



**Parcels 0161A 160 and 0161A 159
Proposed Multi-family Development**

IDP is seeking to rezone approximately 13.32 Acres located at the intersection of Griffin Avenue and South Troop Street. With the large demand for our most recently completed communities (The Ashbury and Freedom Heights), we are now working to develop another family-oriented property. Parcels **0161A 159** (5.18 Acres) and **0161A 160** (8.14 Acres) were formerly used as tobacco warehouses. It appears the previous structures were demolished in the last five to ten years and the land has been vacant since that time. The property is currently zoned C-H and appears to have City provided Water & Sewer service available at the property. IDP is seeking to rezone the property to C-C, which will allow various uses, including multi-family residential.

Our intention is to develop this property in multiple phases. The initial phase will be an 80-unit family-oriented apartment community on the western portion of the site, with a potential construction commencement in 2023. This phase will use slightly less than 7 acres. The remainder of the property could be developed into additional housing at a later date, while the C-C zoning will allow for flexibility with compatible uses in the future. As previously stated, the 1st phase will contain approximately 80 units of residential apartments with a mix of unit types including 1 bedroom /1 bath, 2 bedroom/ 2 bath and 3 bedroom/ 2 bath apartments. We are currently anticipating a mix of two- and three-story buildings on the site similar in nature to the Freedom Heights apartment community located on Bemiss Road. Additionally, we will have a community building containing a leasing office and amenities for the residents. A playground and picnic pavilion will be built on the property for the enjoyment of the residents. The building exteriors will be constructed with a mixture of brick and cementitious siding with a minimum of 35% brick on the exterior. All the buildings will earn a green certification through either the EarthCraft Multifamily program or the Enterprise Green Communities certification.

The proposed development is located within a Designated Revitalization Area under the Valdosta Urban Redevelopment Plan, which highlights the need for quality and safe housing for the residents of Valdosta. Furthermore, there have not been new communities built in the southern side of the city in recent years, IDP believes in the potential of this neighborhood to be redeveloped, having a variety of services within 0.5 miles, such as the McMullen Southside Library, Payton Park, SGMC Health Care South as well as several banks, grocery stores and schools within 1 mile. By allowing this property to have a more flexible use, the City of Valdosta would be helping the community to become a place where people can work, live, shop and play, attracting investment and refreshing this area of town.

Please feel free to contact me if further information is required.

Sincerely

A handwritten signature in blue ink, appearing to read 'Oscar Coronado', is written over a faint, larger version of the signature.

Oscar Coronado
Assistant VP of Development