

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION**

The Village of Yellow Springs Planning Commission will meet in regular session on Monday, November 12, 2018 at 7PM in Village Council Chambers on the second floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387

CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

REVIEW OF MINUTES

Minutes of October 8, 2018

Minutes of October 18, 2018 Special Work Session

COMMUNICATIONS

Linda Chernick re: Proposed PUD

Steven Conn re: Proposed PUD

COUNCIL REPORT

CITIZEN COMMENTS

PUBLIC HEARINGS:

Public Hearing re: Site Plan for Home, Inc. PUD/Senior Housing

OLD BUSINESS

Comprehensive Land Use Plan Update

NEW BUSINESS

AGENDA PLANNING

Infrastructure Report: Public Works Director Johnnie Burns

ADJOURNMENT

**Planning Commission
Regular Meeting Minutes**

Council Chambers 7:00pm

Monday, October 8, 2018

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Planning Commission members present were Rose Pelzl, Chair, Council Representative Marianne MacQueen, Frank Doden, Susan Stiles and Ted Donnell. Also present were Denise Swinger, Zoning Administrator, and Solicitor Chris Conard.

REVIEW OF AGENDA

Pelzl reviewed the agenda. There were no changes made.

REVIEW OF MINUTES

Minutes of September 10, 2018. Stiles MOVED and Doden SECONDED a MOTION TO APPROVE the Minutes as Amended. The MOTION PASSED 4-0, with MacQueen abstaining due to absence from that meeting.

COMMUNICATIONS

COUNCIL REPORT

MacQueen noted that the Manager's Housing Advisory Board (MHAB) had met with stakeholders to discuss Bowen's presentation on housing goals, and that the discussion had been a productive one. She noted that once the comments are written up she will make that report available to PC as well as to Council.

MacQueen asked that housing goals be added to the November PC agenda.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARINGS:

Conditional Use Application (Pocket Neighborhood Development – 117 East North College Street & (R-C, High-Density Residential) - Antioch College is applying for a conditional use permit to construct a pocket neighborhood development of eight dwelling units. Parcel ID #F19000100090029400.

Swinger noted that after the last PC meeting, staff realized that a notice specific to the Conditional Use hearing had not been sent to neighbors. The neighbors were notified of Planning Commission's rezoning meeting and both of the Council rezoning meetings. Because staff did not want to create a procedural error and thereby potentially cause a future delay, and it was decided to hold a second meeting and a correctly noticed public hearing. During this time, Antioch College has fulfilled many of the conditions required by the Planning Commission at its September meeting.

As reported last month, Swinger stated, Antioch College is planning construction of the first Pocket Neighborhood Development (PND) since Planning Commission added this use to the zoning code last year. One of the requirements of the PND is that the property must be located in a residential district. The property was approved for rezoning from E-I, Educational Institutions to R-C, High Density Residential by Council at their meeting held September 17, 2018. The rezoning to R-C, High Density Residential becomes effective on October 17, 2018.

Swinger commented that Antioch has moved a rain garden and increased the size of one bio swale, and this is reflected in the updated site plan.

Swinger note that with Johnnie Burns, Public Works Director, a check was conducted of the two alleyways. For the alley running parallel to Xenia Avenue with an entrance/exit at East North College Street and East Whiteman Street, he determined that the Whiteman Street entrance/exit was too narrow for essential services or a Rumpke truck to pass through. There is also a utility pole with a down guy causing further obstruction and the location of a sewer manhole. Overhanging wires in the alley along the northwest corner of Antioch's property further prevents its use by tall trucks. Antioch College could provide several parallel parking spaces as Planning Commission suggested along the entrance at East North College, but without a full restoration of the alleyway, it would be difficult for a vehicle to exit via Whiteman Street in certain weather conditions (rain/snow). The second alley that runs parallel with East North College has been completely reclaimed by nature. This would be a full restoration and Public Works does not have it in their budget to restore it.

Donnell asked questions regarding prioritization of the restoration of alleyways, and this discussion lasted about 10 minutes.

Swinger noted that Council did pass the rezoning for the lot, and did add the caveat that the asphalt be removed from the adjacent lot once construction is completed on the PND.

Swinger noted the following conditions requested at Planning Commission's September meeting:

Final storm water calculations will be provided upon completion of construction plans and reviewed by the Village's engineer; and

A review of the construction plans by the Public Works Director prior to or at the same time the plans are submitted to Greene County Building Regulations for building permits.

Swinger commented that stormwater drainage areas would also be reviewed by engineering prior to signing off.

The revised site plan labels the curbs, curb cuts, waste receptacles and bollard lights.

She noted that in the re-submitted site plan, the underdrain was relocated to directly under the enlarged bio swale.

Staff previously requested and Planning Commission approved the following:

- Deviation from the parking lot requirements of the zoning code. ***The Planning Commission approved 16 foot paved lengths with bumper blocks providing a 2 foot bumper overhang (non-paved) to reduce the impervious surface.***

Swinger noted that the requested tree island for the parking area does appear on the revised site plan.

Swinger noted that the most pressing concern on the part of village staff is that of storm water management, and assuring that run off does not encroach onto neighboring properties. Storm water calculations will be completed by the Public Works Director and an engineer for the Village when the final plan is received, Swinger noted.

MacQueen asked questions referring to the HOA documents.

Conard responded that the HOA indicates that the property will be a leasehold agreement.

Monica Hasek acknowledged that the leasehold model will be that used, and noted that the units will be referenced as "condos" with 99-year leases. She acknowledged that the HOA would be responsible for the upkeep of the exterior of the properties.

Pelzl received confirmation that the Village will have to approve the HOA document before it is filed.

Conard noted that if there is any effort to terminate the association, the Village must be at the table to represent the village as a whole.

Conard noted that the current covenants are "purely a draft".

MacQueen objected to the caveat that clotheslines are not permitted, and asked for inclusively gendered language.

Conard clarified a concern that all homeowners are considered members of the board.

Pelzl OPENED THE PUBLIC HEARING.

Patricia Brown stated that the CCRs are not complete and have not been approved. She commented that "there are things in the CCRs that do not follow Ohio law" and need to be addressed. She addressed several aspects of the CCRs.

Hasek noted that all potential homeowners have received the CCRs and that feedback is being collected.

In response to a question from Conard, Hasek stated that there are currently six of eight homeowners committed to purchase.

Hasek responded to a question regarding the percentage of rental units, stating that the six homeowners are together subsidizing one unit which will be donated as a permanently affordable rental.

The second rental unit, Pat Brown stated that she plans to purchase an additional home and donate it to Antioch for an affordable unit. Use of the unit in the future, Brown said, "is up to them."

Stiles received information from Hasek that Antioch is looking into ways that a proxy can be named by the owners of the rental units to sit on the board.

Pelzl CLOSED THE PUBLIC HEARING.

Donnell asked what happens to the conditions imposed at the previous meeting which was not, in fact the official public hearing.

Swinger stated that all conditions are reiterated in her report, presented in the current meeting.

Donnell expressed concern as to the procedure.

Conard suggested that to address Donnell's concern, and in an abundance of caution, that there be a motion to include the minutes for September 10th's meeting as a part of the October meeting.

Donnell received confirmation that the vote taken at the prior meeting was not official, since it was not an official public hearing.

Donnell asked how the conditions stated at that meeting could then be assured as part of the record as official conditions.

Upon advice from the Solicitor, Donnell MOVED TO INCORPORATE THE MINUTES OF SEPTEMBER 10, 2018, AS THEY RELATE TO THE ANTIOCH POCKET NEIGHBORHOOD DEVELOPMENT, AS A PART OF THE RECORD OF THE OCTOBER 8 PUBLIC HEARING. MacQueen SECONDED, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

Pelzl MOVED to APPROVE THE CONDITIONAL USE APPLICATION AS RECOMMENDED BY STAFF (see below):

- 1) Remove asphalt on adjacent property of Lot 3-A (Council to request as part of the rezoning).
- 2) Consult with Fire Chief to see if the alley can be utilized for one of the fire lanes.
- 3) Construction drawings to be reviewed by the Public Works Director prior to or at the same time the plans are submitted to Greene County Building Regulations for building permits.
- 4) Final storm water calculations provided upon completion of construction plans and reviewed by the Village's engineer.
- 5) Site Plan to show elevations, identification of light fixtures, and the identification of gutters and rain barrels showing their connections to the storm water drainage areas.
- 6) Conditions/Covenants and Restrictions:
 - A) Final approval of CC&Rs to be given by the Village.
 - B) Add the parking lot and any other potential parking areas on site to the common areas with language on how they will be maintained.
 - C) Remove the language re: garages.
 - D) Add language for the maintenance of the common areas (including but not limited to the meadows, the gardens, the rain garden and bio swale areas, and the pedestrian pathways.
 - E) Add language that states the Home Owner's Association cannot be terminated without approval by the Village of Yellow Springs.
 - F) Add language stating home owners must secure a zoning permit and solar interconnection agreement with the Village of Yellow Springs prior to the installation of solar panels.
 - G) Add language stating future accessory structures must be part of the common area and cannot be individually owned. This includes any future carport structure within the parking lot area.
- 7) Future Phase: With its 75 feet of right-of-way on East North College Street, provide the Village of Yellow Springs with a streetscape design aesthetic that will blend Antioch's first phase pocket neighborhood development pilot project with their second phase of development on the opposite side of the street. This could include but not be limited to ideas such as a pedestrian pathway and tree lawn area that will narrow

the street and provide a neighborhood interconnection between the two properties divided by East North College Street.

Stiles SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Conditional Use Application (Professional Office) – 1030 Xenia Avenue (R-C, High Density Residential District) - Sharmine Lynch, applicant. Applicant has requested a conditional use permit to have a professional office located in an existing building - Parcel ID # F19000100080027100.

Swinger reported that Sharmine Lynch is the owner of Healing Care Acupuncture. Her office is currently located in the Humanist Center at 105 West North College Street. She recently purchased the former dental office at 1030 Xenia Avenue which has been vacant for a number of years. Located at the corner of Herman Street and Xenia Avenue, it was built for commercial use as an office building in 1996 for John Thomas Russell, D.D.S., who was a practicing dentist in Yellow Springs for 40-plus years.

Swinger noted that the use "Dentist Office" is changing to that of "Professional Office", and so requires a change of use hearing.

Swinger commented that the parking area will need to be re-striped, and will require at least one ADA compliant parking spot.

Swinger commented that in R-C, Dental offices are not permitted. At the time that Dr. Russel come before the Planning Commission for the use, it was considered as a "Professional Office".

MacQueen asked whether it really is a change of use if the prior conditional use was granted as "Professional Office".

Donnell commented that a true change of use will trigger a higher level of Greene County Building Department regulation, and suggested that it not be considered as a change of use but as a conditional use.

Swinger agreed that she will issue a conditional use permit if the application is approved.

Donnell objected to the curb cut which is near to Xenia Avenue. Donnell stated that he considers the curb cut a traffic safety hazard.

Donnell urged turning the parking lot into fewer parking spaces.

Roger Beal, the landscape designer for the property, stated his desire to keep all current parking spaces.

Donnell argued that the intent of the zoning code is to eliminate unneeded parking spaces and curb cuts.

Pelzl commented that signs should be placed to indicate "exit only" on the Xenia Avenue side, and "entrance only" on the Herman Street side.

Swinger confirmed that Lynch has more than enough parking.

Lynch stated that it is her desire to expand her business eventually.

After viewing the map, Donnell, rescinded his recommendation to eliminate the Xenia Avenue curb cut.

Pelzl OPENED THE PUBLIC HEARING.

There being no comment, Pelzl CLOSED THE PUBLIC HEARING.

Swinger reiterated that the parking lot needs to be re-striped to current requirements. She noted the requirement for screening from the adjacent residences in place from the current conditional use.

Pelzl MOVED TO APPROVE THE CONDITIONAL USE AS RECOMMENDED BY STAFF, INCLUDING THE FOLLOWING CONDITIONS:

- 1) The parking lot area be re-striped to indicate parking stalls consistent with the zoning code's current length and width requirement
- 2) A minimum of one ADA parking stall be dedicated
- 3) Any modification to the current ingress/egress flow of traffic for parking or any future parking lot configuration be approved by the zoning administrator

- 4) Uphold the previous condition that landscaping screening of the parking areas from the adjacent residences will be at least four feet high and of a material that will obscure the view year-round.
- 5) All entrances and exits will be clearly marked with signage from the street and lot sides.
- 6) Any signage will require a sign permit from the zoning office.

Donnell SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

OLD BUSINESS

Comprehensive Land Use Plan Update. The Clerk provided information from a workshop held on comprehensive land use plans. She noted that this endeavor is moving to an online format that makes the plan highly accessible.

The Clerk noted that it was recommended that municipalities be clear about what they want from a consultant.

PC discussed these options.

Donnell agreed with pulling a consultant in earlier, noting his frustration with the process at present, and the wordiness of the current document.

The Clerk commented that a comprehensive process would be doable for in the range of \$30,000.00.

MacQueen agreed to ask for \$30,000.00 in 2019 as a part of the budgeting process.

Donnell asked that the alley discussion continue.

Swinger offered, and the PC agreed they would like the Public Works Director to come to a PC meeting to present on infrastructure needs.

MacQueen commented that she would like a discussion to occur regarding where housing can be placed, based upon infrastructure information.

Donnell commented that PC could target certain properties with regard to their zoning designations, which would further facilitate housing development, but stated that indicating what type of housing was not the purview of the PC.

PC discussed the interface of a housing plan with the comp plan.

PC asked that the presentation prioritize the state of the distribution system and alleys.

Conard suggested that a SWOT analysis might be a good approach.

AGENDA PLANNING

October 18: Work Session (1-3) re: Home, Inc. Proposal for PUD/Senior Housing
November 12: Public Hearing re: Site Plan for Home, Inc. PUD/Senior Housing

ADJOURNMENT

At 8:40pm, MacQueen MOVED and Donnell SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Rose Pelzl, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. A DVD copy of the meeting is available at the Yellow Springs Library during regular Library hours, and in the Clerk of Council's office between 9 and 3 Monday through Friday.

Planning Commission

Special Meeting Minutes

Council Chambers 1:00pm

Thursday, October 18, 2018

CALL TO ORDER

The meeting was called to order at 1:04 P.M.

ROLL CALL

Planning Commission members present were Rose Pelzl, Chair, Council Representative Marianne MacQueen, Frank Doden, and Ted Donnell. Also present was Denise Swinger, Zoning Administrator. Alternate AJ Williams joined the meeting at 2:30.

PROJECT PARTICIPANTS

- Wes Young, Vice President/Chief Real Estate Officer, Saint Mary Development Corporation
- John Haws, Construction Manager, Saint Mary Development Corporation
- Rob Humason, RA, Architect at ATA Bielharz Architects
- Brittany Keller, Development Coordinator, Yellow Springs Home, Inc.
- Emily Seibel, Executive Director, Yellow Springs Home, Inc.

MIAMI TOWNSHIP FIRE RESCUE

Fire Chief Colin Altman

WORK SESSION

Swinger introduced the session, noting that once the preliminary plan is discussed, there will be a public hearing held on November 12. Planning Commission will then make a recommendation to Council, based upon the public hearing.

Swinger laid out the time line for PUD for those present.

In response to a question from MacQueen, Altman stated that the preliminary plan presented meets MTFR standards. The sprinkler system should be able to handle a fire situation, he stated.

Humason described the suppression system, and this was discussed. He noted that the plan is for the facility to be 100% electric energy.

Humason stated that Saint Mary Development Corporation (SMDC) plans to improve the sidewalks to be able to handle fire equipment.

Donnell asked whether SMDC will be using a pump to assure water pressure beyond the second floor.

Humason responded that this would be done if needed.

Donnell asked whether SMDC plans to use generators, and if so, how those would be fueled, given the statement that gas would not be used in the facility.

Humason responded that they have not yet fully considered this.

Haws responded that any generators would be gas or diesel fueled.

Storm water runoff was discussed briefly, with Humason stating that the surface now is primarily hard surface, and that the system will improve what is now there. He stated that the design would direct all water to the detention basin for slowed release.

Altman left the meeting.

Donnell commented that the number of units can be considered as less, given that the units will contain one or two persons, while a unit could contain as many as a full family.

The Clerk asked whether PC is permitted to contemplate the definition of a unit in approving a variance.

MacQueen asked how one parking space per resident is sufficient.

Young responded that the median age of their residents in existing facilities is 78, and not all residents drive.

Swinger expressed concern about the traffic flow on Herman Street, given the location of Friends Care cross the street.

Parking was discussed, with SMDC stating that in their facilities currently, about 43% of residents have vehicles.

Donnell urged fewer parking spaces.

SMDC commented that they would like to reduce the number of parking spaces, and could prep the resulting green space for parking should it be needed later.

Doden asked whether improvements should be made to the corner of US 68 and Marshall Street, since the corner is unsafe as it currently exists.

Swinger asked whether SMDC has constructed a similar building in a neighborhood setting, and what the impact has been on that area.

Haws described a unit in East Dayton. The unit was described as three stories and in a residential district, with Interstate 35 bordering on one side.

Keller responded to a question about meeting with neighbors, stating that they have not received negative comment regarding the size of the structure, but that some wanted the height transitioned.

Keller stated that Home, Inc. has consistently held meetings with neighbors since summer, and are not anticipating resistance from that angle.

Swinger commented that construction of the facility might free up some homes in the Village. She asked what the parameters for "affordable" would be, so that she could determine the eventual impact upon available homes in the area.

Young stated that SMDC's mission is to provide some number of "very low income" units.

Seibel responded that she cannot offer specific numbers, but could assume that the facility would free up some number of local homes.

Donnell suggested that for the public hearing, SMDC provide information as to what percentage of the housing needs study data they would be fulfilling, so that they could show that they are delivering mixed income housing. He then requested that a chart be provided for the public hearing.

Haws responded to a question from MacQueen regarding energy efficiency, stating that SMDC is required to meet Enterprise Green 2015 standards. Swinger requested this information for the November 12 hearing packet.

Seibel suggested that energy efficiency of the units be compared to that of a stand-alone home.

Seibel offered to provide an energy efficiency overview sheet for the public hearing.

Energy efficiency in general was discussed.

Pelzl asked for comparison elevations to be provided for the public hearing. She commented that even with the step-downs, this would be a significant height increase. Pelzl noted that Mills Park Hotel is 44 feet high.

Donnell noted that this height is only elevator shafts for the MPH, and that the bulk of the structure is not that tall.

Donnell disagreed with Pelzl's request, commenting that scaling the building with the fire station makes more sense. Donnell asked about shadowing of houses to the east, asking for a shadowing model, and asked for a scale that includes Friends Care.

Pelzl asked again for a more realistic modeling, with people, trees, etc. for comparison.

Donnell received confirmation that Planning Commission has the authority to grant variances in a PUD, and that Council can in fact make changes to any Planning Commission recommendation.

The group discussed qualifying conditions.

Donnell stated his opinion that the variances requested are permissible based upon the qualifying conditions, but noted that his interpretation of how those are met was different than those stated by the Home, Inc. team.

Young commented that the building will cost in the neighborhood of ten million dollars.

Haws stated that SMDC plans to use 30-year building materials and will be considered a partner for 30 years.

Seibel stated that over 80% of the cost will have to be fund-raised. She stated that she will provide a breakdown of costs and rent projections for the public hearing.

Young commented that he will not be asking for a tax abatement for the property.

Seibel noted that low income home owners do pay property taxes.

Property tax was discussed.

AJ Williams joined the meeting.

Pelzl asked for street level modeling to include surrounding structures.

Humason demurred, stating that this would be difficult. Swinger commented that she would provide SMDC with the fire station information.

Donnell asked for a car count graph for the area.

Seibel commented upon pedestrian connectivity, which is reflected in the plan, in collaboration with Friends Care.

The Home, Inc. team left the meeting at 3:02pm.

Pelzl stated that she will be leaving Planning Commission prior to November 12 due to having secured a position with the Village.

ADJOURNMENT

At 3:04pm, MacQueen MOVED and Doden SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Rose Pelzl, Chair

Attest: Judy Kintner, Clerk

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November 7, 2018

Dear Village Planning and Council Members,

I learned about the proposed affordable housing, requiring a significant variance to current zoning laws, to be sited on East Herman behind the new Miami Valley Fire Station from the article in the October 25th issue of Yellow Springs News. I received no prior notification of any public meetings, although my home on West Herman is close to the corner of Xenia/Route 68 and my neighbors and I would be impacted by this project.

The article led me to notes from the October 18th Planning Commission meeting about the plan. Both left me with significant questions and concerns that do not seem to have been addressed. These include the following:

I. Need:

- A. What is the precise number of Yellow Springs seniors seeking affordable rental units? How was this determined?
- B. What is the total number of Yellow Springs seniors seeking more suitable housing? We need better data to see the whole picture of senior housing need. I am aware of a significant number of seniors wishing to downsize from homes with steps, multiple levels, yard maintenance, etc., for whom a condominium would be an ideal choice. Why doesn't this commercial option exist here? Scale-appropriate condos would add revenue to the tax base, as well.
- C. This is a "both/and" situation; not either/or.

II. Current high-density residential zoning according to the Planning doc may go up to 14 units per acre and a maximum of 28 units on 1.856 acres. This project far exceeds that density with a request for 54 units. The number of 54 units appears to be driven by the likelihood of obtaining grant funding rather than demonstrated need.

- A. What percentage of residents of this proposed apartment complex would actually be Yellow Springs residents vs Greene County residents?
- B. What are the requirements of the funding agency in this regard?

III. With a minimum entry age of 55 (senior) - for one resident only it is likely there will be families with teenagers and even younger children in this large apartment complex. There were no recreational facilities mentioned in the document.

- A. Where would children play?
- B. What is the provision/plan for cats, dogs and other companion animals?

IV. Traffic: the document indicates uncertainty about the impact on adjacent streets. Consider fire and emergency vehicles added to the traffic. Now imagine adding 50, 60, or more vehicles --not only cars, but motorcycles, golf carts etc.-- to the mix.

(Very possible with 2 adults ó including adult and adolescent children- commuting to work, school, etc). And, also, the new and proposed small-home Antioch developments planned for Livermore.

- V. A traffic study - at the very least - seems essential to understand the safety issues of adding so many more people + new emergency vehicles - onto a neighborhood in which elderly residents and others bicycle and walk dogs, cross to the Wellness Center, walk to meetings, classes on campus.

Summary:

Although I applaud the new pocket neighborhood being developed, and the individual affordable houses already existing in Yellow Springs, I must object to the housing project described above as proposed.

The scope of this 54-unit apartment building requires an outside manager as it is beyond the scope of our local nonprofit to handle the multiple and various issues ó ongoing property maintenance, tenants' needs, the internal and external issues and conflicts -- that inevitably arise when a large number of people are housed together. These issues may be exacerbated by the proposed placement of such a large building on a small parcel in close proximity to neighbors.

What do we know about St. Mary Development Corporation of Dayton, the agency chosen to manage this local project? What is SMDC's track record? What due diligence has been performed to determine both their competence in managing a large residential dwelling and their willingness -- and ability -- to maintain a long-term commitment to it?

The addition of anywhere from 80-100 people housed in the 54 units in this Home Inc proposal will irrevocably alter what has been the quiet residential neighborhood of E. Herman, Livermore and Marshall Streets with significant traffic impacts throughout the area.

The proposal requires careful scrutiny of the major issues outlined above before it is permitted to advance.

Thank you for your consideration.

Linda Chernick

W. Herman Street

To the Planning Commission:

It is with reluctance that I write to oppose the proposal put forth by Home Inc. to develop senior apartments on part of the property formally occupied by Wright State University's health clinic.

First, let me thank Emily Seibel and the rest of Home Inc. for reaching out and communicating so forthrightly with those of us who live near this property. (This stands in marked contrast to the disdain with which we neighbors have been treated by Township Trustees as they have plowed ahead - sort of - with their Garage-Mahal project.)

Second, let me say that while we live directly across Marshall Street from the proposed project I am eager to see the parcel developed for housing. I am not concerned with the size or the density under consideration. The Village needs housing and this property has been effectively abandoned now for roughly a decade.

However, I am adamant that the Village does not need this kind of housing.

We all know that Yellow Springs is aging rapidly. The median age of the Village is now roughly 15 years older than that of the surrounding region. And it is also becoming apparent that the Village is increasingly attractive as a retirement destination for people who live elsewhere. This demographic trend has all kinds of serious ó and mostly deleterious ó implications for the health and future of the Village.

Instead, the Village is desperately in need of family housing ó what used to be called "starter homes" ó for young couples and their children. The up-market, small housing units currently being planned by the College do not address this need. Nor does this project which will only serve to accelerate the aging of Yellow Springs.

Emily has explained to me that funding is available for senior housing and that it is difficult to find funding to do family housing of the kind the Village needs. I fully understand that difficulty. However, funding opportunities should not be allowed to wag the dog, especially on a parcel this large.

I hope Planning Commission will consider the long-term impact on the demographics of the Village such a project will have, both by aging the Village and by losing another opportunity to develop family housing.

Thank you for your consideration,

Steven Conn
113 Marshall St.
767-1641



TO: PLANNING COMMISSION
FROM: Denise Swinger, Zoning Administrator
MEETING DATE: Monday, November 12, 2018
RE: Yellow Springs Home, Inc. PUD Application

At Council's meeting on Monday, October 15th, staff received approval for Planning Commission to continue with the PUD preliminary development plan application for Home, Inc.'s senior apartments project. Subsequently, at the October 18th work session with Home, Inc. and St. Mary Development Corporation, the Planning Commission and staff requested additional information for review at the November 12th meeting. Specifically, the documentation requested included:

- 1) Income Qualifications (**Exhibit K**)
- 2) Energy Efficiency of Building (**Exhibit G**)
- 3) Market Rate vs Subsidy of building and five to ten year projection of rents (**Exhibit K**)
- 4) Provide a Parallel Site Plan using R-C density (**Exhibit H**)
- 5) Scale of building to street view with other structures (include fire station west of the building and the two houses east of the building to add people/cars for visual scale) (**Exhibit I**)
- 6) Scale of building compared to Antioch College's North Hall, Antioch University Midwest and Mills Park Hotel (**Exhibit I**)
- 7) Provide an overhead view of shadowing at certain times of the day (to provide a visual impact of the two houses east of the building) (**Exhibit J**)
- 8) Additional information Home, Inc. provided includes: parking plan with 42 spaces, internal floor plan and building elevations (**Exhibit I**), a power point presentation to the community (**Exhibit L-1**) and artist's rendering of the building (**Exhibit L-2**)

This report contains the sections of the Planned Unit Development code specific to the preliminary development plan review. Attachments to this report are shown as exhibits to provide additional information required by either the PUD code or by the Planning Commission from their work session. Upon completion of its initial review and following receipt of any additional materials, the Planning Commission shall conduct a public hearing, notice of which shall be in accordance with the requirements of Section 1280.03(e). Section 1280.03 (e) (1) states, "The Planning Commission shall make a recommendation upon an application for amendment or rezoning within 30 days after the public hearing is closed."

Following the public hearing, the Planning Commission shall review the PUD request and the preliminary development plan, based on conformance with the standards of Section 1254.06 and shall make a recommendation to the Village Council to approve, disapprove, or approve with modifications the request for PUD zoning and the preliminary development plan. If the preliminary development plan is approved by Council, Home, Inc. will need to submit a final development plan within 12 months. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for site plan review, Section 1268.06 and the PUD standards of Section 1254.06. The Planning Commission shall prepare a

record of its findings and shall approve, disapprove, or approve with modifications the final development plan.

ZONING DISTRICT: R-B, Moderate Density Residential

APPLICANT: Yellow Springs Home, Inc.

PROPERTY OWNER: Yellow Springs Home, Inc.

REQUESTED ACTION: Request to rezone a property to PUD following the guidelines of the Yellow Springs Zoning Ordinance Chapter 1248 Residential Districts, Chapter 1254 PUD, Chapter 1258 Schedule of Uses by District, and Chapter 1264 Off-Street Parking and Loading for the purpose of constructing a four story, 54-unit senior apartment building.

GREENE COUNTY PARCEL ID #'s: F19000100080030300; F19000100080030200; F19000100080030100; F19000100080030000; F19000100080029900; F19000100080031500; F19000100080031600; F19000100080031700; F19000100080031800; F19000100080031900

PROPERTY INFORMATION AND ANALYSIS: Yellow Springs Home, Inc. recently purchased the property formerly owned by Wright State University. The site is located between East Marshall and East Herman Street, and directly behind the parcel purchased by Miami Township for their future fire station (**Exhibit A**). The property is zoned R-B, Moderate Density Residential, and consists of ten parcels totaling 1.856 acres per ATA Architects and 1.853 acres per staff's calculation.

STAFF ANALYSIS OF THE APPLICATION: Yellow Springs Home, Inc., has submitted an application for a PUD, along with their partner St. Mary Development Corporation and their architect ATA Beilharz Architects. They are proposing the construction of a four-story, 56,000+ square foot building with 54 one and two-bedroom apartment units, common areas and administrative spaces (**Exhibit B1 and B2**). The units will provide affordable senior housing by creating a new residential community for seniors.

1254.01 PURPOSE

The Planned Unit Development (PUD) District is established as an optional development tool to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety of design, layout and type of structures constructed; to achieve economy and efficiency in the use of land; to preserve significant natural, historical and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide better housing, employment and business opportunities particularly suited to residents; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas. It is the further intent of the PUD regulations to promote a higher quality of development than can be achieved from conventional zoning requirements in furtherance of the vision and goals of the adopted Comprehensive Plan and Vision: Yellow Springs and Miami Township.

1254.02 QUALIFYING CONDITIONS

In order to qualify for PUD approval, the project must satisfy the conditions of this section. It is the applicant's responsibility to demonstrate, in writing, that each of the following criteria is or will be met by the proposed PUD:

(a) Recognizable Benefit. A PUD shall achieve recognizable and substantial benefits that would not be possible under the existing zoning classification(s). At least three of the following benefits shall be accrued to the community as a result of the proposed PUD: ***Highlighted in bold are the criteria Home, Inc. is applying to their application.***

(1) Preservation of significant natural features;

This project does not meet the criteria of (1) as there are no significant natural features to preserve at this site.

(2) A complementary mix of land uses or housing types;

This project does not meet the criteria of (2) as there is not a complimentary mix of land uses or housing types in this development. It is classified as a multiple-family building.

(3) Extensive open space and recreational amenities;

This project does meet the criteria of (3) for extensive open space as the property measures 1.853 acres (80,750 sq. ft.) The architect calculated a building footprint of 18,901 including porches, a parking area of 16,422 (paved areas including drive lane), a storm water detention basin measuring 5,500 sq. ft., and required yards of 12,835 sq. ft., front and side yards underlying R-C equals a total area of 53,657 sq. ft. This equates to an open space area of 27,093 sq. ft. or 34%, which meets the 15 percent requirement of the PUD, and the 25 percent requirement for consideration of a density bonus.

This project does meet the criteria of (3) recreational activities as there are plans for a pedestrian walking circuit, on-site resident gardens and a fitness center.

(4) Connectivity of open space with new or existing adjacent greenway or trail corridors; Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties. The pathways shall be paved and shall be designed to Village standards.

*Based upon the current information received from the applicant, this project does not meet the criteria of (4) as the PUDs open space does not connect to adjacent greenway or trail corridors. Home, Inc.'s site plan (**Exhibit B1 - page A-001**) shows a bicycle/walking path connecting to new sidewalks along both E. Herman Street and E. Marshall. The plan shows the new sidewalk on E. Herman Street connecting via a cross-walk (on a public street) to the existing sidewalk at Friends Care Center on the south side of E. Herman Street. This existing sidewalk in front of Friends Care Center connects to extensive walkways within the Friends Care Center's complex. At best, this connectivity will be semi-public as the Friends Care Center walkways are not on public property. Staff has no written confirmation from Friends Care Center that these walkways may be for public use.*

(5) Preservation of small town appeal;

This project does not meet the criteria of (5). As currently proposed, this building will be the tallest non-exempt structure in the village, and will be located in a residential district. Height limits within the code do not apply to churches, schools, hospitals and public buildings (see 1260.02 (d)).

(6) Improvements to public streets or other public facilities that mitigate traffic and/or other development impacts;

Staff cannot determine if the qualifying conditions can be met without a traffic study.

(7) Coordinated development of multiple small parcels; or

This project meets the criteria of (7) as there will be a coordinated development of ten vacant lots.

(8) Removal or renovation of blighted buildings, sites or contamination clean-up.

This project does not meet the criteria of (8) as there is no blight or contamination of the site. There was a family health clinic on the site which was demolished a decade ago. Concrete remaining from the former parking lot will be removed for the development of this property.

(b) Size. Each PUD shall contain a minimum of five acres; provided sites containing less than five acres may be considered for rezoning to PUD, if the Village Council determines that the site will advance the purposes of the PUD District. When determining the appropriateness of areas less than the applicable minimum required, the Village Council shall determine that:

- (1) Rezoning the area to PUD will not result in a significant adverse effect upon nearby or adjacent Village lands;
- (2) The proposed uses will complement the character of the surrounding area;
- (3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area; and
- (4) The PUD is not being used as a means to circumvent conventional zoning requirements.

Council allowed Planning Commission to consider a preliminary site plan on this property. Staff has concerns with density, height, parking and traffic issues based on the size of the proposed development in relation to the size of the lot.

(c) Utilities. The PUD shall be served by public water and sanitary sewer.

*The Public Works Director provided the capacity for water/sewer/electric at this site based on the capacity requirements provided by the architect. This information is provided in **Exhibit D**, which includes a letter from Matt Hoying, P.E. from Choice One Engineering.*

Although the site plan shows a gas line off of E. Marshall Street, St. Mary Development Corporation representatives explained at the work session that the building will use electric as it is a safer option for residents. The Public Works Director does have concerns that this may increase the aid to construction for the electric transformer, but staff can only provide estimates based on the calculations provided by the developer.

The water line on the site plan is shown at East Marshall Street. The Public Works Director did let the architect know that the water must go to E. Herman Street and tap into the village's 10" water main.

(d) Ownership. The PUD application shall be filed by the property owner, lessee or other person with legal interest in the property and written consent by the owner. The proposed development shall be under unified ownership or control, so one person or entity has proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions indicating that the development will be completed in its entirety as proposed.

The preliminary development plan application was submitted by the property owner Yellow Springs Home, Inc. If Home, Inc. is able to move forward with the project, the Planning Commission will be securing more detailed documentation on how the property will be managed and maintained in the final plan review. A PUD agreement with the Village of Yellow Springs will also be required, in recordable form, setting forth the applicant's obligations with respect to the PUD.

(e) Comprehensive Plan and Vision. Proposed uses and design of the PUD shall be substantially consistent with the Village's adopted Comprehensive Plan and the principles for land stewardship contained in the Vision: Yellow Springs and Miami Township.

The comprehensive plan states, “Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels.”

The Vision Plan states, “Stewardship of land resources that maintains scale and distinct character, puts a priority on intensification of infill development and redevelopment, identifies priority growth areas, and supports additional greenspace and farmland.”

And, “Redevelopment and infill locations are favored over development of greenfield locations.”

The proposed use as senior apartments is consistent with the recent housing needs assessment done by Bowen National Research which stated that 60% of all households in Yellow Springs are age 55 and older. One of the resulting housing priorities that came out of this assessment was to support affordable housing for seniors, low-income households and workforce households.

(f) Pedestrian Accommodation. The PUD shall provide for integrated, safe and abundant pedestrian and bicycle access and movement within the PUD and to adjacent properties.

*A proposed bicycle and pedestrian walking path and a bicycle parking area are indicated in **Exhibit B-1 page A-001**. New sidewalks on E. Herman and E. Marshall are shown in the design. A crosswalk is proposed on E. Herman Street to tie to a sidewalk in front of Friends Care Center.*

(g) Architecture. Building forms, relationships, scale and styles shall be harmonious and visually integrated.

*As proposed, this building will be the tallest non-exempt structure in the village. At the October 18th work session, the Planning Commission requested additional drawings of the building from street view, including the proposed fire station on the west property line and the two houses on the east property line, adding people and cars for a visual scale. Planning Commission also requested a scale of the building at street view comparing it to Antioch College’s North Hall, Antioch University Midwest and Mills Park Hotel, and lastly, an overhead view of shadowing at certain times of the day for the proposed building and the two houses east of the building, at 135 E. Herman Street and 114 E. Marshall Street (**Exhibit J**).*

*Refer to **Exhibit B1 and B2** for the building design from ATA Beilharz Architects.*

(h) Traffic. The PUD shall provide for safe and efficient vehicular movement within, into and out of the PUD site. Traffic calming techniques, parking lot landscaping, and other sustainable design solutions shall be employed to improve traffic circulation, storm water management, pedestrian safety and aesthetic appeal.

Staff cannot evaluate the impact on E. Marshall or E. Herman without a traffic study. With the existing vehicular traffic from the Friends Care Center on E. Herman Street, in addition to the existing residential traffic and the proposed location of the new fire station’s driveway, the addition of a 54-unit apartment building could require a widening of the street to allow for a turn lane or some other traffic safety or mitigation design.

The property will have ingress/egress on both the north and south sides enabling residents to access the parking lot area from either direction. This vehicular traffic will then park on the western side of the property, leaving the eastern side free of vehicles.

Three ADA parking stalls next to the main entrance are shown. This requirement is typical for any parking lot, but staff questions whether this will be enough for a senior apartment building.

A crosswalk is proposed (on a public street) connecting a new sidewalk on the north side of E. Herman Street to the existing sidewalk on the south side.

Parking lot landscaping is referenced in 1254.03 of this report.

A storm water catch basin in the parking lot will flow to the south and then east to the storm water detention basin.

The zoning code requires 1.25 spaces for senior apartments or senior independent living. With 54 units, the zoning code requires 68 parking spaces for this project. Home, Inc. is requesting 54 parking spaces, 20% fewer than the minimum requirement.

- (i) Eligible Districts. Land within any zoning district may qualify for PUD zoning.

The land is located in the R-B, Moderate Density Residential District which allows multi-family dwellings as a conditional use. Using PUD zoning, the criteria for multi-family dwellings follows the R-C, High-Density Residential zoning requirements.

1254.03 PUD REQUIREMENTS

(a) Permitted Uses. Any use permitted by right or conditional approval in any zoning district may be permitted within a PUD, subject to the provisions of Section 1254.02, Qualifying Conditions, and the requirements of this section.

“R-C,” High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

<i>Table 1248.02 Schedule of Uses: Residential Districts</i>				
<i>Use</i>	<i>R-A</i>	<i>R-B</i>	<i>R-C</i>	<i>Specific Conditions</i>
Residential				
Dwellings, Multiple-family		C	P	

(b) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district applicable to the proposed use, as provided in Table 1254.03, shall be applicable for all such uses within a PUD, unless modified in accordance with Section 1254.03(d). In the case of a mix of uses, the zoning requirements applicable to each use category shall apply to that use.

<i>Table 1254.03 Minimum Zoning Requirements</i>	
<i>Land Use</i>	<i>Applicable Zoning District</i>
Single-family	R-B
Two-family	R-B
Townhome	R-B
Multiple-family	R-C

Retail, office, service business	B-2
Industry	I-1
Institutional	E-I

When applying the PUD's use for a multi-family dwelling, the zoning requirements applicable to that use is R-C, High-Density Residential. This means that the property zoned R-B, Moderate Density Residential, will be reviewed using the R-C requirements.

Table 1248.03 Lot and Width Requirements: Residential Districts		
Zoning District	Minimum Lot Area (Sq. Ft.)¹	Minimum Lot Width (Ft.)
R-C, High-Density Residential	4,800³	40
<p>1 Public water and sanitary sewer is required for all property in these districts.</p> <p>3 Two-family, attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.</p>		

Lot Area and Lot Width - The ten lots combined meets the minimum lot area and width requirements of the zoning code with a total area of 80,750 square feet. This includes ten lots measuring 50' X 150' = 75,000 sq. ft., a 15' vacated alley at the rear of the lots (15' X 250) = 3,750 sq. ft. and an 8 foot narrowed street on the five lots fronting E. Marshall (8' X 250") = 2,000 sq. ft. for a total lot size of 80,750 square feet or 1.853 acres. The architect calculated 80,875 sq. ft. or 1.856 acres. On **page A-001 of Exhibit B** it indicates the property line as approximate and to be verified with survey. For this report, staff is using the measurements provided from the Greene County Auditor's GIS mapping site pending a survey.

Lot Frontage - The lot frontage width of the five lots on E. Marshall Street measures 50 feet each for a total lot frontage of 250 feet. This same calculation of 250 feet is the same frontage width for East Herman Street.

Density – The building exceeds the maximum density requirements of 28 dwelling units for 1.853 acres. Home, Inc. is requesting a deviation to the maximum density with an additional 26 dwelling units for a total of 54 dwelling units, a 93% increase over the zoning code's maximum density allowed.

All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1248.03a.

Table 1248.03a Dimensional Requirements: Residential Districts						
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-C	35/3	20	10	5	15	50

Maximum Building Height (Ft/Stories) - The building exceeds the maximum height of 35 feet with a proposed height of 55 feet. Home, Inc. is requesting a deviation of 20 feet, a 58% increase over the zoning code's maximum height allowance.

The building also exceeds the maximum height of three stories with a proposed four-story structure.

Minimum Yard Setbacks (Ft.) - With the ten lots combined, the building as shown in the **Exhibit B1 site plan – page A-001**, meets the front yard setback requirements with a setback of 30 feet on the E. Marshall Street side and 37 feet on the E. Herman Street side. A covered porch on E. Herman was not measured in the site plan. Staff estimated an additional 8 feet and adjusted the 45 foot measurement to 37 feet.

The side yard setback measures 57 feet on the west and 42 feet on the east.

There is no rear yard setback as the ten lots combined have frontage on two parallel streets and is considered a through lot with two front lot lines per the zoning code.

Maximum Lot Coverage (%) - The lot coverage maximum of 50 percent of the total property square footage of 80,750 equals 40,375 sq. ft. With a building footprint of 18,901 sq. ft., the structure meets the maximum lot coverage percentage.

Lot coverage is defined as “the part of the lot occupied by buildings or structures, expressed as a percentage, including accessory buildings or structures, but not including parking lots” in Chapter 1284.06 Definitions: L-M-N

Addition - Any construction which increases the size of a building or facility in terms of site coverage, height, length, width or gross floor area, such as a porch, attached garage or carport, or a new room or wing.

Table 1264.02 Parking Requirements by Use	
Use	Number of Parking Spaces
Residential Uses	
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply.

The parking for 54 units of senior apartments is 1.25 spaces per unit for a total of 68 parking spaces. Home, Inc. plans for 54 spaces, 14 spaces less than the requirement. In staff's count of the parking spaces, 53 stalls were identified.

Please note that deviation decisions for PUDs are recommended by the Planning Commission and decided by Council. As stated in 1254.08 of the PUD zoning code, the Board of Zoning Appeals shall have no jurisdiction or authority to accept or consider an appeal from any PUD determination or decision, or any part thereof, nor shall the Board of Zoning Appeals have authority to grant deviations for or with respect to a PUD or any part thereof.

Landscaping - A greenbelt and landscaping is required along any street frontage between the right-of-way line and the parking lot, as well as within any required parking setback area. A detailed landscaping plan is not included with the preliminary plan application but will be required in the final plan/site plan review. The site plan does identify landscaping at the north, south and east sides of the property. At a minimum, a required greenbelt shall contain one canopy tree, plus two additional canopy or understory

trees for each 50 feet of road frontage. This equates to 15 trees on East Marshall Street and 15 trees on E. Herman Street.

Within the parking lot, additional landscaping will be required if the interior of the parking lot contains ten or more spaces. The zoning code requires one tree for every ten parking spaces and are to be planted within the parking lot area. These parking landscape islands will need to be a minimum of ten feet wide with a minimum of two trees. Home, Inc. is requesting 54 parking spaces. The zoning code requires 68 parking spaces. A minimum of six trees will be required unless a deviation to the number of parking spaces is given. The site plan shows two islands in the parking lot. An additional reduction in the number of trees may be allowed as the zoning code may reduce by up to 50% the number of required trees for parking lots if there are trees planted in the front yards abutting a parking area.

The zoning code also has specific plant material standards, standards for berms and standards for rain gardens, which will also need to be addressed in the site plan review process.

Lighting 6 The zoning code states, “Lighting shall be designed to minimize glare on adjacent properties and public streets.”

The architect responded that they haven’t designed the site lighting so no layout or specs are available, but he wrote, “we will be under any city requirements for light levels; - we will install fixtures of type and pattern so as to eliminate light spillover on to adjacent properties. This includes using cut off shields on fixtures near property lines; - fixtures will be LED for maximum energy efficiency; - fixtures will be on controls to allow for reduced light levels later at night; - I don’t have a height on the fixtures, but we generally try to use shorter, rather than taller fixtures. This helps greatly to help eliminate spillover and glare on neighboring properties.”

This detailed information will be a requirement in the site plan review process during final plan review.

(c) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties. The pathways shall be paved and shall be designed to Village standards.

*Home, Inc.’s site plan shows a bicycle/walking path connecting E. Herman Street and E. Marshall. They intend to create new sidewalks along the site frontages on both of these streets and connect via a crosswalk (on a public street) to the existing sidewalk at Friends Care Center across E. Herman Street (**Exhibit B1- site plan – page A-001**).*

(d) Modification of Minimum Requirements. District regulations applicable to a land use in the PUD may be altered from the requirements specified in Table 1254.03, including but not limited to, modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. The applicant for a PUD shall identify, in writing, all intended deviations from the zoning requirements. Modifications may be approved by the Village Council during the preliminary development plan review stage, after Planning Commission recommendation. These adjustments may be permitted only if they will result in a higher quality and more sustainable development consistent with the purposes of PUD expressed in Section 1254.01. The modifications shall also satisfy at least four of the following criteria: **Highlighted in bold are the criteria Home, Inc. is applying to their application.**

- (1) Preserve the best natural features of the site;

This criteria does not apply as there are not any “best natural features” on the site. This was the former location of Wright State University’s family health clinic which was closed and demolished a decade ago.

All that is left is the remains of a parking lot. The front part of the property formerly owned by Wright State University was purchased by the Miami Township trustees and will be home to their new fire station.

(2) Create, improve or maintain open space for the residents, employees and visitors beyond the minimum required by subsection (f) of this section;

This criteria has been met as Home, Inc. has indicated they intend to create open space for residents and visitors that will exceed what is required. The site plan shows landscaped areas on the north and south sides of the building, a pedestrian walkway and bicycle path, a pollinator path, and an area for resident gardens on the east side of the building. The open space area exceeds the minimum requirement of 15 percent with 34 percent open space.

(3) Commit that at least ten percent of all dwelling units in the PUD will be "permanently" affordable units or 20% affordable units, or commit to a payment in lieu of constructing such units, as agreed to with the Village Council;

This criteria has been met as Home, Inc. has indicated that 100 percent of the 54 units will be "permanently" affordable senior dwellings.

(4) Provide a mix of residential types such as single family, townhome and/or multiple family;

This criteria has not been met as this site will not provide a mix of residential types as there will be only one multi-family residential building with 54 residences for seniors.

(5) Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff;

Staff cannot evaluate whether this criteria is met as the management of storm water runoff is unknown without storm water calculations. These calculations will be a requirement of the site plan review in the final plan submission.

Home, Inc. has indicated that they intend to have a "respectful environmental site impact through the use of open space, plantings and active storm water management design." The site plan indicates a proposed storm water detention area at the southeast corner of the property, an area for resident gardens, three landscaped areas, and a pollinator path along the pedestrian sidewalk.

Staff requested additional information regarding the storm water detention basin and if it will serve as a water feature. The architect wrote, "The detention area will not be a permanent water feature (pond) that is wet at all times. It will function to collect the precipitation that hits the site including the paved areas, the building roofs, and some on the water that hits the grass (most will be absorbed during a normal rainfall). That water will be detained in the detention area for a short period of time and released slowly into the storm system. This will result in short periods of time (hours, or a day or two) when the detention will hold water. The amount of water and the length of time it is detained will of course be dependent on the intensity and duration of the rain/snow event. The detention area will be planted with plants chosen to be attractive and also for their ability to survive and thrive in the type of environment."

(6) Employ practices in site layout, building construction and materials that will result in a measurable reduction in energy consumption;

Staff cannot evaluate whether this criteria is met. Home, Inc. has indicated the development will employ practices that lead to a reduction of energy consumption. In their document statement regarding energy

efficiency (**Exhibit G**) they indicate specific design strategies to improve the energy efficiency of the building, which include: selecting high performing, properly-sized HVAC equipment for each unit; providing individualized HVAC controls in each unit; sealing cracks and entry/exit points for air; and using enhanced insulation materials, R-values and installation techniques.

- (7) Introduce new development concepts, such as co-housing: and/or

This criteria has not been met.

- (8) Include a mix of residential and nonresidential uses.

This criteria has not been met.

(e) Density Bonus. In addition to the modification of minimum requirements permitted in Section 1254.03(d), the Village Council, after Planning Commission recommendation, may permit an increase in the total number of residential units allowed within a PUD where it is demonstrated that at least three of the following amenities will be included in the development: ***Highlighted in bold are the criteria Home, Inc. is applying to their application.***

- (1) More than 20% of the total units within the PUD will be committed as "permanently" affordable units;**

This criteria has been met as Home, Inc. has indicated that all of the 54 units will be "permanently" affordable senior dwellings.

- (2) Cool roof technology will be employed on all buildings within the PUD;**

Staff cannot evaluate whether this criteria is met as Home, Inc. indicated they will use roof coverings with a low "SRI," but they did not indicate the SRI level they want to achieve, nor did they indicate the type of roofing material.

The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat.

- (3) Fresh food market will be incorporated into the PUD;**

This criteria has not been met.

- (4) Buildings will be designed and constructed to accommodate green roof gardens;**

This criteria has not been met.

- (5) One or more of the buildings within the PUD will be LEED certified building(s);**

*Staff cannot evaluate whether this criteria has been met. As indicated, this building will not be LEED certified. However, Home, Inc. intends to submit the building and site for green construction compliance certification by a third-party green building program Enterprise Green Communities (**Exhibit E**), in lieu of LEED certification which they indicate is similar to or preferred. Staff requested information on LEED certification from Planning Commissioner member Ted Donnell, an architect, who wrote, "The LEED criteria was really the only choice for green sustainable and measurable criteria when the new code was written. The new green standards for residential multi-family development are really better than LEED in my opinion. I see no reason to not accept the green enterprise standard."*

(6) Low-impact development (LID) design principles will be employed to minimize storm water runoff;

Staff cannot evaluate whether this criteria has been met. Home, Inc. indicated, "the project is designed to detain and control storm water on impervious areas that will reduce the impact of storm water on the existing public system."

The site plan shows catch basin locations on both the north and south sides of the property that will flow into the storm water detention basin. Please refer to the response provided by the architect in 1254.03 (d) (5) - Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff on page 10.

In the zoning code's Site Plan Review Standards 1268.06 (2) it states, "Storm water detention and drainage systems shall be designed so that the removal of surface waters will not adversely affect neighboring properties or public storm water drainage systems. Unless impractical, storm water shall be removed from all roofs, canopies and paved areas by underground surface drainage system. Low-impact design solutions, however, such as rain gardens and green roofs, are encouraged."

(7) Solar panels will be installed on one or more of the buildings within the development and will yield a measurable reduction in energy usage;

This criteria has not been met.

(8) Additional accommodation beyond the required pathways will be made for bicycles and pedestrians; and/or

This criteria has been met because of the addition of the pedestrian walkway and bicycle path on the east side of the building. There will also be a location for the storage of bicycles.

(9) A minimum of 25% open space will be dedicated within the development.

This criteria has been met. Open space is not calculated the same way that lot coverage is calculated. Open space does not allow parking areas, storm water detention ponds, required yards, public ROWs or private street easements or required yards which is defined in the zoning code as "That portion of the yard lying between the lot line and the required building setback line."

The architect calculated a building footprint of 18,901 including porches, a parking area of 16,422 (paved areas including drive lane), a storm water detention basin measuring 5,500 sq. ft., and required yards of 12,835 sq. ft. (front and side yards underlying R-C) = a total area of 53,657 sq. ft. This equates to an open space area of 27,093 sq. ft. or 34%, which meets the 15 percent open space requirement of the PUD, and the 25 percent open space requirement for modification of the minimum requirements of the PUD.

(f) Open Space. At least 15% of the area of a PUD site shall be preserved as open space, in accordance with the following requirements. For purposes of this requirement, "green roofs" shall be counted as open space.

- (1) Areas not considered open space. The following land areas shall not be counted as required open space for the purposes of this section:

A. The area within any public street right-of-way or private street easement;

This area has not been included as open space.

B. Any easement for overhead utility lines, unless adjacent to qualified open space;

There will not be any overhead utility lines as the electric will be underground.

- C. Storm water detention ponds; provided, rain gardens or ponds designed as water features that may also provide for storm water storage may be counted toward required open space;

The storm water detention basin is not counted as open space.

- D. Fifty percent of any flood plain, wetland, water body or steep slope (15% or greater) area and 50% of the area of any golf course;

This criteria does not apply to this property.

- E. The area within a platted lot, unless the lot has been dedicated to open space on the plat via conservation easement or other means of ensuring that the lot is permanent open space; and

This criteria does not apply to this property.

- F. Parking and loading areas.

The parking and loading areas are not counted as open space.

(2) Specifications for required open space. Required open space areas shall meet the following specifications:

- A. Shall be for use by all residents, employees and visitors of the PUD, subject to reasonable rules and regulations. In the case of a golf course, stable or similar facility, membership shall be available to all residents of the PUD, subject to charges, fees or assessments for use;

The open space areas, identified as the landscaped areas, pedestrian walkways, resident gardens and pollinator path, will be for the use of all residents and visitors to the senior apartments building.

- B. If the site contains a river, stream or other body of water, the Village may require that a portion of the required open space abuts the body of water;

The site does not contain a river, stream or body of water.

- C. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public street rights-of-way;

Any views of the open space areas on the east side of the building are unblocked or uninterrupted from the two public street rights-of-way on E. Herman and E. Marshall.

- D. Protects the roadside character by establishing buffer zones along scenic corridors and improves public safety and vehicular carrying capacity by avoiding development that fronts directly onto existing roadways;

The zoning code requires that parking lots be approved through the Site Plan Review process. Design standards for parking lots look at, "Traffic circulation". The number, location, size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points shall be considered relative to their impact on traffic movement on abutting

streets and adjacent properties. *Staff has concern with the location of the Fire Department's driveway and its close proximity to the driveway entrance for the senior apartments building, especially with the proposed crosswalk and pull-off lane (in the public ROW) planned on the E. Herman Street side (Exhibit B1- page A-001). Refer to (h) Traffic on page 5 – The concerns identified by staff may be met, but can't be determined without a traffic study.*

- E. Shall be configured so the open space is reasonably usable by residents of the PUD;

The preliminary plan as configured shows how it can be easily accessed by residents.

- F. Shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of this chapter and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it;

The open space has been designed with input from the community. As a result of this input, the parking area will be located on the west side of the property next to the future fire station.

- G. To the extent practical, open space areas shall be linked with adjacent open spaces, public parks, bicycle paths or pedestrian paths;

There are no adjacent open spaces, public parks or bicycle paths.

- H. Pedestrian access points to the required open space areas from the interior of the PUD shall be provided and clearly identified by signs or a visible improved path for safe and convenient access;

The pedestrian access points to the open space areas are included on the site plan (Exhibit B-1 – page A-001)

- I. Grading shall be minimal, with the intent to preserve existing topography and landscaping where practical;

The grading will be extensive as the property is covered with the remains of a former medical clinic's parking lot which will be removed to make way for the building, parking area, pedestrian pathways, and the storm water detention basin.

- J. May contain ball fields, tennis courts, swimming pools and related buildings, community buildings, golf courses, and similar recreational facilities. However, no more than 50% of the required open space may contain any of these uses.

There are no such plans for the proposed open space area to have any of the listed facilities.

(g) Existing PUDs.

This is a grandfather clause that does not apply to this application.

(h) Center for Business and Education.

This is an existing commerce park that does not apply to this application.

1254.04 GENERAL PROVISIONS

(a) Conditions. Reasonable conditions may be imposed upon the PUD approval by the Planning Commission and/or Village Council. The conditions imposed shall be recorded in the minutes of the approval action, and shall remain unchanged except upon amendment of the PUD in accordance with the procedures of Section 1254.07. Conditions may include, but are not limited to, those necessary to:

- (1) Ensure public services and facilities will be capable of accommodating increased loads;

*The Public Works Director contracted with Choice One Engineering to evaluate increased loads (**Exhibit D**). In the work session, it was reported that St. Mary Development Corporation would not be using gas as indicated on the site plan. This new information may increase the aid to construction costs for Home, Inc. if a larger transformer is required per the Public Works Director.*

- (2) Protect the natural environment and conserve natural resources and energy;

This property does not adversely impact the natural environment or conserve natural resources and energy.

- (3) Ensure compatibility with adjacent uses of land;

The use as a multiple family dwelling building is allowed in R-B, Moderate Density Residential. It will be located across the street from Friends Care Center, and will abut the new fire station to the west, and a residential neighborhood on the north and east property lines.

- (4) Meet the intent and purpose of this code;

A multiple family dwelling is permitted in both Residential B and Residential C. Housing for seniors has been documented as a need. Its use meets the purpose, but the density, height and parking requirements are beyond the maximum allowed in the zoning code and will require a recommendation by the Planning Commission for Council's final decision.

- (5) Be related to the standards established in the code for the proposed PUD:

The Planning Commission can impose conditions relating to the standards of this code. Details requiring standards established for minimum or maximum requirements within R-C, High Density Residential are indicated within the report. Staff has identified height, density, parking and traffic as concerns.

- (6) Ensure compliance with the final development plan and the provisions of this code.

Staff will review the preliminary plan against the final development plan submission. This is required within 12 months of preliminary plan approval.

(b) Performance Guarantees. The Village Council or Planning Commission may require reasonable performance guarantees, in accordance with Section 1272.04 of this code to ensure completion of specified improvements within the PUD.

(c) Interior Streets. Public or private streets may be required to be extended to exterior lot lines in order to allow connection to existing or planned streets on adjacent parcels, so as to provide for secondary access, continuity of the circulation system and to reduce traffic on collector streets.

There are no internal streets in this plan.

(d) Time Limits. Each PUD shall be under construction within 12 months after the date of approval of the final development plan. If this requirement is not met, the Village Council may, in its discretion, grant extensions not exceeding 12 additional months for each such extension; provided that prior to the expiration of the initial 12-month period and any subsequent extension, the applicant submits reasonable evidence in writing to the effect that unforeseen difficulties or special circumstances have been encountered, causing delay in commencement of the PUD. If the PUD has not been commenced within the initial 12-month approval period, or within an authorized extension thereof, any building permits issued for the PUD or any part thereof shall be of no further effect. At the expiration of the applicable period of time, the Planning Commission or Village Council may initiate proceedings for the rezoning of the property to some other zoning district.

1254.05 REVIEW PROCESS

The following procedures shall be followed in the establishment of any planned unit development:

- (a) Pre-Application Conference. Prior to filing a formal application for a Planned Unit Development, the applicant shall meet with the Zoning Administrator and/or other Village officials in order to review the general character of the proposed development, i.e., its scope, nature and location. At this time, the applicant shall be advised of the PUD review procedures and the various information, studies, etc., which may be required as part of the review process.

A pre-application conference was held with Village staff and a member of the Planning Commission on August 23, 2018.

- (b) Preliminary PUD Application. An application for rezoning to PUD shall be submitted to the Zoning Administrator on a form for that purpose, along with an application fee in accordance with the schedule of fees established by the Village Council. In addition, the application shall include the following:

The preliminary PUD application was submitted to the zoning office on September 20, 2018.

- (1) Parallel plan. Residential density shall be determined through the preparation of a conventional development plan illustrating how the site could be developed in accordance with the basic requirements specified in Table 1254.03. A concept layout shall be prepared to scale showing, as applicable, single family and two-family lots, townhome and multiple-family buildings, parking, setbacks and street rights-of-way. The number of units that could be accommodated under the requirements of Table 1254.03 shall serve as maximum number permitted, unless a density bonus is approved in accordance with Section 1254.03(e). Live/work units located above main floor businesses shall not be counted toward the maximum number of dwellings.

*A parallel plan for R-B, Moderate Density Residential was submitted at the October 18th work session. A parallel plan for R-C, High Density Residential was requested at the October 18th work session (**Exhibit H**).*

- (2) Preliminary development plan. A preliminary development plan containing the following information shall be submitted:

- A. General location map; **Exhibit B-1 – A-001**
- B. Legal description of the subject property; **Exhibit F**
- C. Title block, date, north arrow, scale, name and contact information of applicant and name and contact information of plan preparer; **Exhibit B-1 - Page C100 and A-001**

D. Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than two feet based on field survey or photogrammetric methods; ***Exhibit B-1 Page C-100***

E. Property boundary survey; ***Exhibit B-1 – page A-001 notes the property line needs verification by survey.***

F. Location of existing natural features, including woods, streams, ponds, wetlands and steep (15% or greater) slopes; ***No existing natural features***

G. Existing land uses within the development site and surrounding areas for a distance of 300 feet, including the approximate location of all buildings, structures, lots and streets (an aerial photo may suffice); ***Exhibit B-1 – page A-001***

H. Location and identification of existing and proposed public, semi-public, or community facilities such as schools, parks, trails, churches, public buildings and dedicated open space; ***Exhibit B-1 – page A-001***

I. Existing zoning on all abutting properties; ***Exhibit B-1 – page A-001***

J. Approximate location of existing and proposed utilities, including a preliminary utility and drainage concept plan; ***Exhibit B-1 – page A-001***

K. Uses proposed within the PUD; ***Exhibit B-1 – page A-001***

L. Number and type of dwelling units proposed, including the number and type of committed affordable units, if any;

Home, Inc. plans for 54 affordable dwelling units, 100 percent of the units committed as affordable.

M. Conceptual layout; ***Exhibit B-1 – page A-001***

N. General location of proposed interior streets and access points to abutting streets; ***Exhibit B-1 – page A-001***

O. Number and general location of off-street parking facilities; and ***Exhibit B-1 – page A-001***

P. Perspective drawings or photographs of representative building types, indicating the proposed architectural style and appearance. ***Exhibit B-1 – page A-201***

(3) Summary of intent. A written statement containing the following information shall be submitted with the preliminary development plan: ***Exhibit C – page 7***

A. Statement of how the proposed PUD meets each of the qualifying conditions of Section 1254.02; ***Exhibit C – page 7***

B. Statement of the present ownership of all land within the proposed development; ***Exhibit C – page 9***

C. Explanation of the character of the proposed development, including a summary of acres or square footage by type of use, number and type of dwelling units, gross density calculation for dwelling units, and minimum standards for floor area, lot size, and setbacks; ***Exhibit C – page 10***

D. Verification that the subject site is not located within an existing flood plain; ***Exhibit C – page 10***

E. A complete description of any requested variations from the applicable spatial or other requirements applying to the property, in accordance with Section 1254.03(d); ***Exhibit C – page 10-12***

F. General statement of the proposed development schedule and progression of each phase or stage; *Exhibit C – page 11*

G. Intended agreements, provisions, and covenants to govern the use of the development, building materials or architectural styles and any common or open space areas, including the provisions which will organize, regulate and sustain a property or homeowners association, if applicable. *Exhibit C – page 11 - the answer does not relate to the above statement, but is a review of the PUD requirements of 1254.03.*

Staff is fine with allowing Home, Inc. to provide in draft form the above prior to the meeting with Council. This information is not the same as what is required in 1254.05(e).

It is a requirement before zoning permits are issued that the developers enter into an agreement with the Village of Yellow Springs (see 1254.05(e) PUD Agreement).

(c) Preliminary PUD Plan and Rezoning.

(1) Planning Commission review. Upon receipt of the PUD application and related materials, the Planning Commission shall conduct a work session with the applicant to review the development concept and determine the need for additional information, prior to conducting a public hearing. *A work session was held with the developers on October 18, 2018.*

(2) Additional information. If required by the Planning Commission, the applicant shall submit additional information and/or studies to support the request such as, but not limited to: impact assessment, traffic analysis, storm water study, market feasibility study. *Additional information was required and is outlined on page one of this report.*

(3) Public hearing. Upon completion of its initial review and following receipt of any additional materials, the Planning Commission shall conduct a public hearing, notice of which shall be in accordance with the requirements of Section 1280.03(e). *The public hearing is scheduled for November 12, 2018. The remaining sections of 1254.05 will come after this meeting.*

(4) Recommendation. Following the public hearing, the Planning Commission shall review the PUD request and the preliminary development plan, based on conformance with the standards of Section 1254.06 and shall make a recommendation to the Village Council to approve, disapprove, or approve with modifications the request for PUD zoning and the preliminary development plan.

(5) Village Council action. Upon receipt of the Planning Commission recommendation, the Village Council shall review the preliminary development plan, the record of the Planning Commission proceedings, the standards of Section 1254.06 and the recommendation of the Planning Commission, and shall approve, disapprove, or approve with modifications the preliminary development plan and rezoning request.

(6) Zoning Map. If the PUD zoning is approved, the Zoning Administrator shall cause the Zoning Map to be changed to indicate the planned unit development. If the preliminary development plan is approved with modifications, the applicant shall file with the Zoning Administrator written notice of consent to the modifications and a properly revised preliminary development plan prior to the map being changed.

(d) Final Development Plan. Within 12 months of the Village Council's approval of the preliminary development plan and PUD rezoning, the applicant shall submit a final development plan for the entire PUD or one or more phases to the Zoning Administrator, in accordance with the requirements for final site plan review as contained in Section 1268.05. If determined to be complete by the Zoning Administrator, copies of the plan shall be forwarded to the Planning Commission.

(1) Phased projects. If the PUD is to be developed in phases, the final development plan may be submitted for one or more phases of the overall PUD. A tentative schedule for the completion of each phase and commencement of the next phase shall also be submitted for Planning Commission approval.

(2) Extension of time limit. One extension of the time period for submitting the final development plan may be granted by the Village Council for up to an additional 12 months, if a request is submitted by the applicant, in writing, prior to the expiration of the original 12-month approval period. If an application for final development plan approval has not been submitted prior to the expiration of the original 12 months or an approved extension, the preliminary development plan shall be null and void. In addition, the Planning Commission or Village Council may initiate a rezoning of the property to another zoning district.

(3) Subdivision plat. For any PUD requiring subdivision plat approval, the subdivision plat shall be submitted simultaneously with the final development plan and reviewed concurrently as part of the PUD.

(4) Review and action. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions or modifications attached to the PUD rezoning by the Village Council. If it is determined that the final plan does not substantially conform with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with Section 1254.05(b). If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for site plan review, Section 1268.06 and the PUD standards of Section 1254.06. The Planning Commission shall prepare a record of its findings and shall approve, disapprove, or approve with modifications the final development plan.

(e) PUD Agreement.

(1) Prior to issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Village, in recordable form, setting forth the applicant's obligations with respect to the PUD.

(2) The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required modifications, other documents which comprise the approved PUD, and all conditions attached to the approval by the Village.

(3) A phasing plan shall also be submitted, if applicable, describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.

(4) The agreement shall also establish the remedies of the Village in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.

(5) All documents shall be executed and recorded in Greene County.

1254.06 REVIEW STANDARDS

In considering the PUD request, the reviewing body must find that the proposed development meets all of the following general standards:

(a) The PUD will comply with the standards, conditions, and requirements of this chapter.

(b) The PUD will promote the intent and purpose of this chapter.

(c) The proposed project will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed project.

(d) The proposed project will be consistent with the public health, safety, and welfare needs of the Village.

(e) Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, which would not otherwise be feasible or achievable under the conventional zoning districts.

(f) The PUD will not result in a significant increase in the need for public services and facilities and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.

(g) The PUD will be consistent with the Village's Comprehensive Plan and Vision: Yellow Springs and Miami Township. Specifically, the following planning principles shall be adhered to, as applicable:

- (1) Redevelopment and infill locations should be favored over greenfield development;
 - (2) Natural features and resources should be preserved or at least conserved;
 - (3) Future development/redevelopment shall strengthen the physical character of the Village;
 - (4) Quality design is emphasized for all uses to create an attractive, distinctive public and private realm;
 - (5) Places are created with an integrated mix of uses that contribute to the Village's identity and vitality;
 - (6) Diverse housing choices are found throughout the Village, including relatively high-density and affordable units;
 - (7) Parks, open space and recreational areas are incorporated into future development; and
 - (8) Places are connected and accessible throughout the community by transportation methods other than automobiles.
- (h) The PUD will respect or enhance the established or planned character, use, and intensity of development within the area of the Village where it is to be located.

1254.07 CHANGES TO PUD

Changes to an approved PUD shall be permitted only under the following circumstances:

(a) Notify Zoning Administrator. The holder of an approved PUD final development plan shall notify the Zoning Administrator of any desired change to the approved PUD.

(b) Minor Change Determination. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified modifications imposed as part of the original approval. Minor changes shall include the following:

- (1) Reduction of the size of any building and/or sign;
- (2) Movement of buildings and/or signs by no more than ten feet;
- (3) Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent;
- (4) Changes in floor plans which do not alter the character of the use or increase the amount of required parking;

(5) Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design; or

(6) Changes required or requested by the Village or other county, state or federal regulatory agency in order to conform to other laws or regulations.

(c) Major Change Determination. A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application for the final development plan. While not required, the Planning Commission may elect to hold a public hearing in which case the notification requirements of Section 1280.03(e) shall be followed.

1254.08 APPEALS

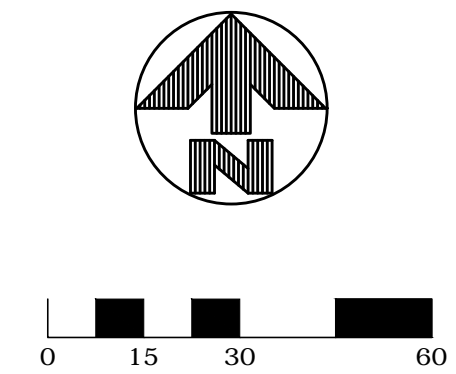
The Board of Zoning Appeals shall have no jurisdiction or authority to accept or consider an appeal from any PUD determination or decision, or any part thereof, nor shall the Board of Zoning Appeals have authority to grant variances for or with respect to a PUD or any part thereof.

STAFF RECOMMENDATION

In considering the application, the Planning Commission must find that the proposed development meets all of the general standards of 1254.06. Weighing the purpose of the PUD (1254.01) and the qualifying conditions (1254.02), along with the recent Council housing needs assessment, the Planning Commission may allow modifications to the zoning requirements. It is within Planning Commission's discretion to determine the extent to which these requirements are modified.

PRELIMINARY PUD PLAN FOR YELLOW SPRINGS SENIOR APARTMENTS

MARSHALL STREET
YELLOW SPRINGS, GREENE COUNTY, OHIO



LENGEND

PROP. PUBLIC LIGHT POLE	
EX. PUBLIC LIGHT POLE	
PARKING LIGHT POLE	
PROP. SANITARY MANHOLE	
EX. SANITARY MANHOLE	
EX. CATCH BASIN	
EX. STORM MANHOLE	
PROP. CATCH BASIN	
PROP. STORM MANHOLE	
PROP. FIRE DEPT. CONNECTION	
EX. FIRE HYDRANT	
EX. WATER VALVE	
PROP. WATER MAIN	
EX. WATER MAIN	
PROP. STORM SEWER	
EX. STORM SEWER	
PROP. SANITARY MAIN	
EX. SANITARY MAIN	
EX. GAS MAIN	
UNDERGROUND ELECTRIC	



RVP
ENGINEERING

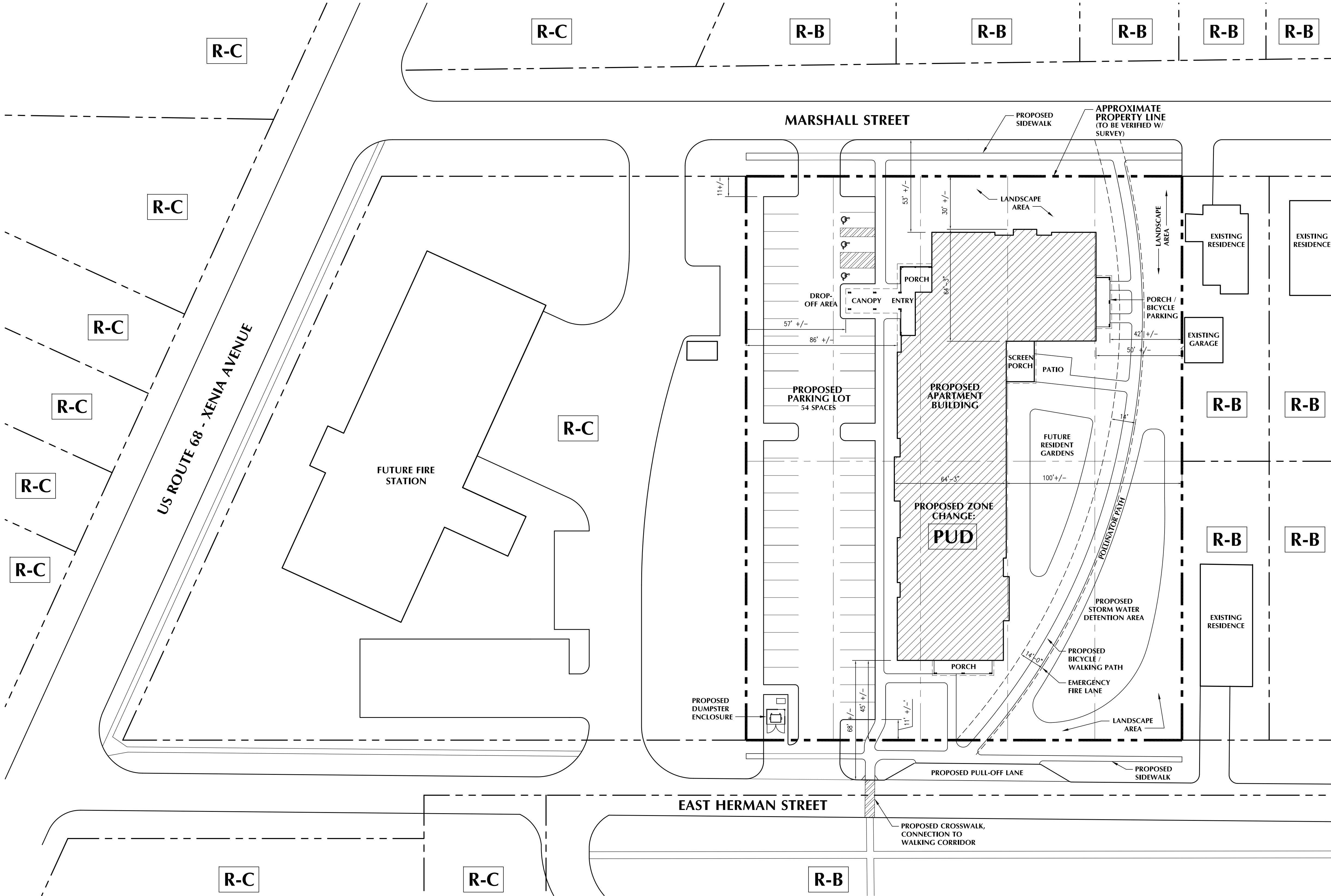
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PRELIMINARY PUD PLAN
YELLOW SPRINGS SENIOR APARTMENTS
MARSHALL STREET
YELLOW SPRINGS, OHIO - 45387

YELLOW SPRINGS SENIOR

C100

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LEGEND

- X-X ZONING OF PROPERTY
- [Hatched Box] PROPOSED BUILDING OR STRUCTURE
- PROJECT PROPERTY LINE
- ADJACENT PARCELS PROPERTY LINES
- SIDEWALK
- ROAD OR DRIVE

SITE DEVELOPMENT PLAN

1"=30'-0"

0' 15' 30' 60'

N

**YELLOW SPRINGS
PROPOSED SENIOR APARTMENTS
SITE PLAN DATA:**

OWNER/ADDRESS: YELLOW SPRINGS HOME, INC.
202 SOUTH WINTER STREET
YELLOW SPRINGS, OHIO 45387
CONTACT: EMILY SEIBEL

PROJECT TEAM: ST. MARY DEVELOPMENT CORPORATION
2160 EAST FIFTH STREET
DAYTON, OHIO 45403
CONTACT: WES YOUNG

ATA/BEILHARZ ARCHITECTS
CONTACT: ROB HUMASON
1063 CENTRAL AVENUE
CINCINNATI, OHIO 45202
(513) 241-4422
(CIVIL ENGINEER T.B.D.)

SITE ADDRESS: MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

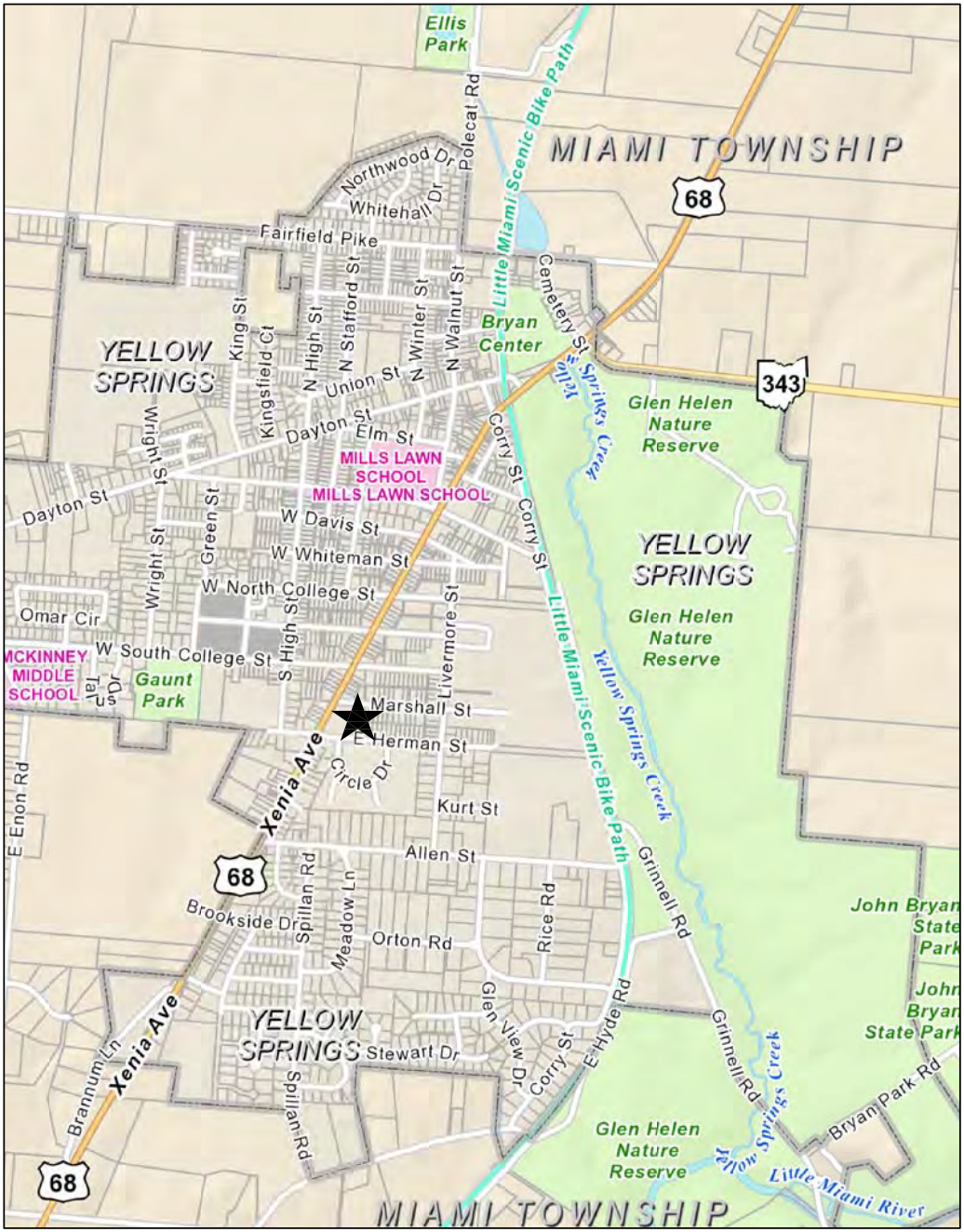
PARCEL ID: (10) CONSOLIDATED PARCELS:
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F190010080030000
F190010080030100
F190010080030200
F190010080030300
F190010080031500
F190010080031600
F190010080031700
F190010080031800
F190010080031900

PLAT BOOK / PAGE: 2 / 42
EXISTING USE: VACANT
PROPOSED USE: SENIOR APARTMENTS
54 UNITS
ACREAGE: 1.8 ACRES
EXISTING ZONING: R-B
PROPOSED ZONING: PUD
(UNDERLYING ZONING R-C,
HIGH DENSITY RESIDENTIAL)

**ADJACENT PROPERTIES
ZONING:** R-B, R-C

	REQUIRED	PROPOSED
MIN. LOT SIZE	4800 S.F.	80,875 +/- S.F.
MIN. LOT WIDTH	40'	250'
BUILDING HEIGHT	35' / 3 ST.	55' / 4 ST.*
FRONT YD. SETBACK	20'	30' / 45'
SIDE YD. SETBACKS	10' TOTAL / 5' LEAST	128' TOTAL / 42' LEAST
REAR YD. SETBACK	15'	N/A
LOT COVERAGE	50% MAX.	24% +/-
PARKING SPACES	54 x 1.25 = 68	54*

*VARIANCE REQUIRED



VICINITY MAP

★ PROJECT SITE LOCATION

NOT TO SCALE



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ARCHITECTS

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YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

SITE DEVELOPMENT
PLAN

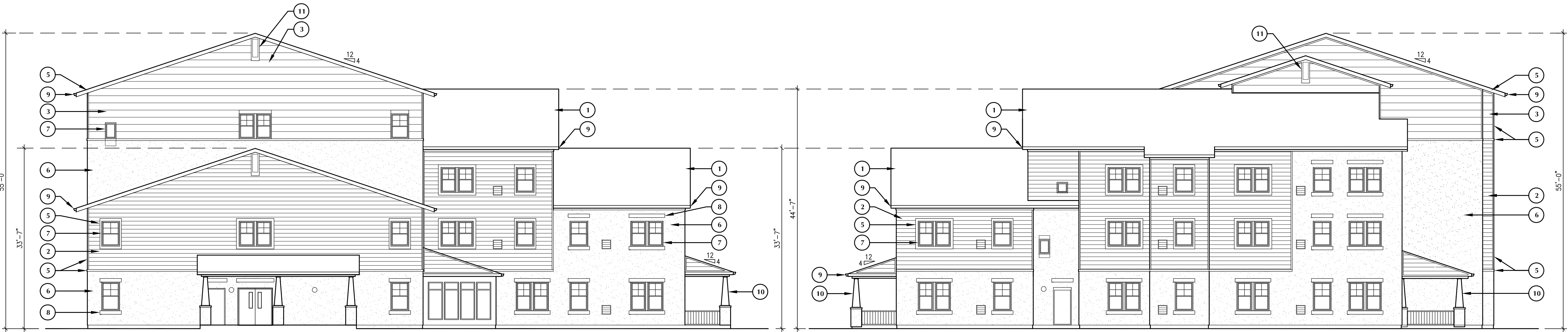
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WEST ELEVATION

FACING XENIA AVENUE 3/32"=1'-0"



SOUTH ELEVATION

FACING EAST HERMANN STREET 3/32"=1'-0"

NORTH ELEVATION

FACING MARSHALL STREET 3/32"=1'-0"



EAST ELEVATION

FACING GREEN SPACE 3/32"=1'-0"

KEYNOTES

- 1 ASPHALT ROOFING SHINGLES
- 2 VINYL SIDING, PATTERN #1 COLOR #1
- 3 VINYL SIDING, PATTERN #2 COLOR #2
- 4 VINYL SIDING, PATTERN #2 COLOR #3
- 5 PRE-FINISHED TRIM BOARDS
- 6 MASONRY VENEER (BRICK OR STONE)
- 7 VINYL-FRAMED WINDOWS
- 8 STONE HEADS AND SILLS
- 9 PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 10 PREFABRICATED COLUMN WRAPS ON MASONRY VENEER BASE
- 11 DECORATIVE GABLE TRIM



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ARCHITECTS

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YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

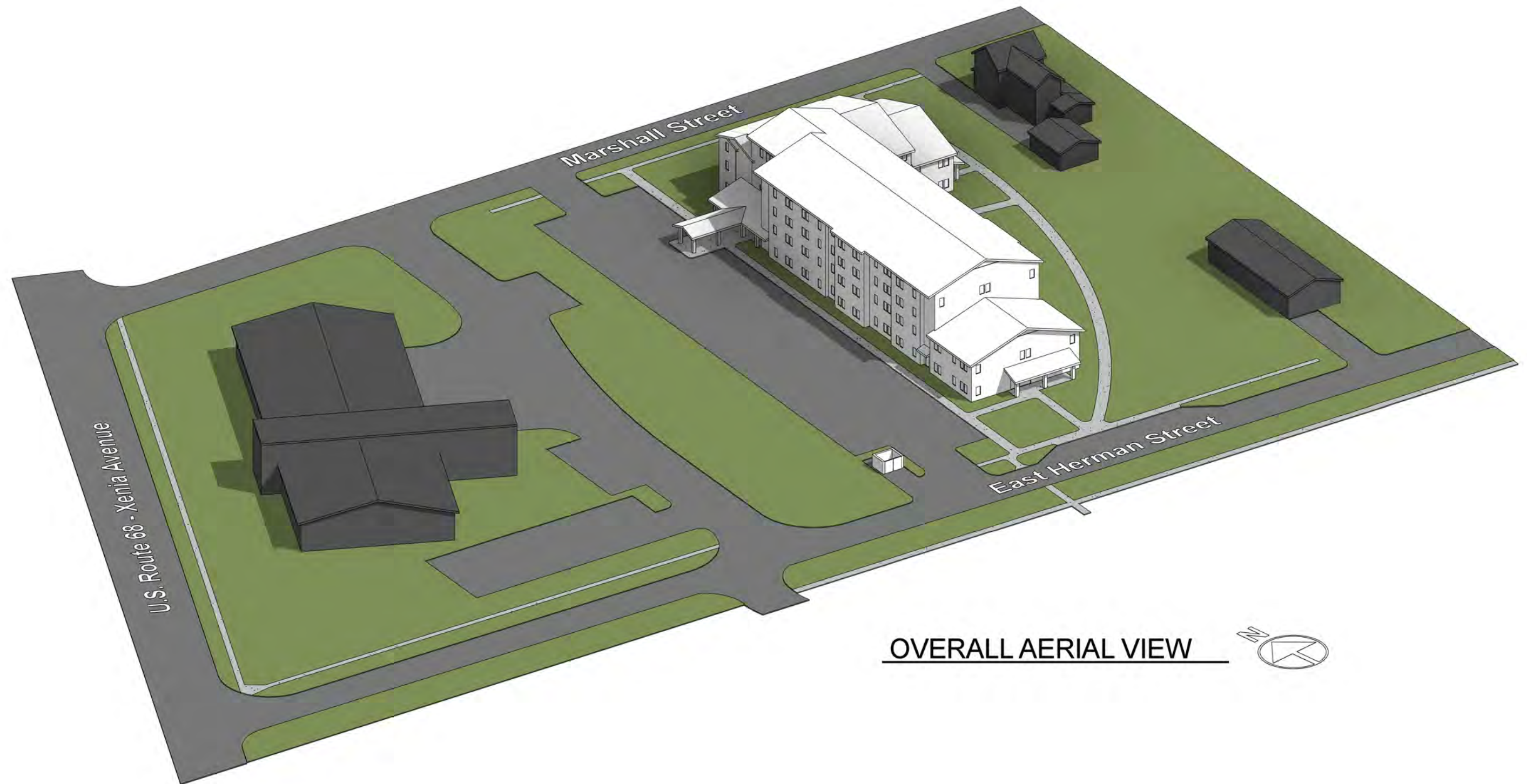
ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

BUILDING
ELEVATIONS

A-201



OVERALL AERIAL VIEW



**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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AERIAL VIEW LOOKING NORTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio



AERIAL VIEW LOOKING NORTHWEST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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AERIAL VIEW LOOKING SOUTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio



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AERIAL VIEW LOOKING SOUTHWEST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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GROUND VIEW LOOKING NORTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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GROUND VIEW LOOKING NORTHWEST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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GROUND VIEW LOOKING SOUTHWEST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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GROUND VIEW LOOKING SOUTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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ARCHITECTS



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p: 513-241-4422 f: 513-241-5560 www.ATA-B.com



September 19, 2018

Denise Swinger,
Planning and Zoning Administrator

1 00 Dayton Street
Yellow Springs, OH 45387

Re: Preliminary PUD Application
Yellow Springs Senior Apartments

Dear Denise,

Please find a Preliminary PUD Application for the new Yellow Springs Senior Apartments project enclosed with this letter. This project is to be developed by Yellow Springs Home, Inc. in conjunction with St. Mary Development Corporation. ATA Beilharz Architects is assisting Yellow Springs Home and St. Mary Development in this process. The development is proposed for the coordination of series of parcels, owned by Yellow Springs Home and located between E. Marshall Street and E. Herman Street, adjacent to the new Fire Station parcel along Xenia Avenue. The request for zoning change is from the current zoning of Residential B (R-B) to a PUD zoning overlay.

The proposed Yellow Springs Senior Apartments will be a four-story, 56,000 +/- square foot building with fifty-four (54) one and two-bedroom apartment units, common areas and administrative spaces. The building design will incorporate a series of stepped down gabled roofs with the ridge of the upper most gable at approximately 56 feet. The project is to be located on a 1.856 acre parcel between East Herman and E. Marshall Streets and adjacent to the proposed fire station to be built on Xenia Avenue. The proposed project includes development of a fifty-four space parking lot and an open green space between the development and the adjacent neighborhood.

A table of contents is attached as well as documents that are required for the review process per section 1254.05 of the Village of Yellow Springs Zoning Ordinance. I would respectfully request your help in allowing us to efficiently move through this process with the city in order to approve the proposed development.

The development and design team respectfully request that the city approve the change of zoning on these combined parcels in order to allow for the development as proposed. We hope to apply for Low Income Housing Tax Credits, a highly competitive funding stream, through the Ohio Housing Finance Agency, in February of 2019. The project will be contingent on getting a state award of tax credits to fill the gap between affordable rents for seniors of low income and the total cost to develop the project. As proposed, the development configuration best allows the team to apply and qualify for funding opportunities that will help Yellow Springs Home and St. Mary Development to create dignified and affordable housing to senior residents of Yellow Springs.

Here is a brief overview of the experience and capacity of the development team for the Yellow Springs Senior Apartments project:

ARCHITECTS



Since its beginning in 1975, provided quality architectural services to a variety of public and private clients for over twenty-eight years. Over that period it developed an impressive list of clients securing its place as one of Cincinnati's most venerable design firms.

ATA's plan for the future continued via its transformation into the new corporate entity;

Formed on March 1, 2003 the new company continues to provide services from its downtown offices located at 1063 Central Ave in Cincinnati.

Whether they are in a diverse established neighborhood, a brand new suburban development, or a busy urban center, physical living conditions need to be comfortable, affordable and secure. Residents should be in proximity to people of all ages. Services ranging from personal care to health care at all levels of acuity should be available to everyone. Maximum independence is to be encouraged. Our vision is not to build housing but to create homes.

Mary

Since 1989, St. Mary Development Corporation has created 60 new affordable apartment communities with a total of more than 3,900 units. Our apartments have transformed the lives of thousands of people in need, especially poor seniors. Once a senior becomes a resident, our St. Mary Connect program links them to critical services that allow them to age-in-place as long as possible. St.

Mary is also a state CHOO (Community Housing Development Organization) in Ohio and a member of NeighborWorks America, a national network of nonprofit housing developers. In 2017, St. Mary received an Exemplary rating by NeighborWorks America, the highest possible rating.

With decades of experience, our development team has the ability to 'assume different roles depending on the project type, risk and return. We complete projects as the sole developer and also as a co-developer in partnership with for-profit developers and other organizations. We're flexible and can act as a nonprofit sponsor and a community liaison.

Yellow Springs Home, Inc. has led affordable housing and community development in Yellow Springs for twenty years. Yellow Springs Home has provided for nearly \$4,000,000 in economic development through eight successfully completed housing projects and is one of only two active Community Land Trusts in the state of Ohio. The Community Land Trust model is a successful strategy for developing and preserving permanently affordable homes in the Yellow Springs community. Core programs include individualized pre- and post-purchase financial coaching and stewardship, for-sale single family homes, and multi-family rentals supporting residents of low and moderate income.

A unique and once-in-a-generation project, Yellow Springs Senior Apartments has been more than 10 years in the making. The project concept and design offered here is the result of years of sustained volunteer efforts by way of a local Senior Housing Working Group and numerous listening sessions held over this summer with neighbors and other project stakeholders. We are proud to present a project that: reflects community input, will make a significant impact in Yellow Springs, meets a series of local values and current goals, is consistent with top needs identified in the recently conducted Housing Needs Assessment, and will provide for more than \$10,000,000 in economic development



on a vacant infill parcel, resulting in new property tax revenue to support local schools while providing ease of living in a community setting for elders in Yellow Springs.

Questions and comments can be directed to me or any of the design and development team members listed below.

Sincerely,

■ ■ ■

Robert Humason, Architect/Partner

CC: Emily Seibel, Yellow Springs Home, Inc.
Wesley Young, St. Mary Development Corporation



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2	Preliminary Development Plan	5	
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	B Legal Description		Sheet CIO0
	C Title Block Information	6	Sheets CI 00 and A00I
	D Topographical Map		Sheet CI 00
	E Property Boundary Survey		Sheet CI 00
	F Existing Site Features	6	Sheet CI 00
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General note: The following list is in response to the requirements for the Preliminary PUD Application as listed in Section 1254.05(6) of the Yellow Springs Zoning Code.

1. Parallel Plan

The underlying zoning for the parcels is R-B (Moderate Density Residential). However, it is adjacent to a R-C (High Density Residential) use and across from the Friends Care Community nursing home campus. For the purpose of the parallel plan exercise, R-B, and R-C requirements are listed for comparison. The site is currently configured as (10) individual 50' x 150', 7,500 sf. lots and a central "alley lot" 23'-6" x 250' (5,875 sf.). Once combined into a single parcel, the lot will be 250' x 323'-6", 80,875 sf. (1.856 acres).

Dwellings, Multiple-family are a permitted use in R-C and a conditional use in R-B. R-B lots have ore allowed to have a density of up to 8 units per acre, while R-C lots are allowed to have a density of up to 14 units per acre². Minimum lot sizes are 6,000 sf R-B (4,500 sf. two-family) and 4800 sf R-C (4,000 sf. two-family). Minimum lot widths ore 50' (R-B) and 40' (R-C).

Based on the lot size and density requirements, if R-B zoning is considered, up to 16 units are allowed. If high density R-C is considered, this development allows up to 28 units multiple-family building and would be compliant with site minimum widths under either R-B or R-C. It should be noted that the unit sizes (700-900 sq. ft.) presented in the concept pion ore significantly smaller than typical single family residential units, bringing our suggested density of 54 units closer to the underlying zoning districts when considering impact on local utility infrastructure.

2. Preliminary Development Pion

- a. General Location Map. The drawing sheet A00I includes a vicinity map that shows this parcel is located in Yellow Springs, Ohio south of the downtown. The parcel fronts on both E. Marshall Street and E. Herman Street and is adjacent to the proposed new fire station to be located along Xenia Avenue.
- b. Legal Description. See Sheet CI00
- c. Sheets CI00 and A00I are doted with the issue date of the drawings and show a north arrow, scale and general project information. Plans have been prepared by ATA Beilharz Architects ad RVP Engineering. Names and contacts for key project individuals are as follows:

Applicant:

PO Box 503
Yellow Springs, OH 45387
Executive Director
937-767-2790
Emily@yshome.org

Developer:

2160 E. Fifth Street
Dayton, OH 45403
Vice President
937-227-8149 x207
wyoung@smdcd.org

¹Table 1248.02, Schedule of Uses: Residential Districts

²Table 1248.03, footnotes 2 and 3

ARCHITECTS
Architect:

1063 Central Avenue
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Architect/Partner
513-241-4422 xl24
rob@ata-b.com

Civil Engineer:

6230 Centre Park Drive
West Chester, OH 45069
President
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- d. Topographical contours for the site (existing) are shown on sheet C100.
- e. The Property Boundary survey is shown on sheet CI 00
- f. The site was previously developed but is currently vacant and has no significant natural features. The site is mostly level with a mixture of grass and old pavement and may be considered a vacant, blighted property. There are a few medium sized and a couple of large trees located mostly on the eastern side of the property. Some "volunteer" underbrush is growing along the east edge of the property, but is mostly wild and unmaintained.
- g. Sheet A00I shows the current zoning of the adjacent parcels. Single family residential properties are located to the north and east of the site; a large multi-building complex of multi-family residential is located to the south of the property; and a new fire station is proposed for the property directly adjacent to the west.
- h. The site is located near the main road (Xenia Avenue) and Greene CATS bus route, leading direct access north to the heart of the downtown business district. The site is located in an area with mix of compatible uses including a large concentration of single family residences, multi-family and a fire station (proposed). Directly south of the property is a well-designed, campus style senior living community with a mixture of building types. To the west of the property, the township has proposed construction of a new fire station. The site is near the Antioch College campus, located a few blocks to the northeast. The neighborhood is mostly without sidewalks, although sidewalks do exist on the other side of Herman Street and west along Xenia Avenue.
- i. The existing zoning for all abutting properties is shown on sheet A00I. Properties to the north, east and south are zoned R-B, properties to the west and along Xenia Avenue are zoned R-C. The properties of this development are currently zoned R-B.
- j. Existing utilities locations and sizes are shown on sheet CI 00. CI 00 also shows the conceptual design of the proposed utility layout on site including the location(s) of connections to existing utilities.
- k. The proposed use of the site is for senior housing. The developer proposes to construct a single building with 54 residences. The site will also contain open areas, outdoor features including gardens, walking areas, enhanced pedestrian connectivity, sitting areas, etc. and onsite parking. See sheet A00I for layout and proposed features.
- l. The project will consist of 54 total residences. 39 units are proposed to be 1 - bedroom residences, 15 are proposed to be 2-bedroom residences. All residences will be committed to be permanently affordable units with an initial affordability period of 30 years mandated by the Ohio Housing Finance Agency. After 15 years, ownership structure will likely change with the involvement of Yellow Springs Home,

Inc., a community land trust. The development team is committed to affordability beyond the initial 30 year compliance period.

- m. Conceptual layouts are shown on sheet A00I
- n. The site will contain driveway access on both E. Herman Street and E. Marshall Street. Additionally a drop off curb area is proposed adjacent to E. Herman Street. The site will also contain new sidewalks along E. Herman and E. Marshall as well as a walking path that connects the sidewalks through the proposed greenspace area, in response to neighbor requests during this summer's listening sessions. Sidewalks are also included along the parking area. A crosswalk will be installed to connect the sidewalks on this site to the extensive sidewalk network of the Friends Care Community located south of this development on E. Herman Street. The crosswalk has been approved by Friends Care.
- o. 54 off street parking spaces (including 3 handicap spaces) will be constructed as part of this project. 1 :1 parking is suggested consistent with industry norms (.75:1) and community stakeholder feedback, in order to increase the common green space.
- p. Included in the packet are drawings showing the proposed massing of the buildings in three dimensions. These drawings also show the general building character and type of detailing that will be utilized in the design.

3. Summary of Intent

The stated intent of the PUD zoning designation outlined in chapter 1254 of the Yellow Springs Zoning Code is to encourage innovation and variation of design in land use by permitting flexibility of design, layout and type Of structure constructed. This once-in-a- generation project is special and requires special one-time zoning. This flexibility then, allows for a development to achieve economy and efficiency of the use of the land, provide more open space, promote efficient use of public services and utilities, provide needed affordable senior housing and achieve a higher quality development than can be achieved from the conventional requirements of the zoning code.

The project meets a number of local Yellow Springs values, current Village Council goals, and meets a top need identified in the Housing Needs Assessment. The PUD variances for height, parking, stories, and density will be off-set by benefits to the community, outlined in the PUD section of the zoning code, above and beyond the minimal requirements for residential zoning districts. Our goal is to create a community project that will benefit Yellow Springs for many years to come.

By utilizing the PUD process, the Yellow Springs Senior Apartments will create a new residential community for seniors that integrates the needs of the residents, the neighborhood and the community at large.

- a. Qualifying Conditions (Section 1254.02):
 - i. Recognizable benefit: The proposed development provides a recognizable benefit to the community at large by providing more than three recognizable benefits (three are required for PUD approval):
 - 1. Complementary mix of land uses or housing types: Using the PUD process allows for the construction of a multi-family building. The multi-family building type is a needed housing type in a diverse



community. A multi-family building is ideally suited to the needs of seniors and is the primary configuration for providing economically viable affordable housing. It provides a community setting important to individuals who may be isolated for the first time in their lives. It provides for efficient delivery of care, and a better ability for community residents to age-in-place. Multi-family senior housing provides amenities that might not be as available in a single family residence such as accessibility, on-site congregate spaces, companionship, and support services.

2. Extensive open space and recreational amenities: By consolidating the units into a single building, significant portions of the site (76%) are preserved for open space that will feature amenities for resident and community benefit. This development, by incorporating open space and site amenities, foster the connectivity that is important to the village.
3. Connectivity of Open Space with New or Existing Adjacent Greenway or Trail Corridors: One project feature is connecting a walkway from a new sidewalk along Marshall Street, across the site, to a new crosswalk that connects with the existing trail corridor at Friends Care Center to encourage pedestrian activity, connectivity, safety, accessibility, and wellness.
4. Coordinated Development of Multiple Small Parcels: The proposed project connects 10 vacant infill properties into one large parcel.
5. Removal or renovation of blighted buildings, sites or contamination clean up: This development will vastly improve on underutilized parcel, which currently has concrete from a former parking lot, and will provide an important transition (and buffer) between the proposed fire station and the neighborhood to the east.

- ii. Size: The proposed development is 1.856 acres, which is less than the minimum 5 acres as required by the code. The development team will approach Village Council with a request to develop a PUD on less than 5 acres, as required by the code. Please see page 12 of this proposal for a list of qualifying criteria to support this modification.

- l. Impact on adjacent lands: The proposed development will sit between diverse uses and is compatible with all. The lands to the south of the property are used for multi-family housing, similar to the proposed use, the lands to the east and north are single-family residential, a similar use to the proposed multi-family. The use to the west is a fire station. While not similar in use type to the rest of the neighborhood, a fire station is a compatible and complimentary use and will serve the property with fire safety and emergency healthcare access, to the benefit of residents. In addition, the design of this development results in creating a buffer between the fire station and the existing housing by putting the hard surface paving towards the fire station and the open, green spaces and amenities towards the residences. These choices



were selected from listening sessions conducted over the summer with project neighbors and stakeholders.

2. Compliment the character of the surrounding areas: The neighborhood comprises a very diverse mix Of building styles, as does the Village of Yellow Springs. Cottage, colonial, ranch and modern styles are evident in the residences with traditional and "transitional" design utilized for the multi-family complex south of E. Herman Street. The new building will utilize multiple heights and roof lines as well as traditional detailing, porches and overhangs to break up the massing and create an approachable, residential scale. Color and texture variety will further bring the project scale into aesthetic harmony with the character of the Village. The variety of building height, roof lines, color, and texture allows the larger building to be compatible with and to compliment the character of the smaller buildings nearby and to create a buffer between the more commercial nature of a fire station and the residences. The building design, height, and rooflines were created in response to neighbor and stakeholder input.
 3. Qualifying conditions achieved in the smaller site: As demonstrated in this text and the accompanying drawings, while this site is smaller than the minimum required 5 acres, the qualifying conditions of the PUD can be achieved.
 4. Use of PUD vs. conventional zoning designation: The choice to utilize the PUD zoning designation is a result of the compatibility of the PUD requirements to the type of project. While the PUD does offer some flexibility from underlying zoning requirements, we believe that this type of project offers tradeoffs that make the project worthwhile to the community. The PUD process appropriately provides a forum for the community to evaluate those tradeoffs and make a determination of whether the value received by the community is equal to or better than the benefits provided by the underlying zoning.
111. Utilities: The site is served by public utilities. The design team is currently engaged with the director of public works to integrate the needs of the site with the available capacities. This work is currently ongoing.
- iv. Ownership: The site is owned by Yellow Springs Home, Inc. (the applicant).
- v. Comprehensive Plan and Vision: The development of this site as proposed in this PUD application is consistent with and supportive of the goals of the comprehensive plan and vision in several ways:
- Consistent with Overall Vision Statement. This development enhances the diversity of this unique community and its sustainable future.
1. The building and site, which encompasses many green features, enhances the sustainability of the community.
 2. The project provides affordable housing for seniors, a valuable component of a diverse range of housing choices.
 3. By consolidating the housing into a multi-family building, the site is put to its best use, allowing for contiguous open space and outdoor

amenities that are not found in a less dense, but spread out configuration of single-family homes.

4. This development is utilizing an under used infill site, instead of a greenfield location.
 5. The development fits with the diverse character of the village.
 6. Quality design of the site and building adds to the attractive collection of sites in Yellow Springs.
 7. Creation of affordable, multi-family housing is a clearly stated goal of the Vision.
- vi. Pedestrian Accommodation: The site is designed to take advantage of the density of a single, multi-family building to consolidate a large green space. The site will install sidewalks along both E. Herman and E. Marshall and include connecting walk paths from one side of the site through to the other side. This will create both a walking circuit on site as well as connections to the rest of the community. Additionally a crosswalk will be created to tie the new site and walkways to the extensive network of walking paths located in the Friends Care complex south of the site.
 - vii. Architecture: The proposed building is being designed to enhance the site. The building will incorporate multiple roof heights, gabled roof forms, porches, varied elevations and material detailing that will enhance the residential character of the project.
 - viii. Traffic: Care has been taken in the design of the site to separate the pedestrian and vehicle traffic. The position of the lot allows for access from both adjacent streets and provides access to the site from the closest point to the heavy traffic pattern (Xenia Avenue). The site includes handicap parking for residents and visitors as well as drop off areas to facilitate easy access to multiple vehicle types and drop-off situations.
 - ix. Eligible Districts: per the code this district is eligible for a PUD designation.
- b. The parcel is owned by Yellow Springs Home, Inc.
 - c. The proposed development will include 1.856 acres. The site will include one multi-family residential building for senior residents with 54 residences; parking for 54 vehicles (including handicap parking); vehicle drop-off areas; trash collection area (screened); walking paths; open green space and gardens. The building will be approximately 55,860 sf. and contain (39) one-bedroom residences, (15) two bedroom residences, common areas, common laundries, a fitness area, and screened and open porches. Individual residential units will be approximately 700 sf (one- bedroom) and 900 sf (two-bedroom). All residences will be affordable. Several residences will be designed for handicap residents including units designed for residents who may have visual or hearing handicaps. The site and building will be designed and submitted for certification to one Enterprise Green Communities energy efficiency and green building standards. We anticipate meeting and likely exceeding this standard. Building setbacks will be (minimum) 30' front yard and (minimum) 40' side yard. Note that the lot is rectangular and will front on two streets and therefor has two front yards and two side yards
 - d. The development is not within an existing flood plain.
 - e. Variances Required:

ARCHITECT S

- i. PUD minimum size: The zoning code requires a development to be a minimum of 5 acres to be considered for a PUD. This development is 1.856 acres.
- ii. Building Height: R-C maximum allowable height is 3-stories, 35'-0". The proposed building will be 4-stories, 56' -0". The 4-story design allows a more efficient use of the site and allows for significant green space, a priority reflected in listening sessions with neighbors and project stakeholders. It should be noted that the building is designed with multiple roof and story heights to transition into the residential corridor, also in response to neighbor feedback. Finally, it should also be noted that a fire safety review was conducted with Miami Township Fire Rescue, and the building will meet all fire safety codes and regulations.
- iii. Parking: The zoning code requires 1.25 spaces per residence for a total of 68 spaces required. The proposed development contains 1 space per residence for a total of 54 spaces. The reduced number of spaces reflects the nature of the resident type and the desire to allocate more of the site to open green space rather than parking based on listening session feedback. We have found that 0.75 to 1 space per residence is adequate for a complex with senior residents and are going above that standard to suggest 1 : 1 parking
- iv. Unit Density: Underlying R-B zoning allows for up to 16 units, while R-C zoning would allow for up to 28 units to be. The proposed development will have 54 units. It should be reiterated that the unit sizes of 700 to 900 square feet are smaller than the typical single family unit assumed in the residential code, so each unit has less of an impact on local utilities and infrastructure than a larger dwelling would.

f. Development Schedule:

Approval of PUD	December 2018	Village of Yellow Springs
Application for Funding	February 2019	Ohio Housing Finance Agency (OHFA)
Award of Funding	April - June 2019	OHFA
Approval of Final PUD Plan	Sept. - Oct. 2019	Village of Yellow Springs
Construction	March 2020 - Feb. 2021	Yellow Springs Home / St. Mary Development
Move In!	March 2021	

g. PUD Requirements (Section 1254.03):

- i. Permitted Use: Multi-family residential housing is a permitted use in the zoning code and available for use in a PUD. (Compliant).
- ii. Minimum Lot Size and Zoning Requirements:
 1. Lot Size: The underlying zoning for a multi-family property would be R-C, High-Density Residential. R-C requires a 4,800 sf. minimum lot



- size and a 40' minimum lot width. This site exceeds the minimum requirements. (Compliant).
2. Height: R-C maximum height is 35' and 3-stories. This project will be 55' high and 4-stories. {Variance required}. It should be reiterated that fire safety was considered, and the 4-story building will be code compliant.
 3. Yard setbacks: FY: 20'; SY: 10' total/ 5' least: RY: 15'. The proposed design exceeds the minimum in all requirements. {Compliant}.
 4. Lot Coverage: Max 50% allowed. This site provides more open space than the requirement. Actual building coverage is only 24% of the entire site, leaving 76% of open space (Compliant).
 5. Parking: For the number of units, the zoning code requires 68 parking spaces, or 1.25 per residence ($54 \times 1.25 = 67.5$). This development will contain 54 spaces. {Variance required}.
 6. Unit Density: The underlying zoning of R-B allows for up to 16 units, while R-C allows for up to 28 units to be constructed. The proposed development will have 54 modest 700-900 square foot units.
{Variance required}
- iii. Connectivity: The site is designed to include a walking path for residents. This path will be connected (via a cross-walk) to the existing walking corridor across E. Herman Street. The project will also create new sidewalks along the site frontages along E. Herman and E. Marshall Streets. The new walks paths and cross walk will combine to promote pedestrian and bicycle connectivity, in response to local stakeholder input.
 - iv. Modification of Minimum Requirements: The proposed site plan requires variances to the minimum PUD size, building height, number of stories, parking count, and unit density.
 - v. In order to satisfy the PUD modification requirements of the code it should be noted that the development will satisfy the following four criteria, as required in the code:
 1. Create open space for residents and visitors that exceed what is required by section 1254.03 (Item 2)
 2. Create 54 permanently affordable senior apartments. The 100% affordable residences significantly exceeds the 10% requirement. (Item 3)
 3. Have a respectful environmental site impact through the use of open space, plantings and active storm water management design. (Item 5)
 4. The development will employ practices in the site layout and building construction that lead to a reduction of energy consumption when compared to conventional construction projects. The project will be submitted for third-party oversight for compliance of green building construction. (Item 6).
 - vi. Density Bonus (Section 1254.03, E.9): In order to qualify for the density bonus, the project must comply with at least three of the amenities listed in



Section 1254.03 e. The projects complies with 6 of the 9 listed amenities as follows, while only three criteria are required by the code:

1. Affordability. 100% of the units will be permanently affordable senior units, significantly exceeding the 20% incentive. (Item 1).
2. Cool Roofs. The building will employ roof coverings with a low SRI. (Item 2)
3. LEED. The building and site will be submitted for green construction compliance certification by a third-party green building program, Enterprise Green Communities, in lieu of LEED. (Item 5).
4. Storm Water. The project is designed to detain and control storm water on impervious areas that will reduce the impact of storm water on the existing public system. (Item 6).
5. Pedestrian Accommodation. Extensive sidewalks, paths and bicycle parking areas are provided on site. (Item 8).
6. Open Space. More than 25% of the site (as defined by section 1254.03(e)) will be open space. (Item 9).

EXHIBIT D
UTILITIES INFRASTRUCTURE AT THIS SITE
UPDATED 11-8-2018

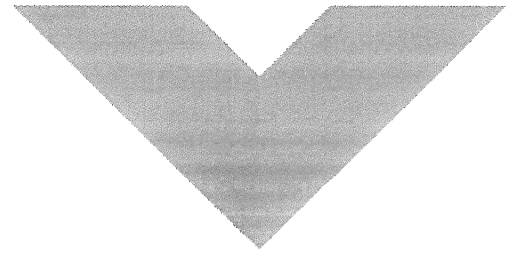
ATA Beilharz, the applicant's architectural firm, provided their required capacities for water, sewer and electric to Johnnie Burns, Public Works Director. Mr. Burns had determined, based on the calculations provided, that both electric and water capacities could be met. The architect projected 600 amp electric service. We were informed at the October 18th work session that gas service which is indicated on the site plan (Exhibit B1-C100), will not be used. Staff questions if the 600 amp service is still the projected capacity need. Vectren intends to send engineers to Marshall Street in late November to begin planning for the installation of new gas lines. Vectren is not planning their capacity with this 54-unit building. If, at a later time, Home, Inc. decides on gas service, it could be at a higher cost to them.

The developer will be responsible for the "aid to construction" costs for a proposed 6" water main and water meter tap at an estimated cost of \$10,000. The developer is also responsible for the "aid to construction" costs for the electric transformer and related electric needs at an estimated cost of \$19,000 based on 600 amp service provided by the architect.

Storm water management is the responsibility of the developer as any development shall not result in additional storm water runoff flowing to adjacent properties. Because of this, no additional storm water improvement costs are anticipated for the Village of Yellow Springs.

The Public Works Director consulted with Choice One Engineering to provide an analysis of the sewer capacity (see attached letter). Matt Hoying, P.E. determined that the capacity for sewer is there, but recommends that the deteriorating sewer be relined prior to adding any additional flow to the sewer system. This cost is the village's responsibility as it is an infrastructure improvement. The Public Works Director estimates 2,750 feet of 8" sewer to be cleaned, root control and relining at \$10 per foot for an estimated cost of \$27,500. The relining of the sewer does not require digging up the street so the Complete Streets Policy will not be required. The developer is responsible for the sewer tap.

EXHIBIT D



Date
October 3, 2018

Attention
Johnnie Burns
JBurns@vil.yellowsprings.oh.us

Address
Village of Yellow Springs
100 Dayton Street
Yellow Springs, OH 45387

Subject
Herman Street Sewer Capacity Analysis, Village of Yellow Springs, Greene County, Ohio
GRE-YSP-1807

Dear Mr. Burns:

Choice One Engineering has completed the analysis of Herman Street's sewer capacity.

The following considerations were used to develop our analysis.

Capacity of Herman Street's current sewer:

Herman Street has an 8 inch sewer system currently, which can carry a maximum capacity of 0.5 million gallons per day (gpd). Ohio EPA has gpd standards of 120 gpd per bedroom in houses and 200 gpd per bed in nursing homes. With the assumption of 3 bedrooms per house (16 on Herman and 40 on Livermore), the known 110 beds in the current senior living center, and the addition of the sewer from Livermore Street, it was calculated that Herman Street's current sewer system carries 0.042 million gallons per day.

Capacity of sewer with proposed addition:

Using Ohio EPA's gpd standards of 200 gallons per day per bed, with the proposed addition of 55 beds, an additional 0.011 million gallons per day would be running through Herman Street's current sewer. With this addition, the total capacity being used would be 0.053 million gallons per day, of the available 0.5 gallons per day. Therefore, the addition is within the possible capacity that Herman Street's sewer can carry, however based on video footage of the current sewer, it is our recommendation that the old and deteriorated sewer be relined prior to adding any additional flow to the sewer system.

Sincerely,

Matthew J. Hoying, P.E.
Project Manager

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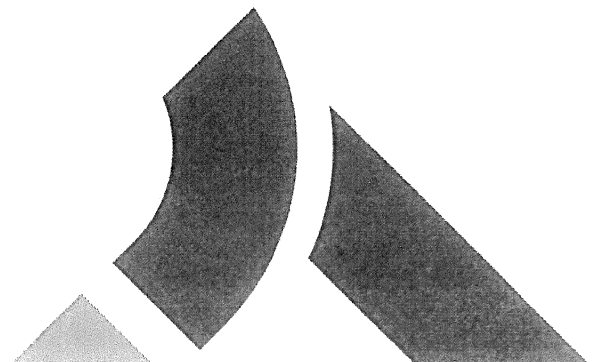


EXHIBIT E

2015 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST



M = MANDATORY
= OPTIONAL POINTS

2015 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. **To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.**

1. INTEGRATIVE DESIGN

☐ YES ☐ NO ☐ MAYBE

M

1.1a Goal Setting

Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.
2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.
3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

☐ YES ☐ NO ☐ MAYBE

M

1.1b Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

☐ YES ☐ NO ☐ MAYBE

9

1.1c Designing for Project Performance

Identify how the expected performance of your project compares to the actual performance of other projects in your portfolio and/or community.

☐ YES ☐ NO ☐ MAYBE

M

1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23.

☐ YES ☐ NO ☐ MAYBE

12

1.2b Resident Health and Well-Being: Health Action Plan

At pre-design and continuing throughout the project life cycle, collaborate with public health professionals and community stakeholders to assess, identify, implement and monitor achievable actions to enhance health-promoting features of the project and minimize features that could present health risks. Specifically, create a Health Action Plan and integrate the selected interventions and a plan for monitoring and evaluating progress per the full criterion.

☐ YES ☐ NO ☐ MAYBE

M

1.3a Resilient Communities: Design for Resilience *(New Construction and Substantial Rehab only)*

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.



M = MANDATORY
= OPTIONAL POINTS

☐ YES ☐ NO ☐ MAYBE

15

INTEGRATIVE DESIGN *(continued)*

1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment

Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building/construction type and resident population.

SUBTOTAL OPTIONAL POINTS

2. LOCATION + NEIGHBORHOOD FABRIC

New Construction: All new construction projects must earn optional points under Criterion 2.8 Access to Public Transportation, **OR** earn 8 optional points through selecting one or more of the following:

- 2.7 Preservation of and Access to Open Space
- 2.9 Improving Connectivity to the Community
- 2.12 Access to Fresh, Local Foods
- 2.13 LEED for Neighborhood Development Certification
- 2.14 Local Economic Development and Community Wealth Creation

☐ YES ☐ NO ☐ MAYBE

M

2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.
2. Land on slope greater than 15%.
3. Land with prime soils, unique soils or soils of state significance per USDA designations.
4. Public parkland.
5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.
6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

☐ YES ☐ NO ☐ MAYBE

M

2.2 Connections to Existing Development and Infrastructure *(Except for projects located on rural tribal lands, in colonias communities, or in communities with populations of less than 10,000)*

Locate the project on a site with access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the pedestrian grid.

☐ YES ☐ NO ☐ MAYBE

M

2.3 Compact Development

At a minimum, build to the residential density (dwelling units/acre) of the census block group in which your project is located.

$$2.27 \text{ per acre} @ 3 \times 2 \text{ acres} = 6 \times 3 = 18$$

☐ YES ☐ NO ☐ MAYBE

5 or 7

2.4 Compact Development

Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for [5 points]; exceed by 3x for [7 points].



M = MANDATORY
= OPTIONAL POINTS

LOCATION + NEIGHBORHOOD FABRIC *(continued)*

☐ YES ☐ NO ☐ MAYBE

M

2.5 Proximity to Services

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.

☐ YES ☐ NO ☐ MAYBE

M

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns

Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents **OR** locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.

☐ YES ☐ NO ☐ MAYBE

6 max

2.7 Preservation of and Access to Open Space

Set aside a percentage of non-paved open space for use by all residents. 20% [2 points]; 30% [4 points]; 40% + written statement of preservation/conservation policy for set-aside land [6 points].

☐ YES ☐ NO ☐ MAYBE

8 or 10

2.8 Access to Public Transportation

Locate projects within a 0.5-mile walk distance of transit services combined (bus, rail and/or ferry), constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. [8 points]

For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of at least one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public-private regional transportation. [8 points]

For an additional 2 points: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.

☐ YES ☐ NO ☐ MAYBE

2 to 8

2.9 Improving Connectivity to the Community

Improve access to community amenities through at least one of the transit, auto or biking mobility measures listed.

☐ YES ☐ NO ☐ MAYBE

5 max

2.10 Passive Solar Heating /Cooling

Design and build with passive solar design, orientation and shading that meet specified guidelines.

☐ YES ☐ NO ☐ MAYBE

4

2.11 Brownfield Site or Adaptive Reuse Building

Rehabilitate an existing structure that was not previously used as housing or locate the project on a brownfield site.

☐ YES ☐ NO ☐ MAYBE

6

2.12 Access to Fresh, Local Foods

Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens, community-supported agriculture, or proximity to farmers markets.

☐ YES ☐ NO ☐ MAYBE

4

2.13 LEED for Neighborhood Development Certification

Locate building(s) in a Stage 2 Pre-Certified or Stage 3 Certified Neighborhood Development.

☐ YES ☐ NO ☐ MAYBE

6 max

2.14 Local Economic Development and Community Wealth Creation

Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process [2 points] **OR** demonstrate that you achieved at least 20% local employment [3 points] **OR** provide physical space for small business, nonprofits, and/or skills and workforce education [3 points].

SUBTOTAL OPTIONAL POINTS



M = MANDATORY
= OPTIONAL POINTS

3. SITE IMPROVEMENTS

- | | | |
|--|---------------|--|
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 3.1 Environmental Remediation
Conduct an environmental site assessment to determine whether any hazardous materials are present on-site; mitigate any found. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 3.2 Erosion and Sedimentation Control <i>(Except for infill sites with buildable area smaller than one acre)</i>
Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 3.3 Low-Impact Development
Projects located on greenfields must meet the list of low-impact development criteria. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 3.4 Landscaping
If providing plantings, all should be native or adapted to the region, appropriate to the site's soil and microclimate, and none of the new plants is an invasive species. Reseed or xeriscape all disturbed areas. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 3.5a Efficient Irrigation and Water Reuse
If irrigation is used, install an efficient irrigation or water reuse system per the guidelines. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | 4 or 8 | 3.5b Efficient Irrigation and Water Reuse
Install an efficient irrigation system equipped with a WaterSense-labeled weather-based irrigation controller (WBIC) OR at least 50% of the site's irrigation should be satisfied by reusing water. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | 4 or 8 | 3.6 Surface Stormwater Management
Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls <i>[4 points]</i> OR as calculated for a 24-hour period of a one-year (1) storm event, so that no stormwater is discharged to drains/inlets. <i>[8 points]</i> For both options, permanently label all storm drains and inlets. |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | 1 | 3.7 Reducing Heat-Island Effect: Paving
Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area. |

SUBTOTAL OPTIONAL POINTS

4. WATER CONSERVATION

- | | | |
|--|----------|--|
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | 4.1 Water-Conserving Fixtures
Install water-conserving fixtures in all units and any common facilities with the following specifications. <i>Toilets:</i> WaterSense-labeled and 1.28 gpf; <i>Urinals:</i> WaterSense-labeled and 0.5 gpf; <i>Showerheads:</i> WaterSense-labeled and 2.0 gpm; <i>Kitchen faucets:</i> 2.0 gpm; <i>Lav faucets:</i> WaterSense-labeled and 1.5 gpm

AND for all single-family homes and all dwelling units in buildings three stories or fewer, the static service pressure must not exceed 60 psi. |
|--|----------|--|



M = MANDATORY
= OPTIONAL POINTS

WATER CONSERVATION *(continued)*

☐ YES ☐ NO ☐ MAYBE **6 max**

4.2 Advanced Water Conservation

Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications: *Toilets*: WaterSense-labeled and 1.1 gpf [1 point]; *Showerheads*: WaterSense-labeled and 1.5 gpm [1 point]; *Kitchen faucets*: 1.5 gpm and *lav faucets*: WaterSense-labeled and 1.0 gpm [1 point]

OR

Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing. [6 points maximum]

☐ YES ☐ NO ☐ MAYBE

4

4.3 Leaks and Water Metering

Conduct pressure-loss tests and visual inspections to determine if there are any leaks; fix any leaks found; and meter or submeter each dwelling unit with a technology capable of tracking water use. Separately meter outdoor water consumption.

☐ YES ☐ NO ☐ MAYBE

4

4.4 Efficient Plumbing Layout and Design

To minimize water loss from delivering hot water, the hot water delivery system shall store no more than 0.5 gallons of water in any piping/manifold between the hot water source and any hot water fixture.

☐ YES ☐ NO ☐ MAYBE

6 max

4.5 Water Reuse

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's total water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points]

☐ YES ☐ NO ☐ MAYBE

8

4.6 Access to Potable Water During Emergencies

Provide residents with access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options.

SUBTOTAL OPTIONAL POINTS

5. ENERGY EFFICIENCY

☐ YES ☐ NO ☐ MAYBE

M

5.1a Building Performance Standard *(New Construction: single-family and low-rise multifamily)*

Certify each dwelling unit in the project through the ENERGY STAR New Homes program.

☐ YES ☐ NO ☐ MAYBE

M

5.1b Building Performance Standard *(New Construction: mid-rise and high-rise multifamily, with some exceptions)*

Certify the project through the ENERGY STAR Multifamily High-Rise program (MFHR) **OR** follow the combined MFHR and LEED Commissioning Path outlined in the criterion.

Exception: Multifamily buildings that are four or five stories, in which all dwelling units have their own heating, cooling and hot water systems, should comply with Criterion 5.1a and certify each dwelling unit per ENERGY STAR Certified New Homes.



M = MANDATORY
= OPTIONAL POINTS

ENERGY EFFICIENCY (continued)	
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.1c Building Performance Standard (<i>Substantial and Moderate Rehab: single-family and low-rise multifamily</i>) For each dwelling unit, achieve a HERS Index score of 85 or less. <i>Exception:</i> Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.1d Building Performance Standard (<i>Substantial and Moderate Rehab: mid-rise and high-rise</i>) Demonstrate that the energy performance of the completed building will be equivalent to ASHRAE 90.1-2010 using an energy model created by a qualified energy services provider per Appendix G.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	5 to 12 5.2a Additional Reductions in Energy Use Design and construct a building that is projected to be at least 5% more efficient than what is required of the project by Criteria 5.1a–d. (Projects receiving points in Criterion 5.2a may not receive points per Criterion 5.2b)
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	12 5.2b Advanced Certification: Nearing Net Zero Certify the project in a program that requires advanced levels of building envelope performance such as PHIUS, Living Building Challenge and/or DOE Zero Energy Ready Home. (Projects receiving points in Criterion 5.2b may not receive points per Criterion 5.2a)
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.3 Sizing of Heating and Cooling Equipment Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.4 ENERGY STAR Appliances If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.5 Lighting Follow the guidance for high-efficacy lighting controls and other characteristics for all permanently installed lighting fixtures in project dwelling units, common spaces and exterior
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.6 Electricity Meter <i>New Construction and Substantial Rehab</i> 6 <i>Moderate Rehab (Except for single-room occupancy and designated supportive housing dwelling units)</i> Install individual or submetered electric meters for all dwelling units.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	4 5.7a Photovoltaic/Solar Hot Water Ready Orient, design, engineer, wire and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.



M = MANDATORY
= OPTIONAL POINTS

ENERGY EFFICIENCY *(continued)*

☐ YES ☐ NO ☐ MAYBE **10 max**

5.7b Renewable Energy

Install photovoltaic (PV) panels or other electric-generating renewable energy source to provide a specified percentage of the project's estimated total energy demand or water heating energy demand. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

	5%	10%	20%	30%	40%
Single-story/Single-family	—	—	6	8	10
2 to 3 stories	—	6	8	10	—
4 stories or more	6	8	10	—	—

☐ YES ☐ NO ☐ MAYBE

8

5.8a Resilient Energy Systems: Floodproofing

Conduct floodproofing, including perimeter floodproofing (barriers/shields), of lower floors. Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.

☐ YES ☐ NO ☐ MAYBE

4 to 8

5.8b Resilient Energy Systems: Islandable Power

Provide emergency power through an islandable photovoltaic (PV) system or an efficient and portable generator that will offer at least limited electricity for critical circuits during power outages per one of the three options listed. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

SUBTOTAL OPTIONAL POINTS

6. MATERIALS

☐ YES ☐ NO ☐ MAYBE

M

6.1 Low/No VOC Paints, Coatings and Primers

All interior paints and primers must have VOC levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113.

☐ YES ☐ NO ☐ MAYBE

M

6.2 Low/No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have VOC levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District Rule 1168.

☐ YES ☐ NO ☐ MAYBE

3 max

6.3 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *[1 point]*

Building materials that make up at least 75% of their project component each receive *1 point*.

☐ YES ☐ NO ☐ MAYBE

4 max

6.4 Regional Materials

Use products that were extracted, processed and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value.

Select any or all of these options (each material can qualify for *1 point*):

- Framing materials
- Exterior materials (e.g., siding, masonry, roofing)
- Flooring materials
- Concrete/cement and aggregate material
- Drywall/interior sheathing materials



M = MANDATORY
= OPTIONAL POINTS

MATERIALS <i>(continued)</i>	
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	1 6.5 Certified, Salvaged and Engineered Wood Products For at least 25% of all structural wood products, by cost or value, commit to using either FSC-certified, salvaged products or engineered framing materials without urea formaldehyde.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.6 Composite Wood Products that Emit Low/No Formaldehyde All composite wood products must be certified as compliant with California 93120 Phase 2 OR , if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.7a Environmentally Preferable Flooring Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms built on foundation slabs. Where installed, all carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives. Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	6 6.7b Environmentally Preferable Flooring: Throughout Building Use non-vinyl, non-carpet floor coverings throughout each building in the project.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.8 Mold Prevention: Surfaces Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.9 Mold Prevention: Tub and Shower Enclosures Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	12 max 6.10 Asthmagens-Free materials Do not install products that contain ingredients that are known to cause or trigger asthma. Key products to avoid are: <ul style="list-style-type: none"> Insulation: Do not use spray polyurethane foam (SPF) or formaldehyde-containing fiberglass batts. <i>[4 points]</i> Flooring: Do not use flexible vinyl (PVC) roll or sheet flooring or carpet-backed with vinyl with phthalates. Do not use fluid applied finish floors. <i>[4 points]</i> Wall coverings: Do not use wallpaper made from vinyl (PVC) with phthalates or site-applied high-performance coatings that are epoxy or polyurethane based. <i>[4 points]</i> Composite wood: Use only ULEF products for cabinetry, subflooring and other interior composite wood uses. <i>[4 points]</i>
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	5 6.11 Reduced Heat-Island Effect: Roofing Use an ENERGY STAR-certified roofing product for 100% of the roof area OR install a "green" (vegetated) roof for at least 50% of the roof area and ENERGY STAR-certified roofing product for the remainder of the roof area.



M = MANDATORY

= OPTIONAL POINTS

☐ YES ☐ NO ☐ MAYBE
M or
6 max**MATERIALS** (continued)**6.12 Construction Waste Management**

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.

☐ YES ☐ NO ☐ MAYBE

3

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings, provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. In single-family homes, points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

SUBTOTAL OPTIONAL POINTS

7. HEALTHY LIVING ENVIRONMENT
☐ YES ☐ NO ☐ MAYBE

M

☐ YES ☐ NO ☐ MAYBE

12 max

7.1 Ventilation*New Construction and Substantial Rehab**Moderate Rehab*

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install a local mechanical exhaust system in each bathroom [4 points], a local mechanical exhaust system in each kitchen [4 points], and a whole-house mechanical ventilation system [4 points].

For each multifamily building of four stories and more, in full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces [3 points].

For all project types, in addition to the above requirements:

- All systems and associated ductwork must be installed per manufacturer's recommendations.
- All individual bathroom fans must be ENERGY STAR labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
- If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

☐ YES ☐ NO ☐ MAYBE

M

7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork (except for condensing dryers, which must be plumbed to a drain).



M = MANDATORY
= OPTIONAL POINTS

☐ YES ☐ NO ☐ MAYBE

M

HEALTHY LIVING ENVIRONMENT *(continued)*

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct vent and that is not scheduled for replacement, conduct initial combustion safety testing per the given guidelines.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

☐ YES ☐ NO ☐ MAYBE

9 or 11

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment may be used for cooking (to include, but not limited to ranges, cooktops, stoves, ovens) as part of the building project [9 points] **OR** no combustion equipment may be used as part of the building project [11 points].

☐ YES ☐ NO ☐ MAYBE

M

7.5 Vapor Retarder Strategies

Install vapor barriers that meet specified criteria appropriate for the foundation type.

☐ YES ☐ NO ☐ MAYBE

M

7.6 Water Drainage *(For all New Construction projects and those Rehab projects that include replacing particular assemblies called out below)*

Provide drainage of water away from walls, windows and roofs by implementing the list of techniques.

☐ YES ☐ NO ☐ MAYBE

M

7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

☐ YES ☐ NO ☐ MAYBE

M

7.8 Radon Mitigation

For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test and mitigate per the specified protocols.

☐ YES ☐ NO ☐ MAYBE

M

7.9 Garage Isolation

- Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.
- Do not install ductwork or air handling equipment in a garage.
- Fix all connecting doors between conditioned space and garage with gaskets or otherwise make substantially airtight with weather stripping.
- Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

☐ YES ☐ NO ☐ MAYBE

M

7.10 Integrated Pest Management

Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.



M = MANDATORY

= OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT (continued)	
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	9 7.11a Beyond ADA: Universal Design (New Construction) Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC/ANSI A117.1, Type B.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	7 or 9 7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab) Design a minimum of 10% of the dwelling units (one, at minimum) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. [7 points] <i>For an additional 2 points:</i> Design the remainder of the ground-floor units and elevator-reachable units with accessible unit entrances designed to accommodate people who use a wheelchair.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 7.12 Active Design: Promoting Physical Activity Within the Building Situate at least one building stairway per the criterion to encourage use OR emphasize at least one strategy inside the building designed to increase frequency and duration of physical activity per the criterion.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	10 7.13 Active Design: Staircases and Building Circulation A staircase must be accessible and visible from the main lobby as well as visible within a 25-foot walking distance from any edge of lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby, and that the staircase is encountered before or at the same time as the elevators. From the corridor, accessible staircases should be made visible by: Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light OR providing magnetic door holds on all doors leading to the stairs OR removing door enclosures/ vestibules.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	9 7.14 Interior and Outdoor Activity Spaces for Children and Adults Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 7.15 Reduce Lead Hazards in Pre-1978 Buildings (Substantial Rehab) Conduct lead risk assessment or inspection to identify lead hazards, then control for these per EPA or state/local laws and requirements.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	10 7.16 Smoke-Free Building Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects.

SUBTOTAL OPTIONAL POINTS



M = MANDATORY
= OPTIONAL POINTS

8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT

☐ YES ☐ NO ☐ MAYBE

M

8.1 Building Operations & Maintenance (O&M) Manual and Plan *(For all multifamily projects)*

Develop a manual with thorough building operations and maintenance guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development and construction stages, and should include sections/chapters addressing the list of topics.

☐ YES ☐ NO ☐ MAYBE

M

8.2 Emergency Management Manual *(For all multifamily projects)*

Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to:

- communication plans for staff and residents
- useful contact information for public utility and other service providers
- infrastructure and building “shutdown” procedures

☐ YES ☐ NO ☐ MAYBE

M

8.3 Resident Manual

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home’s green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.

☐ YES ☐ NO ☐ MAYBE

M

8.4 Resident and Property Staff Orientation

Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1, 8.2, 8.3) as the base of the curriculum, and review the project’s green features, operations and maintenance procedures, and emergency protocols.

☐ YES ☐ NO ☐ MAYBE

M

8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts

For rental properties: Collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data.

For owner-occupied units: Collect and monitor energy and water performance data in a manner that allows for easy access and review and provides the ability to influence home operations. Also allow Enterprise access to this data.

☐ YES ☐ NO ☐ MAYBE

7 or 11

8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts

Collect and monitor project energy and water performance data for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data. 16–60% of units [7 points]; 60–100% of units [11 points].

SUBTOTAL OPTIONAL POINTS

TOTAL OPTIONAL POINTS

EXHIBIT F - LEGAL DESCRIPTION OF THE PROPERTY

Situated in the Village of Yellow Springs, County of Greene, State of Ohio, and is described as follows:

And being all of Lots Numbered 588, 589, 590, 591, 592, 604, 605, 606, 607 and 608 as the same are designated, numbered and known on the original plat of said Village Wm. Mills Addition as recorded in Plat Cabinet 31 Page 244B fka Plat Book 2 Page 43. Also together with a 7.5' vacated alley at the rear of said lots. Also together with an 8' narrowed Street Ordinance No. 24 filed December 1, 1930 for said Lots 588, 589, 590, 591 and 592.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: Village of Yellow Springs Lots Yellow Springs, OH 45387

Parcel No.: F19000100080029900 and F19000100080030000 and F19000100080030100 and F19000100080030200 and F19000100080030300 and F19000100080031500 and F19000100080031600 and F19000100080031700 and F19000100080031800 and F19000100080031900

YELLOW SPRINGS SENIOR APARTMENTS: ENERGY EFFICIENCY

This project will encompass construction of a new building utilizing an underdeveloped site in an existing residential area. The architect, developer, and program sponsor have committed to utilizing sustainable building techniques in the design of both the building and the site. Sustainable building practices encompass many different areas and project goals, but one of the primary benefits to building a project with sustainable design and practices is that the finished building will maximize the efficiency of the use of energy. This in turn creates a direct benefit to the residents of the property in helping to lower costs for utilities, which can be a major component in monthly housing costs.

The design and development team will utilize many resources to the project in pursuit of energy efficiency. As the team member responsible for design, ATA Beilharz Architects (ATAB) brings a vast level of experience and a commitment to sustainable and energy efficient design. ATAB was on the forefront of sustainable design, committing to sustainable practices in the early 2000's and was an early adopter of LEED, Enterprise Green Communities, and Energy Star. ATAB brings to the project our vast knowledge, certifications and expertise to the design of the project. St Mary Development has a long history of maximizing the sustainability and energy efficiency of the projects they build. While Enterprise Green Communities Certification is obtained for the majority of the projects they produce, Most of their projects target and achieve Green Communities scores far in excess of what is required for certification under the program.

For this project, we will be using several tools in designing the building including:

- Energy Star ratings: This will include specifying materials, light fixtures, and appliances that carry Energy Star ratings.
- Energy Star New Homes Program: Certification of each dwelling unit.
- HERS Index Score: The certification criteria for Enterprise Green Communities (see below) requires the achievement of a HERS Index score of 85 or less. This project will be designed to obtain a HERS index score that is significantly less. A typical score on St Mary Development projects is 68.
- ASHRE: create a computerized energy model of the building to demonstrate compliance with ASHRE 90.1.
- Ohio Energy Code: the Ohio Building Code (OBC) includes requirements to ensure compliance with minimum energy efficiency standards. This project will utilize the envelope compliance path method to achieving compliance with the building and energy codes. This method requires the designer to look at the entire building envelope and make decisions based on the total efficiency of the building, not just the individual components.
- Enterprise Green Community Criteria, 2015: This certification program is specifically targeted to the unique aspects involved in creating affordable housing communities. The program prescribes an integrated process that starts during the design of the project, progresses through construction and includes tasks performed after the project is occupied. The criteria looks at the entire project and includes scores for mandatory and optional items. The criteria evaluates not just energy efficiency, but also scores water conservation; resilient design and materials; resident health and wellbeing; site features and connectivity to the community; and building maintenance.

Some examples of strategies in the design that improve the energy efficiency of the building include:

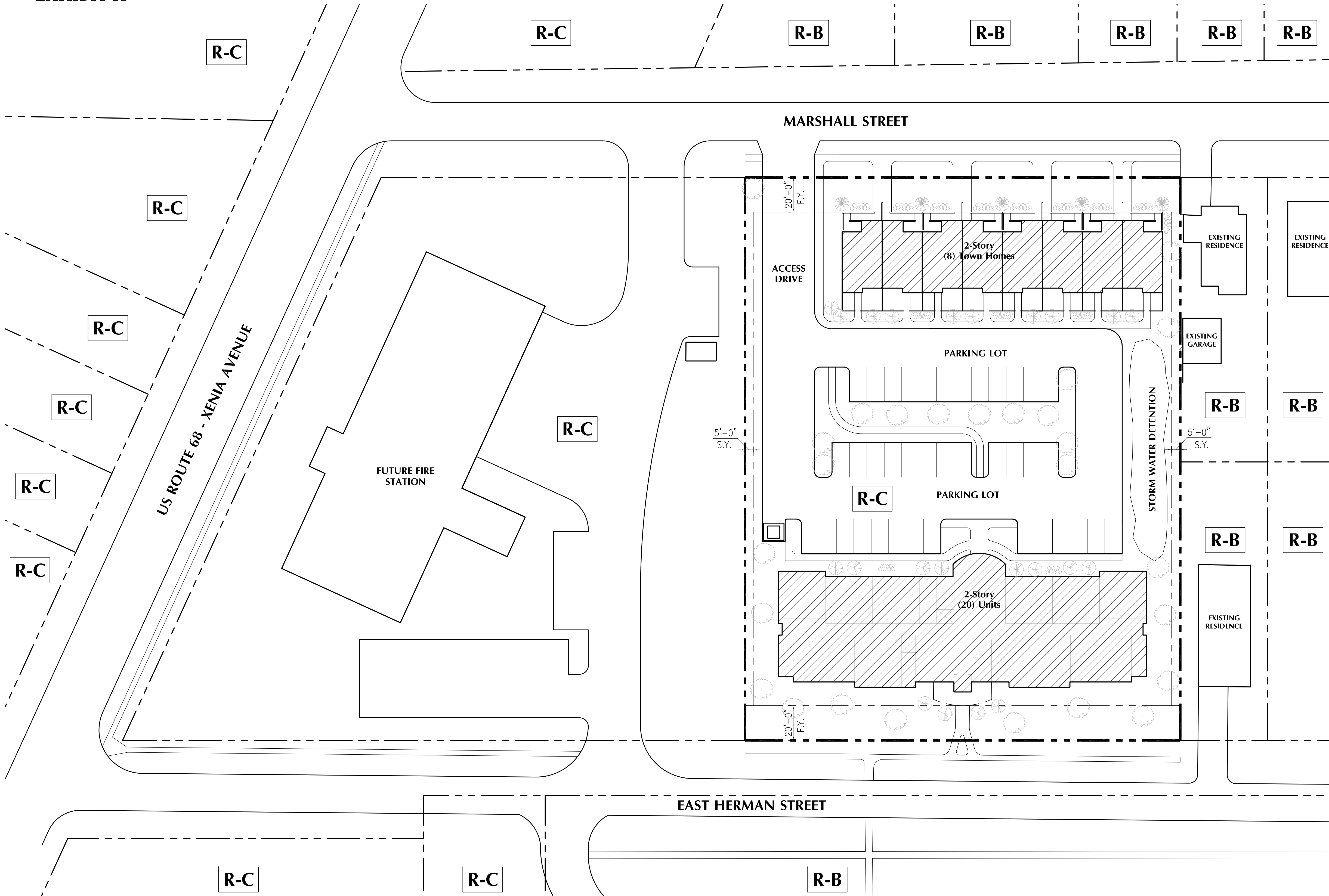
- Selecting high performing equipment for heating and cooling that is sized properly for the unit. Equipment that is sized too small or too large leads to operational in-efficiencies.
- Providing individualized controls in units. Residents tend to be more efficient in their use of energy when they can exercise control over their individual comfort levels.



- Sealing cracks and entry/exit points for air. The building assemblies and systems are designed to incorporate techniques that create a sealed environment. The certification process tests and evaluates the results. This greatly reduces energy loss in units thus requiring less energy to heat and cool.
- Enhanced insulation materials, R-values, and installation techniques. Insulation R-values in walls and ceilings are much greater than was typically installed even 10 years ago. In addition, the insulation in most assemblies is designed to be installed continuous without gaps. Older, standardized techniques for installation in walls were to insulate between the wall studs. This created gaps (at the studs) which compromised the R-value of the insulation. By providing insulation in the new wall assembly that is installed continuous in front of the wall stud, we take advantage of the full insulating value of the material. This vastly improves the total R-value and overall energy efficiency of the building without adding substantially to the cost.



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LEGEND

X-X ZONING OF PROPERTY

PROPOSED BUILDING OR STRUCTURE

PROJECT PROPERTY LINE

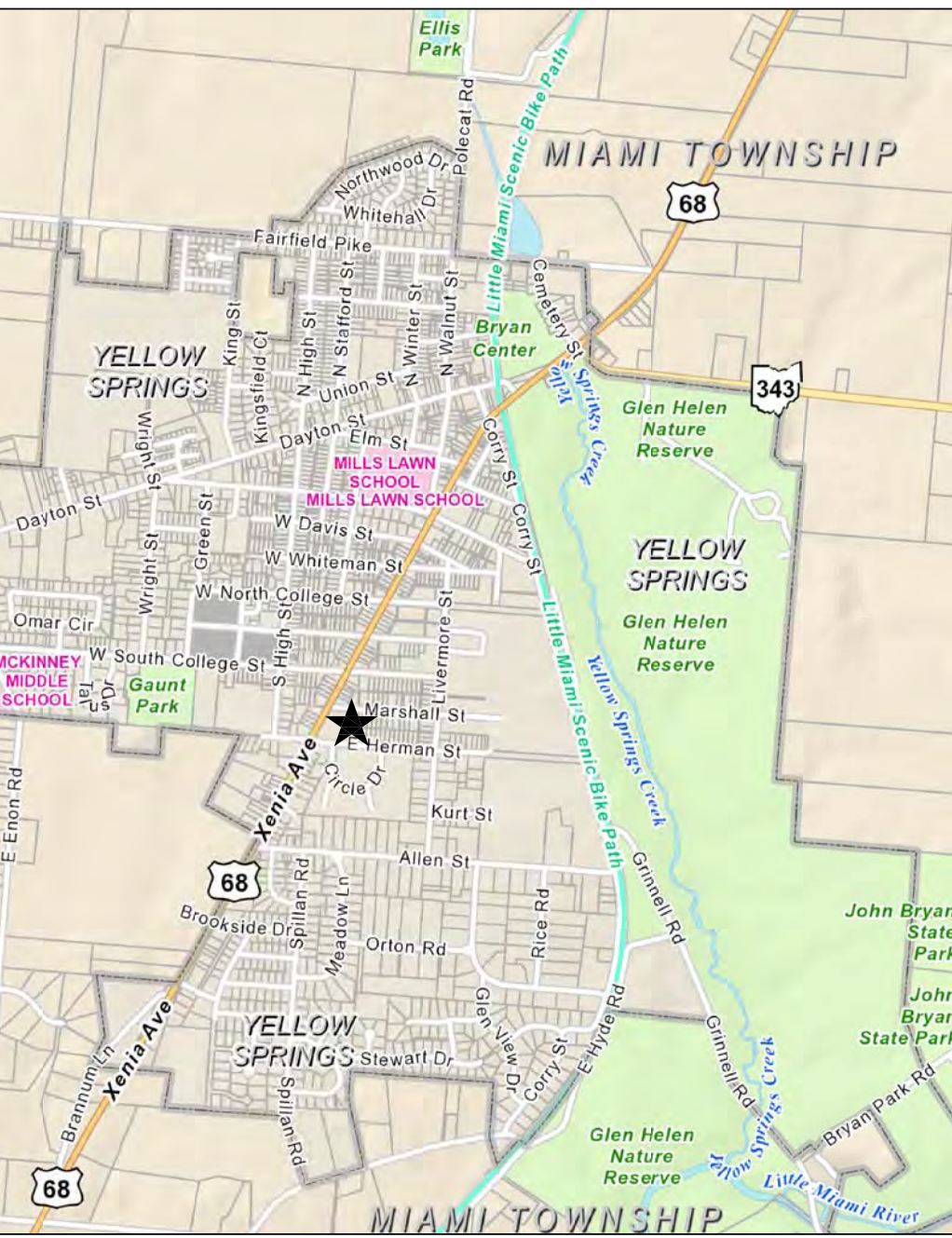
ADJACENT PARCELS PROPERTY LINES

SIDEWALK

ROAD OR DRIVE

PARALLEL PLAN SITE DEVELOPMENT

1"=30'-0"



VICINITY MAP

★ PROJECT SITE LOCATION

NOT TO SCALE

SITE/UNIT SUMMARY	
NUMBER OF UNITS:	28
BUILDING 1 – UNIT CONFIGURATION	
STORIES:	2
BEDROOMS:	3
BATH:	2.5
SF:	1800 – 2000
BUILDING 2 – UNIT CONFIGURATION	
STORIES:	2
BEDROOMS:	1 – 2
BATH:	1
SF:	700 – 900

ATA|BEILHARZ
ARCHITECTS

1063 Central Avenue, Cincinnati, Ohio 45202
p: 513.241.4822 f: 513.241.5560 www.atabeil.com

YELLOW SPRINGS SENIOR APARTMENTS

PARALLEL PLAN SITE DEVELOPMENT
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1	10.16.2018
ZONING	

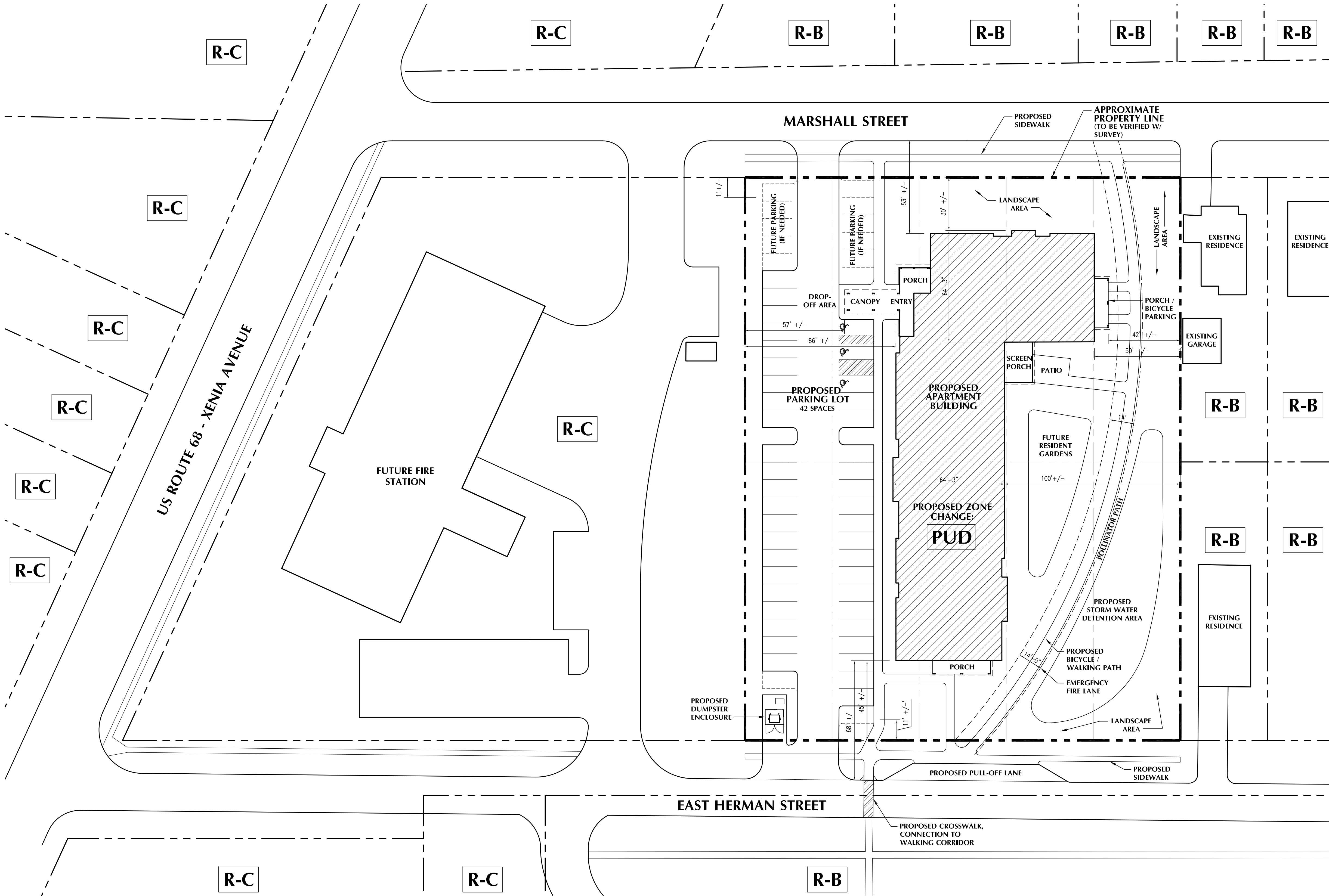
PROJECT NO: 18054

DRAWN: GH CHECKED: JK

SITE DEVELOPMENT
PLAN
R-C PARALLEL PLAN

A-002

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LEGEND

- X-X ZONING OF PROPERTY
- PROPOSED BUILDING OR STRUCTURE
- PROJECT PROPERTY LINE
- ADJACENT PARCELS PROPERTY LINES
- SIDEWALK
- ROAD OR DRIVE

SITE DEVELOPMENT PLAN

1"=30'-0"

0' 15' 30' 60'

**YELLOW SPRINGS
PROPOSED SENIOR APARTMENTS
SITE PLAN DATA:**

OWNER/ADDRESS: YELLOW SPRINGS HOME, INC.
202 SOUTH WINTER STREET
YELLOW SPRINGS, OHIO 45387
CONTACT: EMILY SEIBEL

PROJECT TEAM: ST. MARY DEVELOPMENT CORPORATION
2160 EAST FIFTH STREET
DAYTON, OHIO 45403
CONTACT: WES YOUNG

ATA/BEILHARZ ARCHITECTS
CONTACT: ROB HUMASON
1063 CENTRAL AVENUE
CINCINNATI, OHIO 45202
(513) 241-4422
(CIVIL ENGINEER T.B.D.)

SITE ADDRESS: MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

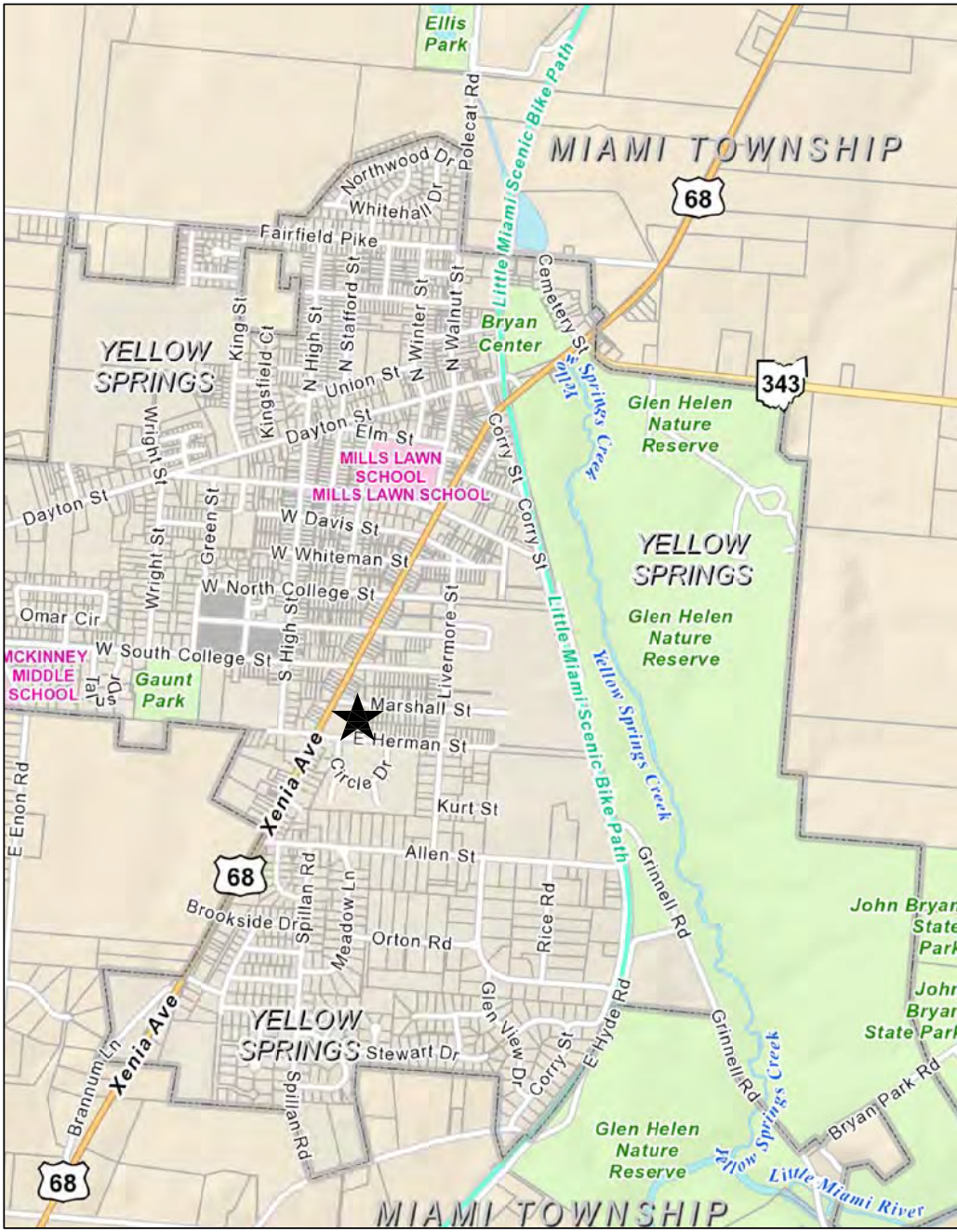
PARCEL ID: (10) CONSOLIDATED PARCELS:
F190010080029900
F190010080030000
F190010080030100
F190010080030200
F190010080030300
F190010080031500
F190010080031600
F190010080031700
F190010080031800
F190010080031900

PLAT BOOK / PAGE: 2 / 42
EXISTING USE: VACANT
PROPOSED USE: SENIOR APARTMENTS
54 UNITS
ACREAGE: 1.8 ACRES
EXISTING ZONING: R-B
PROPOSED ZONING: PUD
(UNDERLYING ZONING R-C,
HIGH DENSITY RESIDENTIAL)

**ADJACENT PROPERTIES
ZONING:** R-B, R-C

	REQUIRED	PROPOSED
MIN. LOT SIZE	4800 S.F.	80,875 +/- S.F.
MIN. LOT WIDTH	40'	250'
BUILDING HEIGHT	35' / 3 ST.	55' / 4 ST.*
FRONT YD. SETBACK	20'	30' / 45'
SIDE YD. SETBACKS	10' TOTAL / 5' LEAST	128' TOTAL / 42' LEAST
REAR YD. SETBACK	15'	N/A
LOT COVERAGE	50% MAX.	24% +/-
PARKING SPACES	54 x 1.25 = 68	54*

*VARIANCE REQUIRED



VICINITY MAP

★ PROJECT SITE LOCATION NOT TO SCALE



YELLOW SPRINGS SENIOR APARTMENTS
PARALLEL PLAN SITE DEVELOPMENT
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 11.2.2018

ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

SITE DEVELOPMENT
PLAN

PARALLEL PLAN SITE DEVELOPMENT
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 11.2.2018

ZONING

PROJECT NO: 18054

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PRELIMINARY
FLOOR PLANS

A-100



17,450 sf.



15,850 sf.



12,600 sf.



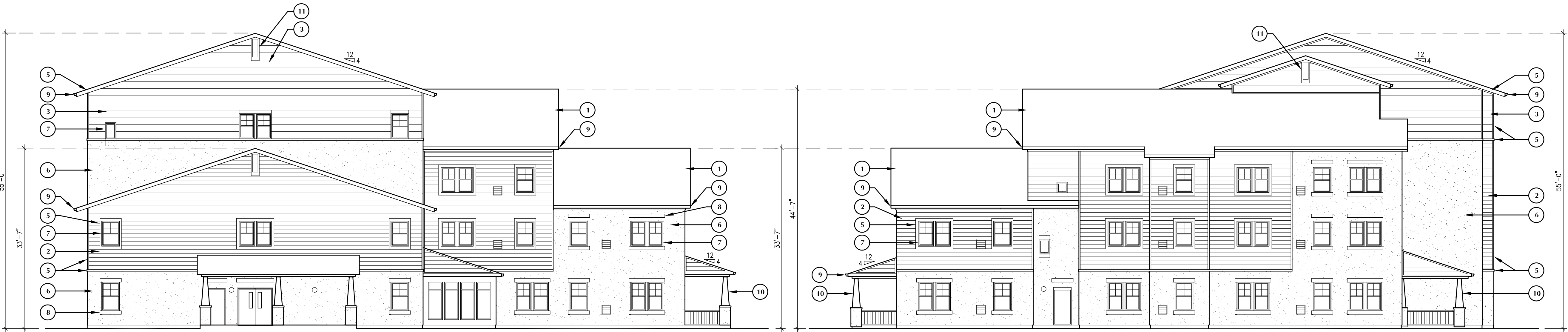
9,650 sf.

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WEST ELEVATION

FACING XENIA AVENUE 3/32"=1'-0"



SOUTH ELEVATION

FACING EAST HERMANN STREET 3/32"=1'-0"

NORTH ELEVATION

FACING MARSHALL STREET 3/32"=1'-0"



EAST ELEVATION

FACING GREEN SPACE 3/32"=1'-0"

KEYNOTES

- 1 ASPHALT ROOFING SHINGLES
- 2 VINYL SIDING, PATTERN #1 COLOR #1
- 3 VINYL SIDING, PATTERN #2 COLOR #2
- 4 VINYL SIDING, PATTERN #2 COLOR #3
- 5 PRE-FINISHED TRIM BOARDS
- 6 MASONRY VENEER (BRICK OR STONE)
- 7 VINYL-FRAMED WINDOWS
- 8 STONE HEADS AND SILLS
- 9 PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 10 PREFABRICATED COLUMN WRAPS ON MASONRY VENEER BASE
- 11 DECORATIVE GABLE TRIM



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YELLOW SPRINGS SENIOR APARTMENTS
PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

BUILDING
ELEVATIONS

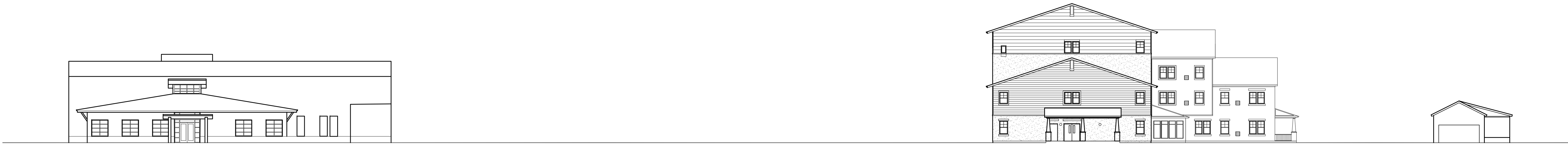
A-201

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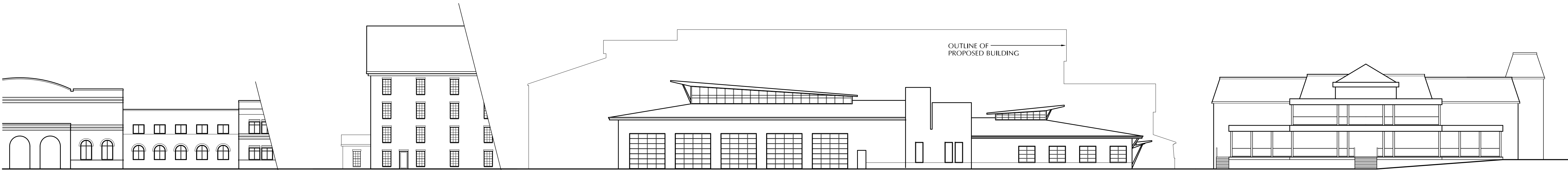
WEST ELEVATION

FACING XENIA AVENUE 3/32"=1'-0"



ELEVATION COMPARISON

1"=20'-0"



ELEVATION COMPARISON

1"=20'-0"



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YELLOW SPRINGS SENIOR APARTMENTS
PARALLEL PLAN SITE DEVELOPMENT
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 11.2.2018

ZONING

PROJECT NO: 18054

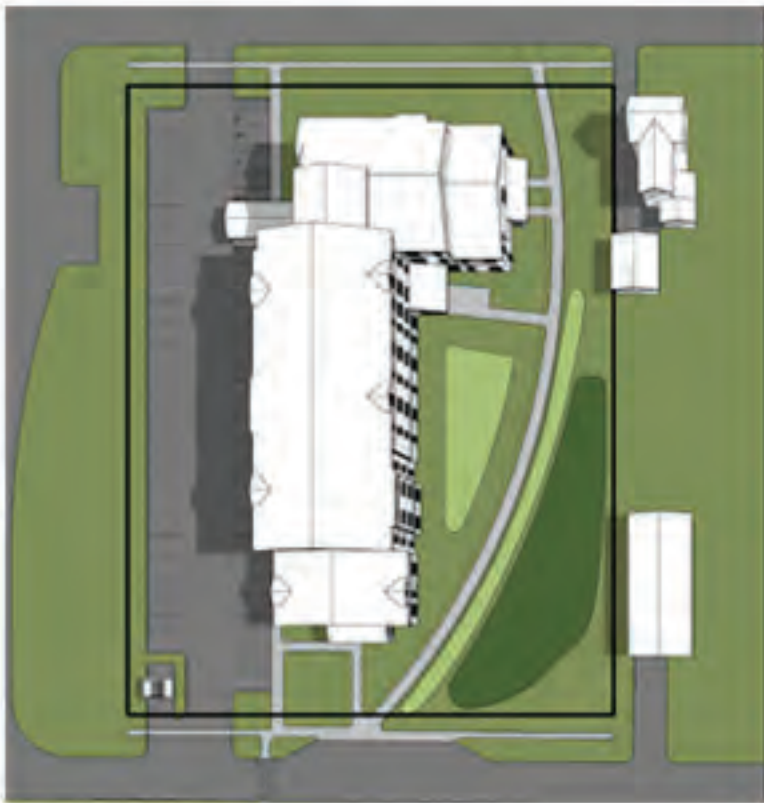
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BUILDING
ELEVATION
SAMPLES

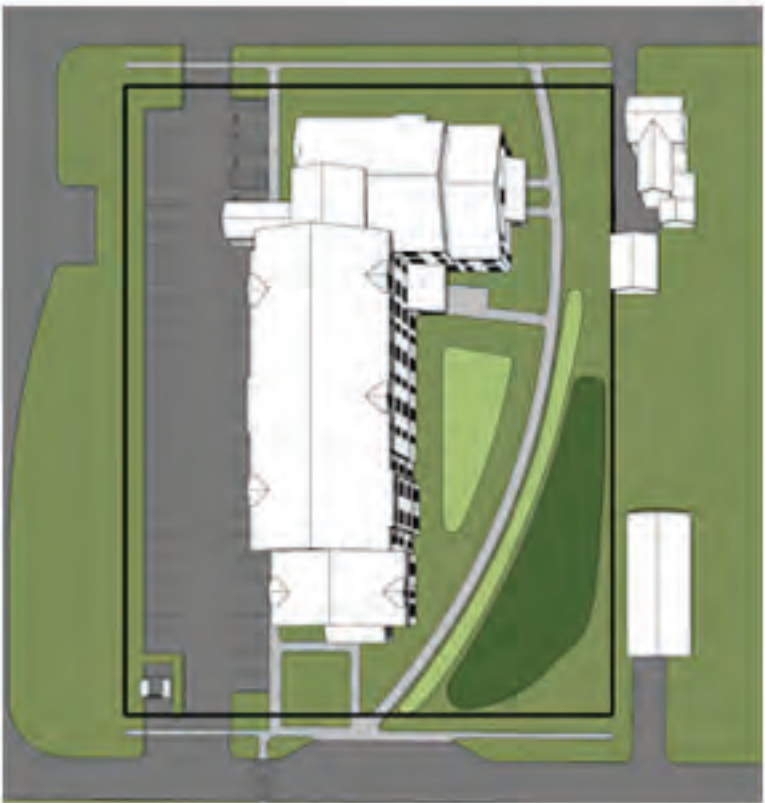
A-202

EXHIBIT J

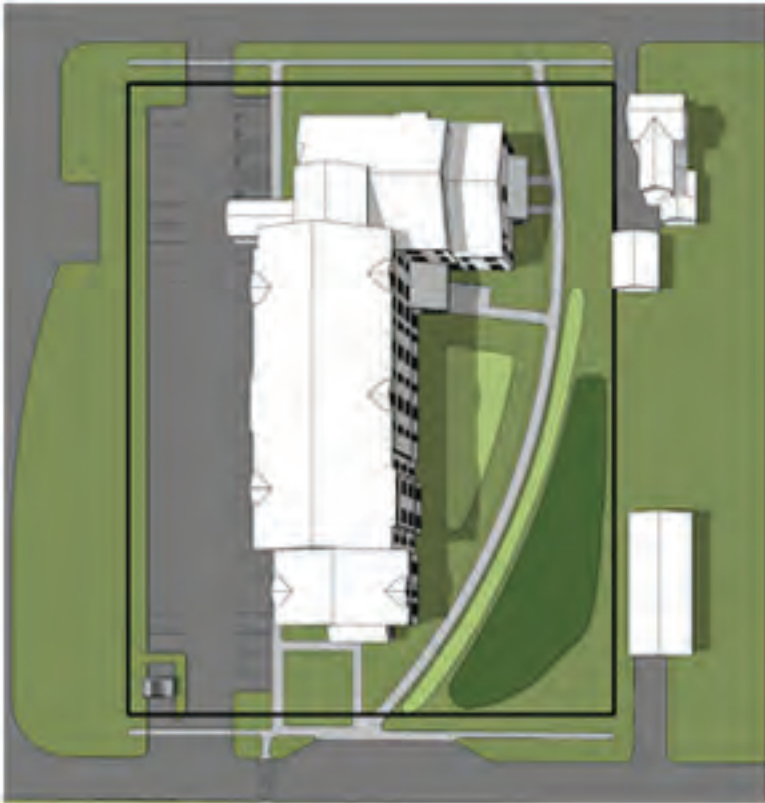
Shadow Diagram: Summer



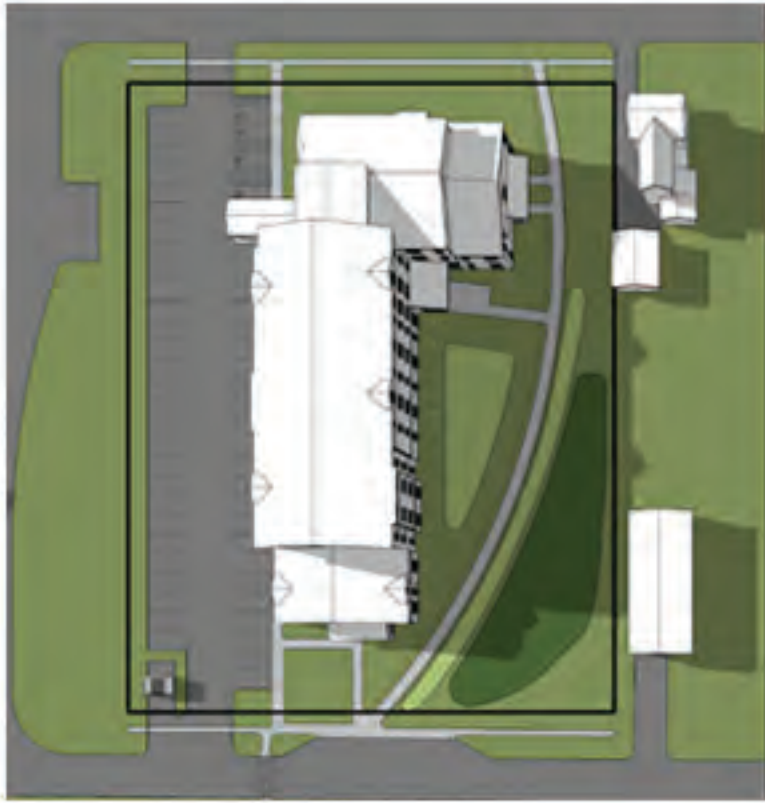
9 am



12 pm



3 pm



6 pm

EXHIBIT K

Yellow Springs Senior Housing Supplemental Narrative – Need, Demand, Qualifying Income, Property Tax Projections, Tax Credit Equity Vs. Market Rate, 10-15 Year Rent Projections, Traffic Impact, and Accessibility

Need: The Yellow Springs Housing Needs Assessment (HNA) makes it clear there is pent up demand for senior rentals in our community affordable to seniors of low income. There is sufficient local need in Yellow Springs today to warrant a project of this type and scale. A few of the statistics from the study include:

- In 2017, nearly 60% of all senior renters in Yellow Springs made less than \$24,999/year – (IV-29)
- There is a lack of available housing that meets senior needs and a lack of accessible housing. Approximately 534 people in Yellow Springs have a disability and the HNA shows limited housing that is accessible (VII-19) and no projects exclusively designed for disabled populations.
- 57% of all renter households in Yellow Springs make less than \$35,000 per year, and this is projected to increase in the next 4 years as well (II-10).
- Our average age is older than surrounding areas (50 vs 37) and renters have very few options in the village.
- In Yellow Springs, 44% of renters and 18% of all homeowners are housing cost burdened, meaning they pay too much of their income to housing and often have to make difficult choices between necessities such as medication, food, and transportation to make ends meet. Housing Cost Burdened means that someone is paying more than 30% of their income towards rent or a housing payment (II-5).
- There is limited availability of rental and for-sale housing alternatives available in Yellow Springs, so when needs change and family sizes change, residents have limited options. This is a disadvantage of Yellow Springs over other nearby communities (II-6). Since our occupancy rates are so high, there is little market mobility and this can often cause rents to skyrocket (VII-4).
- The need is only projected to grow: the number of senior households is expected to increase in Yellow Springs by 15.1% in the next 4 years (II-6).
- **More than 100 households are already on a waiting list to apply for the 6-unit Yellow Springs Home, Inc. Forest Village Homes senior/special needs project now under construction**, with minimal advertising. Home, Inc. receives calls regularly from seniors looking for housing.

Demand: The HNA shows a pent up demand for rentals, and especially senior and affordable rentals:

- There is potential support for up to 300 new rental units (VIII-6), 194 of which would be for households making less than \$34,999 per year
- When local stakeholders were interviewed, 76.9% listed rental housing as a high demand, and 73.1% listed low- to moderate-income housing as a high demand (II-9)
- Bowen estimated the need for subsidized, low-income, and affordable workforce housing as a combined 250 units (II-12).

- Government subsidized units in Yellow Springs are 100% occupied, and the surrounding area has a occupancy rate of over 95% (VI-22). Additionally, no government subsidized units have been built in the village since the 1980s. Even the older housing stock remains full, indicating high demand. While this project will not receive ongoing government subsidy, it is considered affordable housing due to tax credit equity resulting in much lower than market rate rents.
- 40% of all the demand for new rental housing could be targeted to seniors (VIII-7)

Income Limits and Assets:

Income limits are based on percentages of Area Median Income (AMI), which changes based on household size and is adjusted every year. Typically for tax credit projects, income limits are set at a maximum of 60% of AMI, based on household size (see the chart below). This year, the development is exploring a new option to have some unit income limits set at a maximum of 80% of AMI (see the chart below), to be off-set by units set aside for very low-income households. We hope to integrate some units with limits of up to 80% in order to serve a broader income range. This project is one part of a comprehensive effort to meet the broader housing needs of Yellow Springs.

Area Median Income is a set of numbers put out by Housing and Urban Development (HUD) every year that shows income by county and Metropolitan Statistical Area. AMI is used to determine what is defined as extremely low, low, moderate, and upper income in any given geographic area. The chart below shows what each income level is at different household sizes in Greene County in 2018. For this project, the income limits we anticipate are highlighted on the chart. It should be further noted that the 54 units will have a mix of income limits in order to satisfy funding requirements. The rent will differ based on the percentage of AMI served by that unit.

Only a small percentage of assets are included in the income calculation. A potential resident would have to have significant assets to generate extra annual income to put one over the income limits. The Applying HUD income verification guidelines are highly individualized, as income is determined by a number of factors. That said, having a retirement account or home equity would not automatically prevent someone from qualifying for the apartments project.

% of Area Median Income	1 Person Household	2 Person Household
30%	\$13,800	\$16,460
50%	\$23,000	\$26,300
60%	\$27,600	\$31,560
80%	\$36,800	\$42,080
100%	\$46,000	\$52,600

Please note that most units will have an Area Median Income limit of 60%, based on household size.

Property Taxes:

For many years, the now vacant, infill site of 1.8 acres has not generated any property tax revenue and has been under-utilized. This affordable housing development will contribute to improved infrastructure, a broader tax base for a sustainable community, and will provide for millions of dollars in economic development.

While it is too early to tell exactly what property tax revenue will be, the taxes will be more than is currently charged to the property. **Conservatively, we estimate that property tax revenue will be up to \$45,000 per year or more.** Contrary to popular belief, affordable housing projects developed by nonprofit developers **do pay property taxes.**

5-10 Year Rent Projections:

According to Bowen National Research, tax credit rents for similar projects in Greene County range from approximately \$500-\$670 for a 1-bedroom unit and \$600-\$800 for a 2-bedroom unit and typically include water, sewer, and trash. While these are not set as rents for our proposed project, they do indicate a range in which this project might operate. It should be noted that rents are set in line with income limits; therefore, the rents will change by the time the project is placed into service, as AMI changes annually. After initial rents are set, our proforma assumes that rent would then increase 2% per year for the next 10+ years.

Equity Vs Market-Rate:

Yellow Springs Home, Inc. and St. Mary Development plan to apply for funding through the highly competitive Low Income Housing Tax Credit program administered by the Ohio Housing Finance Agency (OHFA). If successful, more than 80% of the cost of the project would be funded up front through tax credit equity, reducing the overall development cost and reducing permanent debt on the project. In a typical market-rate development, considerably more debt and less equity would be involved, resulting in higher market rate rents. For this project, permanent debt is lower, meaning that rents can be reduced significantly. Market rate projects, having to mortgage a larger portion of the project cost, charge higher rents, especially in a high cost area to develop such as Yellow Springs.

Traffic Impact:

In St. Mary's experience, roughly half of residents in senior tax credit apartments typically have cars. Based on this projection and the proximity to pedestrian pathways, bicycle pathways and racks, and public transit including the low-cost Greene CATS bus line, we do not predict that traffic will be materially impacted by this project.

Accessibility:

This project will be fully accessible/adaptable for seniors to comfortably age in place. No step entrances, wheelchair accessible entrances, two elevators on each floor, on-site laundry facilities, grab bars, and additional accessibility features combine to make this project welcoming for independent elders. Only 1% of housing in the United States today is considered accessible—this project will provide a much needed option for seniors who would benefit from these features.

WELCOME NEIGHBORS!

Yellow Springs Senior Apartments



Yellow Springs
Senior Apartments

WELCOME NEIGHBORS!

The mission of Yellow Springs Home, Inc. is to strengthen community and diversity in Yellow Springs and Miami Township by providing permanently affordable and sustainable housing through our Community Land Trust (CLT).

Senior Housing Working Group

3



A February, 2017 Rental Public Outreach Meeting was held by at the First Baptist Church. Here, Suzanne Patterson, volunteer with the grassroots Senior Housing Working Group, addresses the room.

Yellow Springs
Senior Apartments

Serving Yellow Springs Since 1998



Yellow Springs Home, Inc.

- \$3,500,000+ invested in Yellow Springs permanently affordable housing with \$1,000,000+ now under construction
- 8 completed projects consisting of 22 units house more than 60 residents
- 25 parcels owned by CLT and preserved as affordable housing in perpetuity since the first home was rehabbed in 2001.
- Financial coaching programs offered
- CLT portfolio generates more than \$60,000 in annual property taxes
- Not a SINGLE foreclosure!

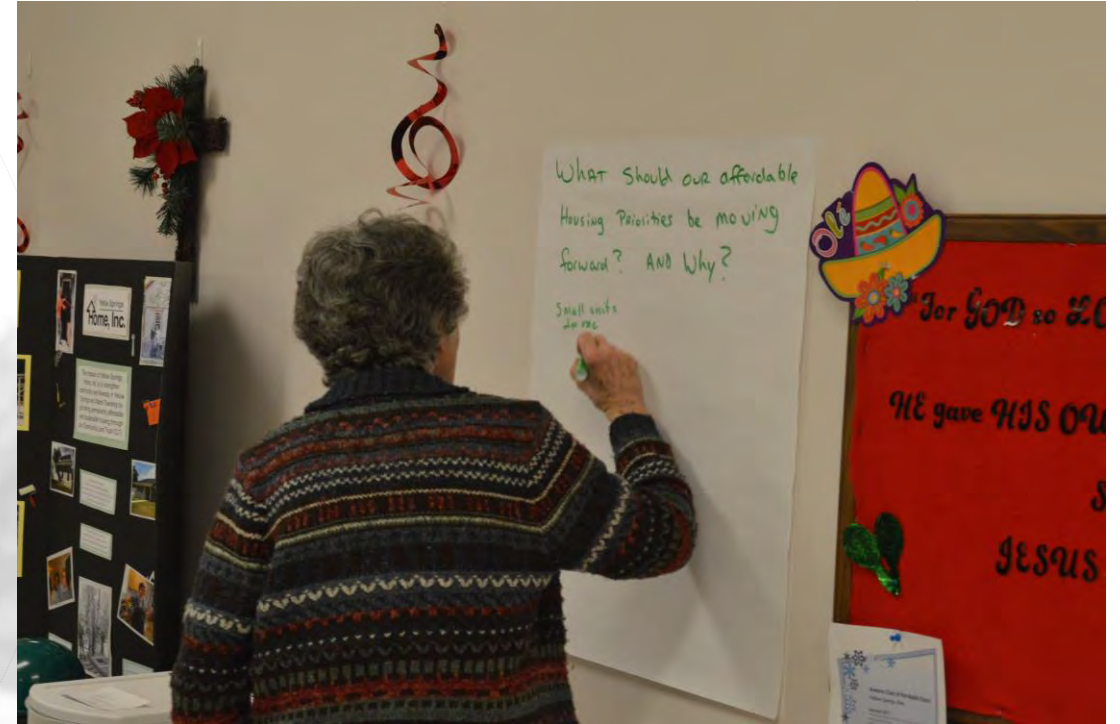


Map of Yellow Springs Home, Inc. Projects



The Need for Senior Housing

- 44% of renters and 18% of homeowners in YS are housing cost burdened
- In 2017, nearly 60% of all senior renters made less than \$24,999/year
- Lack of available housing in that meets senior needs
- **More than 100 households on the Home, Inc. wait list for senior/special needs rentals**



Home, Inc. senior/special needs apartments public outreach meeting held in 2017

More Than 10 Years in the Making

- **2005**: 2-year study by Long Range Planning Committee of Friends Care produces Strategic Plan; Senior Apartments a top priority.
- **2006-2010**: FCC Apartments Committee attempts to design and build a senior apartments project on the Barr Property.
- **2011-2012**: YS Home, Inc. initial attempt to design and fundraise state tax credits for a senior apartments project. Village waives tap fees, \$250,000 raised in grant funds. Application scores in 4th-place tie, while top 3 scores get funded. Site control is not extended.
- **2012-2018**: All-volunteer Senior Housing Working Group identifies alternate project site. Home, Inc. works to gain site control of former WSU Clinic Site while holding focus groups and outreach events.





Yellow Springs Home, Inc. staff members Kineta Sanford, Brittany Keller, and Emily Seibel celebrate at the closing in June of 2018. ●



Current view of the 1.8 acre site between Herman and Marshall Street, which now houses parking lot debris from the former Wright State Clinic.

St. Mary Development

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Yellow Springs
Senior Apartments

- Headquarters in Dayton, Ohio
- Certified Community Development Housing Organization (CHDO)
- Nonprofit organization, mission-driven
- 30 years of experience
- Created 60 new affordable apartment communities with nearly 4,000 units
- Most recently completed senior apartment communities in Huber Heights and Riverside and are beginning a new community on the VA Campus in West Dayton

LIHTC (Low Income Housing Tax Credit)

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- What are tax credits?
- Tax-credit benefits
- Tax-credit limitations
- Proposed LIHTC project timeline

Do I Qualify?

- Current Area Median Income (AMI) for Greene County data is adjusted every year
- Only a small portion of assets are included as income
- To learn more about/sign up for the Home, Inc. rental program, visit yshome.org/rentals
- **Income Limits by Household Size & AMI %** (most units will serve up to 60% of AMI – we are exploring reserving some units at 30% and some at 80% to serve a broader income range)

Area Median Income	# of Household Members 1	# of Household Members 2
30%	\$13,800	\$15,780
60%	\$27,600	\$31,560
80%	\$36,800	\$42,080

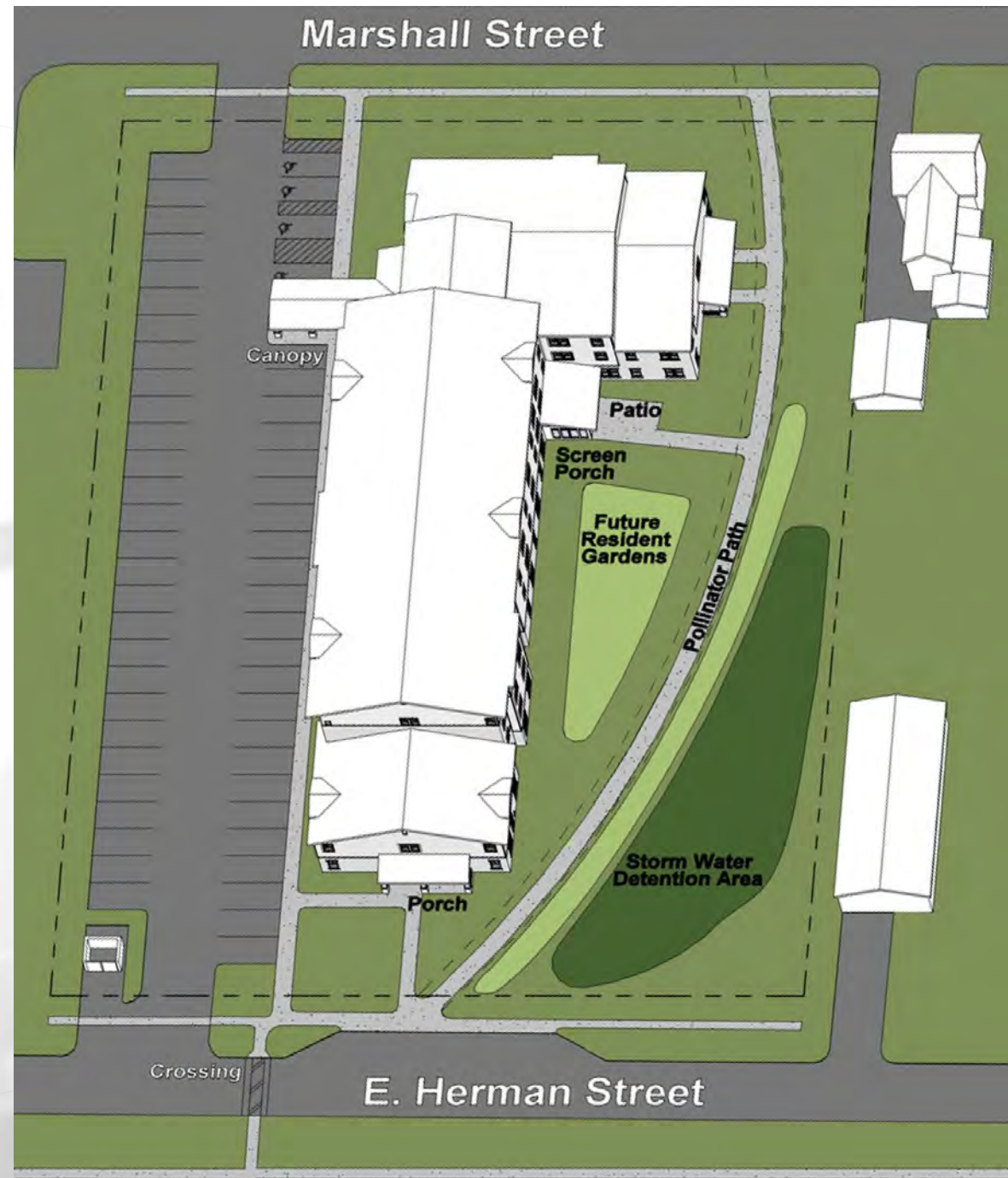
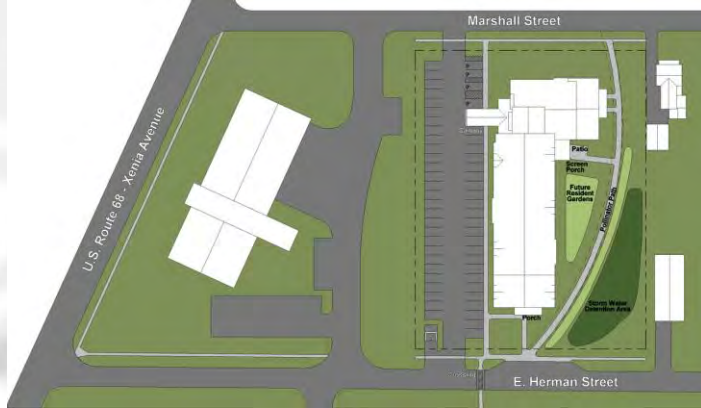


Listening Session Highlights

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- When comparing 3 stories with less green space and 4 stories with more green space, most preferred 4 stories with more green space
- Neighbors wanted a building that transitioned from residential to multifamily in terms of feeling and scale
- “Break up the box”
- Fire safety was expressed as a concern
- A new sidewalk is needed along Marshall Street was requested
- Stakeholders wanted less parking (1:1), and traffic/parking shielded from the residential neighbors
- Call for some rents reserved for higher income households
- Additional raised garden beds, and pedestrian connectivity were noted, including a “pollinator path” connecting to the Friends Care pathway
- Residents called for varied rooflines, textures, and materials
- Accessibility is key

Yellow Springs Senior Apartments



Yellow Springs
Senior Apartments



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EXHIBIT L-2



Yellow Springs Senior Apartments