



TOWNSEND TRACE APARTMENTS CITY OF GREENSBORO

A PROPOSED WORKFORCE AFFORDABLE COMMUNITY BY:



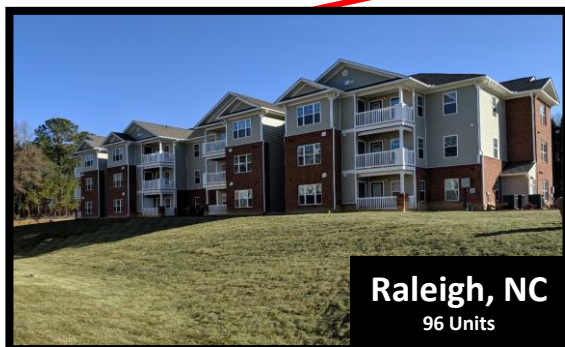
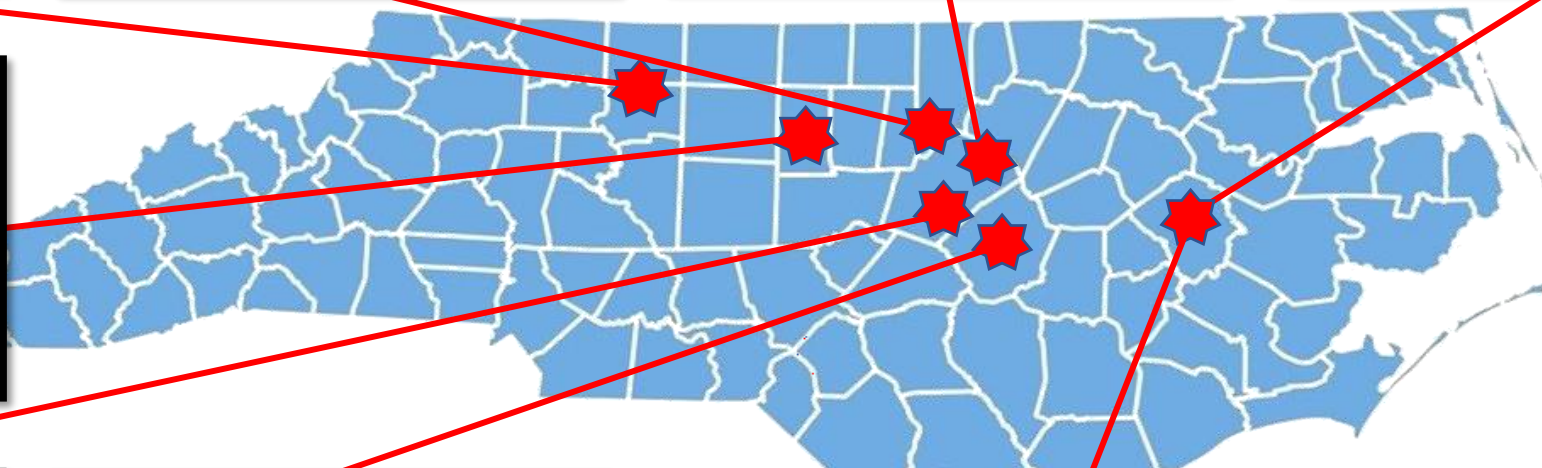
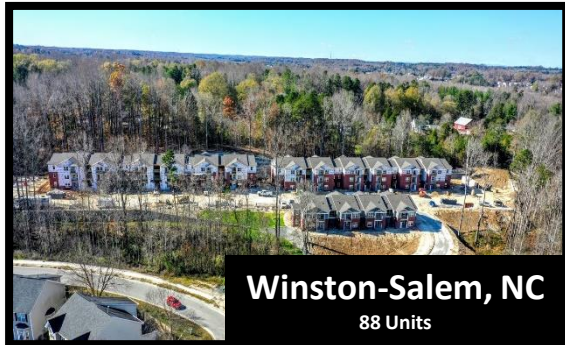


Highland Street, Frederick, MD



- Taft-Mills Group is a Greenville, NC-based Workforce Housing Developer that is active in NC, VA & MD
- Dustin Mills & CJ Tyree have completed more than 90 Affordable Communities during their careers
- Awarded funding on ten similar communities during the last six years
- Ranked in the Top 50 of affordable housing developers nationwide by Affordable Housing Finance Magazine

Recent/Active Affordable Activity





Parkside Commons

Greenville, NC





Wakefield Commons

Raleigh, NC





Vibin' In Peace Productions

ATM

Pawn Way #9
Pawn shop

Bojangles

ngles
ut • Delivery

Razor Car Wash

SITE

E Cone Blvd

Captain D's
Takeout • Delivery

Castrol

Taylor's Discount
Tire & Automotive
repair shop

E Cone Blvd

Sixteenth St

LOWE'S

RETAIL



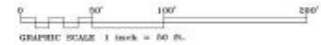
E. CONE BLVD

SIXTEENTH STREET

MULTIFAMILY
RESIDENTIAL

1 Site Plan

Scale: 1" = 50'-0"



SITE INFORMATION

1. SITE ACREAGE - ± 11.83 ACRES
2. SITE ACCESS - SIXTEENTH ST
3. TOTAL PARKING PROVIDED - 321 SPACES INCLUDING 24 H/C SPACES
4. TOTAL NUMBER OF BUILDINGS - (6) RESIDENTIAL BUILDINGS AND (1) COMMUNITY BUILDING
5. FLOOD PLAIN - NONE
6. RETAINING WALLS - NONE

SITE NOTES

MANDATORY
AMENITIES

OPTIONAL
AMENITIES

- 1 COVERED PICNIC AREA (150 SF WITH 2 TABLES AND GRILL)
- 2 MULTIPURPOSE ROOM (250 SF)
- 3 ADA ACCESSIBLE PLAYGROUND
- 4 COVERED PATIO WITH SEATING (150 SF)
- 5 EXERCISE ROOM (WITH NEW EQUIPMENT)
- 6 RESIDENT COMPUTER CENTER (WITH 2 COMPUTERS)
- 7 ADA ACCESSIBLE TOT LOT
- 8 MONUMENTAL ENTRY SIGN
- 9 ADA ACCESSIBLE DUMPSTER AREA WITH SCREENING
- 10 ADA CONNECTION TO PUBLIC WAY
- 11 EXISTING 15' SEWER EASEMENT

REVISIONS

DATE

SHEET TITLE

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PROJECT

SEALS

ARCHITECT

TOWNSEND TRACE, LLC
TOWNSEND TRACE
GREENSBORO, NORTH CAROLINA

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Proposed Building Concept



Community At A Glance

Townsend Trace, Greensboro, NC

Development Team

Project Name: Townsend Trace
Location: Corner of East Cone Boulevard and Sixteenth Street
Developer/Owner: Taft-Mills Group, LLC
Architect: Consolidated Design Group
Engineer: To Be Determined
General Contractor: To Be Determined
Property Manager: Excel Property Management

Development Overview

Project/Housing Type: Workforce Affordable 4% Tax Exempt Bonds
Units: 180 Units
Affordability Levels:
60% - 18-1 Bedroom (802 sq. ft.)
60% - 108-2 Bedroom (1,037 sq. ft.)
60% - 54-3 Bedroom (1,169 sq. ft.)
Rent Range: \$290-\$655 / \$345-\$790 / \$395-\$905
Affordability Period: Minimum of 30 Years

Funding Overview

Total Development Cost: \$31,750,792 (estimated)
Cost Per Unit: \$176,393 per unit



General Overview

The proposed development, Townsend Trace, will be ideally located and highly visible at the intersection of East Cone Boulevard and Sixteenth Street. Residents will benefit from the development's close proximity to multiple amenities including a grocery store, restaurants, and other retail services. The development will provide 180 units geared toward residents making 60% or less of Guilford County's Area Median Income ("AMI").

Proposed Site Amenities



- Computer/Business center
- Exercise Facility
- Playground & Tot Lot
- Resident Event Center
- Centralized Laundry (units will have w/d hookups)
- Indoor/Outdoor Seating Areas and Covered Patio
- Exterior Storage Area and Balcony on each unit

Questions?



Wakefield Commons, Raleigh, NC