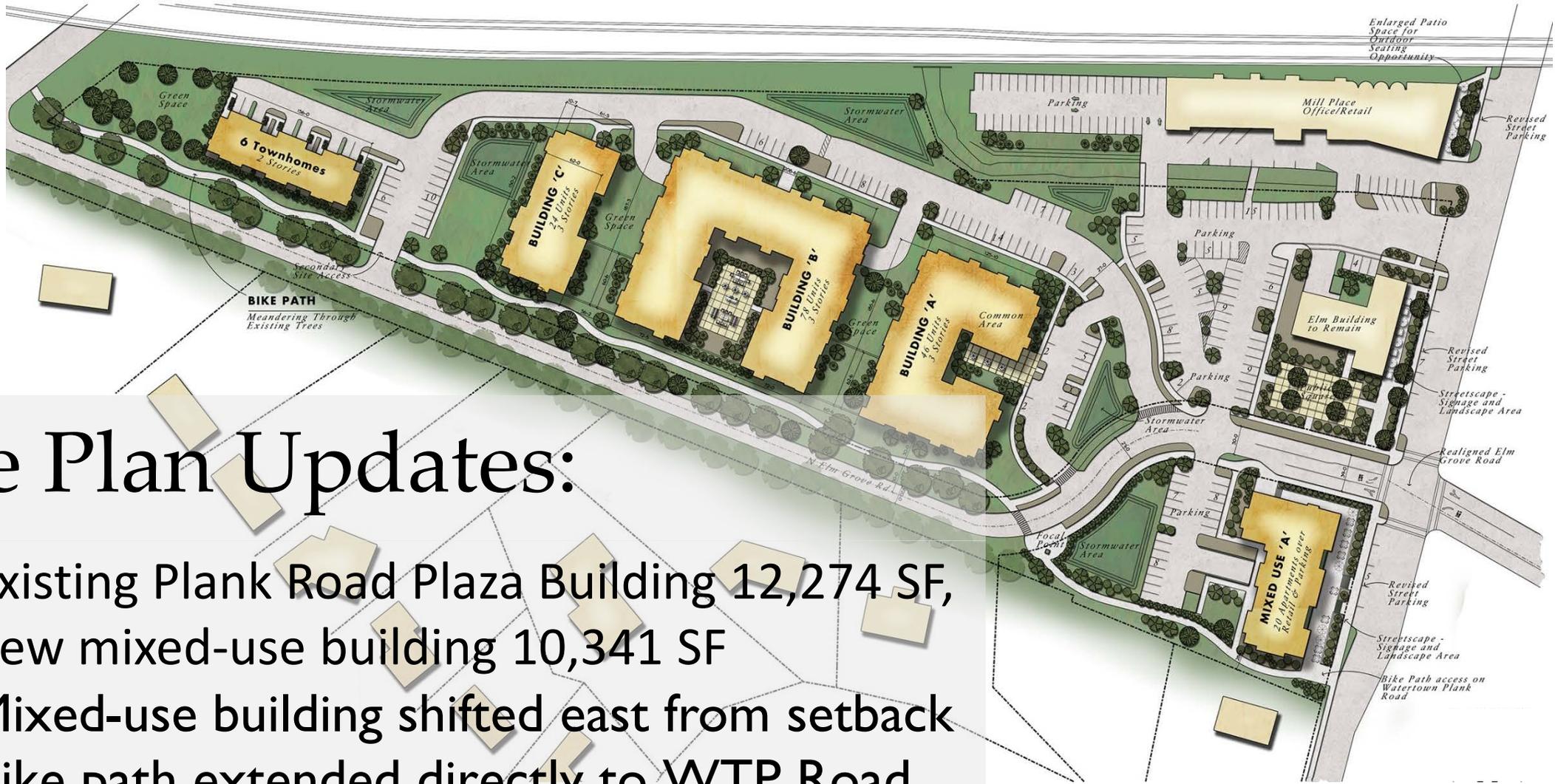




Reinders Property
Redevelopment
Ad Hoc Committee Meeting
October 26th, 2016

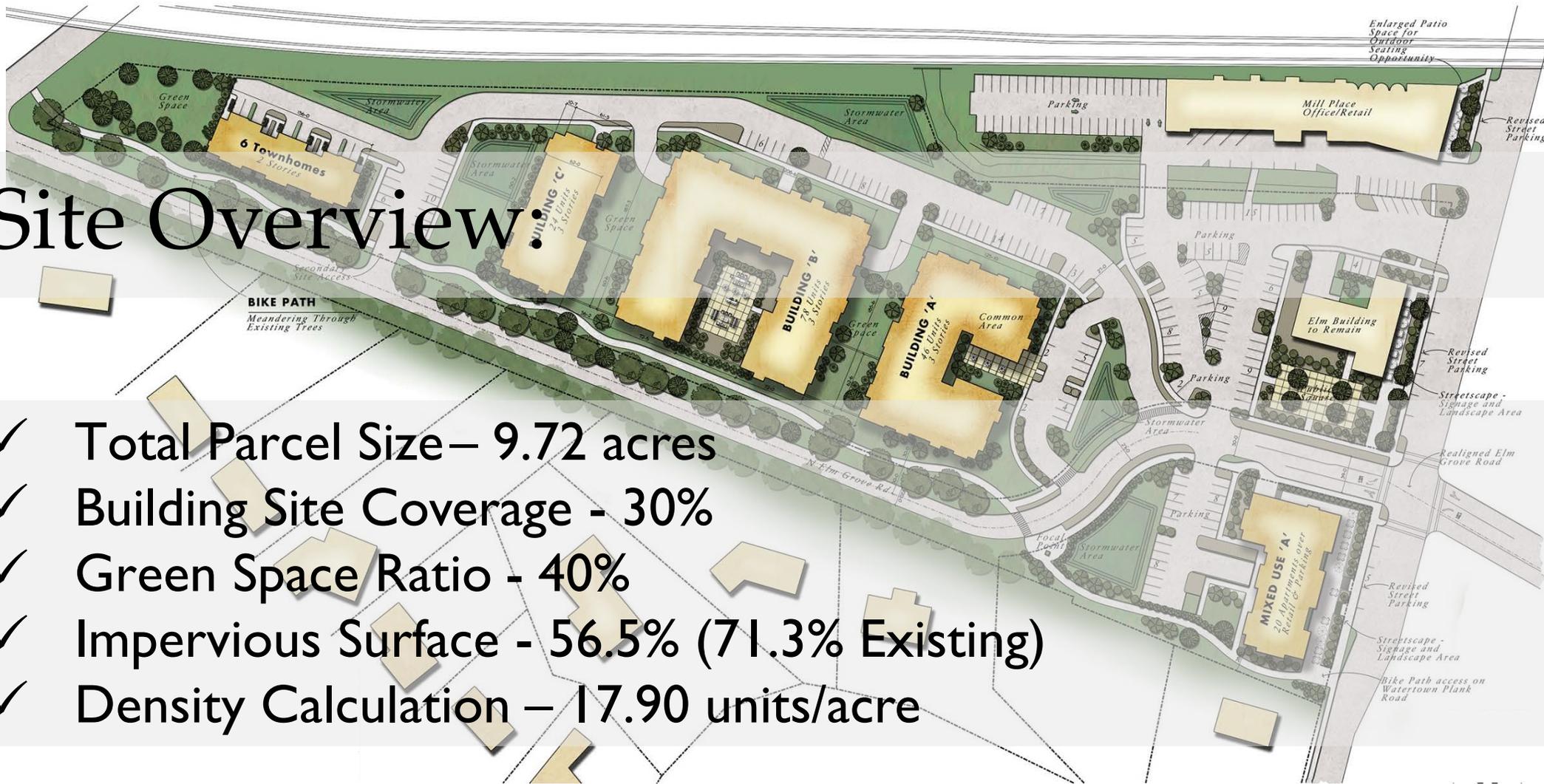
Site Plan Updates:

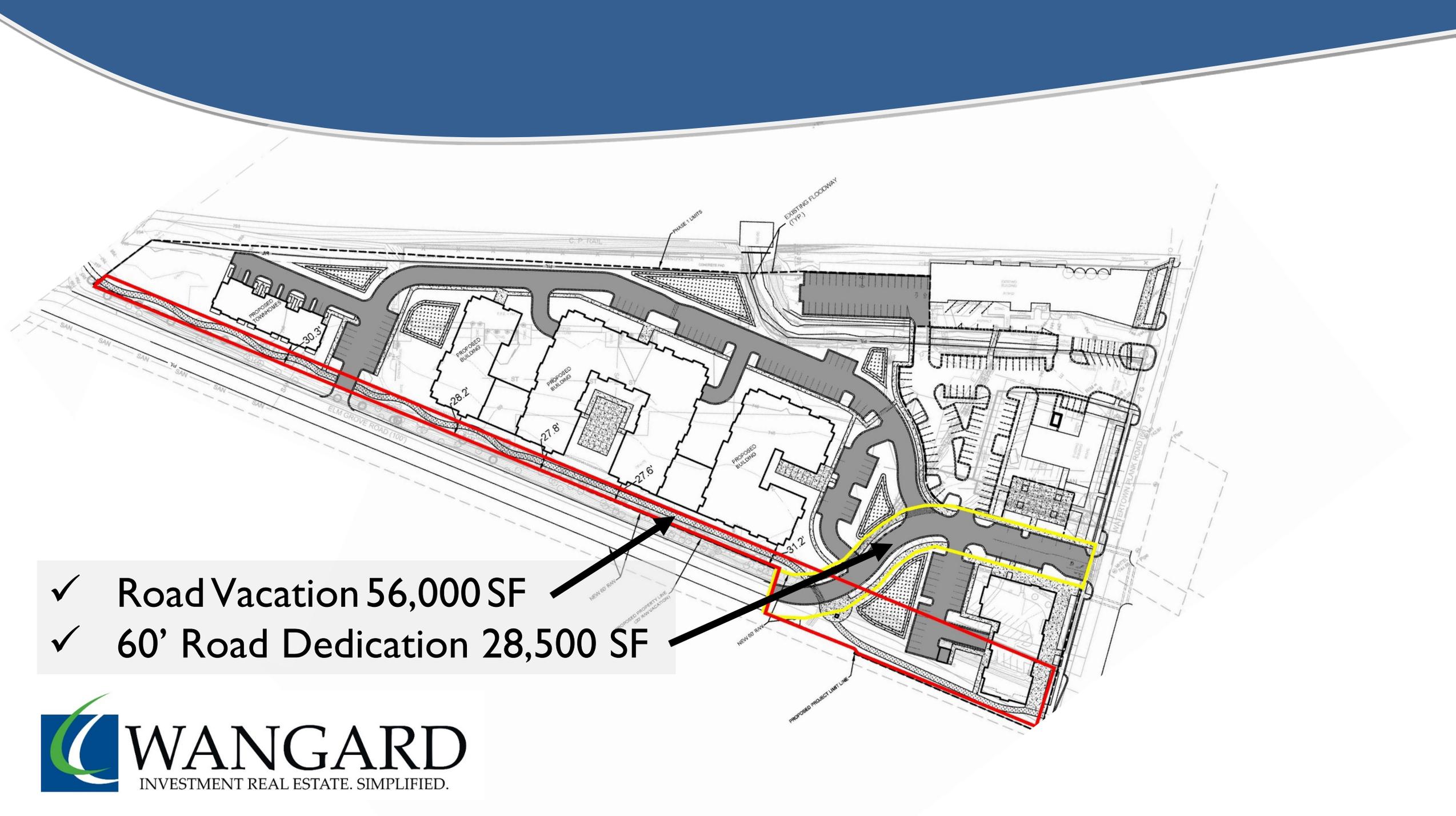
- ✓ Existing Plank Road Plaza Building 12,274 SF, new mixed-use building 10,341 SF
- ✓ Mixed-use building shifted east from setback
- ✓ Bike path extended directly to WTP Road



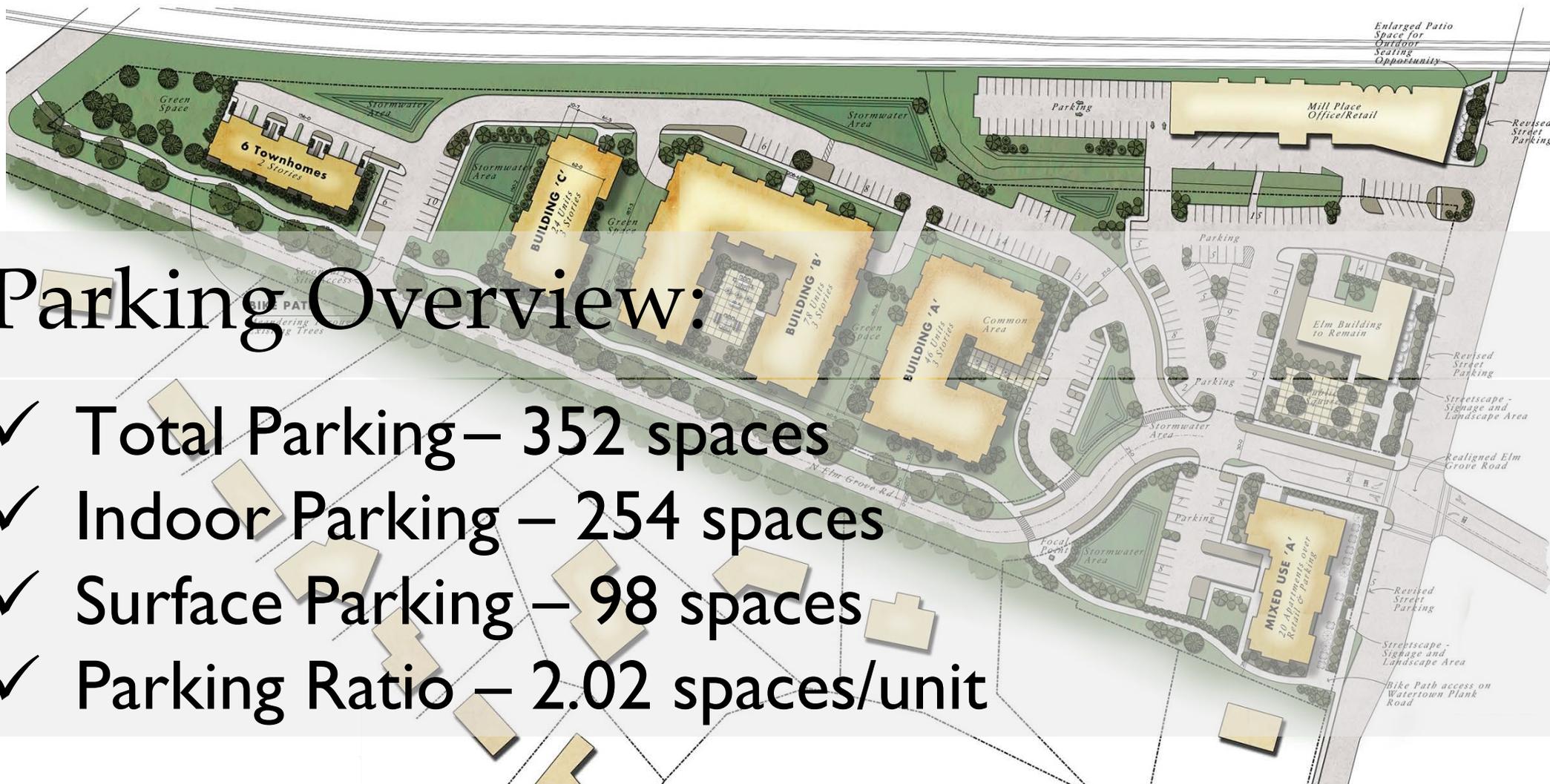
Site Overview:

- ✓ Total Parcel Size – 9.72 acres
- ✓ Building Site Coverage - 30%
- ✓ Green Space Ratio - 40%
- ✓ Impervious Surface - 56.5% (71.3% Existing)
- ✓ Density Calculation – 17.90 units/acre





- ✓ Road Vacation 56,000 SF
- ✓ 60' Road Dedication 28,500 SF



The site plan illustrates a residential and commercial development. It features several buildings: '6 Townhomes 2 Stories' on the left, 'BUILDING C' (24 Units, 3 Stories), 'BUILDING B' (28 Units, 3 Stories), 'BUILDING A' (40 Units, 3 Stories), and 'MIXED USE A' (20 Apartments over Retail & Parking). A 'Mill Place Office/Retail' building is located on the right. The plan also shows various parking areas, green spaces, stormwater management areas, and streets like 'N Elm Grove Rd' and 'Waterdown Plank Road'. Other features include an 'Enlarged Patio Space for Outdoor Seating Opportunity', 'Revised Street Parking', 'Streetscape - Signage and Landscape Area', and 'Bike Path access on Watertown Plank Road'.

Parking Overview:

- ✓ Total Parking – 352 spaces
- ✓ Indoor Parking – 254 spaces
- ✓ Surface Parking – 98 spaces
- ✓ Parking Ratio – 2.02 spaces/unit

Buildings Overview:

- ✓ Total Units – 174
 - ✓ Building A – 46 Units
 - ✓ Building B – 78 Units
 - ✓ Building C – 24 Units
 - ✓ Townhomes – 6 Units
 - ✓ Mixed-use – 20 Units
 - ✓ Mixed-use commercial - 10,341 sf

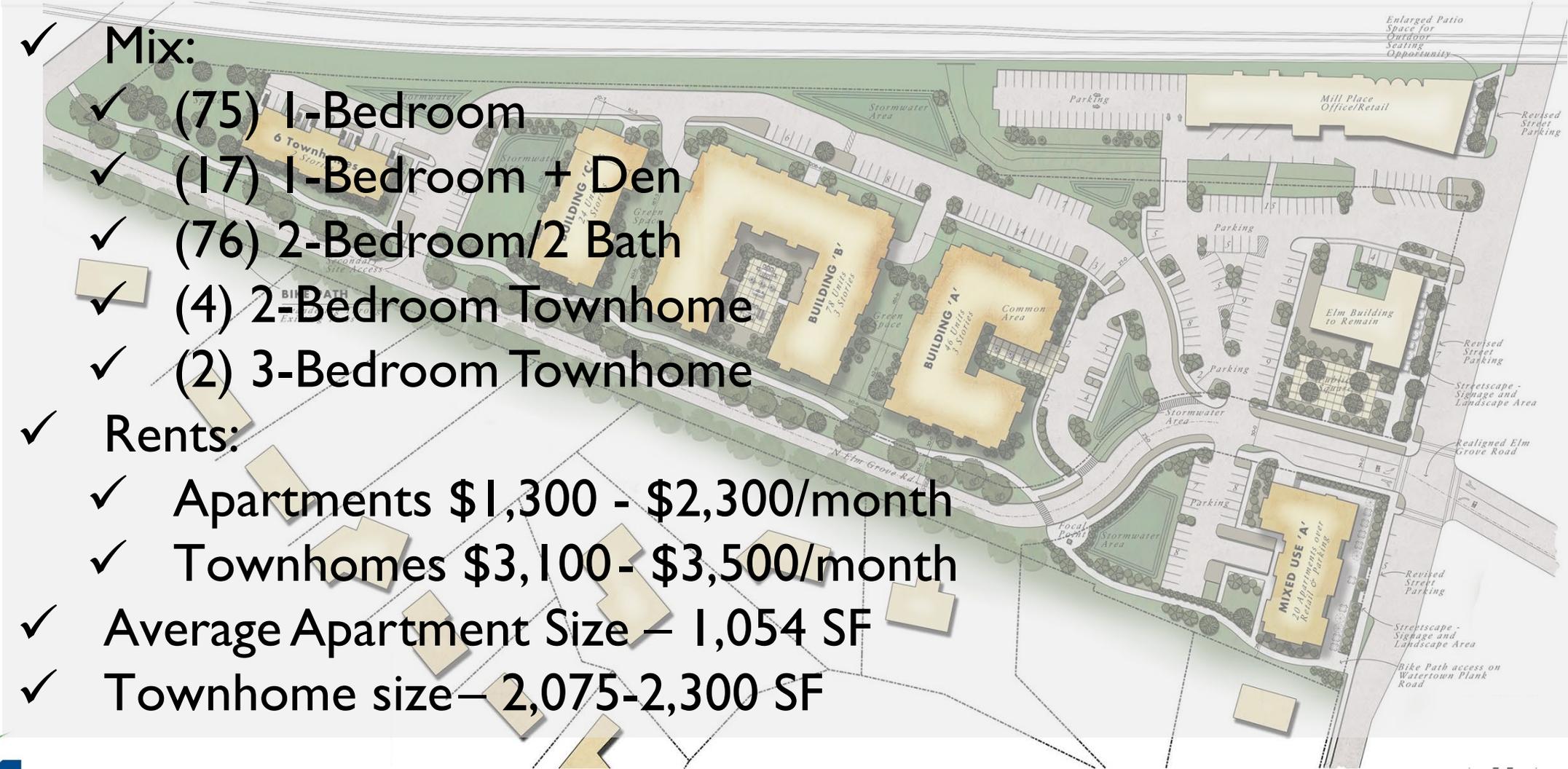
Units:

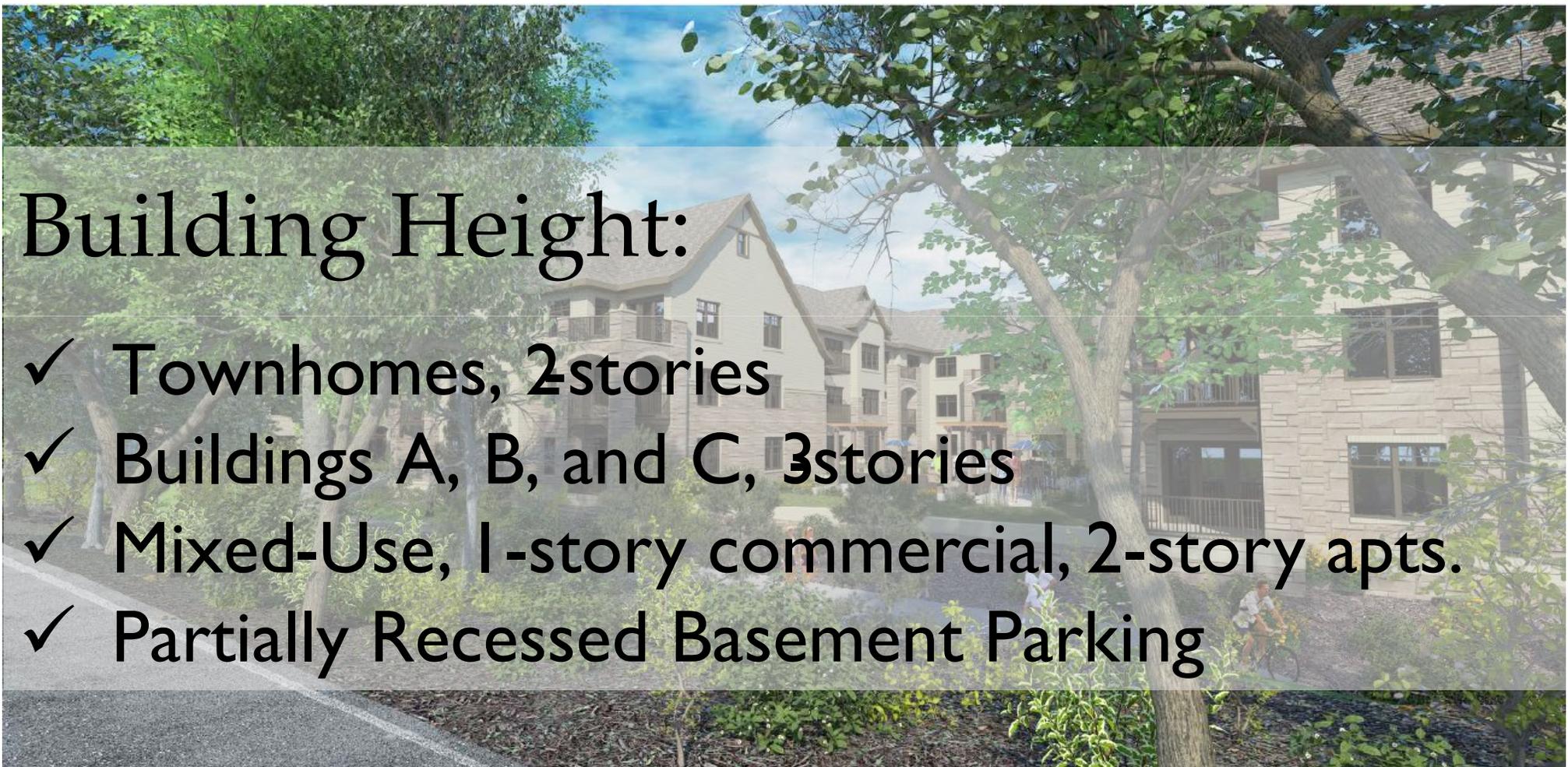
✓ Mix:

- ✓ (75) 1-Bedroom
- ✓ (17) 1-Bedroom + Den
- ✓ (76) 2-Bedroom/2 Bath
- ✓ (4) 2-Bedroom Townhome
- ✓ (2) 3-Bedroom Townhome

✓ Rents:

- ✓ Apartments \$1,300 - \$2,300/month
- ✓ Townhomes \$3,100 - \$3,500/month
- ✓ Average Apartment Size – 1,054 SF
- ✓ Townhome size – 2,075-2,300 SF



An architectural rendering of a residential development. The scene shows a row of townhomes with gabled roofs and stone accents, interspersed with larger mixed-use buildings. The buildings are surrounded by lush green trees and a paved walkway. A person is seen riding a bicycle on the path. The sky is blue with light clouds.

Building Height:

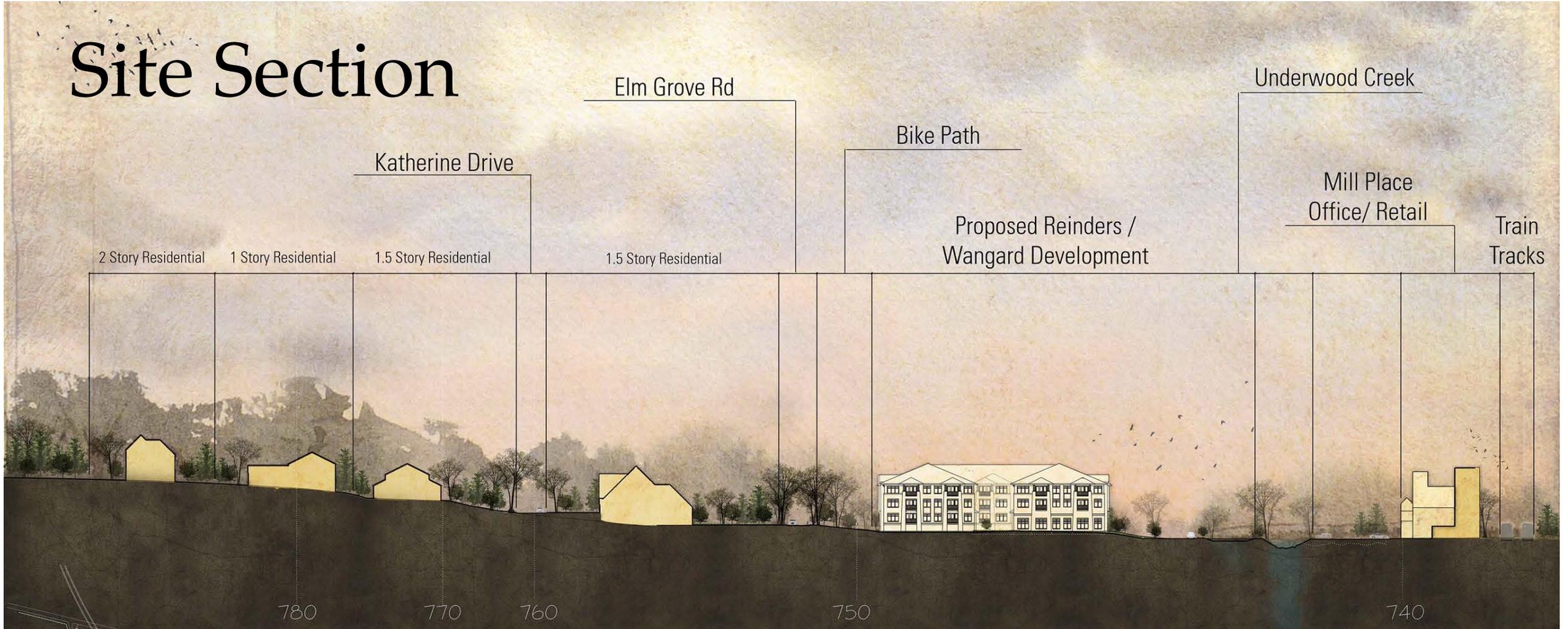
- ✓ Townhomes, 2stories
- ✓ Buildings A, B, and C, 3stories
- ✓ Mixed-Use, 1-story commercial, 2-story apts.
- ✓ Partially Recessed Basement Parking



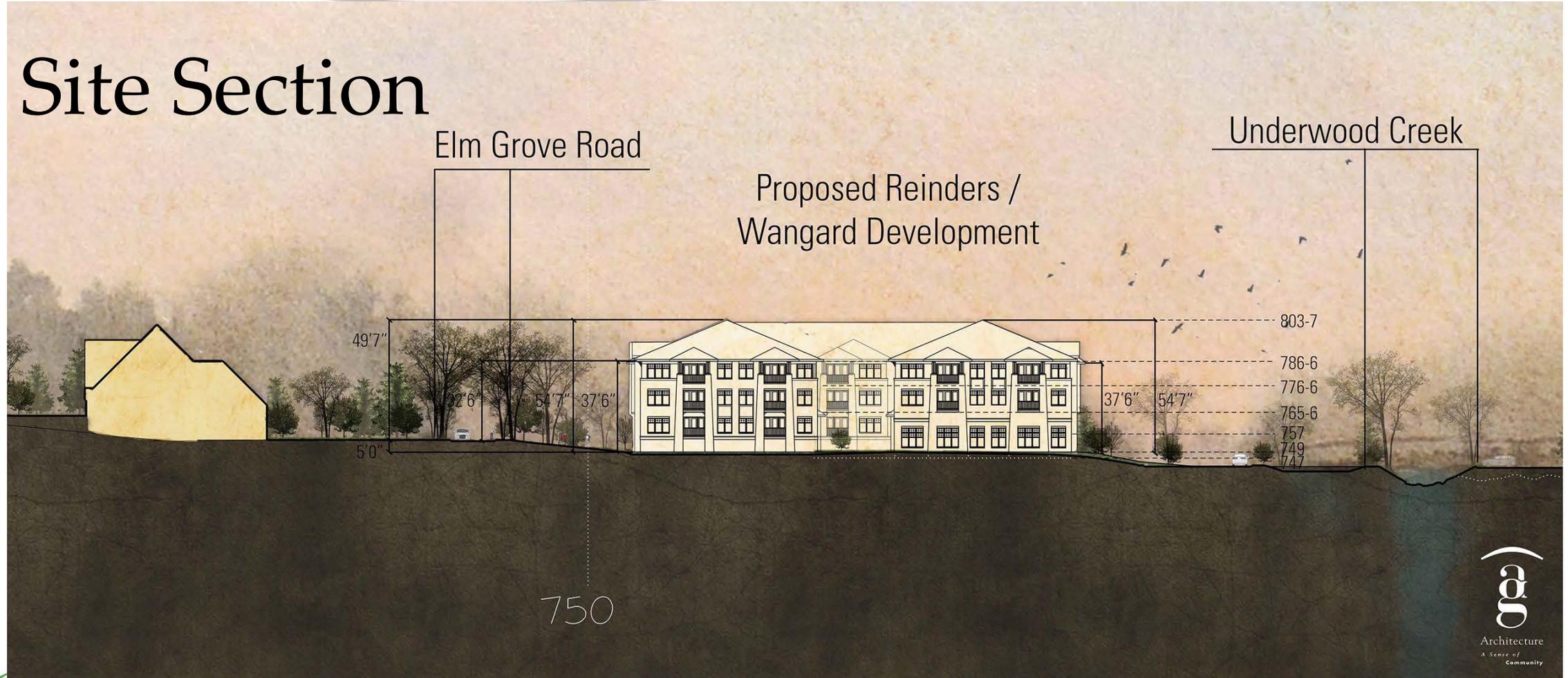
WANGARD

INVESTMENT REAL ESTATE. SIMPLIFIED.

Site Section



Site Section



Improved Traffic Conditions:

- ✓ Reduced number of access points on WTP
- ✓ Eliminated perpendicular parking and backing onto WTP
- ✓ Realigned Elm Grove Road
- ✓ Controlled intersection at Elm Grove Road and WTP

Public Benefit:

- ✓ Improved Traffic Flow
- ✓ Public Plazas
- ✓ Green Space
- ✓ Bike Path – 8' wide from Juneau Avenue to WTP
- ✓ New \$47M mixed-use development







Open House Feedback

LANSER

public affairs LLC



Comments/ Questions?

