

# High Point Town Square Apartments

## Project Description



High Point Town Square Apartments is the final phase of the High Point PUD planned development neighborhoods. The product and its unit mix is designed to attract an affluent millennial market which enhances High Point's current resident demographics. The uniquely crafted project is comprised of 72 rental apartments configured on 2 acres with 2 types of buildings: Six 6-unit carriage home buildings with enclosed garages, and three 12-unit liner buildings featuring 18 work-liv units. Parking is provided at 1.5 cars per residential unit.

The buildings are configured with 1 bedroom flats on the first floor and two story 2 bedroom townhomes above. The six carriage home buildings

feature 1 car per unit in each attached heated garage accommodating 6 cars per building (one garage space per unit).

## The unit metrics are provided below:

### HPTS Apartments Unit Tabular Data

| Building Type                              | Unit Type | Apt Rentable SF | Units/Bldg | # Bldgs | Total Units | SF Rentable/Bldg |
|--------------------------------------------|-----------|-----------------|------------|---------|-------------|------------------|
| Project                                    |           |                 |            |         |             |                  |
| <b>6-PLEX</b>                              |           |                 |            |         |             |                  |
| 1 Brm Flat - Unit Type A                   | 1 Brm     | 647             | 2          |         | 12          | 1,293            |
| 2 Brm TH - Unit Type B                     | 2 Brm     | 1,410           | 2          |         | 12          | 2,821            |
| 2 Brm TH - Unit Type C                     | 2 Brm     | 1,551           | 2          |         | 12          | 3,102            |
| Total 6-PLEX                               |           | 1,203           | 6          | 6       | 36          | 7,216            |
| <b>6 Building Total</b>                    |           |                 |            |         |             | <b>43,296</b>    |
| <b>LINER BUILDING 12 PLEX</b>              |           |                 |            |         |             |                  |
| 1Brm W/L Flat (Interior) - Unit Type D     | 1 Brm     | 738             | 4          |         | 12          | 2,952            |
| 1Brm W/L Flat (Exterior) - Unit Type D END | 1 Brm     | 752             | 2          |         | 6           | 1,503            |
| 2 Brm TH C (Interior) - Unit Type E        | 2 Brm     | 1,263           | 4          |         | 12          | 5,053            |
| 2 Brm TH C (Exterior) - Unit Type E END    | 2 Brm     | 1,263           | 2          |         | 6           | 2,526            |
| Total 12-PLEX                              | Average   | 1,004           | 12         | 3       | 36          | 12,034           |
| <b>3 Building Total</b>                    |           |                 |            |         |             | <b>36,102</b>    |
| <b>Project Total</b>                       |           | <b>1103</b>     |            |         | <b>72</b>   | <b>79,399</b>    |
|                                            |           | avrg/unit       |            |         | units       |                  |

Unit sizes average 1103 SF and range from 647 SF one bedroom units to 1,551 SF two bedroom townhomes. Unit rents average \$1.44/SF and range from \$1,250/month to \$1,975/month.



**Pocket Parks supplement the central Friendship Park**

The Development Plan reinforces the central focus of activity for the town square and integrates the existing Friendship Center Park into the new neighborhood with supporting pocket parks. These parks separate the liner 3 buildings which define the town square. These pocket parks link to the Carriage Home landscaped courtyards and provide north-south pedestrian walk ways thru the neighborhood. A lushly landscaped linear new provides east-west pedestrian access and provides a garden walk access to the residential entries of the liner and 6-Plex buildings.



**Pedestrian Mew**



**Pocket Park**



**View of neighborhood facing High Point Drive**



**Pergola Entry to Pedestrian Mew**



12 UNIT BUILDING - FRONT ELEVATION



12 UNIT BUILDING - RIGHT SIDE ELEVATION



12 UNIT BUILDING - REAR ELEVATION



12 UNIT BUILDING - LEFT SIDE ELEVATION



6 UNIT BUILDING- FRONT ELEVATION



6 UNIT BUILDING- RIGHT SIDE ELEVATION



6 UNIT BUILDING- REAR ELEVATION



6 UNIT BUILDING- LEFT SIDE ELEVATION

## **Architectural Design**

The traditionally inspired building envelope utilizes long lasting, low-maintenance building materials with classical detailing. Roofs utilize fiberglass shingles on the upper roofs and standing seam metal on the lower roofs which emphasize the pedestrian scale of the façade. Brick masonry and Hardi-Board siding and trim insure a long lasting low maintenance building envelope. Vinyl-Clad Anderson thermal-pane windows and doors enhance the Energy Star rated HVAC systems, which feature individual direct tank-less water heat, individually controlled forced air heating and air conditioning, LED lighting and heated garages.

Even the outdoor trash enclosures are built of similar materials and detailing as the building envelope insuring an integrated architecture style throughout the site.

## **Summary**

The High Point Town Square Apartments are a unique offering in the Chicagoland marketplace. The combination of large apartments, high grade finishes, premium garages, Energy Star sustainability, and formal classical land plan and architecture, all serve the objective of attracting an affluent Millennial Generation renter expecting the quality features of home ownership without its financial obligations. This new neighborhood is a fitting complement to the existing Reflections and Serenity Neighborhoods, while bringing robust activity and residents to complete the vision for High Point's Town Square.

We hope to achieve all final Village approvals by mid-February 2017. With plans and costs finalized by March 1<sup>st</sup>, financing firm commitment and closing can begin for an anticipated construction start in June 2017. Initial occupancies will begin early 2018 with completion and final occupancies by fall 2018.



**Pedestrian Mew Garden Walk**



**6-Plex Courtyard view from Townhome Balcony Decks**