



Public Hearing
March 2, 2018

Revisions to Proposal

- Units reduced from 240 to 220
- 20 units converted from rental to deed-restricted for-sale
- 6 month minimum lease terms
- “Free market” units will have local resident preference
- County retains ownership of park & ride parcel

Affordability Restrictions

January 2018 Revised Plan			
Unit Type	Incremental Units	Cumulative Units	Cumulative % of Total Units
Restricted: <50% AMI	40	40	16.66%
Restricted: <80%	60	100	41.16%
Restricted: <120%	30	130	54%
Restricted: <180%	20	150	62.5%
No Income Restriction	90	240	100%

March 2018 Revised Plan			
Unit Type	Incremental Units	Cumulative Units	Cumulative % of Rental Units
Rental Restricted: <50% AMI	33	33	16.50%
Rental Restricted: <80%	49	82	41.00%
Rental Restricted: <120%	26	108	54.00%
Rental Restricted: <180%	12	120	60%
Rental No Income Restriction	80	200	100%
For-Sale Deed Restricted	20/20	100%	
Total Deed Restricted	140/220	63.63%	

Bedroom Mix

Unit Type	Sketch Plan Application	January 2018 Plan
Studio	32	40
1 Bedroom	64	90
2 Bedroom	120	98
3 Bedroom	24	12

Revised March 2018 Plan			
	Rental Units	For-Sale Units	Total
Efficiency	36	0	36
1 Bedroom	81	0	81
2 Bedroom	77	8	85
3 Bedroom	6	12	18
Total	200	20	220

For-Sale Units

- 20 units
- Built by developer in Phase 1
- 4-plexes along eastern side of property
- Affordable for households making approximately \$80,000/year
- Appreciation cap
- Seller financing available, but not required
 - 3% down
 - 30 year amortization
 - Low interest rate

MAP 12 - DEVELOPMENT LAYOUT PLAN

SITE DEVELOPMENT KEY NOTES

INFRASTRUCTURE

- (1) WASTE WATER TREATMENT
- (2) WATER TREATMENT
- (3) WATER STORAGE TANK (BURIED)

STRUCTURES

- (4) TOWNHOMES W/GARAGE (FOR SALE UNITS)
- (5) 8-PLEX W/GARAGES
- (6) 10-PLEX W/BELOW GRADE PARKING, STORAGE & BIKE PARKING
- (7) 16-PLEX W/ COVERED PARKING & STORAGE
- (8) 22-PLEX
- (9) COMMUNITY BUILDING & MANAGEMENT OFFICES
- (10) MAINTENANCE & STORAGE BUILDING

CIRCULATION

- (11) PAVED PEDESTRIAN SIDEWALKS
- (12) SOFT SURFACE TRAILS
- (13) VEHICULAR ROADWAYS
- (14) TRANSIT STOP

SITE AMENITIES

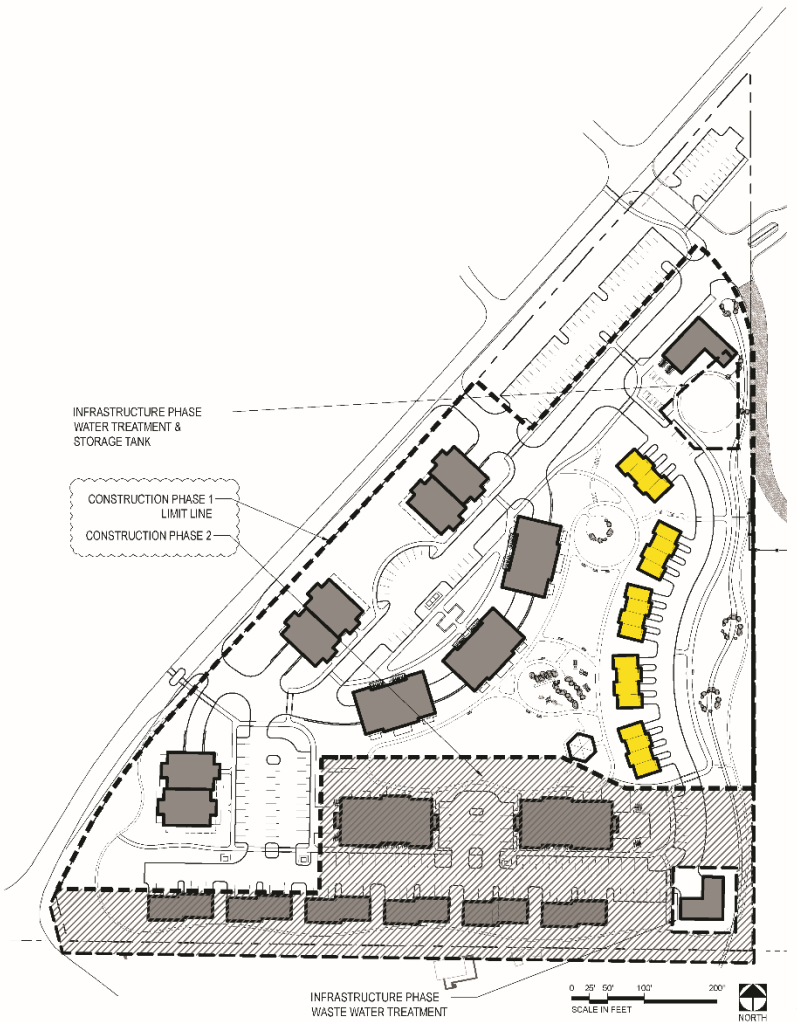
- (15) MULTI-PURPOSE LAWN
- (16) PLAYGROUND
- (17a) PICNIC PAVILION
- (17b) PICNIC AREA
- (18) INFORMAL GATHERING AREA/OVERLOOK
- (19) COMMUNITY GARDEN
- (20) BUFFER LANDSCAPING
- (21) MANICURED LAWN / PICNIC AREA
- (22) NATURAL DRAINAGE AMENITY AREA/ SEASONAL STREAM
- (23) PATIO AREAS
- (24) TRASH CONTAINERS
- (25) RECYCLING CONTAINERS
- (26) BICYCLE PARKING
- (27) DOG PARK



MAP 13 - PHASING PLAN

PHASING SUMMARY

PHASE	NOTES
SITE PREP & INFRASTRUCTURE	INCLUDES OVERLOT GRADING, DEEP UTILITIES, WATER STORAGE AND TREATMENT SYSTEMS, CURB CUT ENTRIES, SEWER, WASTEWATER TREATMENT, STORM DRAINAGE
CONSTRUCTION PHASE 1	INCLUDES COMMUNITY CENTER, 10-PLEXES, 16 PLEXES & FOR SALE TOWNHOMES(128 UNITS)
CONSTRUCTION PHASE 2	22-PLEXES, 8-PLEXES (92 UNITS)



INFRASTRUCTURE PHASE
WASTE WATER TREATMENT

0 50' 100' 200'
SCALE IN FEET

