

THE DISTRICT AT RICHLAND ROAD



July 14, 2023

Master Development Plan Narrative

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MASTER DEVELOPMENT PLAN NARRATIVE

INTRODUCTION

The proposed The District at Richland Road development will be a multi-use project, featuring a mix of commercial uses and varying types of housing units (Townhouses, Duplexes and Flats). The development will serve a wide range of needs for Auburn residents and serve as a beneficial project for the Auburn economy. The 30.41-acre development will be professionally master planned and constructed with attractive amenities, enduring architectural standards and careful attention to the protection of the natural environment. The development will offer a range of densities, varied home sizes and differing housing types to meet the needs of as many prospective tenants as possible. A Commercial Village is planned to support the neighboring community and the residents of the development. The Developers are committed to comprehensive value for all its eventual tenants, including young professionals and small families who are seeking an active lifestyle and maintenance-free living. The development will be constructed by a single entity and controlled by the Developer.

Trinitas is an owner, investor, developer, builder and manager of commercial and residential real estate in vibrant cities throughout the US, specializing in multi-family and mixed-use development, build-to-rent, and student housing. Trinitas has developed over \$2.2 billion in multi-family and mixed-use development, build-to-rent, and student housing assets, with an additional \$1.4 billion in its development pipeline. The company is headquartered in Lafayette, Indiana with offices in Indianapolis and Chicago.

The following narrative outlines important aspects of the development in requesting a zoning change to a Planned Development District Overlay (PDD) with the existing Comprehensive Development District (CDD) base zoning classification.



1

Methods of screening and buffering where incompatible land use configurations necessitate protection for the proposed development or surrounding development:

All buffer yards, required by the Auburn Zoning Ordinance, will be provided at the perimeter of the property. In addition to these, buffers will be utilized on site between differing uses by means of appropriate landscaping. An undisturbed buffer will be retained along the north and east boundaries of the project parcel, to allow for screening between the development and existing single-family housing to the north and adjacent to Shug Jordan Parkway. Buffers along Richland Road and Shug Jordan Parkway will consist of landscaping and elevation differentiation to adequately screen the development from the road and adjacent properties.

2

Provisions for creation, use and maintenance of open space and recreation areas:

The development will provide opportunities for residents to live healthy and active lifestyles. All common areas and amenities will be professionally landscaped and maintained by the Developer.

The Master Development Plan shows approximately 8 acres of gross open space, representing approximately 25.1% of the total site area.

Open spaces will be provided for specific housing types and for the commercial portion of the development. All tenants in the development will have access to amenities constructed with the Flats (Apartments). Those amenities include a pool, clubhouse and other outdoor activity areas.

The Commercial Village open space and amenities will include spaces for outdoor dining, child-friendly recreation areas and patron entertainment and congregational areas.

3

Significant natural topographical, natural features of the subject property and preservation of natural features of the land:

The development will make use of the natural topography during construction and natural tree lines, representing an undisturbed buffer, will be preserved between the development and surrounding properties to the north and east of the project.

4

General provisions for pedestrian and bicycle circulation throughout the development:

The development will connect to the existing off-street bike path along Richland Road. Likewise, sidewalks within the development will connect to the public sidewalks along Richland Road. The interior of the proposed project will be bike and pedestrian friendly for residents and visitors to the Commercial Village.

5

Roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and capacity to serve this development:

Private roads, water supply, fire protection, and private utilities will be provided to all portions of the development from Richland Road. Sanitary Sewer will tie in to the existing City of Auburn sewer mains via a privately constructed and maintained lift station. The development will be accessed via two locations along Richland Road. Those accesses will be constructed with appropriate infrastructure modification to adequately address traffic in and out of the development (additional detail is provided under section 9, and the Applicant has provided the City of Auburn with a complete traffic impact study).

6

Water supply adequate to serve the proposed development:

It is the Applicant's understanding there is adequate water supply to be provided by the Auburn Water Works Board to serve the development. The Applicant is responsible for working with the AWWB to determine the methodology and cost to connect to the master infrastructure of the water authority.



7

Amenities to be provided (sidewalks, open space, parks, recreational facilities, streetlights, landscaping) including approximate timing and location:

Sidewalks, open space, amenities and lighting will be provided as site work is completed. Streets and amenity areas will be lit with decorative lighting purchased by the developer (and approved by the COA). Residential amenities will be constructed for use by The District at Richland Road residents exclusively.

All residents in the development will have access to open spaces and recreational amenities built with the Flats, including the pool and clubhouse.

The construction of the Commercial Village will follow a separate schedule from the residential buildings within the development. Amenities available for patrons of the commercial portion of the project will be constructed with the Commercial Village.

The Commercial Village open space and amenities will include areas for outdoor dining, child-friendly recreation areas and patron entertainment and gathering areas.

All common areas within The District at Richland Road will be professionally landscaped and maintained by the Developer.



8

Projected population and anticipated impact of the development upon existing utilities and community facilities and services including, but not limited to, water, electricity, sewer and solid waste disposal, schools and parks, police and fire protection:

At build-out, the total population of residents in the newly constructed residential units is estimated to be approximately 713. The District at Richland Road is proposed to consist of approximately 76 Duplexes, 86 Townhomes and 113 Flats (Apartments), as well as approximately 20,000 SF of Commercial buildings, featuring a +/-12,000 SF Restaurant and +/-8,000 SF of in-line Retail space.

The residential areas will include a total of approximately 780 parking spaces while the Commercial Village will offer approximately 110 parking spaces.

Impacts to water/sewer capacity, school capacity and public safety will be minimal given the extensive infrastructure that has been built in the Shug Jordan Parkway/Richland Road area over the last ten years.

9

Projected trip generation for the entire project at completion. If projected trip generation is of sufficient magnitude to significantly increase traffic, thereby reducing the level of service on one or more abutting or surrounding streets, or where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near, at, or over capacity, a traffic study is necessary.

A transportation impact report has been completed and is included with the accompanying re-zoning application.



10

Statement on the type of commercial development proposed, including total square footage, setbacks, building coverage and height, impervious surfaces and off-street parking:

It is estimated that the commercial portion of the development will consist of a Commercial Village area, with a total of approximately 20,000 SF in building area (+/-12,000 SF Restaurant and +/-8,000 SF in-line Retail). Approximately 110 off-street parking spaces will be constructed to serve the commercial uses.

These proposed commercial buildings will be one-story, conventional construction and feature adjoining areas for outdoor dining, patron entertainment and gathering areas, as well as play areas for children. One building will offer drive-through service for restaurant/coffee shop pick-up.

Potential commercial uses include those in the following categories listed in Table 4-1 of the Zoning Ordinance: Indoor Recreational, Office, Commercial and Entertainment, Road Service and Neighborhood Shopping Center.



11

Development schedule including projected build-out date:

The proposed Residential portion of the project is scheduled to break ground in the first quarter of 2024 and be completed by the 3rd quarter of 2026.

The Commercial Village will be completed along a separate schedule, dependent upon market conditions.

12

Valid legal description of the property of the total proposed site:

See the attached legal description.

13

Design standards:

Master Covenants, Conditions and Restrictions are being generated in accordance with city standards for the entire development and can be provided upon completion.

14

Other relevant information to assist in evaluating the character and impact of the proposed planned development:

In an effort to reduce impervious surface area and resulting stormwater runoff, the Developer will utilize shared parking between the project's Residential areas and the Commercial Village, in accordance with Section 513.03 of the Zoning Ordinance. Many of the residents in the development will not require additional parking to utilize the on-site commercial uses, given they have dedicated parking with their residence.

Any additional information needed will be forwarded upon request.