Sketch Plan Presentation

July 19, 2018 | Dryden, NY
We are requesting approval of a Special Use Permit for site development of 16.7 acres located in the Hamlet of Varna along 366.
PROJECT TEAM

Here today:

**Kimberly Hansen** – Manager, Development & Design, Trinitas

**Brad Bennett** – VP Development Acquisitions and Finance, Trinitas

**Eli Routh** – VP Property Operations, Trinitas

**Michael Keith** – Civil Manager, HUNT Engineers
PROGRESS SINCE JUNE MEETING

- Reworked Site Plan to incorporate priorities heard at last meeting
  - Reduction in variances requested
  - Added playground along Varna Trail
  - Reduction in number of beds/units
- Worked with Green Consultant and Wetland Consultant to identify critical items and adjustments needed to meet LEED 2009 ND Standards in all buildings
- Initiated conversations with TCAT regarding additional service to development
- Began process of identifying potential commercial tenants
- Brainstormed ideas for parcels owned across 366
REVISED SITE PLAN

- 220 units
- Townhomes
- Mix of 1-4 bedroom units
- Clubhouse
- Pedestrian Access to Varna Trail
- Playground along Varna Trail
- 800 sq ft of commercial space
- Village feel
- 13.17 units/acre:
  - Redevelopment Bonus
  - Green Development Bonus
- Variances Requested:
  - 25% reduction in parking (shuttle provided)
  - 9% reduction in Green Space
  - Reduced Rear Yard Setback for 1 building
  - Perimeter Buffer Setback – remove 15’ offset from buffer
PROPERTY MANAGEMENT OPERATIONS

Property Integrity

- Full time Maintenance staff including Maintenance Supervisor, Maintenance Technicians, and dedicated Groundskeeper.
- 24 hour emergency maintenance response.
- 24 turn around time for completion of all work orders.
- 62 point site audit occurs twice per year.
- Dedicated operating budget for all maintenance repairs.
- 5 year Capital Improvement plan to ensure aging asset is maintained as if new.
- Full time office staff including General Manager, Assistant General Manager, Leasing Manager, Leasing Associates, and Community Assistants.
- On-site Courtesy officer to patrol community and respond to any calls after hours.
- Comprehensive 39 page Resident Handbook consisting of all rules and regulations for the community. Violations of these rules and regulations will be addresses with corrective action, up to eviction and removal from the community.
PROPERTY MANAGEMENT OPERATIONS

Property Shuttles

• Full time shuttle staff who have successfully completed a background check, driving record audit, and drug screen.
• Multiple shuttles that allow for a 15 minute cycle to reduce wait times.
• Shuttles to and from the University to reduce student traffic.
• Shuttles to and from local points of interest, such as grocery stores, to reduce traffic.
• Shuttle hours will vary to meet the community demand, but typically operate from 7:00 a.m. to 7:00 p.m.
• Shuttles will also be available on weekends, and will include extended hours at night on Thursday - Saturday.
• Ridership counts performed daily to determine necessary schedule changes to increase riders and decrease traffic in the surrounding community.
• Communities with shuttles have historically averaged approximately 400 riders utilizing the shuttle program per day.
PROPERTY MANAGEMENT OPERATIONS

Community Engagement

• **Residence Life program** with a purposeful focus on Community, Academics, and Socialization.

• **Monthly events to boost community involvement.** Examples of previous events include, but are not limited to, blood drives, hosting location for community elections, hosting location for town meetings, and speakers that vary from police and fire department representatives to local elected officials.

• Resident gamification. **Residents will be able to earn points that can later be applied to rent discounts or prizes.** Points are earned for many things, but a highlight for this community will be awarding points for random acts of kindness, attending community events, and performing community service.

• **On-site teams.** As part of our compensation package we offer rent discounts for all employees and free housing to all managers. We have found that team members who also live on site have a higher rate of engagement with the community which in turn motivates the residents they service to participate as well.
CO-URBANIZE IS LIVE!

Co-Urbanize is an outreach platform for community engagement in the development process. Please visit the website below to lean more about our project and leave comments or questions for us!

- [https://courbanize.com/projects/thevillage-at-varna/information](https://courbanize.com/projects/thevillage-at-varna/information)
ANTICIPATED PROJECT TIMELINE

- **4.10.18**: First Meeting with Dryden Planning Staff
- **5.14.18**: Introduction to Town Board
- **6.21.18**: Varna Neighborhood Meeting
- **7.19.18**: Sketch Plan Meeting
- **7.26.18**: Presentation to the Planning Board
- **8.16.18**: Board Hearing
- **9.4.18**: Board of Zoning Appeals
- **Fall 2018**: Final Board Approval
- **Spring 2019**: Construction Start
- **Fall 2020**: Project Delivery

The Village at Varna | Dryden, NY
Thank you!

Questions?