



### Proposed Use

The proposed development off East Wilson Bridge is a one building general occupancy residential apartment community that will consist of a combination of one and two-bedroom units located on all levels of this elevator development including a community space with restrooms and manager's office. Each unit will include, but not limited to, several amenities such as microwave range hoods, dishwashers, frost free refrigerators, garbage disposals, self-clean ovens, as well as energy efficient "green" features such as abundant insulation, Low-E windows and Energy Star appliances. It is expected that the property will qualify for LEED Silver. The parking spaces planned are per code requirements and will include marked spaces for the disabled. The development will include a multi-purpose community room, an accessible playground with a bench, several bike racks, and an accessible gazebo type sitting area. Please see the enclosed site plan. Our proposal is for one user of the property and the proposed building provides 20,467 square feet per floor with a total of 61,401 square feet.

As you know, the property is in a highly desirable area with access to opportunities for recreation, jobs, shopping, and education near the site. With the property location is ideal for working families or seniors looking for quality affordable housing in a safe area with access to transportation, schools, and community living. The enclosed market analysis provided by the National Land Advisory Group shows a strong demand for affordable units in Worthington.