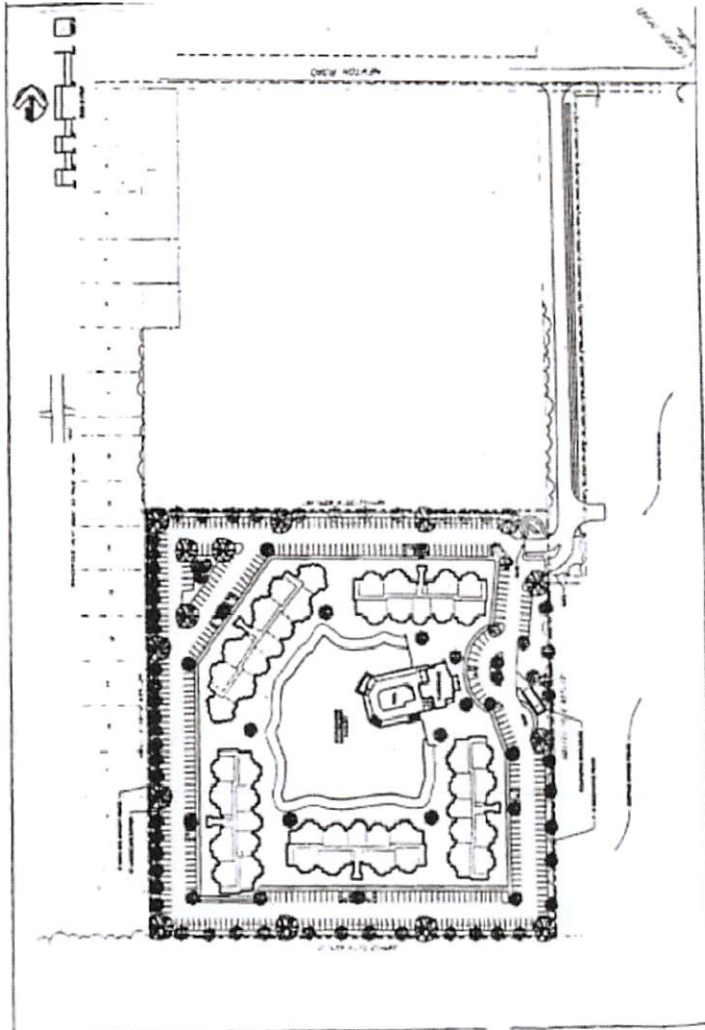


690

Westgate Community Meeting

January 10, 2022





The Current Site Zoning

- 280 Apartment Units (total)
- Site Plan for Southern Portion of Site Shown

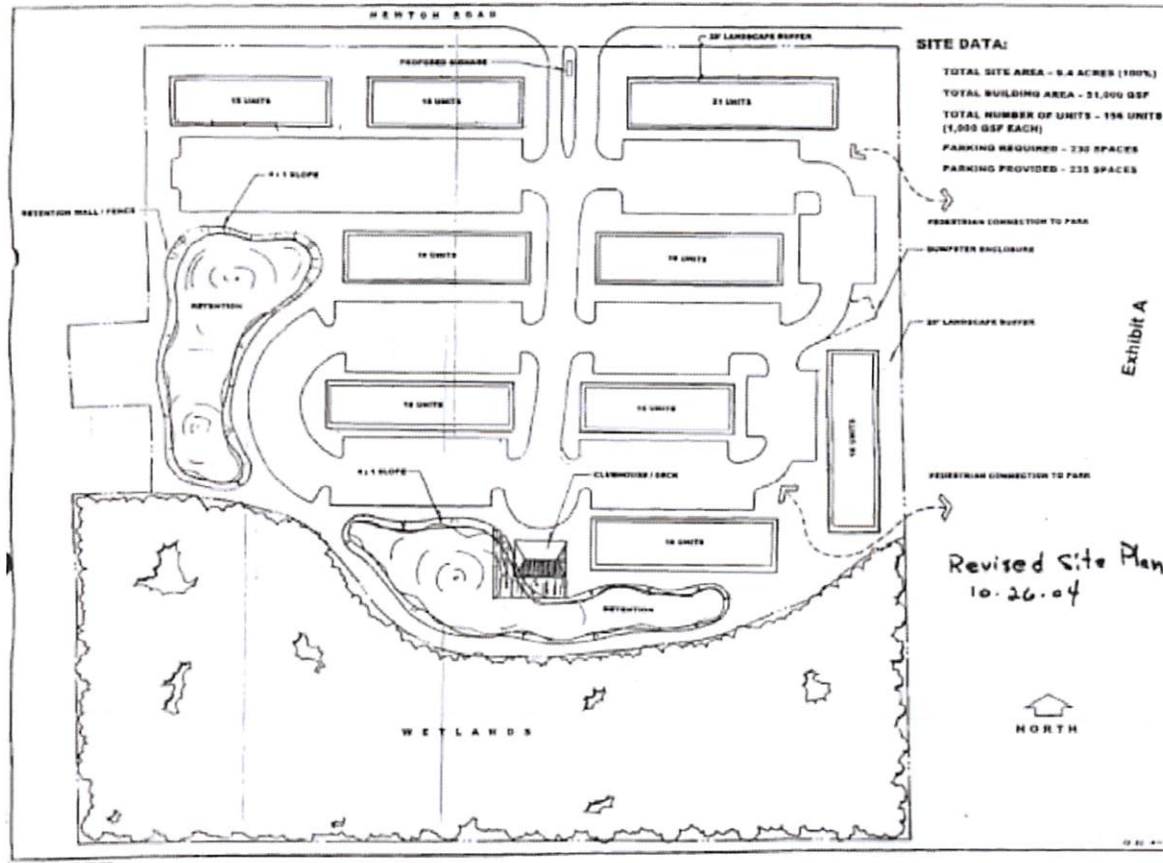
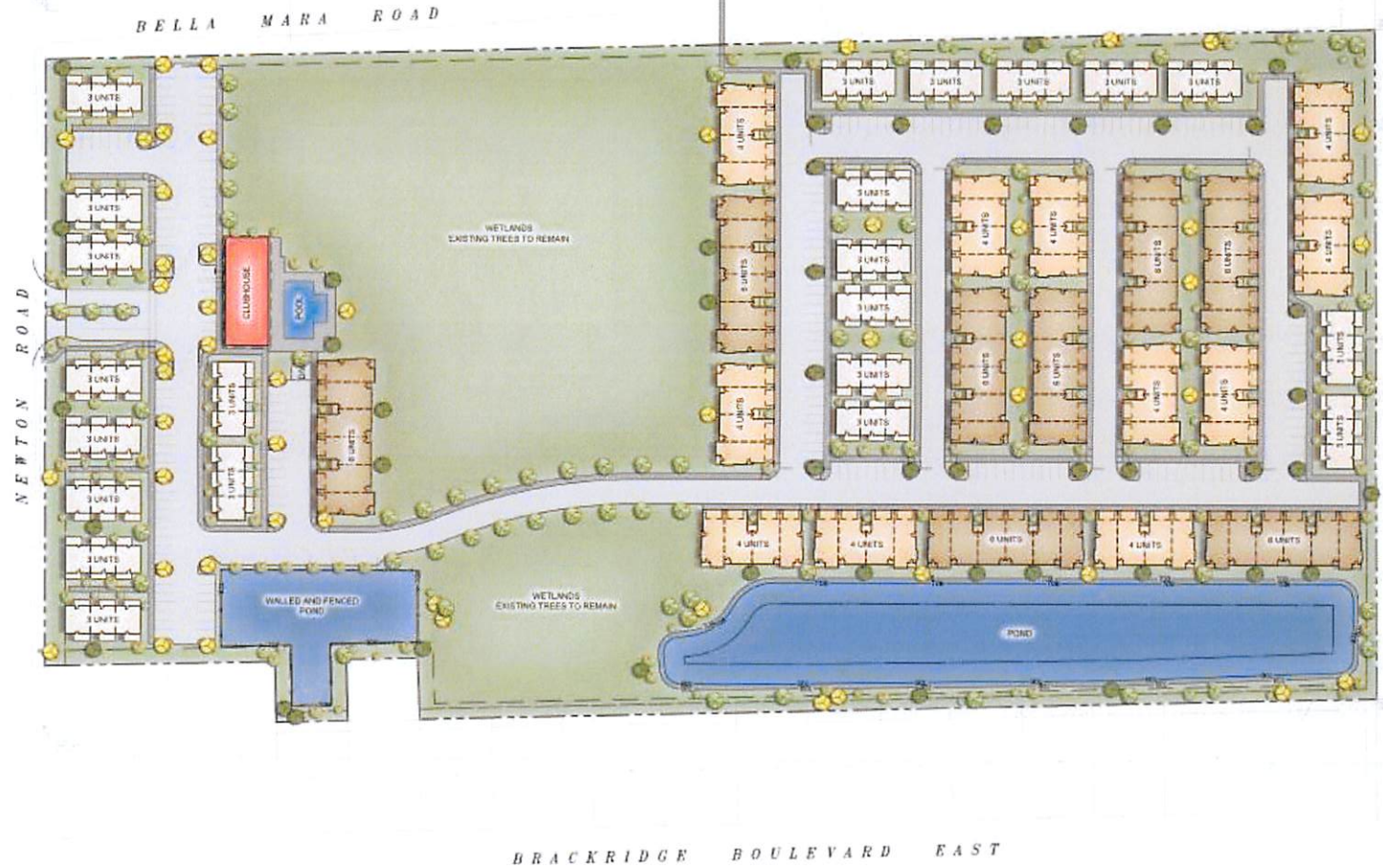


Exhibit A

The Current Site Zoning

- 280 Apartment Units (total)
- Site Plan for Northern Portion of Site Shown

The Avanta Vision for Westgate





The Avanta Vision for Westgate

- 158 Luxury Townhome Rentals
- Gated Community
- Long-Term Rentals
- Clubhouse & Pool



The Avanta Vision for Westgate

- Professionally managed
- Connectivity to adjacent City Park with playground, soccer fields, & open areas
- Private backyards & private entryways
- Majority have garages



The Avanta Vision for Westgate

- Aesthetically Pleasing
- Each building with 3 different elevations & 4 color schemes
- Non-repeating standards



The Avanta Vision for Westgate

- High-End Master-Planned Community standards
- Landscaped community nodes and greenspace
- Resort style pool and clubhouse
- Interconnecting pedestrian trails

Interior Finishes

- Granite or Quartz Counters
- Tile or Luxury Vinyl Planking
- Stainless Steel Appliances





Anticipated Rental Rates

# Beds	# Baths	Approx. SF	Base Rental Rate
2	2.5	1,255	\$2,150
3	2.5	1,373	\$2,300
3	2.5	1,429	\$2,400
3	2.5	1,542	\$2,485
4	2.5	1,791	\$2,755

Traffic Study

Trip Generation Comparison Westgate Multifamily								
LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Currently Approved Development								
MultiFamily Housing (Low Rise)	280 units	1,870	110	26	84	141	89	52
Proposed Development								
MultiFamily Housing (Low Rise)	158 units	1,088	72	17	55	88	55	33
Trip Differential (Proposed Minus Approved)		-782	-38	-9	-29	-53	-34	-19
Trip Generation Rates from <i>Trip Generation, 11th Edition</i>								
Daily								
MultiFamily Housing (Low Rise)		[ITE 220]	T = 6.41(X) + 75.31					
AM Peak Hour								
MultiFamily Housing (Low Rise)		[ITE 220]	T = 0.31(X) + 22.85 (24% in, 76% out)					
PM Peak Hour								
MultiFamily Housing (Low Rise)		[ITE 220]	T = 0.43(X) + 20.55 (63% in, 37% out)					

- Proposed Development = 782 less daily car trips







Q&A



Thank you

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