

Reinders Property Redevelopment

Ad Hoc Committee Meeting
November 15th, 2016



10-26-16 Takeaways

Follow-Up From 10-26-16 Ad Hoc Committee Meeting

- Proposed residential density. Is bonus appropriate?
- Building sizes, heights, and density
- Traffic Study
- Parking
- Views from neighbors

Density

- $ERD = (TRU + (TNR/ARU)) / \text{land size}$
- Effective Residential Density (ERD)
- Total number of residential units (TRU)
- Total interior square footage of all non-residential uses (TNR)
- Average net interior square footage of residential units (ARU)

$$ERD = (174 + (28,710/1,014)) / 9.66 = \mathbf{20.94 \text{ units/acre}}$$

$$\text{Straight density calculation} = 174 / 9.66 = \mathbf{18 \text{ units/acre}}$$

Watermark Comparison:

$$ERD = (36 + (9,000/1,842)) / 2.1 = \mathbf{19.5 \text{ units/acre}}$$

$$\text{Straight density} = 36 / 1.5 = \mathbf{24 \text{ units/acre}}$$

Density



Reinders Redevelopment



Elm Grove Terrace



Emerald Woods



Reinders Redevelopment



Watermark



Heritage

Building Scale

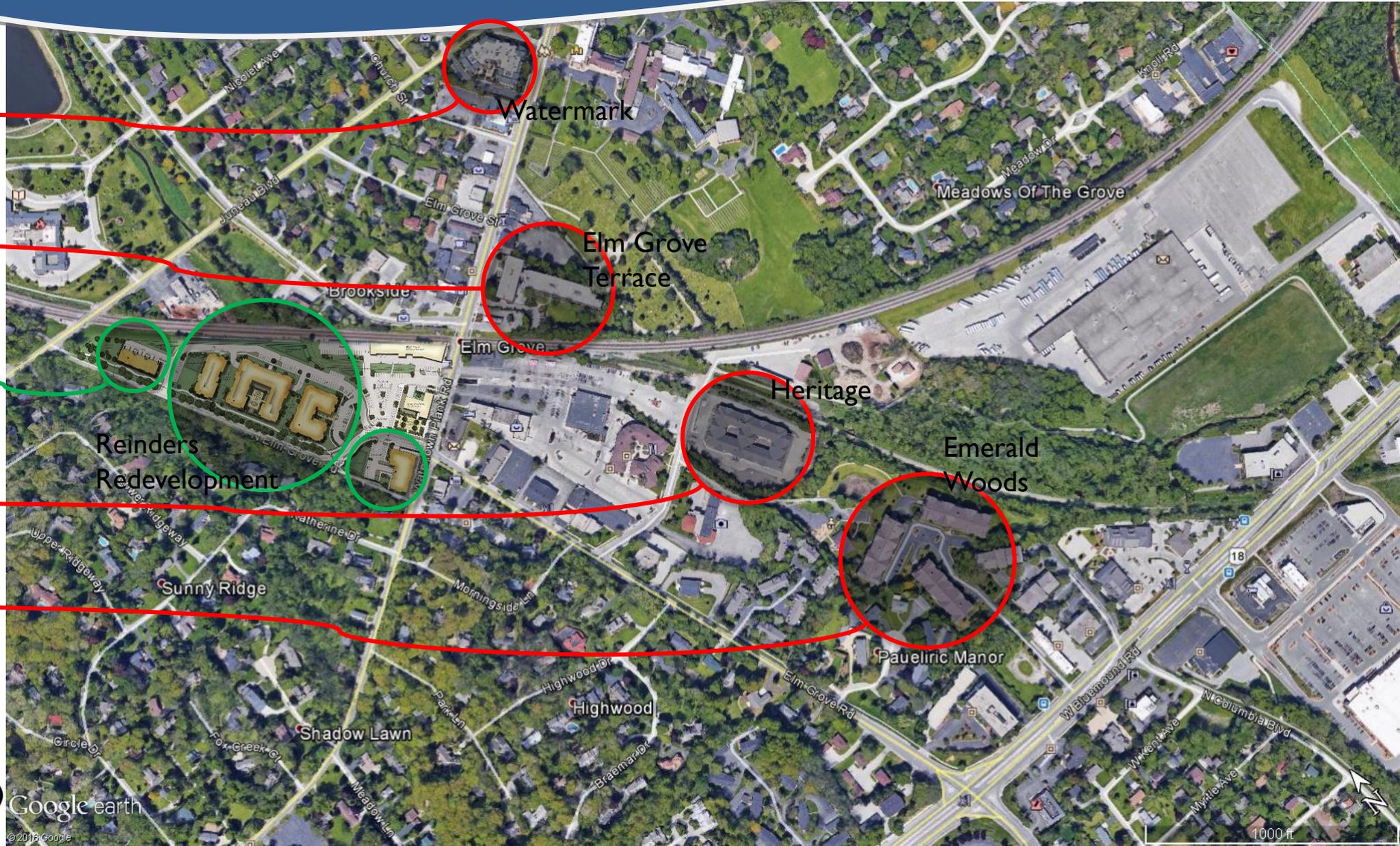
- Watermark**
- 40% Building Coverage
 - 3 Stories
 - 24 Units/Acre (19.5 ERD)

- Elm Grove Terrace**
- 28% Building Coverage
 - 3 Stories
 - 18 Units/Acre

- Reinders Redevelopment**
- 22% Building Coverage
 - 2-3 Stories
 - 18 Units/Acre (20.94 ERD)

- Heritage**
- 31% Building Coverage
 - 2 Stories

- Emerald Woods**
- 23% Building Coverage
 - 3 Stories
 - 14 Units/Acre



Traffic Study

Traffic Summary

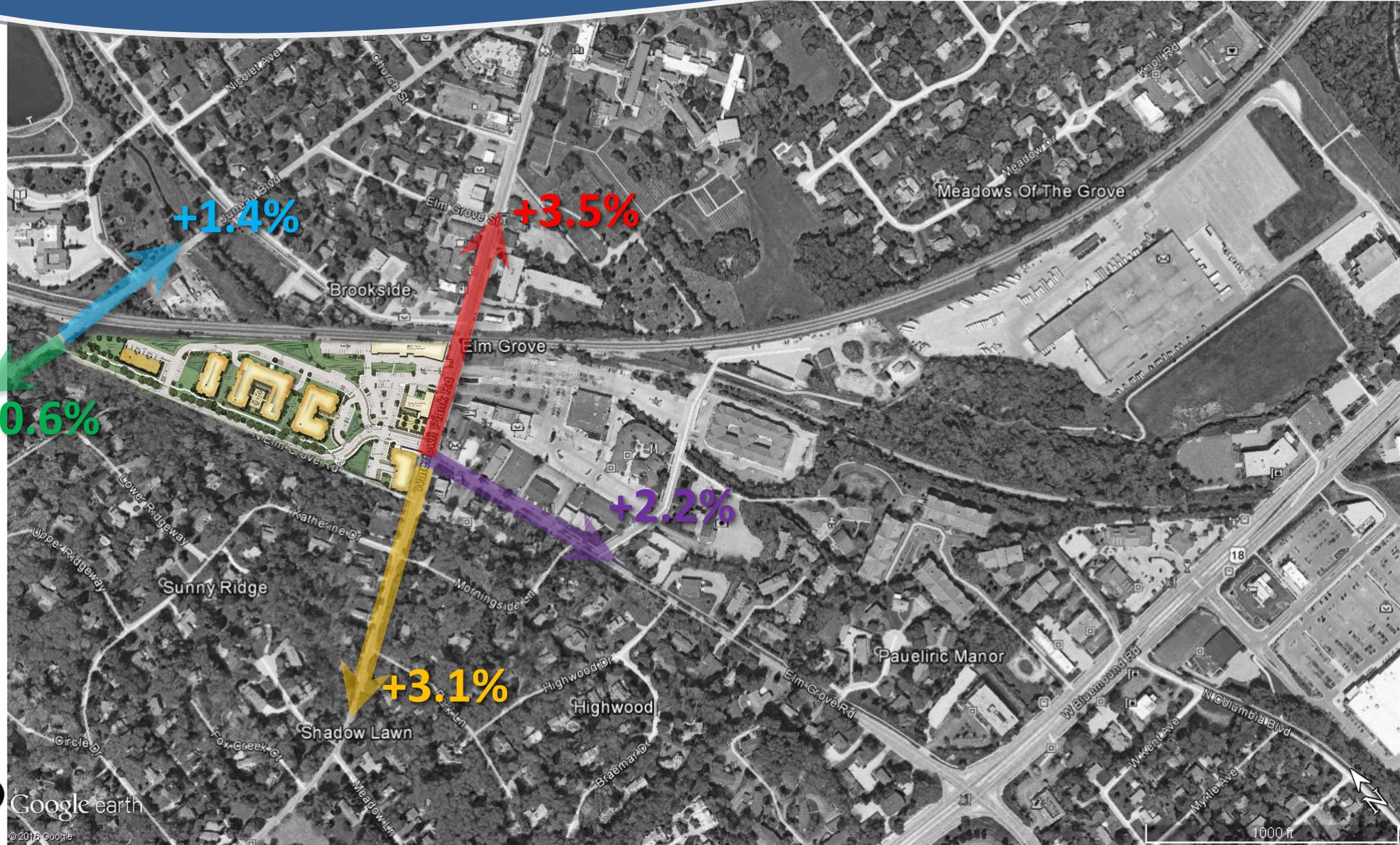
897 New Trips Daily	Daily Traffic Increase
WTP West	3.1%
WTP East	3.5%
EGR South	2.2%
Juneau East	1.4%
Juneau West	0.6%

Actions

- Reduced access points on Watertown Plank Rd.
- Eliminated perpendicular parking and backing onto WTP
- Realigned Elm Grove Road
- Controlled intersection at EGR and WTP

Results

- Improved traffic flow
- Increased safety



Parking



TOWNHOMES
6 Units
2 Stories

BIKE PATH
Meandering Through
Existing Trees

BUILDING 'C'
24 Units
3 Stories

BUILDING 'B'
78 Units
3 Stories

BUILDING 'A'
46 Units
3 Stories

MIXED USE 'A'
20 Apartments over
Retail and Parking

Parking	Garage	Surface	TOTAL
Residential A, B, C	217	67	284
Townhomes	8	8	16
Mixed-Use Residential	29	11	40
Residential TOTAL	254	86	340
Mixed-Use Retail	0	17	17
Mill Shops and Elm Building	0	145	145
Commercial TOTAL	0	162	162
Project TOTAL	254	248	502

- Residential = 1.95 spaces/unit
- Commercial = 1 space / 250 sf

View from WTP and EGR



View from WTP and EGR



Views from Elm Grove Rd.



Views from Elm Grove Rd.



Neighboring View



Current View



Future View

Neighboring View



Current View (from 2nd Floor)



Future View (from 2nd Floor)

Neighboring View



Current View



Future View

Open House Feedback

LANSER

public affairs LLC



Comments / Questions?