



CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# CONCEPT PLAN APPLICATION

(Code Section 153.056(A)(1))

TO EXPIRE \_\_\_\_\_

CITY COUNCIL ACTION \_\_\_\_\_

**NOTE:** All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will not be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the Concept Plan and Rezoning process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

**I. PROPERTY INFORMATION:** This section must be completed.

Property Address: 3895 Stoneridge Lane, Dublin, OH	
Tax ID/Parcel Number(s): 273-008272-00	Parcel Size (Acres): 3.09
Existing Land Use/Development: PUD (Office)	
Proposed Land Use/Development: 35 row-type dwelling units designated for elderly housing	
Existing Zoning District: PUD	Proposed Zoning District: PUD

**II. REZONING STATEMENT:** Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

<p><b>A. Please briefly explain the proposed Planned Unit Development, outlining the basic scope, character and nature of the project:</b>                  This development proposes 5 single story buildings for a total of 35 one-bedroom dwelling units, planned for use by independent elderly. No care or services are provided.</p>
<p><b>B. Briefly state how the proposed Planned Unit Development relates to the existing and potential future land use character of the vicinity:</b>                  The proposed land use is consistent with adjoining property elderly housing apartment. The project seeks to minimize visual and use impacts by constructing one-story dwellings.</p>
<p><b>C. Briefly state how the proposed Planned Unit Development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:</b>                  The proposed development provides a single story residential character in design, minimizing visual impacts.</p>

RECEIVED

08-071 CP

JUL 22 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

FILE COPY

**III. PLEASE SUBMIT THE FOLLOWING:** Please submit large (24X36) and small (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within 500 FEET of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- PLEASE SUBMIT 14 COPIES OF THE FOLLOWING CONCEPTUAL DEVELOPMENT PLANS** and any other submission requirements as noted in [Section 153.054 (A)]:
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
  - a. North arrow and bar scale.
  - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
  - c. Property lines and dimensions of the lot.
  - d. Size of the site in acres/square feet.
  - e. All setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
  - f. Location, number, length, width and surface of all existing and proposed parking spaces.
  - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
  - a. Grading Plan.
  - b. Landscaping Plan.
  - c. Lighting Plan.
  - d. Utility and/or Stormwater Plan.
  - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
  - a. Location of signs and sign type (wall, ground, projecting, or window).
  - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
  - c. Copy layout and lettering styles (fonts) of signage.
  - d. Materials and manufacturer to be used in fabrication.
  - e. Total area of sign face (including frame)
  - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

**IV. CURRENT PROPERTY OWNER:** This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): <b>Italia Homes Inc</b>	
Mailing Address: <b>T &amp; R Properties, Ron Sabatino</b> (Street, City, State, Zip Code) <b>3895 Stoneridge Ln, Dublin OH 43017</b>	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**V. APPLICANT:** Please complete if applicable. This is the person(s) who is requesting review of the Concept Plan if different than the property owner(s).

Name: <b>Jason Sherman</b>	
Organization (Owner, Developer, Contractor, etc.): <b>Berardi Partners, Inc Architects / Engineers</b>	
Mailing Address: <b>369 E Livingston Avenue, Columbus OH 43215</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>(614) 221-1110</b>	Fax: <b>(614) 221-0831</b>
Email or Alternate Contact Information: <b>jsherman@berardipartners.com</b>	

**VI. REPRESENTATIVE(S) OF OWNER/APPLICANT:** Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: <b>Michelle Norris</b>	
Organization: <b>National Church Residences of Dublin II</b>	
Mailing Address: <b>2335 North Bank Drive, Columbus OH 43220</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>(614) 451-2151</b>	Fax: <b>(614) 451-0351</b>
Email or Alternate Contact Information: <b>mnorris@ncr.org</b>	

**VII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, Italia Homes, the owner, hereby authorize \_\_\_\_\_ to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Philip M. Salter Date: 7-22-08

Subscribed and sworn to before me this 22nd day of July, 20 08

State of Ohio

County of Franklin

Notary Public Brittany Wireby

**Brittany Wireby**  
Notary Public, State of Ohio  
My Commission Expires 01-23-2012

**VIII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

**IX. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

**X. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, Michelle Norris, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Michelle Norris Date: 7/21/08

Subscribed and sworn to before me this 21st day of July, 20 08

State of OHIO

County of FRANKLIN

Notary Public Suzann Cunningham



**SUZANN CUNNINGHAM**  
Notary Public, State of Ohio  
My Commission Expires 06-06-10




NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>2770</u>	Application No: <u>08-071</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6277</u>	MIS Fee No: <u>2</u> Map Zone:	Date Received: <u>7-22-08</u>	Received By: <u>CDIT</u>
Type of Request: <u>Concept Plan</u>			
N, S, E, W (Circle) Side of: <u>Stoneridge Lane</u>			
Nearest Intersection: <u>Dublin Center Drive</u>			
Distance from Nearest Intersection: <u>400 feet (sw)</u>			

**Proximity Report Results**

The selection distance was **300 feet**.  
The selected parcel was **273-008272**.

To view a table showing the **21 parcels**  
within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

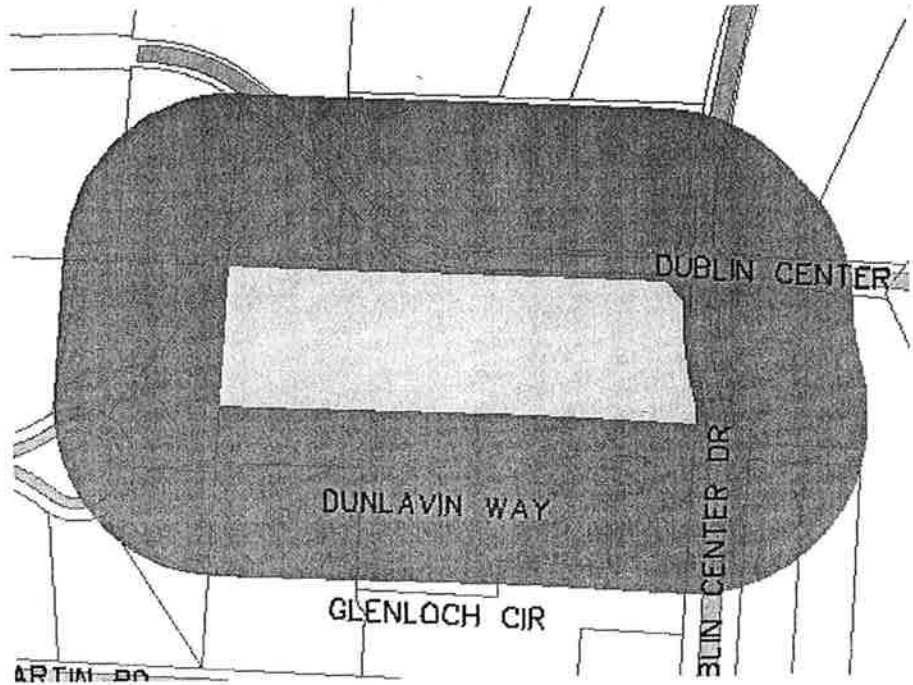


Image Date: Tue Jul 22 10:16:05 2008

**Disclaimer**

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

**Proximity Parcels**

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-009721	CITY OF DUBLIN	3895 STONERIDGE LN
273-009146	DEPT OF MEDICINE FOUNDATION INC	3900 STONERIDGE LN
273-008360	DUBLIN CHRISTIAN CHURCH	2900 MARTIN RD
273-009606	DUBLIN CHRISTIAN CHURCH	2900 MARTIN DR
273-008324	DUBLIN CHRISTIAN CHURCH	2956 MARTIN RD
273-008322	DUBLIN CHRISTIAN CHURCH	2900 MARTIN RD
273-008343	EDWARDS MICHELLE	3141 LILLY MAR CT
273-008347	GEORGE ANDREW N GEORGE JENNIFER H	3154 LILLY MAR CT
273-008279	GERMAIN PROPERTIES OF COLUMBUS INC	3885 W DUBLIN GRANVILLE RD
273-008275	GRIFFITH DONN W	3849 DUBLIN GRANVILLE RD
273-008344	HAMOUDI ALA B & AYSER C	3125 LILLY MAR CT
273-008272	ITALIA HOMES INC	3895 -905 STONERIDGE LN
273-009149	LEX INVESTMENTS *	W DUBLIN GRANVILLE RD
273-009325	MAY RONALD L	2986 GLENLOCH CR
273-012199	METSUN THREE DUBLIN OH SENIOR LIVIN	4175 STONERIDGE LN
273-009090	NATIONAL CHURCH RESIDENCES OF DUBLI	4105 STONERIDGE LN
273-009470	SCHEIBER PAUL J	2970 GLENLOCH CR
273-008345	SCHUSTER ANDREAS W TR SCHUSTER DARA	3100 LILLY MAR CT
273-008346	SHARP SUSAN	3140 LILLY MAR CT
273-009323	STONERIDGE MEDICAL OFFICE CENTER LL	4105 STONERIDGE LN
273-008296	STONERIDGE MEDICAL OFFICE CENTER LL	4015 -059 DUBLIN GRANVILLE RD

'Exhibit A' Legal Description  
September 29, 1996  
T & R Properties

33328E15

168528

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that T&R PROPERTIES, INC. ("Grantor"), a corporation organized and existing under the laws of the State of Ohio, for good and valuable consideration paid, the receipt of which is hereby acknowledged, grants, with general warranty covenants, to Italia Homes, Inc. ("Grantee") whose tax mailing address is 6563 Worthington-Galena Road, Worthington, Ohio 43085, the following real property:

Situated in the State of Ohio, County of Franklin and City of Dublin as more fully described on exhibit "A" attached hereto and made a part hereof.

Subject to easements, legal highways, conditions, covenants and restrictions, if any, of record, and further subject to taxes and assessments, if any, not yet due and payable.

Grantor, for itself and its successors and assigns, reserves a non-exclusive easement across the real property to reach, extend and tie into, utility lines as permitted by the utility company involved and to extend, maintain, repair and replace such utilities, provided that such easement shall not unreasonably interfere with Grantee's use of the real property.

Prior Instrument Reference: Official Records Volume 25195 at Page C10, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, T&R PROPERTIES, INC. has caused this instrument to be executed this 29th day of September, 1996.

Signed and acknowledged  
in the presence of:

T&R PROPERTIES, INC.  
(an Ohio Corporation)

Illicita Cupoli  
Printed  
Name Felicia Cupoli

P. Ronald Sabatino  
By: P. Ronald Sabatino  
President

Sonya G. Freeman  
Printed  
Name Sonya G. Freeman

TIME 12:12 PM  
RECORDER FRANKLIN CO., OHIO

OCT 11 1996

RICHARD B. METCALF, RECORDER  
RECORDER'S FEE 18.00

PARCEL #S  
215 - 52, 80, 79, 81, 75  
76, 77, 78

TRANSFERRED  
OCT 11 1996  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

1 of 2

909873  
CONVEYANCE TAX  
EXEMPT  
M. DV  
JOSEPH W. TESTA  
FRANKLIN COUNTY, OHIO

CHICAGO TITLE BOX - STEVE MILLS 96160441

33328E16

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

**BE IT REMEMBERED**, that on this 29th day of September, 1996, before me, the subscriber, a notary public in and for the said County and State, personally came the above named **T&R PROPERTIES, INC.** by P. Ronald Sabatino, its president, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

*Sonya G. Freeman*  
NOTARY



**SONYA G. FREEMAN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MAY 8, 2001

This Instrument prepared by:  
Michael S. Yashko, Esquire  
6563 Worthington-Galena Road  
Worthington, Ohio 43085

33328017

EXHIBIT A

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, ALSO BEING IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS, ALSO BEING ALL THE TRACTS (1.72 ACRE, 1.73 ACRE, 1.74 ACRE, 2.794 ACRE, 1.73 ACRE, 1.71 ACRE, 1.72 ACRE, AND 1.68 ACRE) CONVEYED TO THE MARTIN ROAD LAND COMPANY OF RECORD IN OFFICIAL RECORDS VOLUME 13506, PAGE J17 THROUGH OFFICIAL RECORDS VOLUME 13507, PAGE A06, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO ALL REFERENCES BEING TO THOSE RECORDS IN SAID RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1.68 ACRE TRACT, ALSO BEING ON THE CENTERLINE OF MARTIN ROAD (60 FEET WIDE);

THENCE, ALONG THE WEST LINE OF SAID 1.68 ACRE TRACT, NORTH 06 DEGREES 25 MINUTES 45 SECONDS EAST, 743.66 FEET TO AN IRON PIN FOUND (PASSING AN IRON PIN FOUND AT 30.00 FEET AT THE SOUTHEAST CORNER OF THE SUNNY DALE ESTATES SUBDIVISION OF RECORD IN PLAT BOOK 24, PAGE 110) AT THE NORTHWEST CORNER OF SAID 1.68 ACRE TRACT, THE NORTHEAST CORNER OF SAID SUNNY DALE ESTATES SUBDIVISION;

THENCE, ALONG THE NORTH LINE OF THE FOLLOWING SAID TRACTS: 1.68 ACRE, 1.71 ACRE, 1.72 ACRE, 1.72 ACRE, 1.73 ACRE, 1.73 ACRE, 1.74 ACRE, AND 2.794 ACRE, AND ALONG THE SOUTH LINE OF JALL INVESTMENTS TRACT OF RECORD IN OFFICIAL RECORDS VOLUME 13264, PAGE 801, AND ALONG THE SOUTH LINE OF STONERIDGE LANE, SOUTH 85 DEGREES 36 MINUTES 50 SECONDS EAST, 858.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID 2.794 ACRE TRACT, THE NORTHWEST CORNER OF A 4.719 ACRE TRACT CONVEYED TO CHURCH OF CHRIST ON MARTIN ROAD OF RECORD IN DEED BOOK 1521, PAGE 324;

THENCE, ALONG THE EAST LINE OF SAID 2.794 ACRE TRACT, AND ALONG THE WEST LINE OF SAID 4.719 ACRE TRACT, AND ALONG THE WEST LINE OF 1.33 ACRE TRACT CONVEYED TO DANIEL F. AND FRANCES L. HUNTER OF RECORD IN DEED BOOK 1957, PAGE 152, SOUTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 760.32 FEET TO A POINT ON THE CENTERLINE OF SAID MARTIN ROAD (PASSING AN IRON PIN SET AT 730.32 FEET) AT THE SOUTHEAST CORNER OF SAID 2.794 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 1.33 ACRE TRACT;

THENCE, ALONG THE CENTERLINE OF SAID MARTIN ROAD, ALONG THE SOUTH LINE OF THE FOLLOWING SAID TRACTS: 2.794 ACRE, 1.74 ACRE, 1.73 ACRE, 1.73 ACRE, 1.72 ACRE, 1.72 ACRE, 1.71 ACRE, AND 1.68 ACRE, NORTH 84 DEGREES 30 MINUTES 00 SECONDS WEST, 859.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.815 ACRES.

IRON PINS SET ARE 30" X 1" O.D., WITH YELLOW PLASTIC CAPS INSCRIBED "P.S. #7068". BASIS OF BEARINGS IS THE CENTERLINE OF MARTIN ROAD AS NORTH 84 DEGREES 30 MINUTES 00 SECONDS WEST AS PER OFFICIAL RECORDS VOLUME 13506, PAGE J19.

ALL OF 52, 80, 79,

175, 61, 76, 77 & 78

C. D. B. 215

L. H. 10/11/96



W

## PROJECT NARRATIVE

**NCR Stoneridge Plaza II  
Dublin, Ohio  
Section 202 Elderly Housing  
35 DWELLING UNITS  
Narrative Description of Housing**

The proposed project has been designed to include a select number of special spaces required in our effort to support a self-sufficient atmosphere for those residents who cannot mobilize themselves to enjoy community-wide activities. In many instances, project residents no longer have an opportunity to travel outside of the building due to loss of contact with family members and life-long relations, therefore it becomes incumbent on the Provider of housing to include affordable amenities and special spaces to improve the quality of life for our elderly citizens. Perhaps of greater importance and as stressed by our local Agency on Aging, we must provide those features, which fully serve to emphasize the concept of 'aging in place'. Additionally we are providing all of those special design features and community spaces, which will facilitate economical delivery of all services to accommodate the **changing needs of Residents over the next 10 to 20 years**, responding to ever-changing psychosocial needs.

The building is planned as a one-story design considering site and neighborhood characteristics, and includes 35 one-bedroom units. Five separate one-story buildings are planned to the best advantage of site oriented to create a neighborhood courtyard setting. *Five percent* of the units will be designed as accessible in accordance with the Uniform Federal Accessibility Standards and other applicable Federal and State requirements. An additional *two percent* of the units will be designed for persons with visual and/or hearing impairments. Additionally, we are providing all of those special designs and planning features to common areas, which will facilitate economical delivery of services to accommodate the changing needs of Residents over the next 10 to 20 years.

The subject property is outside the 100-year and 500-year flood plains. There is no evidence of previous development for the site. The site context is well suited to the proposed use with vacant land and single family to the west / southwest, condominiums to the south and office developments to the east and across the street. Located approximately 1/4 mile from Sawmill Road, public transportation, a large variety of retail establishments and worship services are readily accessible.

### **A. GENERAL DESIGN GUIDELINES**

Planning this housing for the elderly required that the following criteria be considered when determining the type of project to be developed:

1. Land costs were found consistent with the relation to **economic feasibility** of the proposed housing within this community
2. The social environment in relation to the **safety and security** of the residents was paramount in site selection
3. The selected site offered **adequate proximity to community services and facilities and accessibility**.
4. The established land-use patterns in the community and surrounding site areas is consistent with development for the Elderly, providing all services within a short range.



## **B. SPECIAL DESIGN FEATURES AND COMMUNITY SPACES**

In completing this design to accommodate an '**aging in place**' population, the creation of a social atmosphere which fosters self-sufficiency and will provide services to support the changing needs of the resident population for 10 to 20 years, will become the primary emphasis in planning. The Sponsor has an adjacent property, which will provide all necessary community spaces, activities rooms, administrative areas, and other socialization opportunities for the residents of this development. There will be an on site laundry room and maintenance space to directly serve this property.

## **C. VISITABILITY**

### **2008 Section 202 Elderly Housing Applications - Visitability Requirements**

Consistent with specific requirements associated with new applications for the 2008 funding cycle of Section 202 Elderly Housing this section is provided to include language, which we will make integral to our proposed Project Narratives. In particular, note that **Accessible Design Features** will be in strict compliance with applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the American with Disability Act. These laws, and regulations implementing them, provide for nondiscrimination based on disability and require housing facilities to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities.

- \* **Encouraging Accessible Design.** This application will then comply with all applicable civil rights laws including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act. These laws, and the regulations implementing them, provide for nondiscrimination based on disability and require housing to incorporate certain features intended to provide for their use and enjoyment by persons with disabilities. HUD further encourages applicants to add accessible design features beyond those required under civil rights laws and regulations. These features would eliminate many other barriers limiting the access of persons with disabilities to housing and other facilities.

Accessible design features will be provided beyond those required under civil rights laws and regulations. These features will eliminate many the barriers limiting the access of persons with disabilities to housing and other facilities. These accessible design features are intended to promote **Visitability** and incorporate features of universal design as described below.

- \* **Visitability in new construction and substantial rehabilitation.** Section 202 project applications will incorporate **visitability** standards where feasible in new construction and substantial rehabilitation projects. **Visitability** standards allow a person with mobility impairment access into the home, building, or dwelling unit, but do not require that all features be made accessible. **Visitability** means at least one entrance at grade (no steps), approached by an accessible route such as a sidewalk; the entrance door and all interior passage doors are at least 2 feet 10 inches wide, allowing 32 inches of clear passage spaces. A **visitible** home, building, or dwelling unit also serves persons without disabilities, such as a mother pushing a stroller or a person delivering a large appliance.
- \* **Universal Design.** This Section 202 project will incorporate universal design in the construction or rehabilitation of housing, retail establishments, and

*community facilities funded with HUD Assistance. Universal design is the design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design. The intent of universal design is to simplify life for everyone by making products, communications, and the built environment more usable by as many people as possible at little or no extra cost. Universal Design benefits people of all ages and disabilities. In addition to any applicable required accessibility features under Section 504 of the Rehabilitation Act of 1973 or the design and construction requirements of the Fair Housing Act, the Department encourages applicants to incorporate the principals of universal design when developing housing, community facilities, electronic communication mechanisms, or when communicating with community residents at public meetings or events. HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing for all, regardless of ability or age. Likewise, creating places where people work, train, and interact which are useable and open to all residents increases opportunities for economic and personal self-sufficiency. Proposed activities under this property will support Strategic Goals 2, 7 and 8.*

- \* **HUD Handicap Statement.** HUD believes that by creating housing that is accessible to all, it can increase the supply of affordable housing to all regardless of ability or age. Likewise, creating places where people interact which are usable and open to all residents increase personal self-sufficiency.

#### D. LIVING UNITS

Each one-bedroom living unit shall not exceed 540 square feet in net living area. Each apartment will be a self-contained environment providing a full kitchen with a range, refrigerator, sink, and sufficient cabinet space. The combined living/dining area will provide adequate area for normal living/dining furniture arrangements. Each apartment will have ample closet and storage space, but most importantly will foster a true atmosphere of independence in living.

#### E. PARKING

42 parking spaces provide developing for a ratio of 1.2 spaces per living unit as required, together with a van-accessible parking area. This is sufficient due to the immediate access to public transportation at the site.

#### F. DESIGN AND COST STANDARDS

1. **Limit on number of bedrooms.** The bedroom mix selected shall provide all one-bedroom units.
2. **Restrictions on amenities.** Project design will give primary consideration to a modest setting, best able to provide a **functional and affordable setting**. Amenities not included as otherwise enumerated by for HUD Section 202 Guidelines are individual unit balconies and decks, atriums, bowling alleys, swimming pools, saunas, and jacuzzis (including spas). In addition, dishwasher, trash compactors, and washers and dryers in individual units will not be included in our modest design. The use of durable materials to control or reduce maintenance, repair and replacement costs are not an excessive amenity, and will be provided

- with design as determined necessary.
3. **Limitation on unit sizes.** The net rentable area of tenant units provided will not exceed 540 net sq. ft. for a one-bedroom unit. Only one bath will be permitted regardless of unit size.
  4. **Accessibility.** In projects for the elderly, five percent of the units in all community facilities and common areas will be designed for persons needing an accessible unit as defined by the Uniform Accessibility Standards (UFAS) and HUD's implementing regulations at **24 CFR Part 40**, Appendix A or an equivalent or stricter standard; and HUD's implementing regulation at **24 CFR Part 8**. An additional 2 percent must be designed to meet the needs of persons with visual and /or hearing impairments (this requirement can be met through subsequent installation or adaptation). All new construction Section 202 projects will also comply with the design and construction requirements of the Fair Housing Act and HUD's implementing regulations at **24 CFR Part 100**.

Effectively all Code and Section 202 requirements will be met, along with **Fair Housing and Section 504 Regulations** as well as **ADA Design Guidelines**; all such requirements will be reflected in the design of the project's interior and exterior spaces, circulation and recreation areas. **In addition, as the project strives to be modest in design, there will be no sacrificing of desirable design features to achieve this end.**

The shared community facilities with the sponsor's adjacent property will greatly improve cost efficiencies to construct this project. At the same time, the **design will be flexible and will permit additional services** to be provided in the future without the expense of structural alterations.

#### ***G. AGING IN PLACE***

The proposed housing has been designed with the recognition that although in the early years it will serve a more independent, well elderly population; these persons will become frailer as time advances. Accordingly, the individual units will all be equipped with grab bars, emergency call systems, and non-slip floor surfaces, along with other design elements, which facilitate individual safety. Although five percent of the units will be designed at the outset as accessible by disabled persons, all units will be designed to be adaptable for various types of disabilities, including wheelchair usage, and sight and hearing impairments. Hardware selections will include items, which take into consideration the aging process; e.g., units will have door levers (as opposed to knobs). The units will be sized such that there is sufficient space for services delivered in the home such as assistance with bathing, meal preparations, medication administration, and similar types of assistance. Walking distance to community facilities will be minimized to the extent possible and seating accommodation will be available in waiting areas.

Several techniques will be utilized to accommodate the aging process, but which add no cost to the development budget. These include:

***Visual Signage.*** To alleviate the confusion created by repetition (e.g., all building entrances looking the same), the design will employ the use of different color schemes in exterior color treatments to minimize any disorientation among the aging residents. Additionally, colors will be chosen which are "friendly" to the aging eye and signs will have a high contrast ration. This will allow for a greater feeling of personal security among residents who are visually impaired, hearing impaired (and this more reliant on visual signals), as well as those who suffer from disorientation.

**Glare Reduction.** Glare is a major problem among elderly persons with deteriorating eyesight. Nonreflective materials will be used on floor and wall surfaces, both interior and exterior, as well as within the unit on such items as appliances whenever possible.

Additional care in design of the proposed housing, which at least initially provides shelter to self-reliant and nearly independent individuals, considers planning for the following functions, either through direct assignment of space or allocation of space through shared-usage:

...**Social and Recreational Activities:** A wide range of activities will be provided extending from simple exercise programs, to potluck dinners, dances, etc., and may be served by community spaces;

...**Educational Activities:** This category may include lecture series, language classes, travel films, book clubs, etc., which may be, conducted at Reading Rooms or Lounges and Community Rooms;

...**Nutritional/Meal Services:** Meal programs through community based services may be initiated, to include outreach from social service agencies, Area Agencies on Aging, and may be served at the Community Room/Kitchen areas;

...**Home Health Services:** Private areas including Reading Rooms may serve to provide space for health screenings through community based services;

...**Informational links for Community-based Housekeeping/Home Chore Services:** A small housekeeping closet may be planned at each floor as part of the janitor's closets for storage of service agency supplies and equipment;

#### EXHIBIT(c) (ii)

#### DESIGN FEATURES, WHICH PROMOTE ENERGY EFFICIENT CONSTRUCTION

The project will promote both energy efficiency and construction efficiency. While central space conditioning is provided design will make use of normal prevailing breezes for natural ventilation. All projects will be fully compliant with the **Energy Star Program**.

The project design stacks units for two stories, allowing simple structural, plumbing, and electrical systems to be utilized. All kitchen and bathrooms are similar, requiring single specifications for equipment. Also, the project's on-grade design minimizes the grading and foundation requirements.

The following items have been incorporated with the proposed project design to reduce (a) energy consumption, (b) development costs, and (c) operating expenses:

#### Site

1. Exterior lighting will be building mounted where illumination intensities will permit.
2. Site has been planned to minimize the disturbance of natural features.
3. Walks, drives and parking areas have been minimized by carefully selecting the most efficient site layout design.
4. Double-loaded parking area has been used wherever possible and parking variances will be requested from local governing bodies to reduce paving costs.
5. Hose bibs mounted on building will be used in lieu of yard hydrants.
6. All parking spaces are at grade and shall be uncovered.
7. Building is easily accessible by emergency vehicles.
8. Grades that eliminate steps and steep inclines will be developed.

9. Barrier-free access and egress for all persons will be provided.
10. Nearby parking facilities for residents and visitors, including the disabled. Sponsor should be encouraged to seek waivers where local zoning requirements appear excessive in relation to the intended market.
11. Minimum length of travel between frequently used areas.
12. Suitable outside areas for active and passive recreational activities.
13. Controlled access and egress tailored to the needs established by the structures, the surrounding, and the adjacent thoroughfares.
14. Space and facilities for deliveries. Planning will include design features that will assist management functions; giving consideration to visual controls.
15. Using double loaded corridors terminating in emergency exists where possible.

#### Building

1. Light wood frame construction with single width brick masonry veneer was selected for best structural system with lowest possible maintenance and operational costs.
2. Simply designed, but effective graphics, directories, and signs will be used.
3. Exterior surfaces will be very regular in form and have been minimized to reduce construction costs and HVAC expenses.
4. Installation of a multi-story elevator has been deemed a codified requirement in this housing for the elderly.
5. Selection and use of materials, which stress safety.
6. Proper provisions for all utilities to be included in the operating expense estimates.

#### Dwelling Unit

1. Net square footage of units is less than maximum allowable under cost containment thresholds of 540 net square feet.
2. Bathrooms, kitchens and mechanical units are located in units backing to adjoining units to minimize utility service lines, i.e. bathrooms backup to bathrooms of the next unit.
3. Units are designed to be functional and marketable, but minimal in size. Each unit design meets the requirements of food preparation, dining, living, sleeping, sanitation, and storage. This has been accomplished by minimizing halls and other unusable spaces.
4. The width of the living units have been minimized while the depth has been maximized, thus reducing the amount of exterior walls.
5. Closets are two feet in depth to maximize use of living space.
6. Kitchens have been sized for intended number and type of occupants.
7. Typically ceiling heights will be a maximum of 8'0" floor to ceiling.
8. Deep storage closets and similar unusable space will be avoided.
9. Dwelling unit circulation areas will be minimum.
10. Kitchen will provide a refrigerator, cooking facilities, sink, and storage space for food and utensils.
11. A complete bathroom as defined in the MPS, the Fair Housing Design Manual, and ANSI.

#### Structural

1. The most economical and sound structural system for the geographic zone will be selected after a carefully study of the site, soil tests, structure type, number and type of dwelling units. Light wood frame walls will be constructed in conjunction with pre-engineered floor trusses.

2. Selected structural system eliminates need for multiple shed roofs, numbers roof intersections, slope changes, offsets, or similar structural complexities.
3. Structural columns and walls are adequately spaced, thus minimizing number and size of horizontal members.
4. Using parallel open-web wood truss joists for construction to maximize ease of construction for mechanical trades.
5. All assemblies will be fire rated to meet or exceed applicable code requirements.

#### Construction Details

1. Prefinished and pre-hung interior doors and trim will be used to eliminate finishing and speed installation.
2. One coat spray-on wall texture will be used instead of two-coat roll-on application to reduce labor for all ceilings.
3. Roof construction will be prefabricated wood trusses.
4. Prefinished exterior soffits will be used to eliminate initial finishing requirements and maintenance after occupancy.
5. Plastics (ABS or PVC) storm and sanitary sewer pipe will be used to allow easier installation, fewer joints, and fewer pieces.
6. A fiberglass shower will be used in all units.
7. Residential hardware will be used in lieu of commercial hardware in all residential areas.
8. Roof overhangs have been minimized.
9. Standard, readily available manufactured items will be specified.
10. Finish in stairwells, mechanical rooms and other utility areas will be minimized.

#### Energy/Mechanical

1. Operating windows and placement of windows will allow natural ventilation for tenants to economize their heating and air conditioning use.
2. Infiltration package will be used to seal all holes, cracks, and spaces with insulation and/or sealant.
3. The optimum utility mix will be selected following a through utility analysis, which will consider both installation costs and operational cost of each system.
4. Plumbing fixture shave been grouped to take advantage of shared centralized piping and common risers.
5. Laundry facility will be located on lower floors to minimize plumbing.
6. Mechanical chases have been minimized both in size and in number.
7. Electrical fixtures and plumbing trim will be minimal and not extravagant.
8. Ductless range hoods will be utilized in lieu of ducted to reduce ducting and exterior wall penetration as code may permit.
9. 5/8" type 'X' drywall will only be used at code-required locations.
10. High efficiency domestic gas-fired central circulating hot water system will be provided to service the entire project.
11. Common areas will be conditioned by high efficiency gas fired HVAC split systems.
12. Living units will be served by efficient heat pump through wall package terminal units.
13. Development of common areas is limited to 10% of gross rentable space, to include lobby, community room, kitchen, and laundry. This area is exclusive of required circulation space, small office, and maintenance mechanical area.
14. Installation of a fully automatic sprinkler system for fire protection has been determined to be a codified requirement for this type of building for the elderly.

15. Minimizing length and size of utility lines.
16. Using heating and cooling systems and type of energy based on the utility analysis and the cost of system, installation, operation, and maintenance for all available systems and fuels.

**END OF NARRATIVE**