

Station Flats Land use Narrative

Location:

Station Flats will be located on Wixom Rd. in between the Target and Sam's club and will be a 4-story state of the art multifamily residence consisting of 160 units. The entrance lines up with Catholic Central High School and it will be a significant improvement to the intersection and will complement the \$100M expansion.

Description:

This residence will have 24 studios, 69 (1) Bedroom, 58 (2) Bedroom and 2 (3) Bedroom units. This development will improve the area by providing residential living to an area that was previously vacant for over 20 years. It will improve the customer base of the local businesses and will help the economy in the area. The shopping center has become very tired, and this development will significantly improve outlook of the immediate district. We have the backing of both Target and Sam's Club, and they fully support the development.

Other Info:

Our previous submittal called for four separate, 3 story buildings of multi-family living consisting of 148 units which is now down to one, 4 story building. The revised design is a much more efficient use of the property and allows for better circulation and a much more robust amenity package. The developments amenity space will include a clubhouse, a pool and lounging area, co workspace, as well as a café/coffee shop tenant and dog run. In addition, some of the units will be designed as live-work units to accommodate residents looking to work from home. The project will also now be connected with sidewalks to the park just south of the property which will allow great connectivity between the uses along Wixom Rd. These types of mixed-use projects are being created nationally where retail centers are left unfinished and cities have recognized the merit of a residential retail mix.