



WE BUILD PURPOSE-DRIVEN PLACES WHERE YOU *BELONG*

The Twenty3Twenty apartment component consists of one 4-story structure containing all 165 units plus a Clubhouse, Leasing Center, Fitness Center, and metal shade structures along with several resort style amenities including a lagoon style pool, grill stations, dog park, and a fire pit. The apartment project also includes the conversion of an existing office building into an amenity space which is proposed to contain flex office and meeting space along with the maintenance facility. The target market for the apartments will be working professionals with the goal of providing its residents and guests with experiences to fit their desire for living well in addition to leisure and innovative workplace options at their doorsteps. The development is proud to announce a new creative Co-Working, Event and Conference space (10,000 sq. feet) to be a featured amenity for residents and non-residents. Paved pathways throughout the community will provide walkability and bike access, connecting people to places within the development including the nearby park and future street level retail, and dining. For clarity, the apartments are not intended to be student housing and will be marketed accordingly.

To meet the growing needs of the area, Twenty3Twenty will include dining, retail, and commercial office space as noted above.

Traffic, Access, Circulation and Parking Considerations

Designs and proposed uses have taken into account current adjacent traffic patterns and parking and propose site entries on Roosevelt and North Patterson, with anticipation that a new left turn movement will be permitted at the lighted intersection. It is possible to consider the existing curb cut on North Patterson as a right-in/right-out to avoid complicating a left turn at the lighted intersection.

These designs reflect a re-alignment of the northern entry drive. The re-alignment shifts the drive to accommodate additional parking in the commercial area and create a dedicated residential entry corridor into the apartment community.

