



Meeting Title: July TANC Meeting/DMD Public Meeting: Twin Aire and Drive In Site RFP Presentations.
 Meeting Date/Time: 7/20/2023 at 6:30 PM

In Person Attendees: Alexander Olivero, Andrew Hayenga, Steve and Anete Kline, Amanda Stirn, Amanda Broderick, Stefanie Wilson, Carlie Turner, David Leazenby, Paul Hartig, Gloria Strode, Edgar Guadarrama, Ike McCoy, Anne Holy, Shirley Stephenson, Jon Bohlander, Juliet Port, Kate Voss, Kathleen Boyd, Kelli Mirgeaux, Khalil-Ullah al-Muhaymin, Amelia Smith, Rob Grigsby, Lasima Packett, Angela Rolf, Michael Deckard, Brenda McAtee, Griffin O’Gara, Leah O’Gara, Peggy Frame, Scott Perkins, Rachel Cooper, Charletta Simmons, Stacie Jasorka, Teresa Banda, Todd Wills, Nancy Tucher, Dr. Yvonne Kirk, Treva Rolf, Brenda Wills, Kevin Austin, Arnold Cooper, Deana DeBaun, R. Duke, Nichole Goddam, Mark Lloy, Shirley McMullin, Jennifer Paulson, Guy Perry, Sharon Perry, Diana Raines, Anjela Serrano, Chase Smith, and Cliff Unknown

Online Attendees: Bryce Gustafson, Cynthia Maxwell, David Flaherty, Debbie Stader, Elizabeth Nash, Hannah Allison, Jackie Whitney, Mike, Jeff Sparks, William Malone, Rita, and two unknown phone numbers.

Facebook Views: 91 as of 8/10/2023

Agenda Topic:	Notes:	Action Items (What, who, timeline, etc.):
Welcome Ike McCoy Department of Metropolitan Development	Ike went over the in-person meeting rules, procedures, agenda, and goals. He explained the purpose of the meeting was to hear from the five development teams and what they believe is possible for the Twin Aire and Drive-In Site.	To listen to the meeting or view the slideshow of proposal information please go to https://www.sendcdc.org/twinairepublicmeeting
TWG Jay Smith, Vice President	This development plan only affects the old drive-in site and prioritizes multi-family housing and neighborhood amenities like greenspaces.	Survey link: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUMDdaRk5NVDYwTFdMUVJGSTE5U1c0MDM3UCQIQCNOPWcu&origin=QRCode
Deylen Realty, Blackline, Anderson + Bolander, Onyx + East	The drive-in site would prioritize townhomes and single-family residences that would get connected to the existing neighborhoods in Twin Aire. The shopping center site would prioritize grocery, retail, and multifamily units.	Survey link: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUQkRGMVdEVk1QVEIyMzZZUjNZMkdTNzFURSQIQCN0PWcu&origin=QRCode



Buckingham Companies, RDOOR Housing Corporation	<p>The drive-in site would focus on diverse housing (supportive housing, workforce rental housing, townhomes for rent/sale, market rate housing...). The shopping site would prioritize enhancing retail and grocery stores.</p>	<p>Survey link: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUQ0QxUEIxWERXNUU1QJCVVRMWEYxT0pYViQIQCN0PWcu&origin=QRCode </p>
KCG Companies, Ascent Development Group LLC	<p>The drive-in site would focus on rental/ownership opportunities as well as senior living. The shopping site would expand the commercial space and include workforce housing above. The plan highlights sustainable design with green standards and community spaces.</p>	<p>Survey link: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUMFNFU1BBOFA4WVFIvIpaUVY5UDhaOTU0TiQIQCN0PWcu&origin=QRCode </p>
Flaherty & Collins	<p>This plan would prioritize the expansion of retail space (groceries, restaurants, fuel station, etc...), and add 200 housing units (multifamily unit focus).</p>	<p>Survey link: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUQUk2WVEwSIBTME5INIRLOVY3SjJFOTE0TCQIQCN0PWcu&origin=QRCode </p>
SEND Updates	<p>Surveys are due August 3rd!</p>	<p>Overall survey for RFP: https://forms.office.com/Pages/ResponsePage.aspx?id=jlBowETe0mnGssbF9Fr6BAMQAwXDeFKnWU-QLKF5qRUOFhNUVVCUFRBTIdPSIZCRlpSTVYVjg2QSQIQCN0PWcu&origin=QRCode </p>

Twin Aire Drive-In and Shopping Plaza RFP Public Meeting

Thursday, July 20th

Ike McCoy – Principal Program Manager for Real Estate and Land,
Department of Metropolitan Development, City of Indianapolis

Welcome & Introductions





Twin Aire RFP – Brief Overview

- **2017/18** - City breaks ground on the CJC and acquires the Twin Aire Drive-In.
- **2021** – Health and Hospital buys the Twin Aire Shopping Center.
- **2022** – City releases a request for interest (RFI) on Both Sites.
- **Spring of 2023** – City follows up and releases a Request for Proposal (RFP)
- **July 18th and 19th** – City receives and opens five bids.
- **July 20th** – Public meeting to obtain comment

Tonight's Goals & Ground Rules

- The purpose of tonight's meeting is to hear directly from the five development teams that have responded to the RFP Directly.
- Each team will have 15 minutes to present their concept/vision for how they would redevelop the site(s).
- You have 5 minutes to fill out a survey at the end of the presentation. The surveys are found on the meeting agenda – which you can fill out on your phone by scanning the QR code for each presentation. I will time sections with my cell phone!!
- If you cannot fill it out on your phone raise your hand. Staff will provide paper surveys to you now.

Tonight's Goals Continued...

- Feedback gathered tonight will be strongly considered along with:
 - Achieving objectives/matching the statement of need as laid out in the RFP.
 - Feasibility of each project.
 - Demonstrated capacity.
 - Delivering on community goals and providing benefits to the community.

Statement of Need

DMD, in partnership with HHC, is seeking an experienced, knowledgeable, financially-sound, developer(s) who will work with both agencies to execute redevelopment of the Twin Aire Shopping Center and Drive-In Site. Competitive responses will include;

- **Prioritizing redevelopment of the Twin Aire Shopping Center with expanded mixed use and retail opportunities with an emphasis on preservation and expansion of grocery anchor tenant.**
- **Redevelopment of the Twin Aire Drive-in Site with an emphasis on single family homeownership opportunities and multifamily development - both with a mixture of housing types including workforce and affordable housing options.**
- **Specific component that includes retail and office space for government, nonprofit, health, or career development organizations.**
- **Incorporation of community amenities and benefits.**



Before We Get Started...

- What you see tonight is conceptual and will be the presenters best good faith proposal for what they believe is possible – what the layout of the site, the infrastructure, and the market will support.
- It is DMD's job to assist with making this happen.
- But, there is no absolute guarantee that whichever bidder gets selected will be able to execute the project exactly as proposed. What is being presented tonight is a conceptual view of what they believe is possible.
- Judge each proposal based on the concepts and types of development presented.
- Finally, any development will take place over years – hopefully beginning in 2024.





RFP -TWIN AIRE PROPOSAL

RFP-13DMD-2023-5 | JULY 2023

COMPANY OVERVIEW

Founded in 2007	Headquartered in INDIANAPOLIS, IN	270+ Employees	\$2B+ Development Costs	110+ Developments	11,500+ Units Developed
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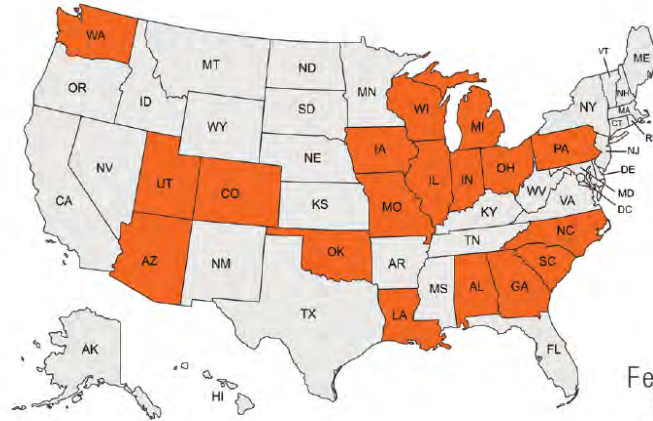
MARKET RATE DEVELOPMENT

Market Rate & Mixed-Use
Conventional Financing
Historic Tax Credits
Opportunity Zones

100-300+ units

Equity Sources:

Private Family Office
Private Equity Funds
Public Private Partnerships



TAX CREDIT DEVELOPMENT

Low Income Housing Tax Credits
9% LIHTC
4% Bonds—mixed income
40-250 units

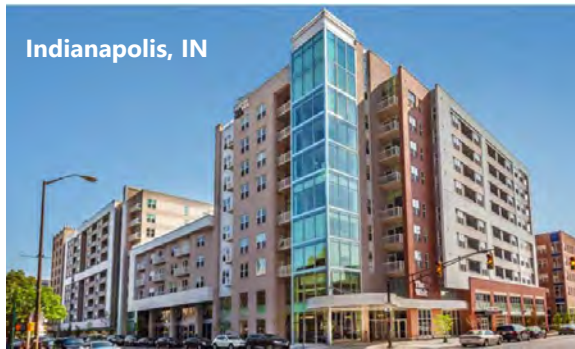
Affordable Acquisitions:
300+ units

Equity Sources:

Federal Tax Credits
State Tax Credits
Historic Tax Credits
Local Funding

20+ PROJECTS | **\$880MM+** TDC | **DEAL SIZE: \$25MM - \$70MM+**

DEAL SIZE: \$8MM - \$95MM+ | **\$1.3B+** TDC | **80+** PROJECTS



DEVELOPMENT SITE PLAN



247 Units: 60%-120% AMI Range

- 125 1BR
- 88 2BR
- 34 3BR

Parking:

- 250+ Surface Parking Spaces

Amenities:

- Clubhouse
- Dog park/wash station
- Pool/Pool deck
- Pool Pavilion
- Grilling stations
- Fitness room
- Community lounge
- Co-working space

OVERALL SITE CONCEPT | SITE PLAN



DEVELOPMENT RENDERING



CATALYST PROJECT | CONCEPT 1

DESIGN ELEMENTS LEGEND

- ① 4 STORY MULTI FAMILY BUILDING
- ② 3 STORY MULTI FAMILY BUILDING
- ③ CONCEPT 1 NEIGHBORHOOD ENTRY PERSPECTIVE
- ④ COMMON AREA AND FEATURE ARCHITECTURAL ELEMENTS ORIENTED TOWARD SOUTHEASTERN AVENUE ENTRANCE TO NEIGHBORHOOD
- ⑤ BUILDING SITED TO HOLD RESIDENTIAL NEIGHBORHOOD EDGE ON PLEASANT RUN PARKWAY
- ⑥ PARK FACING RESIDENT ENTRY POINT WITH ARCHITECTURAL FEATURE ELEMENTS.



CATALYST PROJECT | CONCEPT 2

DESIGN ELEMENTS LEGEND

- ① 4 STORY MULTI FAMILY BUILDING
- ② RESIDENT CLUBHOUSE / AMENITIES BUILDING SITED TO BE FOCAL POINT TO HOYT AND RURAL STREET NEIGHBORHOOD ENTRANCE
- ③ CONCEPT 2 NEIGHBORHOOD ENTRY PERSPECTIVE
- ④ FEATURE ARCHITECTURAL ELEMENTS ORIENTED TOWARD SOUTHEASTERN AVENUE ENTRANCE TO NEIGHBORHOOD
- ⑤ BUILDING SITED TO LOOK OUT ON TWIN AIRE PARK
- ⑥ LARGE OPEN RESIDENT LAWN OPEN TO PEDESTRIANS OFF OF PLEASANT RUN PARKWAY



DEVELOPMENT RENDERING



PROPOSED PARTNERS





TWG

Chase Smith
VP of Market Rate Development

csmith@twgdev.com

317-439-2703

Presentation 1

Twin Aire RFP Community
Feedback Survey - Presentation 1



Twin Aire RFP Encuesta de
retroalimentación de la comunidad
- Presentación 1





TWIN AIRE

TWIN AIRE SHOPPING PLAZA & DRIVE IN SITE RFP RESPONSE



ONYX⁺EAST



An aerial architectural rendering of a city development project. The image shows a grid of streets with various building footprints and structures. A prominent feature is a circular area on the left side, possibly a park or a central plaza. The text 'Deylen Realty' is overlaid in the center of the image in a large, bold, black font. The overall style is a light, semi-transparent architectural visualization.

Deylen Realty

TWIN AIRE RFP RESPONSE



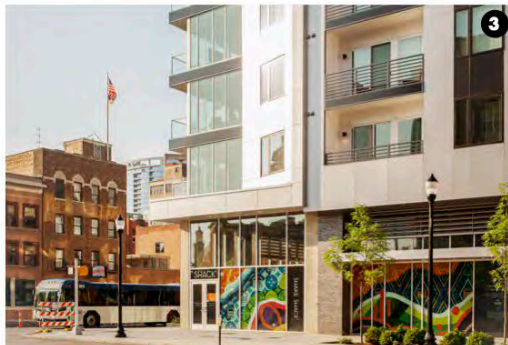
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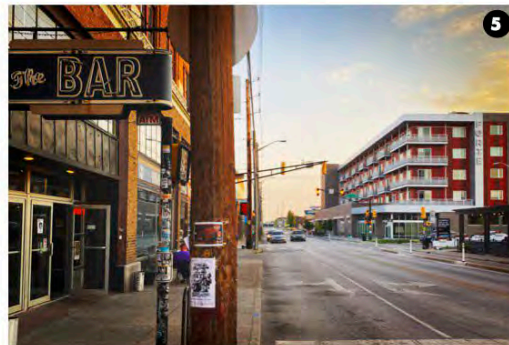
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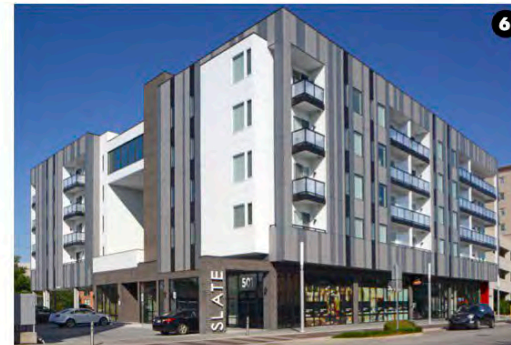
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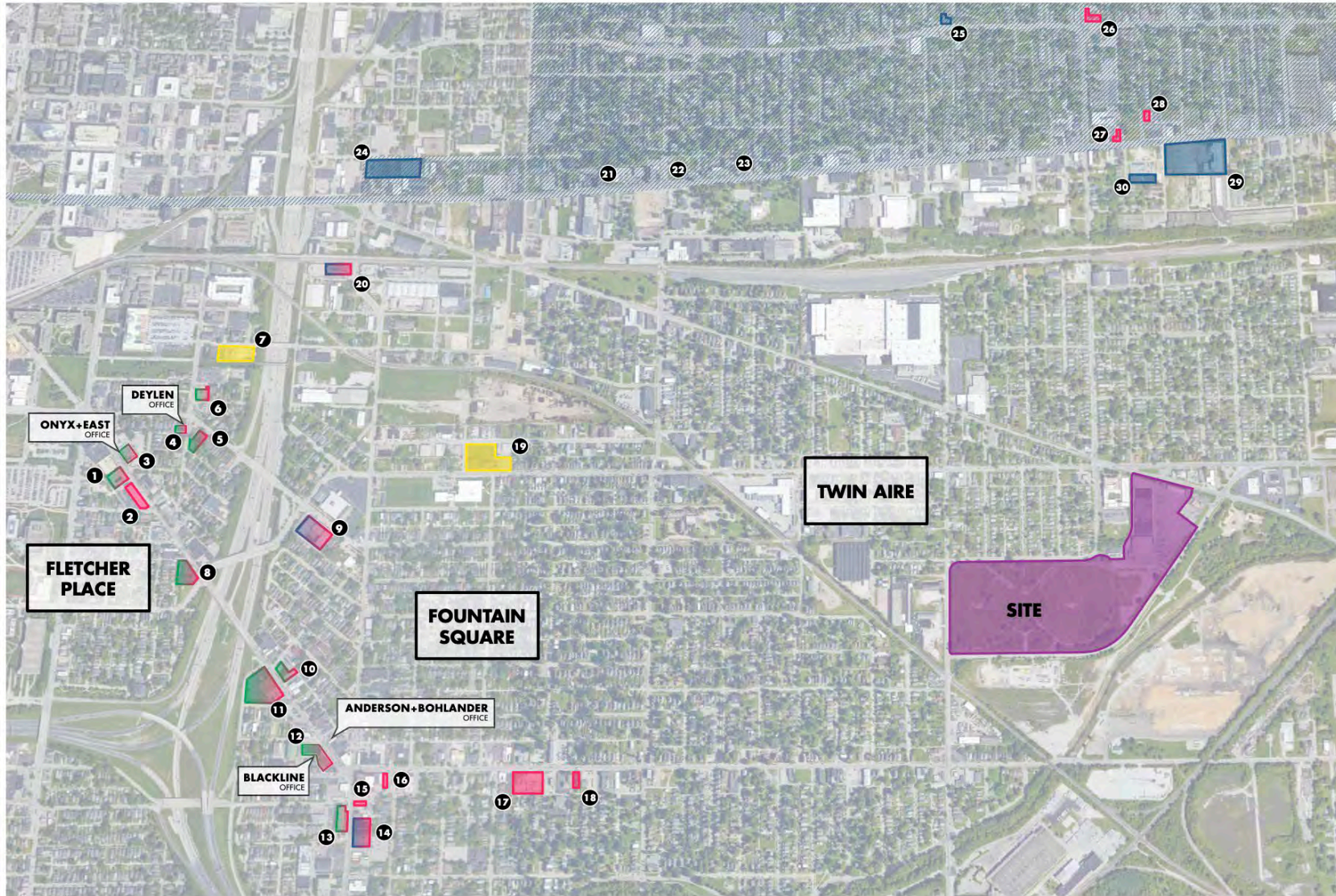
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PREVIOUS WORK

- 1 MURPHY ARTS CENTER
- 2 THE HINGE (MIXED-USE/MULTI-FAMILY)
- 3 ARDMORE (MIXED-USE/MULTI-FAMILY)
- 4 ARDMORE (MIXED-USE/MULTI-FAMILY)
- 5 FORTE (MIXED-USE/MULTI-FAMILY)
- 6 SLATE (MIXED-USE/MULTI-FAMILY)

TWIN AIRE RFP RESPONSE

Our Collective Commitment to the Area



CONNECTIVITY

- 1 SLATE APARTMENTS | MIXED USE MULTI-FAMILY
BLACKLINE / DEYLEN DEVELOPMENT
- 2 MOZZO APARTMENTS | MIXED USE MULTI-FAMILY
BLACKLINE
- 3 ONYX+EAST HEADQUARTERS | OFFICES
BLACKLINE / DEYLEN DEVELOPMENT
- 4 FLETCHER PLACE LOFTS | MULTI-FAMILY
BLACKLINE / DEYLEN DEVELOPMENT
- 5 FLETCHER PLACE TERRACE | MIXED USE MULTI-FAMILY
BLACKLINE / DEYLEN DEVELOPMENT
- 6 THE PIN BUREAU | OFFICES
BLACKLINE / DEYLEN DEVELOPMENT
- 7 SWITCHYARD | TOWNHOMES
ONYX+EAST
- 8 HINGE | MIXED USE MULTI-FAMILY
BLACKLINE / DEYLEN DEVELOPMENT
- 9 PINNEX | MULTI-FAMILY
BLACKLINE / ANDERSON BOHLANDER
- 10 WOESNER BUILDING | COMMERCIAL/RETAIL
BLACKLINE / DEYLEN DEVELOPMENT
- 11 LINK | MIXED USE MULTI-FAMILY (STARTING SUMMER '23)
BLACKLINE / DEYLEN DEVELOPMENT
- 12 MURPHY ARTS BUILDING | OFFICES/ART STUDIOS
BLACKLINE / A DEYLEN DEVELOPMENT
- 13 FORTE | MIXED USE MULTI-FAMILY
BLACKLINE / DEYLEN DEVELOPMENT
- 14 UNION SQUARE | MIXED USE MULTI-FAMILY
BLACKLINE / ANDERSON+BOHLANDER
- 15 THUNDERBIRD | RESTAURANT
BLACKLINE
- 16 KUMA'S CORNER | RESTAURANT
BLACKLINE
- 17 THE EDGE | MIXED USE MULTI-FAMILY
BLACKLINE
- 18 DRAFT | OFFICES/CO-WORKING
BLACKLINE
- 19 COLERE | TOWNHOMES
ONYX+EAST
- 20 THE PASSAGE | MIXED USE MULTI-FAMILY
BLACKLINE / ANDERSON+BOHLANDER
- 21 REENERGIZE EAST WASHINGTON STREET
ANDERSON+BOHLANDER
- 22 BLUE LINE CORRIDOR - TOD STRATEGY
ANDERSON+BOHLANDER
- 23 ENGLEWOOD - GREAT PLACES 2020 PLAN
ANDERSON+BOHLANDER
- 24 GATHYR APARTMENTS | MIXED USE MULTI-FAMILY
ANDERSON+BOHLANDER
- 25 OUTREACH INC. HEADQUARTERS | OFFICES
ANDERSON+BOHLANDER
- 26 ST. LUCAS LOFTS | MULTI-FAMILY
BLACKLINE
- 27 TIAOLI | RESTAURANT
BLACKLINE
- 28 OXFORD FLATS | MULTI-FAMILY
BLACKLINE
- 29 PR MALLORY CAMPUS REDEVELOPMENT
ANDERSON+BOHLANDER
- 30 OXFORD PLACE SENIOR APARTMENTS
ANDERSON+BOHLANDER



NEARBY PROJECT MAP

An aerial architectural rendering of a city plan. A specific area is highlighted in a light green color, representing the 'Blackline' project. This area includes a large circular park or plaza on the left, a central residential or commercial block, and a long, narrow strip of development along a waterfront or canal on the right. The rest of the city grid is shown in a faded, light gray tone. The text 'Blackline Anderson + Bohlander' is overlaid in the center of the highlighted area.


**Blackline
Anderson + Bohlander**

TWIN AIRE RFP RESPONSE



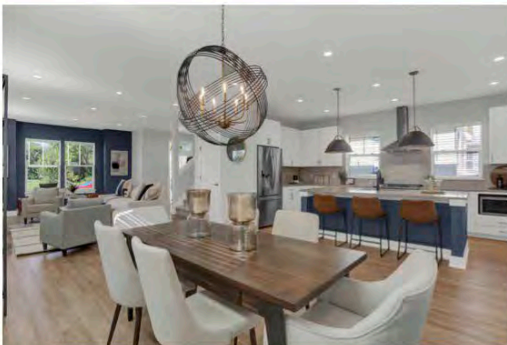
VISION

- 1 TOWNHOMES
- 2 SINGLE FAMILY RESIDENCES
- 3 CLUBHOUSE
- 4 ENTERTAINMENT STAGE
- 5 COMMUNITY GREEN SPACE
- 6 COMMUNITY CENTER
- 7 3-STORY WALK-UP APARTMENTS
- 8 PARKING GARAGE
- 9 1-STORY RETAIL, 4-STORY OFFICE SPACE ABOVE
- 10 1-STORY RETAIL, 4-STORY MULTIFAMILY ABOVE
- 11 GROCERY, 4-STORY MULTIFAMILY ABOVE
- 12 FLEXIBLE COMMERCIAL SPACE
- 13 EXISTING RETAIL
- 14 MCDONALD'S

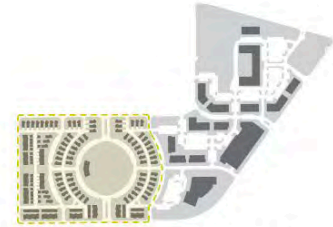
An architectural rendering of a city development project. The scene is viewed from an elevated perspective. In the center, a cluster of modern, multi-story buildings is highlighted in a light grey color, contrasting with the surrounding area which is rendered in a lighter, semi-transparent grey. To the left of this central cluster, there is a circular green field, possibly a park or sports field, surrounded by a curved path and smaller structures. A prominent road with a roundabout or interchange is visible in the upper right quadrant. The overall aesthetic is clean and modern, typical of urban planning presentations.

Onyx + East

TWIN AIRE RFP RESPONSE



MOOD BOARD



Note: These images are meant to serve as a source of inspiration for the development and as examples of the art of the possible.

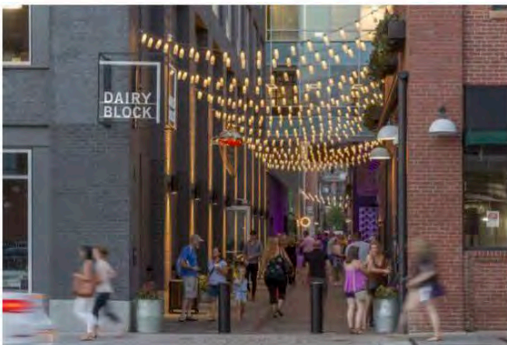
TWIN AIRE RFP RESPONSE



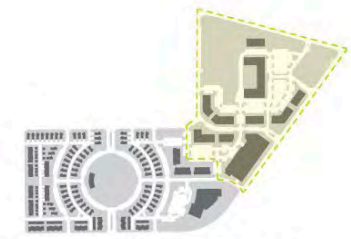
VISION

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TWIN AIRE RFP RESPONSE

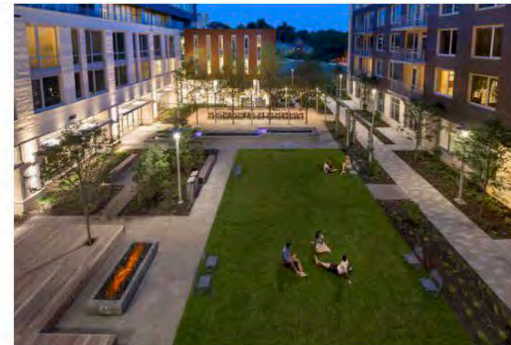
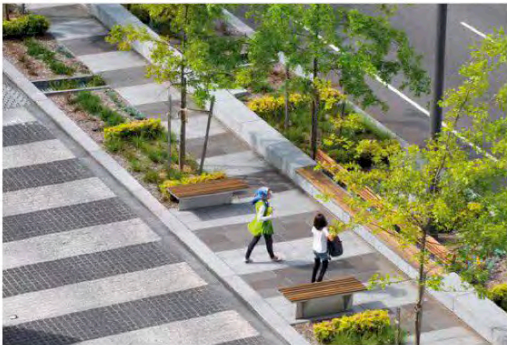


MOOD BOARD

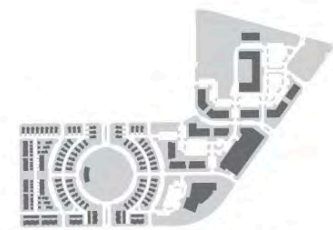


Note: These images are meant to serve as a source of inspiration for the development and as examples of the art of the possible.

TWIN AIRE RFP RESPONSE



MOOD BOARD



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Thank You



ONYX⁺EAST



Presentation 2

Twin Aire RFP Community
Feedback Survey - Presentation 2



Twin Aire RFP Encuesta de
retroalimentación de la comunidad
- Presentación 2





Twin Aire Development Plan







Windsor Apartments



Illinois Place



Concord Apartments



Wexford Apartments

Existing Site



Concept Plan



Twin Aire Drive-In Site





Twin Aire Shopping Plaza



Proposed Phasing Plan



Total Investment	Total New Housing Units	Market Rate/ Non Subsidized Units	Subsidized / Workforce Units	Commercial Space
\$280-290 million	1,000-1,100	40%	60%	40,000 - 55,000 retail shopping center 15,000 - 30,000 new commercial space

Thank You!!!!



Presentation 3

Twin Aire RFP Community
Feedback Survey - Presentation 3



Twin Aire RFP Encuesta de
retroalimentación de la comunidad
- Presentación 3



Twin Aire Redevelopment Proposal

COMMUNITY MEETING

JULY 20, 2023



Development Team



- ▶ Joint Venture Partnership between two Indianapolis based developers, KCG-Companies, LLC and Ascent Development Group.
 - ▶ Retreat at Scioto Creek: 264-unit Workforce Housing to be completed in the winter of 2024 (Columbus, OH).
- ▶ KCG Companies: Fully integrated development firm with in-house design, construction, and property management. With over \$2.0 billion in multi-family development experience, KCG was ranked as the 8th largest developer of affordable & workforce housing in 2022.
- ▶ Ascent Development Group: Indianapolis developer with local experience through previous employer: Vue (market rate), Reserve at White River (affordable senior), Lakes at Crossbridge (workforce housing / rehab), The Gables (Greenwood - workforce housing / new construction).
- ▶ Commercial developer and single-family homebuilder partners to be identified prior to site control.

Phase I: (Shopping Plaza Site):

- 186 units of Workforce Housing over approximately 70,000 square feet of Commercial Space.
- One-, two-, and three-bedroom units with rents ranging from \$950 to \$1,325.
- 3-Acre Pocket Park to accommodate food trucks, outdoor seating, and opportunities to display local art.

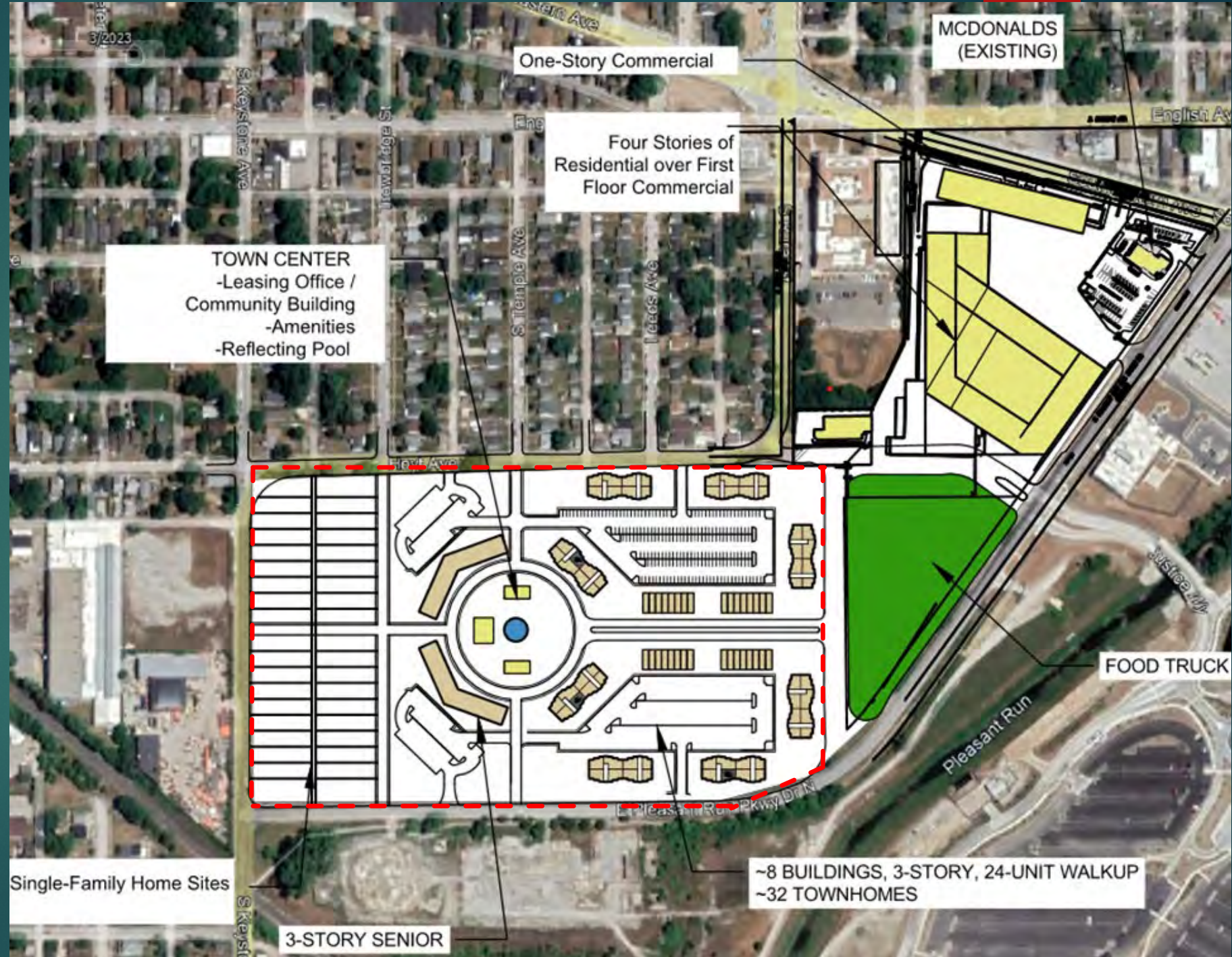


Phase II: (Drive-In Site):

- A mix of rental and homeownership opportunities for both families and seniors
- 38 Single Family homesites 32 Workforce Housing Townhomes
- Three-Story Walk-Up Units
- Three-Story, Interior Corridor Elevator Buildings with 100% Accessibility
- Centralized Community Space (Property Management, Community Building, Park, Dog Park)



Urbana at Hioaks, Richmond VA



Development Priorities

Sustainability / Green Design:

Each residential building will exceed requirements for either LEED Silver, Enterprise Green Communities, or National Green Building Standards.

Enhanced Accessibility: 100% accessible elevator buildings, all first-floor visitable units, adaptable units.

Focal Point: **3-Acre park** emphasizing food trucks, lunch areas, and opportunities for local artists to memorialize the neighborhood history.

Community Engagement: **Design Charrettes** incorporated into project timeline to ensure the design delivers upon the needs and vision of the community.

A mix of **single-family homeownership** opportunities as well as **workforce housing rents** affordable to **families** and **seniors at 60% AMI** or less (Aging in Place).

Commercial space available for several uses, including retail, restaurants, healthcare, non-profit / community space, government offices, etc.

Improvement to **public infrastructure** (Hoyt Avenue) incorporating sidewalks and paths to promote **connectivity** and **walkable blocks**.

Local Job Outreach through job fairs and partnerships with local organizations to solicit local employees with focus on **Minority, Women, Veteran and Disabled Owned Businesses**.



The Heights at Jackson Village, Fredericksburg VA



SandPiper Terrace, Winder GA



Shockley Terrace, Anderson SC

Timeline / Milestones

Developer Selection	9/1/2023
Third-Party Partner Selection (Commercial & Single-Family)	10/15/2023
Engage Design Team (Architect, Civil, Landscaping)	11/1/2023
Negotiate Site Control	12/15/2023
Community Engagement Meeting	3/1/2024
Engage Community Artist(s)	5/1/2024
Design Charrette One	5/2/2024
Design Charrette Two	7/1/2024
Final Presentation to Community	8/15/2024
Rezone Petition Filed	11/1/2024
Hearing Examiner	2/1/2025
MDC Hearing	4/1/2025
City-Council Hearing	6/1/2025
Phase I - 4% RHTC & Workforce Housing Credit Submission	7/1/2025
Construction Start	6/1/2026
Construction Completion	9/1/2028
Phase II - 4% RHTC & Workforce Housing Credit Submission	7/1/2027
Construction Start	6/1/2028
Construction Completion	8/1/2030



Urbana at Hioaks, Richmond VA

Thank You!

Michael Rodriguez
Ascent Development Group, Principal
mrodriguez@ascentdevgrp.com
317.964.1302

Presentation 4

Twin Aire RFP Community
Feedback Survey - Presentation 4



Twin Aire RFP Encuesta de
retroalimentación de la comunidad
- Presentación 4





FLAHERTY & COLLINS
PROPERTIES

INTRODUCTION

35 PROJECTS

\$3 BILLION
IN DEVELOPMENT

271 AWARDS
SINCE 1993

28th
Top Developers
2022

8th
Top National
Commercial
Development Firms
2022



FLAHERTY & COLLINS
PROPERTIES



Based in Indianapolis, IN since 1993



Development, Design, Construction, and
Property Management

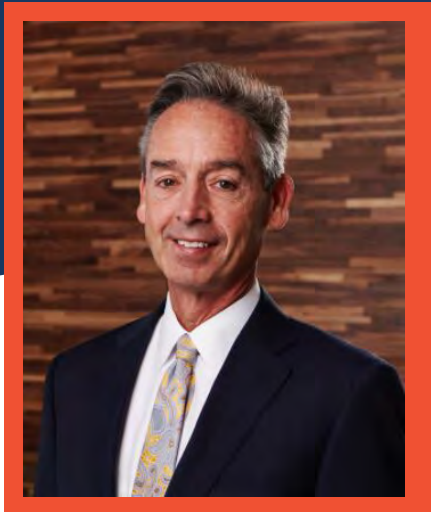


Developed over 5,000 units and 164,500
sq. ft. of retail across the Midwest

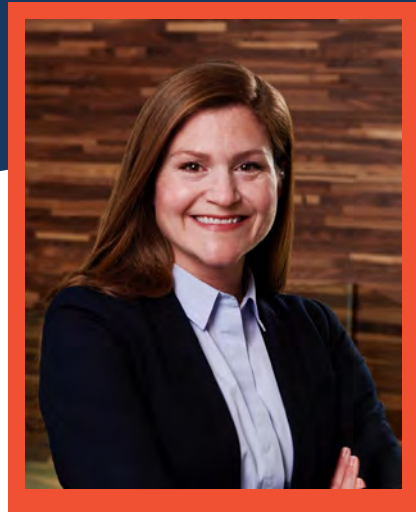


400+ employees

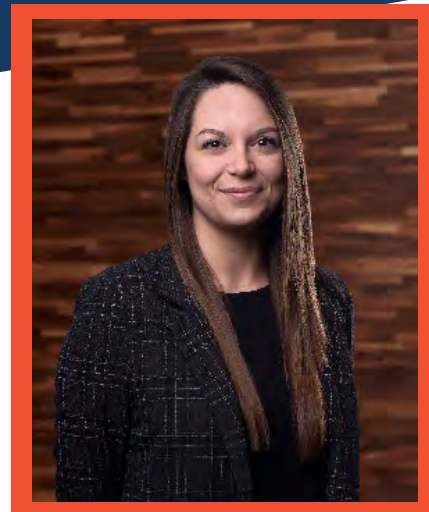
MEET THE F&C TEAM



DAVID FLAHERTY
Chief Executive Officer
F&C Development



JULIE COLLIER
Vice President
F&C Development



DANI MILLER
Developer
F&C Development



BRANDON BOGAN
Vice President
F&C Design and
PreConstruction



FLAHERTY & COLLINS
PROPERTIES

PROJECT VISION

TWIN AIRE SHOPPING PLAZA



- RETAIL
- RESIDENTIAL
- LEASING & AMENITY



RETAIL OUTPARCEL
(7,500 SF)

KROGER FUEL CENTER
(APPROX. 0.75 - 1 ACRE)

KROGER
(55,000 SF)

LEASING & AMENITY
(6,000 SF)

OPEN/GREEN SPACE
(APPROX. 20,000 SF)

RESIDENT PARKING

PLAYGROUND

SOUTHEASTERN AVE

PLEASANT RUN PARKWAY

JUSTICE WAY

S RURAL ST

RETAIL PARKING

PLAYGROUND

LOADING DOCK(S)

MULTIFAMILY UNIT MIX

Unit Type	Square Footage	# of Units	AMI %	Rent + Utilities	Income Limit
One-Bedroom	725	3	50%	\$810	\$33,850 (1 person)
One-Bedroom	725	67	60%	\$1,001	\$40,620 (1 person)
Two-Bedroom	950	100	60%	\$1,200	\$52,260 (3 person)
Three-Bedroom	1,100	30	60%	\$1,385	\$58,020 (4 person)



FLAHERTY & COLLINS
PROPERTIES

CAPACITY TO DELIVER



360

M A R K E T
S Q U A R E





PARKSIDE
AT TARKINGTON



FLAHERTY & COLLINS
PROPERTIES

QUESTIONS/COMMENTS?

Presentation 5

Twin Aire RFP Community
Feedback Survey - Presentation 5



Twin Aire RFP Encuesta de
retroalimentación de la comunidad
- Presentación 5



Overall Survey - Thank you!

Twin Aire RFP Community
Feedback Survey - Overall
Feedback



Twin Aire RFP Encuesta de coment
arios de la comunidad -
Comentarios generales

