

Reinders Property Redevelopment Fact Sheet
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 – $174/9.72=17.90$ units/acre
- ✓ Acres
 - ✓ 1.30 Plank Road Plaza
 - ✓ 6.42 Main Parcel
 - ✓ 1.29 Road Vacation
 - ✓ (0.65) Road Dedication
 - ✓ 1.36 Mill Shops
 - ✓ 9.72 Acres Total

Parking Overview:

- ✓ Parking – 254 enclosed stalls; 1.4 Stalls/Unit
- ✓ 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 - 10,341sf

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

Building Height:

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

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