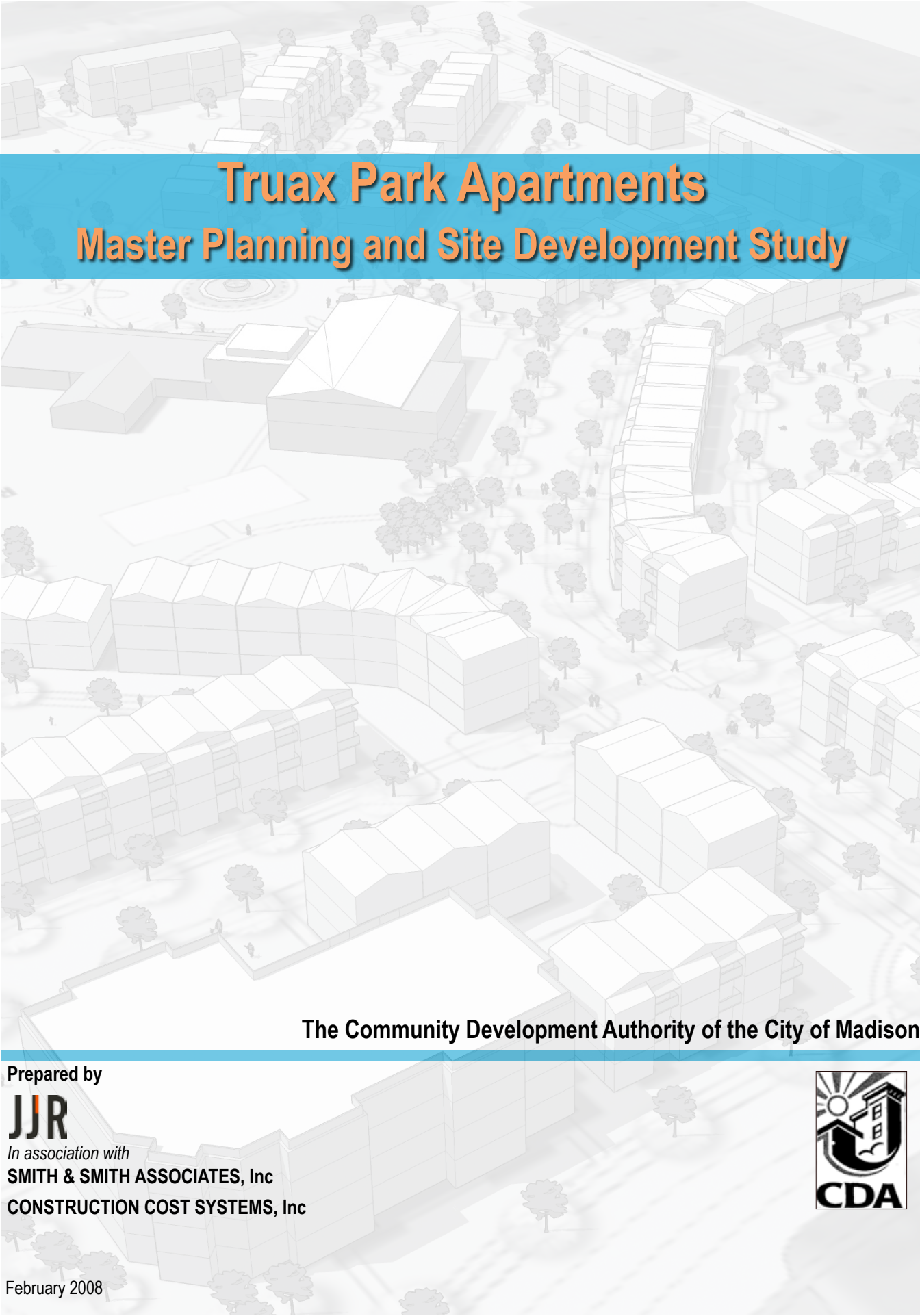




Truax Park Apartments

Master Planning and Site Development Study

The Community Development Authority of the City of Madison

Prepared by

JJR

In association with

SMITH & SMITH ASSOCIATES, Inc

CONSTRUCTION COST SYSTEMS, Inc



February 2008

ACKNOWLEDGEMENTS

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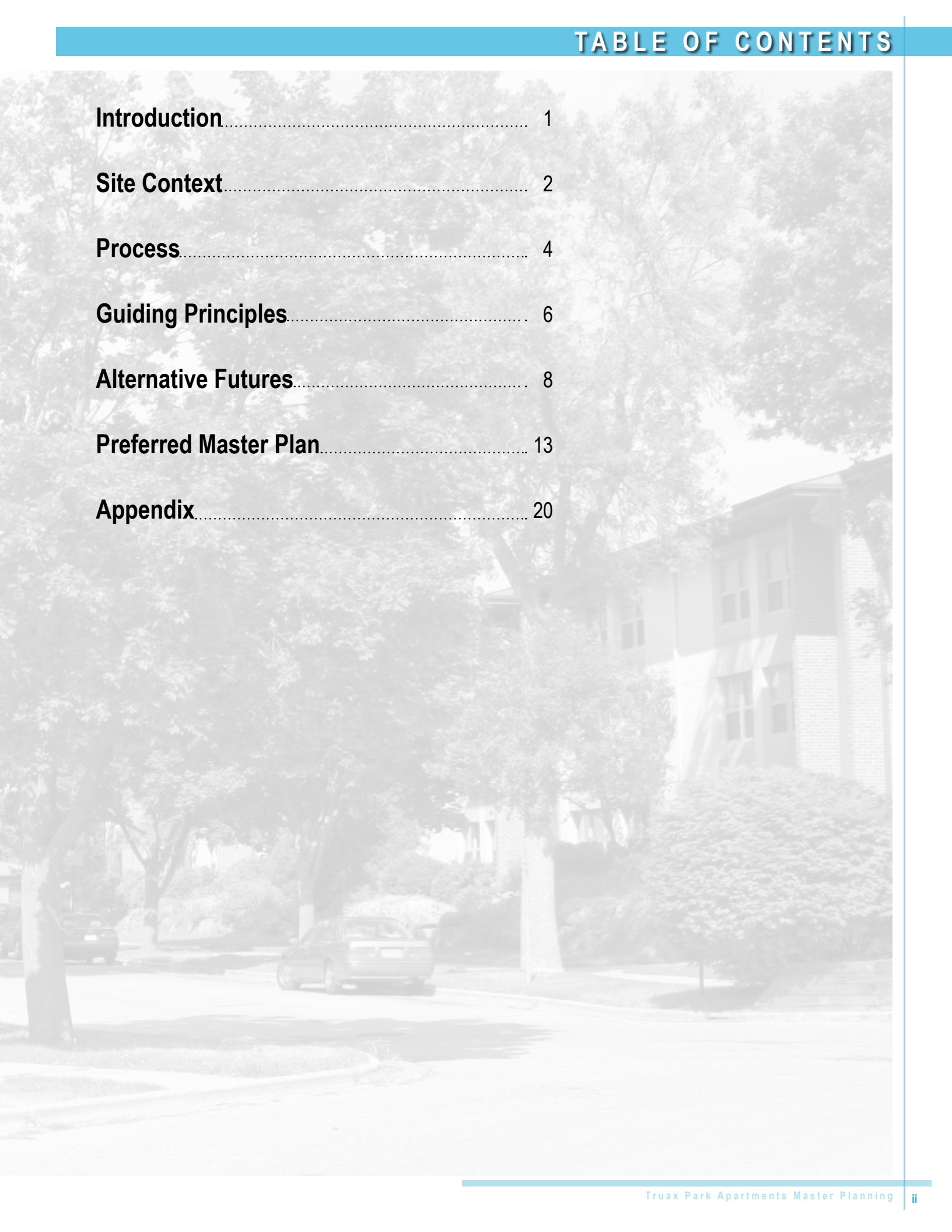
Consulting Team



In association with

SMITH & SMITH ASSOCIATES, Inc

CONSTRUCTION COST SYSTEMS, Inc



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The master planning and site development study for the Truax Park Apartments builds upon the recommendations made by the Community Development Authority of the City of Madison (CDA) Long-Range Planning Sub-Committee to revitalize the Truax Park Apartments into a mixed-income community. The study area is bounded by Anderson Street to the north, Wright Street to the west, Straubel Street to the south, and wooded area to the east. In addition, the Madison Area Technical College (MATC) is adjacent to the site to the north and west. The site is comprised of 147 public housing units on CDA-owned land that is administered by CDA Housing Operations, and includes the East Madison Community Center.

CDA commissioned JJR to work with the residents and key stakeholders to develop a consensus-based master plan to transform the site into a mixed-income community. JJR in association with Smith & Smith Associates, Inc., and Construction Cost Systems, Inc., conducted an extensive public input process to develop a revitalization plan that addresses the needs of the residents and the challenges faced by CDA as summarized in the CDA Long-Range Planning Sub-Committee initial progress report*. Regular meetings and review sessions with the Truax Park Apartments Ad-Hoc Committee were also conducted during this process.

With a vision of providing long term quality and affordable housing to CDA's residents, enhancing the quality of life of the existing residents and attracting new residents, the planning team utilized the following project objectives*:

- To plan for no net loss of public housing;
- To not displace residents from public housing & work to find solutions that make best efforts to retain residents in their current locations;
- To insure that residents will be part of the conversations regarding any changes to their communities;
- To promote mixed-incomes and populations;
- To provide a Physical Plan for a more viable and sustainable community through time.

* Source: CDA Long-Range Planning Sub-Committee Initial Progress Report, December 2006

This document is intended to serve as a guide for the future of Truax Park Apartments. It serves as a strong foundation in a long process to revitalize the Truax Park Apartments and offers CDA a set of recommendations, a physical plan, and resident endorsed guiding principles. This document is intended to assist the CDA to set the next steps in the process to implement the Truax Park Apartments vision. The consensus-based preferred Master Plan is intended to offer a road map for the future of the site.

The document is divided into six chapters and builds upon the different phases in the planning process that were conducted for this project.



2 SITE CONTEXT



Site A



Site A



Site B

Study Area

Site Area = 18.8 Acres

Existing Units = 147

Site A

Constructed in 1965

Total Units = 35 (1 to 5 bedrooms)

Total Buildings = 14 (1 to 2 story)

Site B

Constructed in 1948; Remodeled in 1980

Total Units = 112 (111 - 2 bedrooms & 1 - 5 bedroom)

Total Buildings = 10 (3 story)



Site B

-  Study Area Boundary
-  Existing Buildings
-  East Madison Community Center
-  Expansion of East Madison Community Center
-  Existing Streets (around the Study Area)
-  Existing Streets (within the Study Area)
-  Existing Surface Parking
-  Existing Major Pedestrian Linkages
-  Existing Transit Bus Stop



Existing Circulation

-  Multi-family Residential (Study Area)
-  Single-family Residential
-  Educational (MATC Campus)
-  Park & Open Space
-  Commercial
-  Governmental



Existing Land Use

3 PROCESS

The planning process included site reconnaissance, written surveys for the residents, development of a building program and density studies, and meetings with key representatives from the CDA and the Truax Park Apartments Ad-Hoc Committee. There was extensive public participation that included resident only meetings and community meetings during each phase of the project. Various planning tools and techniques such as visual preferencing, break-out groups and one-on-one dialogue were employed during a process that included 3 resident meetings, 2 community meetings, and 4 ad-hoc committee meetings over a period of 6 months (see project timeline on page 5).

The project review and update meetings with the Truax Park Apartments Ad-Hoc Committee were conducted at regular intervals prior to resident meetings for up to 4 such meetings. Two of the resident meetings were held prior to the community meetings with the 1 combined resident and community meeting. The purpose of an extensive public input process was to gather input from the residents and the community regarding the desired vision for the site. The meetings were designed to be interactive and involved a brief presentation followed by small break-out groups where the participants were engaged in discussions and exercises to gather their input.

As part of the first residents-only workshop, a visioning session was conducted focusing on the future vision of the Truax Park Apartments site. The visioning session included four topics of discussion where each topic focused on Architecture, Density, Common areas, and Linkages. The following is the summary of the visioning session:

Architecture: The desired vision for this site includes mix of housing types - Single-family detached, attached housing/ townhouses, and existing multi-family housing. All were considered desirable but with varying preferences (ranging from most preferred, second most preferred and third most preferred). Single-family detached housing and townhouses with front

yards were preferred over housing where the sidewalks were too close to building façade. Existing 3-story multi-family buildings with some retrofitting and other examples of 3-story, multi-family buildings fronting pedestrian friendly streets were also desired.

Density: The desired vision for this site includes a balance between numbers of units, the placement of buildings, building heights and adequate open spaces between buildings. Multi-family buildings and single-family detached and attached buildings ranging from 1-3 story, and density ranging from 7 to 17 dwelling units per acre, were considered desirable but with varying preferences. Buildings up to 3-story with a variety of bedroom sizes ranging from 2 to 3+ bedrooms, buildings that are not placed too close to each other, and the site with adequate green/open spaces were desired.

Common Areas: The desired vision for the site includes a mix of active and passive open spaces. Expansive open spaces/ green spaces, the Community Center and spaces around the Community Center, open spaces created between clusters of housing, community garden, and play areas for kids were considered desirable but with varying preferences. Linkages to these spaces via pedestrian paths were also desired. The basketball court, parking lots in the southwest, southeast and northwest quadrants, and the storage facility were considered undesired spaces on-site. The desired safe places on-site include the Community Center and spaces around the Community Center, and spaces between existing housing.

Linkages: The desired vision for the site includes wider and more sidewalks on-site, more lighting in parking lots, more bus stops, sheltered bus stops, and more frequency of bus services was desired. The general observation was that most of the residents who live in the southwest quadrant of the site use existing parking lots and on-street parking. The residents who live in the northwest quadrant of the site mostly use existing parking lots. Most of the residents use on-site public transit for commuting.



Resident Meeting # 1: Visioning



Resident Meeting # 1: Visioning session resident input

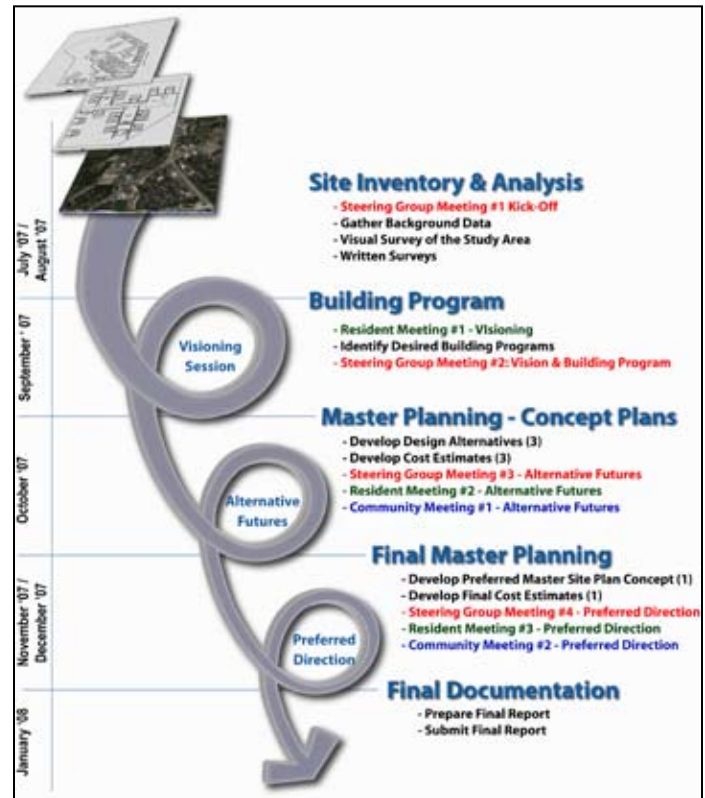


Resident Meeting # 1: Visioning session resident input

With the goal of no net loss in existing public housing while adding new housing and attracting market-rate homebuyers to this community, a detailed building program and density studies were prepared for the site. This was built upon the resident input during the visioning session. The detailed building program included 3 different scenarios each with varying density, unit count and housing types (see building program summary below).

This was followed by developing the 3 alternative concepts with varying density; diverse housing types and unit mix. Based upon the resident desired vision and ad-hoc committee recommendations, the scenario with highest unit count and density was not advanced. The remaining two scenarios were used to develop the 3 alternatives where the unit count ranges from a minimum of 302 units (16 dwelling units per acre) to a maximum of 377 units (20 dwelling units per acre).

Through a process of refinement and public dialogue the preferred master plan was developed with a density that falls within low to medium density range as per the City of Madison.



Project Timeline

Building Program Summary: Visioning Session

Market-Rate Led	
50% Market Rate	= 253 (new units)
20% Affordable	= 103 (new units)
30% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 508 Units
Site Area	= 19 Acres
Density	= 26 Units/Acre
Total New Units	= 253 + 103 + 36 = 392
Total Site Area	
Covered (new units)	= 465,840 sf or 10.7 Acres

Program with highest density - *Undesired*

Market / Low-Income Led	
40% Market Rate	= 150 (new units)
20% Affordable	= 75 (new units)
40% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 377 Units
Site Area	= 19 Acres
Density	= 20 Units/Acre
Total New Units	= 150 + 75 + 36 = 261
Total Site Area	
Covered (new units)	= 306,110 sf or 7.0 Acres

Program with comparatively second most high density - *desired*

Low-Income Led	
30% Market Rate	= 90 (new units)
20% Affordable	= 60 (new units)
50% Low Income	= 152 (116 existing + 36 new units)
TOTAL UNITS	= 302 Units
Site Area	= 19 Acres
Density	= 16 Units/Acre
Total New Units	= 90 + 60 + 36 = 186
Total Site Area	
Covered (new units)	= 227,565 sf or 5.2 Acres

Program with comparatively lowest density - *desired*



Resident Meeting #2: Alternative Futures



Community Meeting #1: Alternative Futures



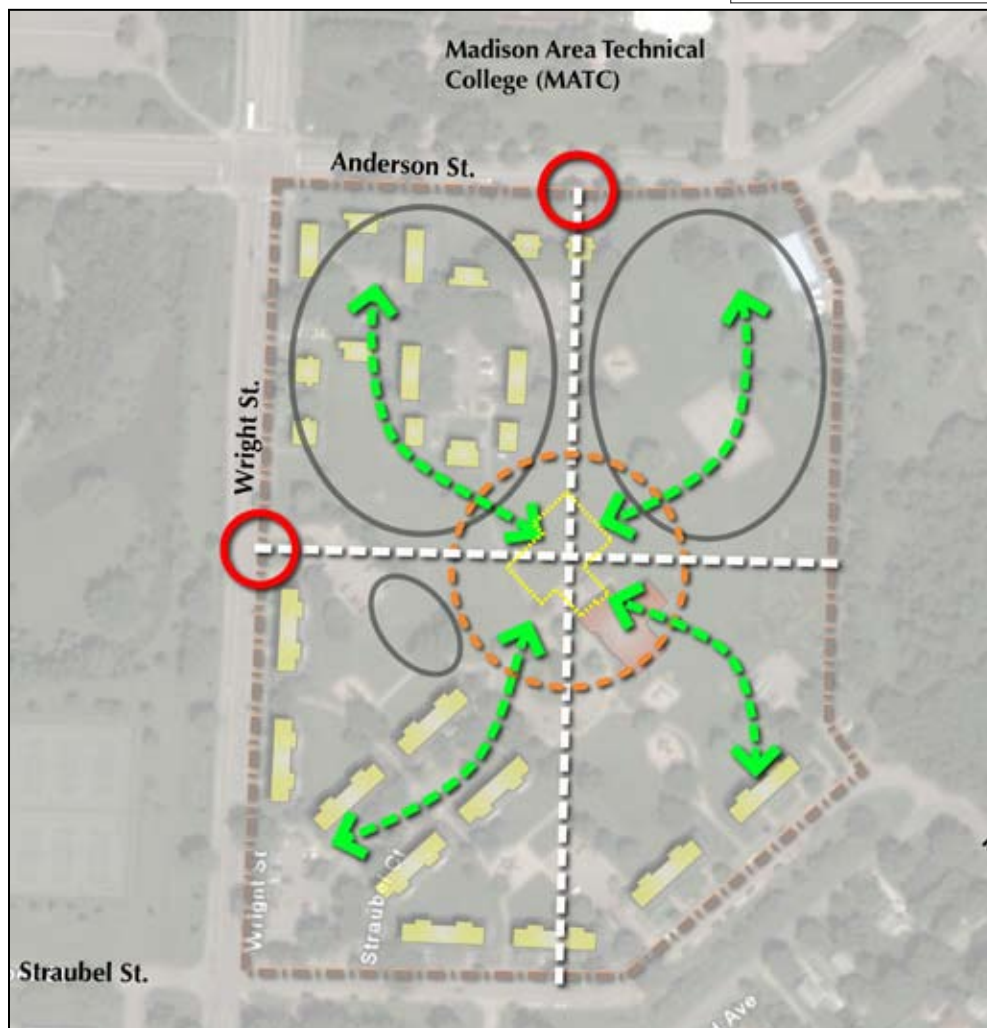
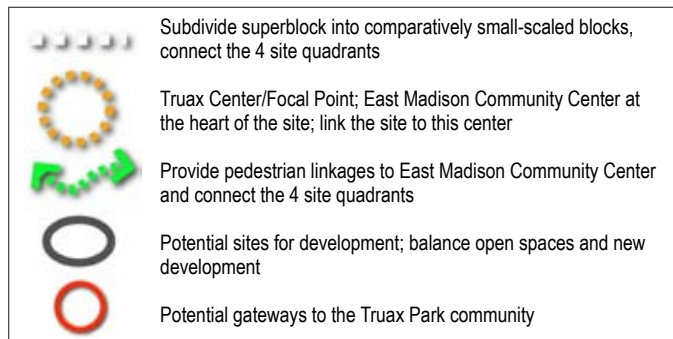
Resident Meeting #3 & Community Meeting #2: Preferred Direction

4 GUIDING PRINCIPLES

The guiding principles were developed with the intent of addressing the resident endorsed vision for their community and CDA long range committee's recommendations. The analysis of resident input during the visioning session, review of the building program, and dialogues with the ad-hoc committee resulted in developing the guiding principles.

These principles were utilized in the developing the 3 alternative concepts (see page 8) and the preferred plan (see page 13) and are listed below:

- Results in no net loss of public housing;
- Creates a mixed-income community;
- Balances open space and new development;
- Creates pedestrian linkages throughout the site;
- Proposes no new buildings exceed existing building heights (3-story), except at locations where appropriate;
- Allows for phased development;
- Meets low to medium density criteria (per City of Madison standards).



Guiding Principles Illustration

PROPOSED PROGRAM

Existing and proposed parks/open spaces play an important role in overall site layout for each of the alternatives. Based upon the resident and community input, the proposed program for the site includes a combination of active and passive open spaces. These spaces not only offer outdoor community gathering areas and play areas, but also function as landscape and visual buffers and provide pleasant views. Each of the alternatives offers the following range of parks/open spaces:

- Expanses of passive open spaces
- Community garden
- Recreation areas
- Landscaped streets
- Balconies, terraces
- Front yards

Proposed Building Types

2-Story Townhouses: Townhouses are either located fronting streets or open spaces. Where the townhouses front the street they are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks offer front yards with porches and front doors. They are designed with balconies overlooking the landscaped streets or open spaces. Each of the townhouses has a 2-car attached garage accessed via the street or the alley.

3-Story Townhouses with Flats: These walk-up townhouses and flats are either located fronting streets or open spaces. Where the townhouses front the street they are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks offer front yards with porches and front doors. They are designed with balconies overlooking the landscaped streets or open spaces. Each of the buildings has a 2-car attached garage accessed via the street or the alley.

Single-Loaded Walk-Up Apartment Buildings: These apartment buildings are designed using the existing 3-story apartment building footprint. They are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks create shared open spaces fronting the buildings. They are designed with balconies overlooking the landscaped streets or open spaces.

3-Flat Buildings: The flats are either located fronting streets or open spaces. They are setback 15-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks create shared open spaces with front doors for the residents. They are designed with balconies overlooking the landscaped streets or open spaces.

Double-Loaded Apartment Buildings: These 3-4 story buildings are placed at key locations along the site periphery along Anderson Street and are setback 15-20 from the sidewalk (property line). They are designed with balconies overlooking the landscaped streets or open spaces. When these buildings are 4 stories high (as illustrated in the preferred plan) the 4th story can be stepped back 15 – 20 feet from the building line to maintain a consistent street character where all the buildings along the streets are 3-story high. These units share the public parks/open spaces that are connected to the rest of the site via systems of pedestrian walkways. Surface parking or half basement parking (within the building footprint) is proposed for these buildings.

Remodel Existing Buildings: In order to promote a mixed-income community, some of the existing buildings are recommended to be remodeled to accommodate market-rate and/or affordable housing. This can be achieved by transforming the 4 units on one of the floor into 3 larger-sized units. These 3 units could be market-rate and/or affordable. Surface parking is proposed for these units.

5 ALTERNATIVE FUTURES

This chapter illustrates the alternative concepts that were developed for this site. Three alternative concepts were created each with varying density of 16, 17, and 18 dwelling units per acre that is within the low to medium density range for the City of Madison. Each of the concepts illustrates different pedestrian and vehicular circulation patterns, linked parks/open space, provisions for private and public open spaces, and recreation areas. Through this approach we were able to determine the number of units, number of units by bedroom sizes, and building types that can be accommodated on this site. Since the site already consists of community activity and recreational areas, such as a community garden and East Madison Community Center, no new on-site Community Center is proposed.

Each of the alternatives builds upon the desired building program established during the Visioning Session and the Guiding Principles as discussed in the previous chapter. Each alternative offers the following community building elements:

- System of well-connected existing and proposed streets to form better connections throughout the site;
- Provisions for public and private open spaces;
- Balance between existing open spaces and new development;
- Pedestrian linkages throughout the site that connect the different quadrants of the site and the Community Center with rest of the site;
- Concepts where the buildings do not exceed the existing 3-story buildings on-site;
- Preserves existing utilities and utility easements wherever possible;
- Accommodates mixed-incomes and populations.

Preliminary cost estimates were prepared for each of the 3 alternatives. These cost estimates are based upon the assumption that it would be a 10 year construction duration (up to year 2018) and are the total cost of construction for each alternative. The following are the approximate cost of construction for each alternative:

Alternative # 1: \$ 67.9 million;

Alternative # 2: \$ 66.6 million;

Alternative # 3: \$ 59.6 million.

Alternative 1: Density 18 DU/Acre



Alternative 1 Site Plan

	Bedroom size**	Approx. No. of Units
New	2 Bedroom	136
	3 Bedroom	94
	4 Bedroom	6
Existing	2 Bedroom	103
	5 Bedroom	1

** See Appendix A for assumptions used to calculate the approximate number of units by bedroom sizes (for new units only)

Alternative # 1 Offers:

- All walk-up buildings with a mix of townhouses, flats and apartment buildings;
- Grid like street layout with multiple entries to the site. New gateway entries from Anderson and Wright Streets that lead to the central open space (around the Community Center);
- Minimum contiguous open spaces. Minimum central open space. Maximum area of streets/parking in comparison to other alternatives;
- New pedestrian linkages throughout the site;
- Adequate parking spaces with surface parking and attached garages within building footprint.

Alternative 2: Density 17 DU/Acre



Alternative 2 Site Plan

	Bedroom size**	Approx. No. of Units
New	2 Bedroom	132
	3 Bedroom	98
	4 Bedroom	6
Existing	2 Bedroom	87
	5 Bedroom	1

** See Appendix A for assumptions used to calculate the approximate number of units by bedroom sizes (for new units only)

Alternative # 2 Offers:

- All walk-up buildings with a mix of townhouses, flats and apartment buildings;
- Modified grid street layout that creates a central open space as a focal point. New gateway entries from Anderson and Wright Streets that lead to the focal point (around the Community Center);
- Second most area of contiguous open space in comparison to other alternatives;
- New pedestrian linkages throughout the site;
- Adequate parking spaces with surface parking and attached garages within building footprint.

Alternative 3: Density 16 DU/Acre



Alternative 3 Site Plan

	Bedroom size**	Approx. No. of Units
New	2 Bedroom	131
	3 Bedroom	72
	4 Bedroom	6
Existing	2 Bedroom	103
	5 Bedroom	1

** See Appendix A for assumptions used to calculate the approximate number of units by bedroom sizes (for new units only)

Alternative # 3 Offers:

- All walk-up buildings with a mix of townhouses, flats and apartment buildings;
- Loop street layout that creates multiple districts and no new through streets. New gateway entries from Anderson and Wright Streets that lead to the districts;
- Maximum area of contiguous open space that links the site through pedestrian pathways. Maximum central open space (around the Community Center). Minimum area of streets/parking in comparison to other alternatives;
- Adequate parking spaces with surface parking and attached garages within building footprint.

ALTERNATIVE FUTURES

ALTERNATIVES COMPARISON



Alternative 1 with a density of 18 DU/Acre: View looking west

Total New Units	= 236
Existing Units on-site	= 104

TOTAL UNITS ON-SITE = 340
(Existing + New)

Density = 18 DU/acre



Alternative 2 with a density of 17 DU/Acre: View looking west

Total New Units	= 236
Existing Units on-site	= 88

TOTAL UNITS ON-SITE = 324
(Existing + New)

Density = 17 DU/acre



Alternative 3 with a density of 16 DU/Acre: View looking west

Total New Units	= 209
Existing Units on-site	= 104

TOTAL UNITS ON-SITE = 313
(Existing + New)

Density = 16 DU/acre

This chapter illustrates the consensus-based master plan that was developed after meetings with the resident community and the Ad-Hoc Committee, where the 3 alternatives were presented and reviewed, in addition to reviews by the City, Police and Fire Departments. This review process resulted in developing key recommendations for the master plan that includes utilizing physical design elements from alternatives 2 and 3. Alternative 1 with highest density, grid-like street layout, and maximum streets with minimum amount of contiguous open space was the least desired alternative and was not considered for developing the preferred master plan.

The consensus-based master plan is designed with a density of 17 dwelling units per acre that falls within the low to medium density range for the City of Madison. The master plan builds upon the guiding principles and the community building elements. The master plan offers the following key elements:

- Maximum amount of open space in comparison to the alternatives;
- Community Center and open space around the Community Center serve as focal point;
- Provision for outdoor recreation areas in addition to the existing Community Center and relocated community garden;
- Additional community park/outdoor gathering space for the residents that is linked to the focal point and rest of the site through a system of pedestrian linkages;
- A combination of walk-up buildings (up to 3-story) and elevator buildings (up to 4-story);
- New street connections with provisions for on-street parking and traffic calming techniques;
- New streets lead to the focal point creating pleasant vistas;
- Buildings front the streets or open spaces with parking to the rear creating a pedestrian friendly environment;
- Preservation of existing utilities and utility easements along the periphery; new east-west streets built upon existing utility easements;
- Accommodate a mix of incomes and populations.

Based upon the preliminary cost estimates that were prepared for each of the 3 alternatives, the construction cost for the Master Plan would range from approximately \$60 million to \$70 million. This is based upon the assumption that it would be a 10-year construction duration (up to year 2018).

PREFERRED MASTER PLAN



Preferred Master Plan

	Bedroom size**	Approx. No. of Units
New	1 Bedroom	11
	2 Bedroom	146
	3 Bedroom	111
	4 Bedroom	4
	5 Bedroom	7
Existing	2 Bedroom	47
	5 Bedroom	1

** See Appendix A for assumptions used to calculate the approximate number of units by bedroom sizes (for new units only)

The Preferred Master Plan Offers:

- A combination of walk-up and elevator buildings with a mix of townhouses, and apartment buildings;
- Existing and new housing scattered evenly throughout the site;
- Designed with a modified grid street layout that creates a central open space as a focal point. New gateway entries from Anderson and Wright Streets that lead to the focal point (around the Community Center);
- Maximum area of contiguous open space in comparison to all alternatives;
- New pedestrian linkages throughout the site;
- Adequate parking spaces with surface parking, attached garages and half level basement parking within building footprint.



Preferred Master Plan with a density of 17 DU/Acre: View looking north



Master Plan with a density of 17 DU/Acre: View looking southeast

PREFERRED MASTER PLAN

PHASING

The Master Plan is not intended to be built in a single phase, but rather it is recommended that the project be appropriately phased to minimize relocation of existing residents. A 3-step phased program is proposed for this site. This is not intended to be the final phasing plan, but rather offers guidelines for project implementation. Additionally, the following factors for phasing should be considered:

- Availability of funds
- Placement of existing infrastructure
- Ease of implementation
- Availability of existing vacant land on-site
- Minimal disruption to existing housing



Phase 1



New Units = 103
 Units Remodeled = 0
 TOTAL NEW UNITS = 103
TOTAL UNITS ON-SITE (Phase 1) = 250
 (147 Existing + 103 New)

Phase 2



New Units = 77
 Units Remodeled = 0
 TOTAL NEW UNITS = 77
TOTAL UNITS ON-SITE (Phase 2) = 305
 (125 Existing + 180 New from Phase 1 & 2)

Phase 3



New Units = 81
 Units Remodeled = 18
 TOTAL NEW UNITS = 99
TOTAL UNITS ON-SITE (Phase 3) = 327
 (48 Existing + 279 New from Phase 1, 2 & 3)

NEXT STEPS

The implementation of the Truax Park Apartments Master Plan will not take place overnight. It will require phased implementation that will take place over time. Plan implementation will therefore require the continued involvement and participation of the CDA, residents, community leaders and other stakeholders. In most instances, the redevelopment of specific areas on-site can occur independently from other areas on-site, specifically the vacant land in the northeast quadrant of the site, and will depend upon the following key steps:

- Identify funding sources
- Develop strategies to improve existing infrastructure
- Determine the desired phasing plan
- Determine the desired unit mix (market-rate, affordable, and low-income housing)
- Identify appropriate marketing strategy to attract new residents
- Determine appropriate architecture for the site

PREFERRED MASTER PLAN

POSSIBLE PROTOTYPES

Townhouses and Flats



Single-Loaded Apartment Buildings



Double-Loaded Apartment Buildings



Number of units by building type

- 2 - Story Townhouse = 1 unit
- 3 - Story Townhouse with Flat = 2 units
- 3 - Flats = 3 units

Double-Loaded Apartment Building* = See assumptions below from 1 to 4

1 Net areas for each floor level were calculated (all areas in square feet)

A - Total gross area (total area of all buildings by floor)
20% of gross area assumed for circulation

- Net Area by floor 1 = A - (20% of A)

2 Assumptions for percentage breakdown of number of units by bedroom sizes (by floor). This was done based on the assumption that the units with large bedroom sizes would be located at lower levels.

Floors	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
1st	-	-	20%	40%	40%
2nd	-	50%	50%	-	-
3rd	25%	50%	25%		
4th	25%	50%	50%		

3 Average Area for each unit, by bedroom sizes

- 1 Bedroom = 725 sf (average of 700- 750)
- 2 bedroom = 900 sf (average of 800 - 1000)
- 3 bedroom = 1,200 sf (average of 1100 - 1300)
- 4 bedroom = 1,350 sf (average of 1300 - 1400)
- 5 bedroom = 1,450 sf (average of 1400 - 1500)

4 Formula used to calculate approximate number of units = 1 x 2 / 3

5 Number of bathrooms per unit by bedroom

- 1 Bedroom = 1
- 2 bedroom = 1.5
- 3 bedroom = 2
- 4 bedroom = 2.5
- 5 bedroom = 3

5 Number of parking spaces

- Parking Ratio = 1:1 (1 space per unit for all new units)
- Townhouses = 2-car attached garage within building footprint
- Single-loaded apartment buildings = surface parking
- Double-loaded apartment building = Surface parking for the 3 alternatives;
= Half Level basement parking within building footprint for preferred Master Plan

APPENDIX B

Building Program - Preferred Plan (Assumptions)

128 - New Units (2 & 3 B.R.) Market Rate							
Building Type	Unit Mix					Total Units	Parking
	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom	5 Bedroom		
A: 2-Story Townhouse		28	16			44	Attached 2-car Garage*
B: 3-Story Townhouse w/Flat		24	29			53	Attached 2-car Garage*
C: Double-Loaded Apartment Bld.		10	6			16	Half Level Basement Parking**
D: Single-Loaded Apartment Bld.			3			3	Surface Parking
F: Remodel Existing		6	6			12	Surface Parking
TOTAL	0	68	60	0	0	128	

52 - New Units (2 & 3 B.R.) Affordable							
Building Type	Unit Mix					Total Units	Parking
	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom	5 Bedroom		
A: 2-Story Townhouse						0	Attached 2-car Garage*
B: 3-Story Townhouse w/Flat		11	14			25	Attached 2-car Garage*
C: Double-Loaded Apartment Bld.		6	12			18	Half Level Basement Parking**
D: Single-Loaded Apartment Bld.		3				3	Surface Parking
F: Remodel Existing		6				6	Surface Parking
TOTAL	0	26	26	0	0	52	

99 - New Units (1,2, 3, 4, 5 B.R.) Low Income							
Building Type	Unit Mix					Total Units	Parking
	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom	5 Bedroom		
A: 2-Story Townhouse						0	Attached 2-car Garage*
B: 3-Story Townhouse w/Flat		29	21			50	Attached 2-car Garage*
C: Double-Loaded Apartment Bld.	11	20	4	4	7	46	Half Level Basement Parking**
D: Single-Loaded Apartment Bld.		3				3	Surface Parking
F: Remodel Existing						0	Surface Parking
TOTAL	11	52	25	4	7	99	

OVERALL TOTAL	11	146	111	4	7	279
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* Garage within Building Footprint at first floor level

** Half Level Basement Parking within Building Footprint

Building Type & bedroom sizes

Building Type	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom	5 Bedroom	Total New Units
A: 2-Story Townhouse		28	16			44
B: 3-Story Townhouse w/Flat		64	64			128
C: Double-Loaded Apartment Bld.	11	36	22	4	7	80
D: Single-Loaded Apartment Bld.		6	3	0		9
F: Remodel Existing		12	6	0		18
TOTAL	11	146	111	4	7	279

No. of bathrooms	1	1.5	2	2.5	3
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Square Feet/Bedroom		800-1,000 sf	1100 - 1300		
	Avg. = 725 sf	Avg. = 900 sf	Avg. = 1200 sf	1350 s.f	1450 s.f