

July 31, 2012

Revised September 26, 2012

Project: Nob Hill Redevelopment
1108 Moorland Road
Project No: 1206230

Letter of Intent

The proposed project is located at 1108 Moorland Road in the Nob Hill apartment complex on a 21.31 acre property. This development is zoned R-3 and is part of a Planned Residential Development. The project consists of renovating the existing apartments (interior and exterior), adding a clubhouse, and adding garaged parking stalls on site so that 50% of the units have a garaged stall. 5% of the apartments will be renovated to comply with ADA standards. Walk paths to these building entrances will be replaced to remove existing steps. Building entrances at grade on the front of buildings will become primary entrances with swing doors in lieu of sliding doors, electronic pass keys and proposed pathways from the main sidewalk.

The existing in-ground pool will be removed and replaced with a community clubhouse and leasing office with a recreational area added across from the clubhouse. The existing tennis courts will be removed and a soccer field with community gardens will be added. The use of the property will remain the same. Dwelling Units will be decreased by 10% from what currently exists by combining smaller units into larger, three bedroom units. Overall bedroom count will increase by 34 bedrooms. Parking stall numbers will meet the zoning regulations. The existing asphalt will be pulverized in place, overlaid, and restriped. The project will need Plan Commission and Urban Design Commission approval per direction given by the Planning Department.

The development schedule for the project is planned to start construction in November of 2012 and end in December of 2013. This includes site and building work. The owner is Nob Hill Apartments, LLC and will be managed by ACC Management out of Oshkosh. The contractor is KM Development. The design architect and engineer for the project is Excel Engineering. The approximate number of employees on the site is 6 to handle maintenance and office related items. The apartments will contain 254 Dwelling Units which will consist of a mix of studio, 1, 2, and 3 bedrooms. The unit's price ranges are expected to be: Efficiency (\$575), 1-bedroom (\$655), 2-bedroom (\$765), and 3-bedroom (\$900 and \$1,004). Open parking stalls on site will decrease from 427 to 357 but garaged stalls will increase from 48 to 127. Total parking spaces will be increased from 475 to 500 with 22 handicap stalls available (included ADA garaged stalls). These numbers exceed zoning requirements. Green space for the site exceeds zoning

requirements with ample existing undeveloped area to the north. Disturbance for the site will be limited. Impervious area for the site will be minimally increased by only 800sf. See plan set for specific numbers within the site data table.

Existing landscaping on site meets zoning requirements per the landscape worksheet. Plants have been added around the clubhouse and at the entryways of the newly remodeled buildings. See landscape plans on sheets C1.5 – C1.5C. Multiple landscape schemes have been developed; one shade mix and two sun mix planting arrangements.

Bike racks with twelve parking spaces have been added adjacent to each building to fulfill zoning requirements.

On the exterior of the buildings, T1-11 plywood siding will be replaced by fiber-cement lap siding and shakes. Multiple identity elements have been developed along with three complimenting color schemes. The architectural intent is to give each building a more distinct identity and break up the monotony of identical buildings by creating a neighborhood of things that are similar to each other yet different enough to play off one another. Existing brick and roofing is in good shape and will be retained. Windows, fascia, soffit, and gutters will be replaced as well as entrance doors. Garage designs have been updated to include additional architectural features at highly visible garages. In addition, garage footprints have been altered and moved on the site for better lines of site and enhanced security.

The redevelopment of the property is expected to be an overall benefit to the community. The site will be improved and updated aesthetically. Please accept the included items for approval.