Broadway Investors, LLC

Multi-family concept proposal:
W. 66th & Queen Ave. S.
Subject Site Location
Proposed Use

• Option A – 36+ unit multi-family building

• Option B – 92+ unit multi-family

• Option C – 184+ unit multi-family
Proposed Use: Option A

Key Features:

3 stories
36+ units
- 7 studio
- 13 1 BR
- 4 1 BR + Den
- 12 2 BR

15 surface parking stalls
33 underground parking
1.33 parking ratio

Amenities include:
Community room
Fitness center
1 elevator
Proposed Use: Option B

Key Features:

- 4 stories
- 92+ units
  - 14 studio
  - 35 1 BR
  - 13 1 BR + Den
  - 30 2 BR

- 15 surface stalls
- 129 underground stalls
- 1.57 parking ratio

Amenities include:
- Community room
- Fitness center
- 2 elevators
- 2\textsuperscript{nd} level patio
- Rooftop deck with dog run
Proposed Use: Option C

Key Features:

4 stories
184+ units
• 30 studio
• 71 1 BR
• 26 1 BR + Den
• 57 2 BR

15 surface stalls
257 underground stalls
1.40 parking ratio

Amenities include:
Community room
Fitness center
3 elevators
2nd level patio
Rooftop deck with dog run
Market Study
Maxfield Research and Consulting, LLC

• Primary Market Area (PMA) is expected to grow 6.8% between 2017 and 2025, adding 9,677 people and 4,044 households (6.5%).

• The 25 to 34 age cohorts are expected to grow between 2017 and 2022 by 4.1%

• 2017 Q3 vacancy rates in the PMA was 3.1% vs. an equilibrium rate of 5%, pointing to a shortage of rental housing.

• In the same time period, Richfield specifically had an overall vacancy rate of 1.2%
Examples of Exterior Finishes
Examples of Exterior Finishes
Examples of Exterior Finishes
Examples of Exterior Finishes
Affordable Family Housing Concept
East 66th Street & Portland Avenue, Richfield
Exterior Rendering