

General Summary of Cedar St. Proposed Apartments

The developer's plan is to tear down the present units on the south side of Cedar St. which were built in the 1960's. They are presently occupied units and the residents will have to be relocated at the developer's expense. Very few improvements have been done to the units over the years. Most have fuses rather than circuit breakers, original kitchens, baths, doors, plumbing, flooring and HVAC systems. In the developer's opinion they need to be renovated much like Jefferson Townhomes or torn down.

The developer proposes to build a five story 111 unit building with underground parking. Total sq. footage 153,897. The mix will be 1, 2, and 3 bedroom units

- (22) 1 Bedroom Units – are 670.00 sq. feet and rent for \$510 a month
- (64) 2 Bedroom Units – avg. 850 sq. ft.. (822-859). Rent \$625-640 a month
- (25) 3 Bedroom Units – avg. 1085 sq. ft (972-1175) Rent \$725-800 a month

Enclosed is a typical floor plan for each.

Amenities:

- Clubhouse and Community Room – 2337 sq. ft.
- Clubhouse – 843 sq. ft
- Leasing office – 863 sq. ft.
- Fitness Room – 863 sq. ft.
- Lobby Area – 1100 sq. ft.
- All kitchen and laundry appliances meet EPA's Energy Star requirements
- All windows meet the EPA's Energy Star requirements
- Every unit is heated and cooled with heat pump equipment with SEER rating of 15.
- Each bathroom consists only of low flow faucets and showerheads
- High speed cable, Direct TV provided at no extra cost to residents
- All water heaters meet the EPA's energy star qualified program requirements
- 100% of 2-bedroom units have minimum of 1.5 bathrooms
- 100% of 3-bedroom units have minimum of 2 bathrooms
- Over 50% of the exterior will be brick

- Extensive landscaping and green space
- All countertops will be granite
- Appliances in each unit include: Microwave, disposal, refrigerator, range, dishwasher and washer and dryer
- All flooring other than baths and kitchens will be wood
- Building will meet all earthcraft environmental standards.