Input Process:

JT Klein Company, Inc. and the project architect, JLA have held two neighborhood meetings to get residents feedback on this proposed development. These meetings were held in the Prairie Café's meeting room and were attended by Susan West, Mark Opitz and several neighboring residents and business owners. Additionally, JT Klein Company, Inc. presented the project to the Friends of the Pheasant Branch at one of their regular board meetings.

The first design presented to the neighborhood included a four story apartment project with 84 units and a pitched roof.



General feedback on this proposal was that the architecture of the building was not complementary to the existing neighborhood or to nearby Middleton Hills. Concerns were also raised regarding density/building height, parking and traffic.

The second design presented to the neighborhood included a four story apartment project with 80 units and a flat roof.



General feedback on this proposal was the architecture of the building was much better however there were still concerns specifically from the adjacent property owners on Old Creek Road related to the density/building height parking and traffic.

To address the concerns of the neighboring property owners JT Klein Company, Inc. is proposing reduce the height of the building from four stories to three stories for the portion of the building which runs parallel to Old Creek Road. This change reduces the density of the project to 73 units and increases the parking ratio.



Thank you for your time and consideration in reviewing our development proposal. Feel free to contact me with any questions.

Sincerely,

Jacob T. Klein
President