

From: Tim McKenzie [<mailto:tim@trmckenzie.com>]
Sent: Wednesday, October 27, 2010 2:18 PM
To: Martin, Al
Subject: Aspen Hill apts. II

Dear Al,

I am sorry that I was not able to attend the last UDC meeting. It is my understanding that the addition to Aspen Hill was approved but not with vinyl siding. I will be back at the November 10th UDC meeting to ask for reconsideration of that condition for the following reasons.

- 1) I don't want to change materials mid stream. This is an expansion of the adjacent previously approved project and I want to have the property be consistent.
- 2) The cost to upgrade to Hardy plank is over \$3,000 per unit. This property features 9' ceilings, solid core interior doors with upgraded trim, a swimming pool on the roof, a water feature in the courtyard, upgraded retaining walls, highly detailed and appointed architecture, deep color palate, upgraded HVAC, upgraded weight and club rooms, and on and on. All the features that get chosen for a rental project need to be of a perceived value to the renting public. We are already at the point where the rental cost is as high as people are willing to pay. I cannot add \$45 more per month to the rent to pay for this upgrade. The quality of this property is already much higher than average.
- 3) Cement siding products will need to be painted someday. Aluminum gets beat up by hail and wood is not the answer. In my experience, properly installed vinyl that doesn't come down to the ground works well for multi-family if there are enough other architectural details.
- 4) The single family houses in the area use plenty of vinyl siding so this fits in well with the architecture of the area neighborhoods.

I would be very happy to show any commission members the existing project or talk on the phone about this issue.

Thanks,

Tim McKenzie
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