

The Charles At Karcher Subdivision

Phasing Plan:

Phase 1 – 13.2 AC

47 Single-family
Cougar Pathway

Phase 2 – 5.9 AC

50 Townhomes
Roundabout at Lake & Moss

Phase 3 – 10.4 AC

46 Single-family
Cougar Pathway

Phase 4 – 13.9 AC

195 Multi-family Units

Phase 5 – 9.7 AC

332 Multi-family Units
3.3-AC Park
Cougar Pathway

Phase 6 – 25.0 AC

Commercial
Roundabout on Lake
Roundabout on Dandelion & Thistle

Phase 7 – 15.0 AC

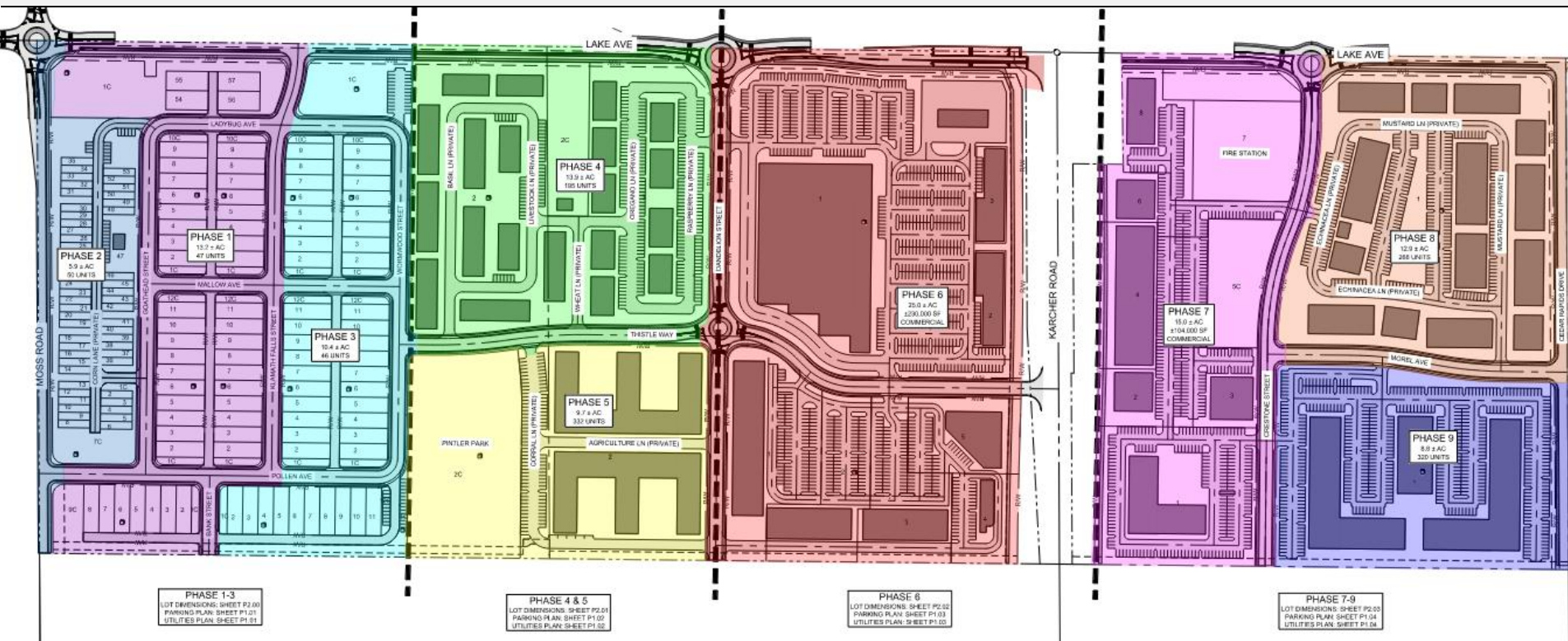
Commercial
Roundabout on Lake
Hotel
Fire station

Phase 8 – 12.9 AC

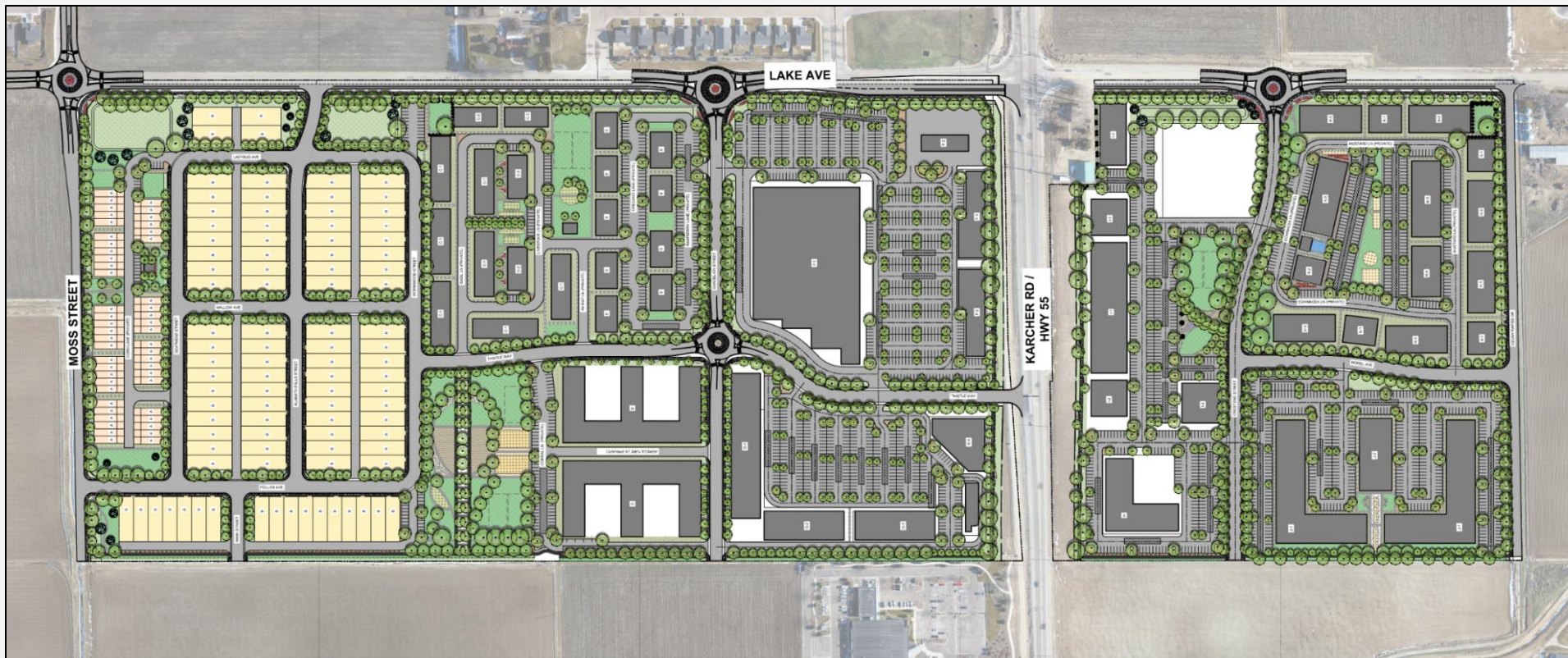
268 Multi-family Units

Phase 9 – 8.8 AC

320 Multi-family Units
Cougar Pathway



The Charles At Karcher Subdivision



Project Description:

Townhomes (Building type A)

- 9 Buildings
- 50 units
- 1,660 SF each
- 3.56 AC of Open Space



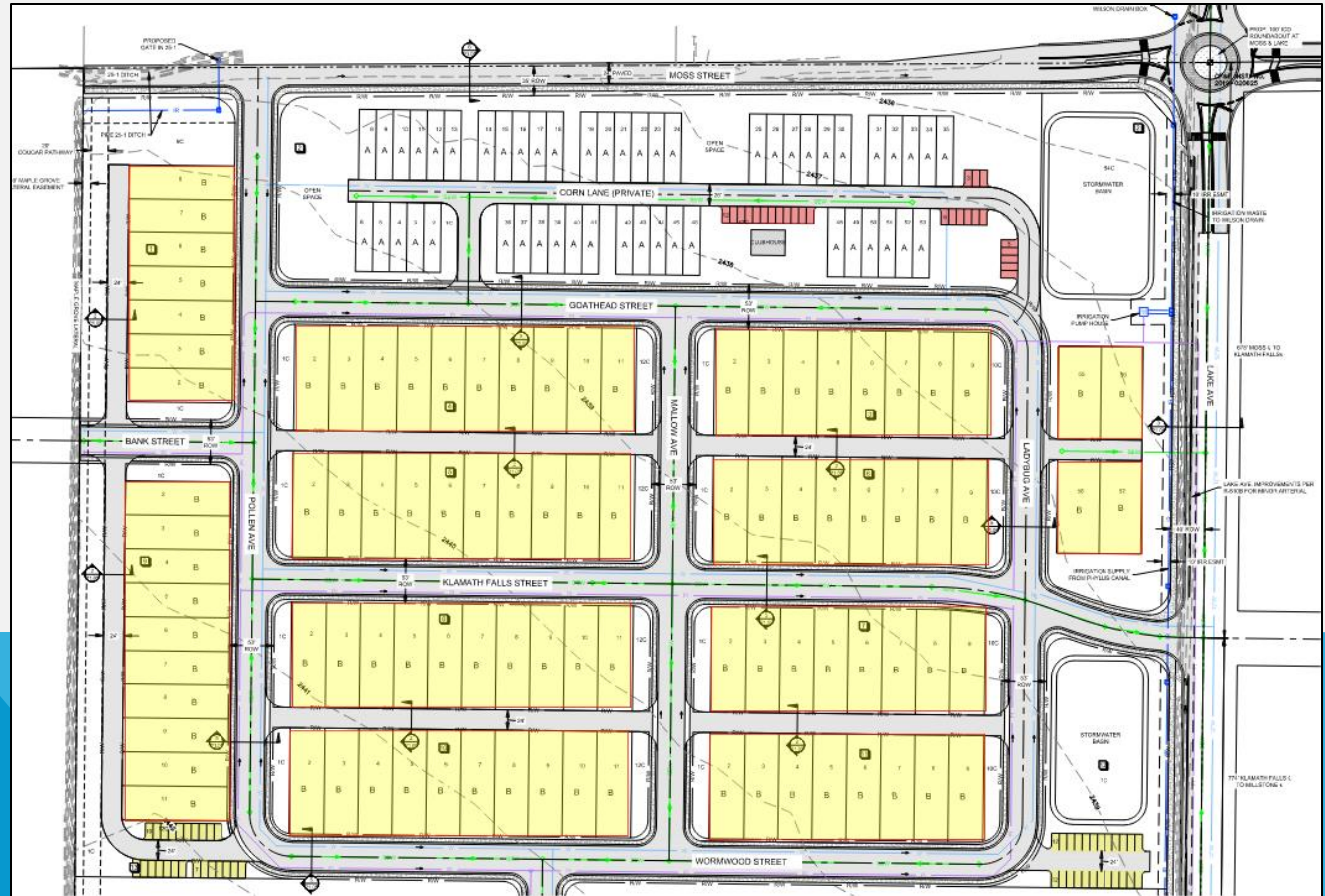
Townhomes (Building Type A)



Project Description:

Single Family Patio Homes (Building type B)

- 93 Single-Family Homes
- 5043 Average SF.
- Alley-loaded garages



Patio Homes (Building Type B)



Pintler Park:

Open Space: 3.35 AC

Amenities:

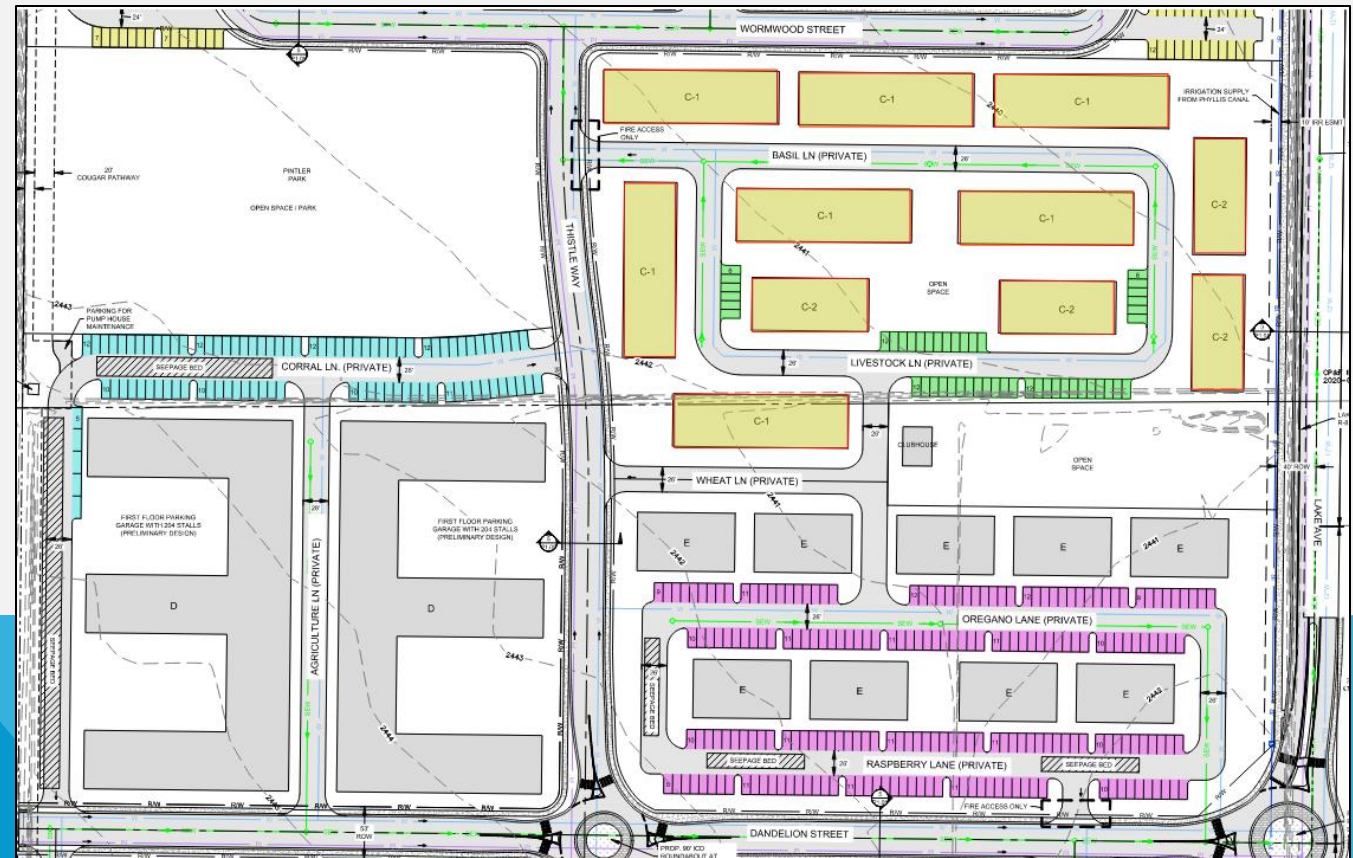
- Open Lawn Areas
- 5' Micro Pathways
- Amphitheater
- Playground
- Basketball Courts
- Frisbee Golf Course
- Cougar Corridor Pathway



Project Description:

Townhome Style Apartments (Building Type C-1 & C-2)

- C-1 – 7 total buildings - 63 units – 9 units Per building
- C-2 – 4 total buildings - 24 units – 6 units per building



Townhome Style Apartments (Building type C)



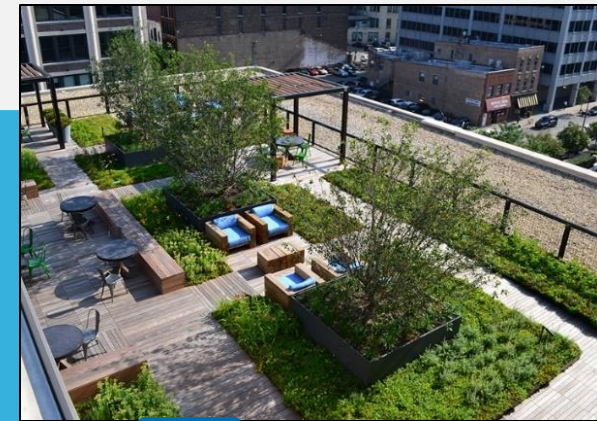
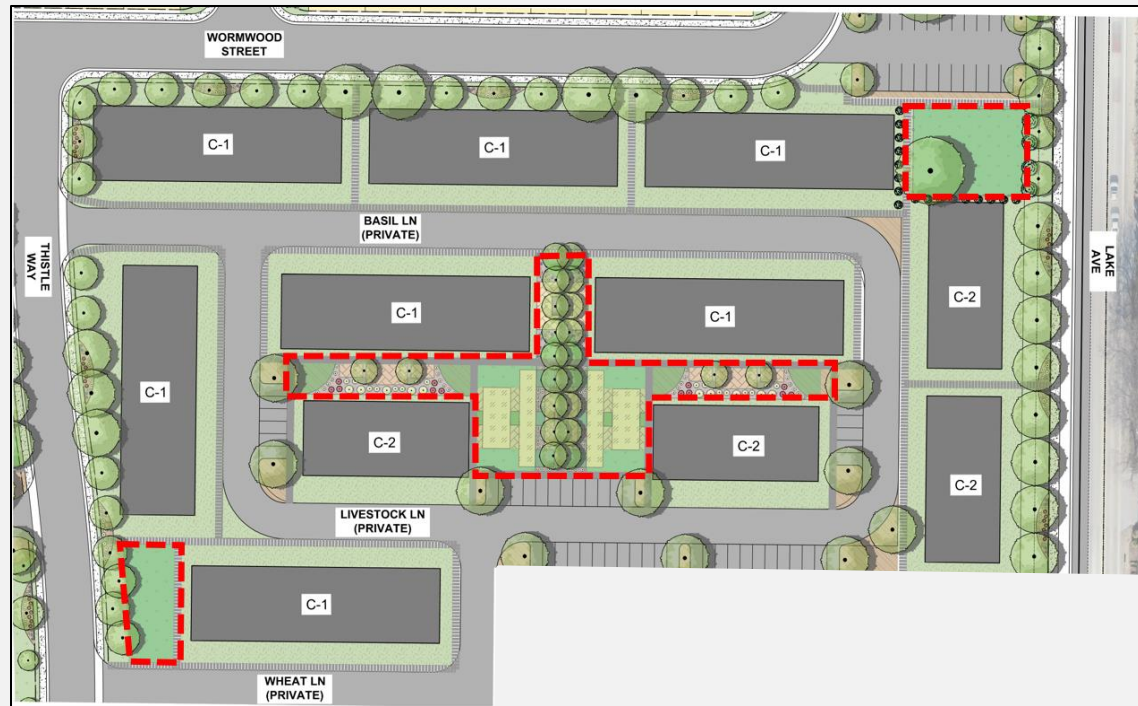
Open Space:

Townhome Style Apartments (Building type C)

Green Space: 0.73 AC.

Amenities:

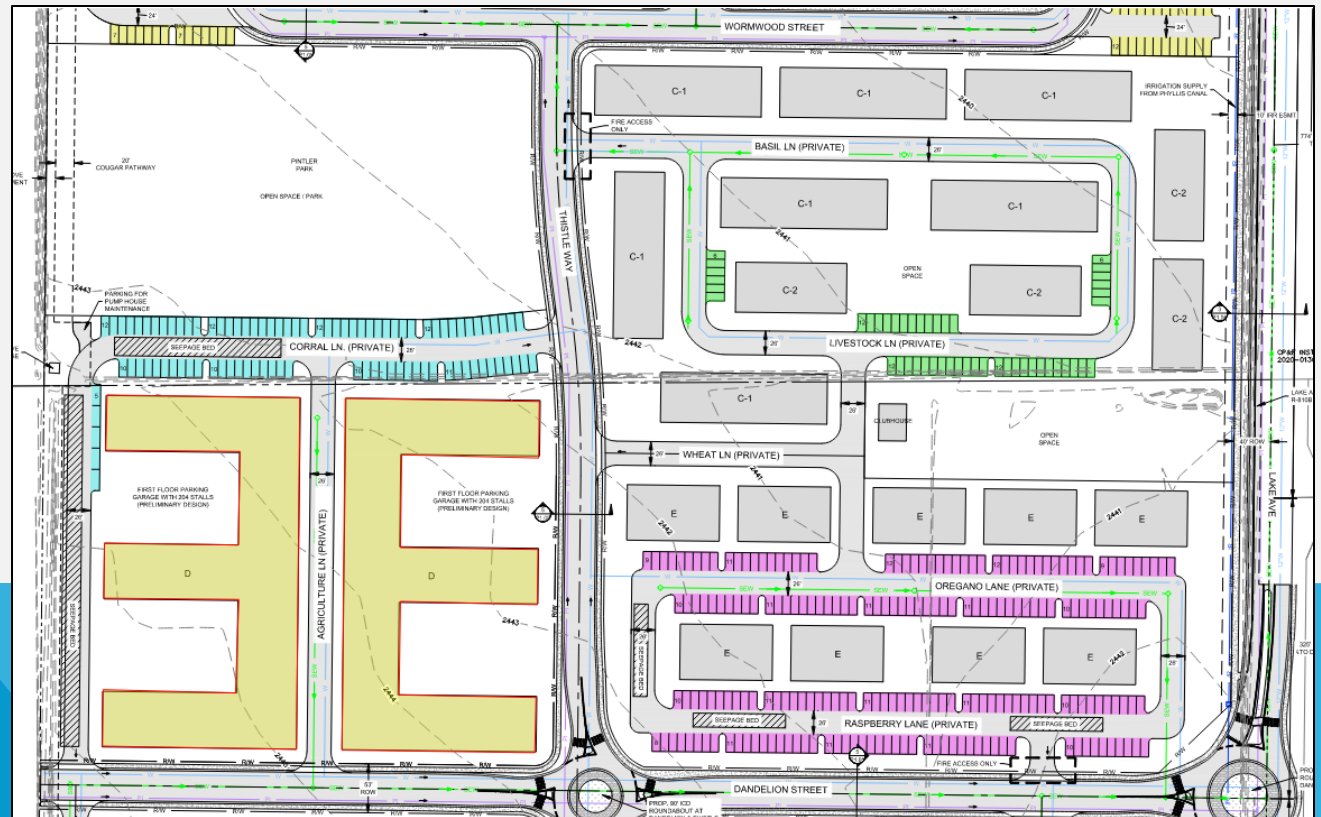
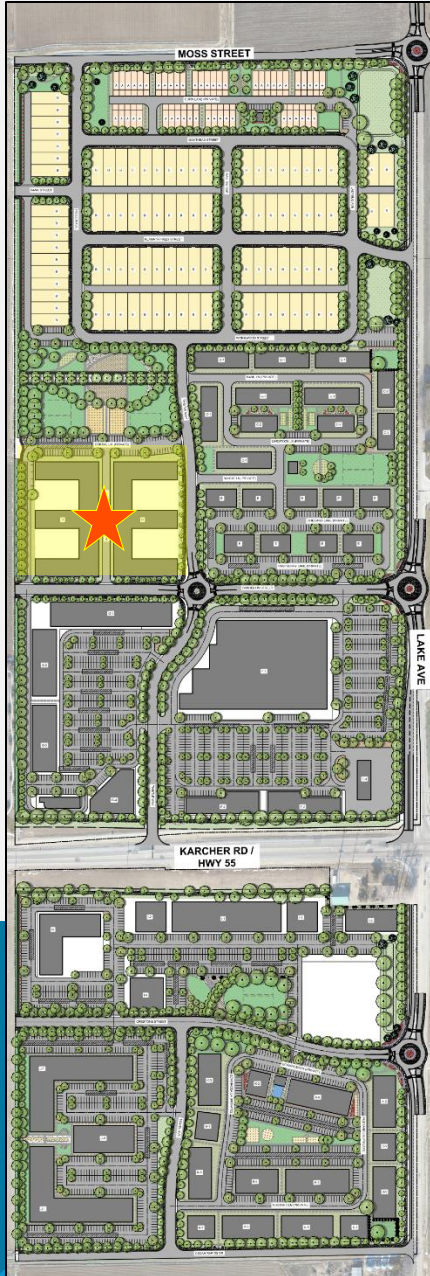
- Outdoor Lounge areas, BBQ, Firepit, Seating
- 5' Micro Pathways
- Dog Park
- Pickleball Courts
- Bocce Courts



Project Description:

High-Density Multi-Family Units (Building type D)

- 2 total buildings
- 332 Units
- 166 units per building
- First-floor parking garage



Park Apartments (Building Type D)

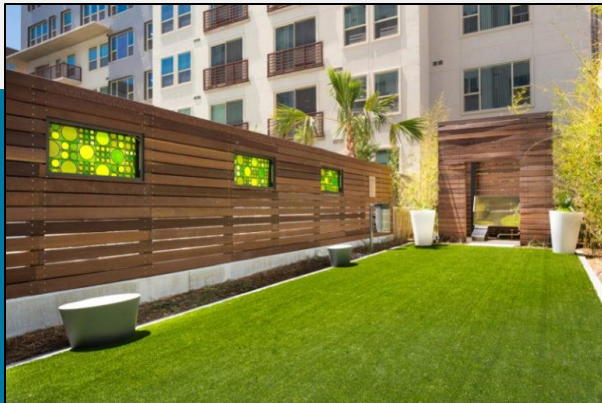
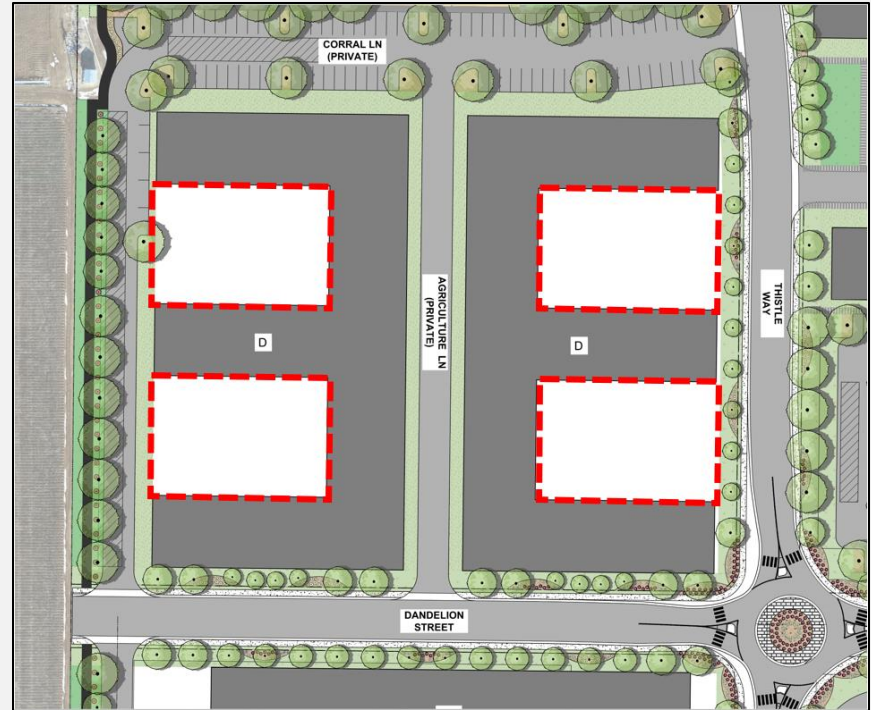


Nonqualifying Open Space:

High-Density Multi-Family Units (Building type D)

Amenities:

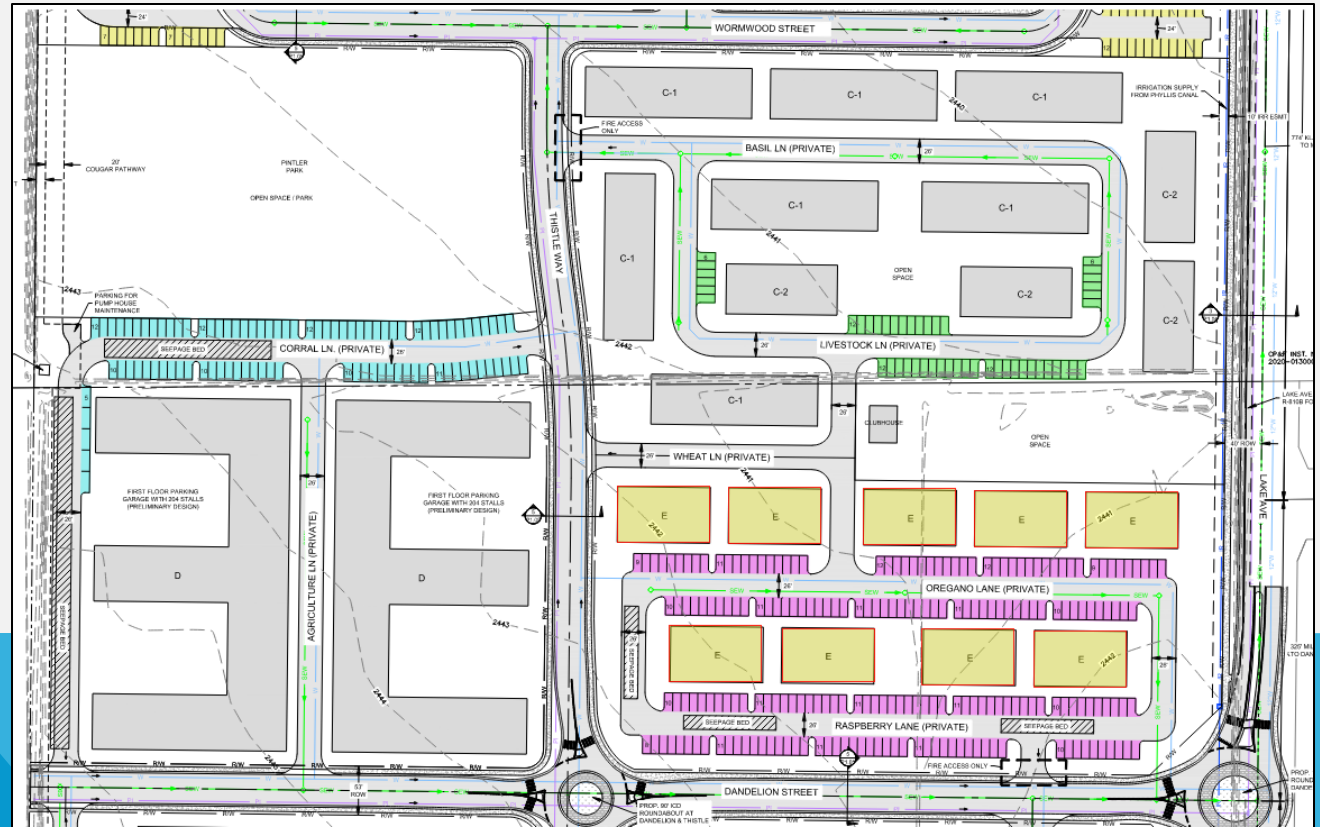
- Fitness center
- Dog washing center
- Outdoor lounge
- BBQ area
- Firepit
- Sports court



Project Description:

Lake Ave Apartments (Building Type E)

- 9 total buildings
- 108 Units
- 12 Units per building



Lake Ave Apartments (Building Type E)



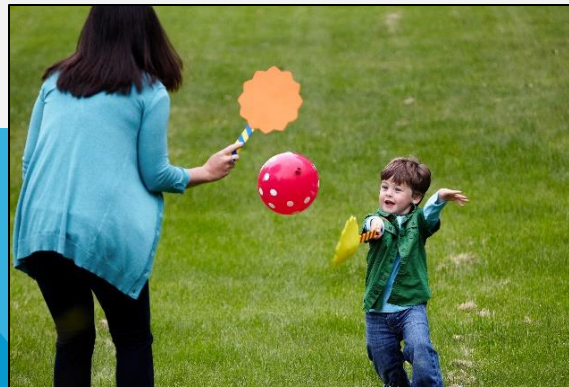
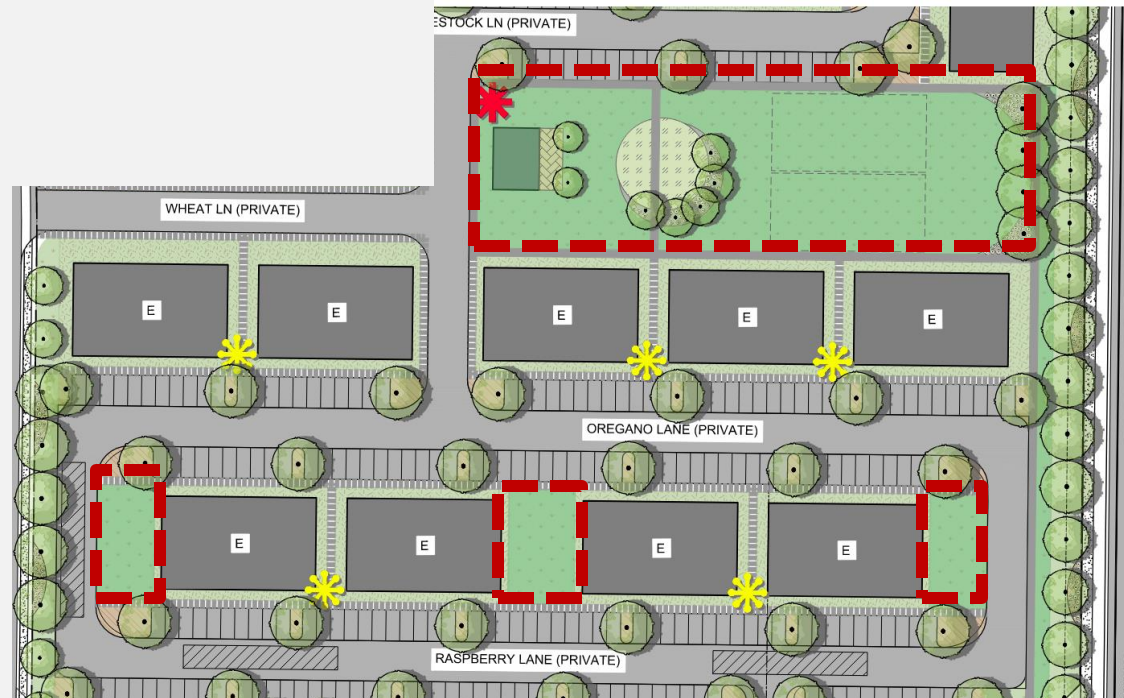
Open Space:

Lower Density Apartments (Building type E)

Green Space: 1.47 AC.

Amenities:

- Clubhouse
- Outdoor Lounges, BBQ, Firepit, Picnic Shelter, Tables
- 5' Micro Pathways
- Playground
- Open Lawn Areas



Project Description:



Big Box Grocer (Building type F-1)

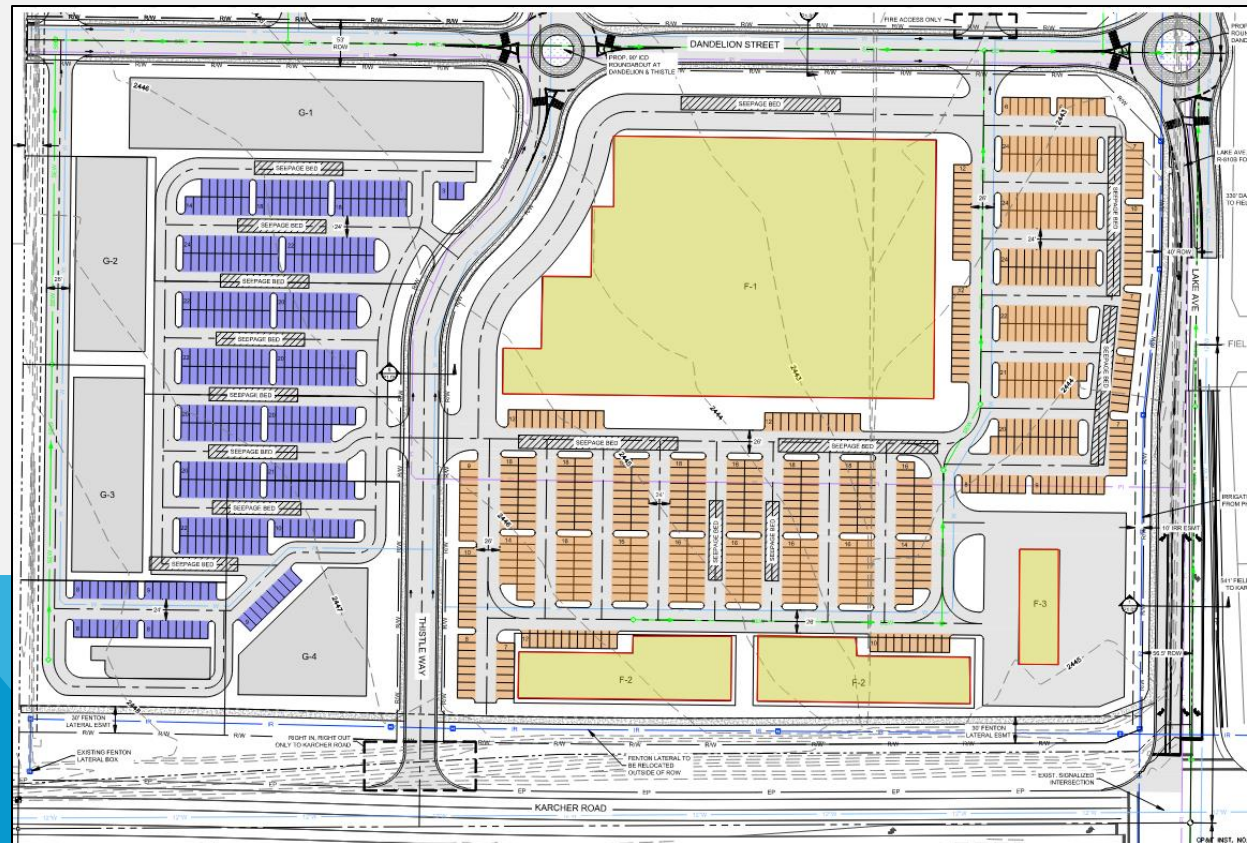
1 total building – 1 total unit – 121,550 sf

Commercial (Building type F-2)

2 total buildings – 14,930 SF per building - Unknown units

Commercial / Fuel (Building type F-3)

5,850 SF – 1 total unit



National Grocer & Supporting Commercial (Building Types F)



Project Description:

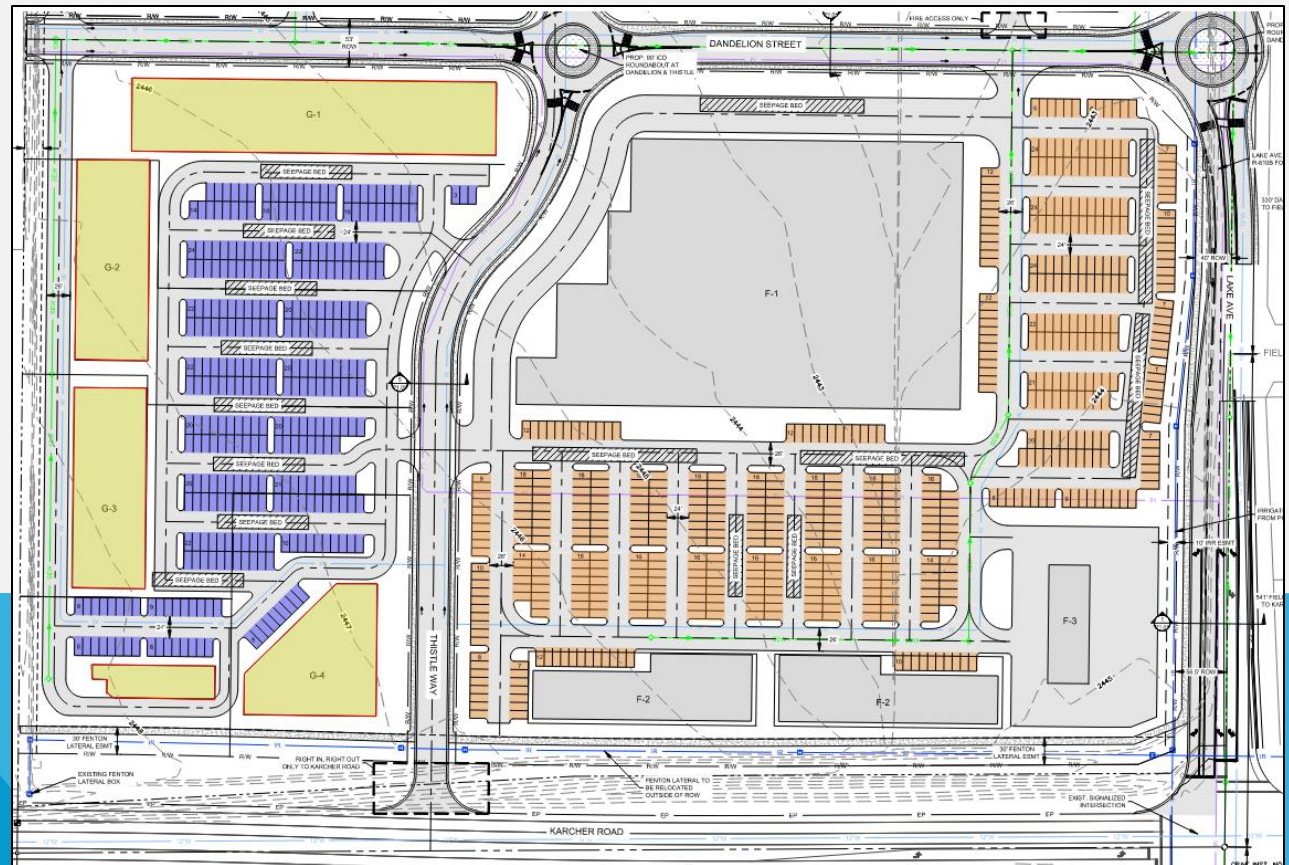
Commercial 2 (Building types G-1, G-2, G-3, G-4)

G-1 – 32,000 SF – 1 building

G-2 - 17,600 SF - 1 building

G-3 – 17,600 SF - 1 building

G-4 / Bank – 20,500 SF - 1 building



NW Karcher Commercial (Building Types G)



Project Description:

South Karcher Commercial Area (Building Types I)

I-1 – 11,500 SF – 1 building

I-2 – 35,750 SF - 1 building

I-3 – 12,100 SF - 1 building

I-4 – 12,240 SF - 1 building

I-5 – 12,100 SF - 1 building



South Karcher Commercial Area (Building Types I)



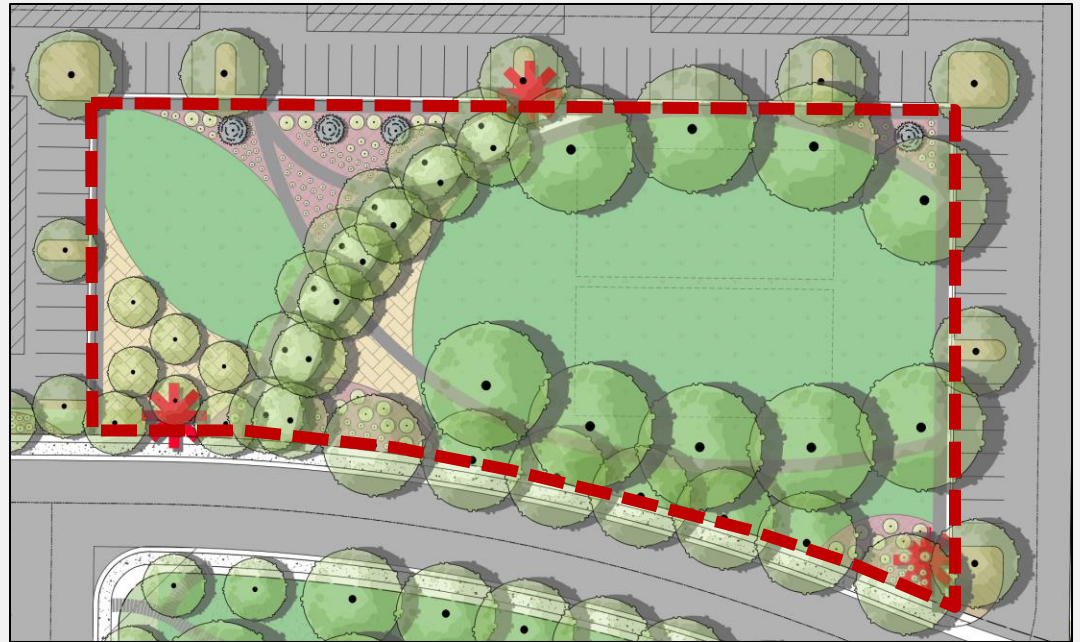
Open Space:

Community Open Space (Building Types I)

Green Space: 1.1 Ac.

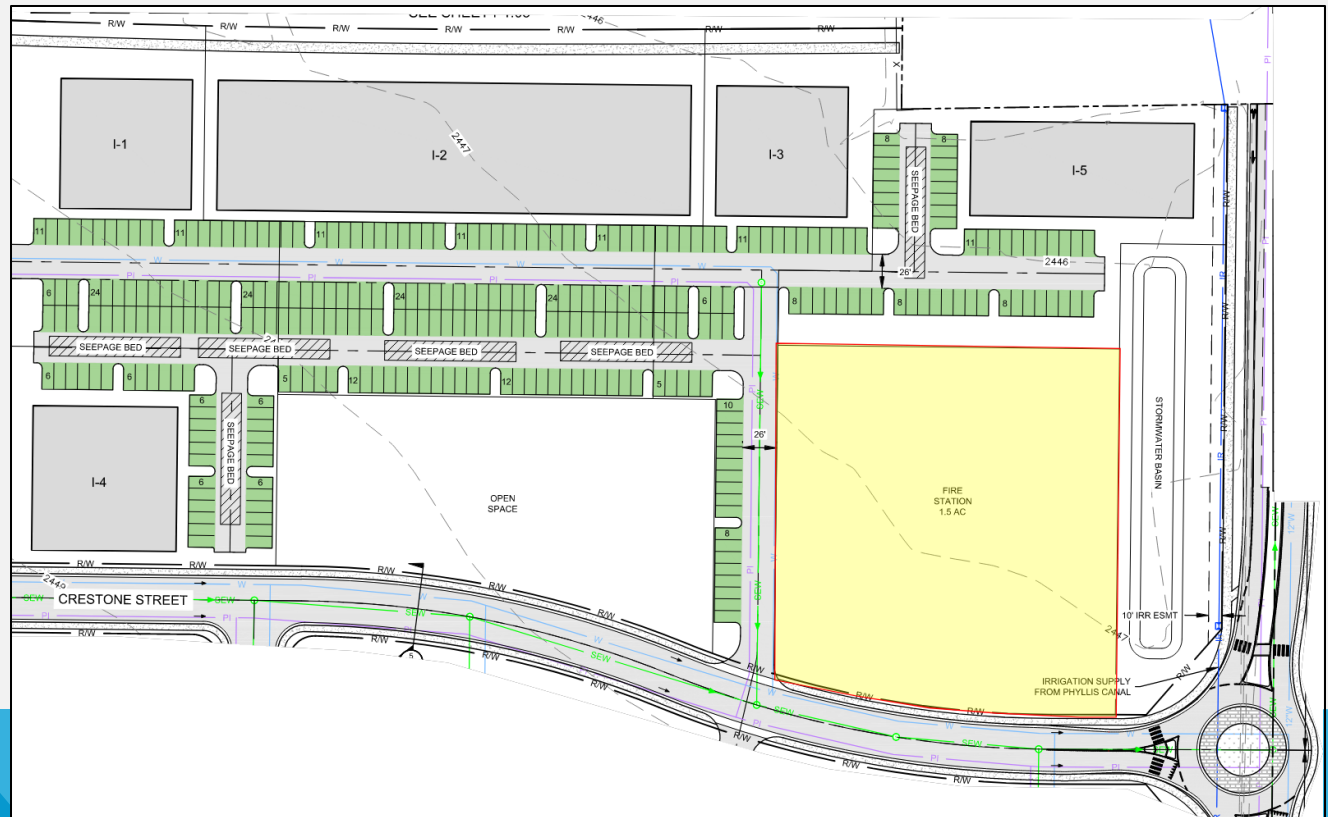
Amenities:

- Outdoor Seating
- Lush landscaping
- 5' Micro Pathways
- Open Lawn Areas



Joint Use Fire Station:

- 1.5 AC. Joint Use Fire Station



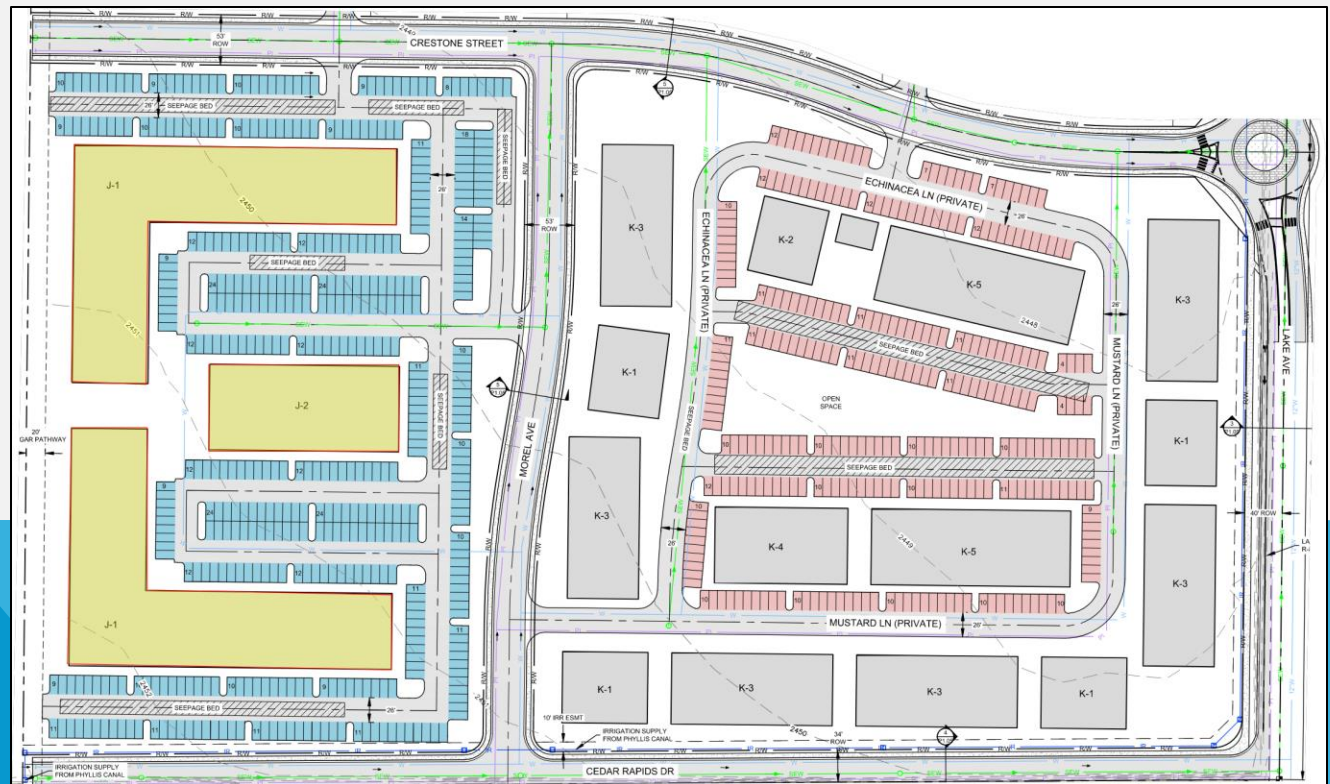
Joint Use Fire Station:



Project Description:

Carol Apartments (Building Type J)

- **Apartments (Building type J-1)**
2 total buildings – 320 Total Units – 160 Units per building
- **Apartment J Clubhouse (Building type J-2)**
18,000SF – 1 Building – 1 Unit



Carol Apartments - (Building Type J)



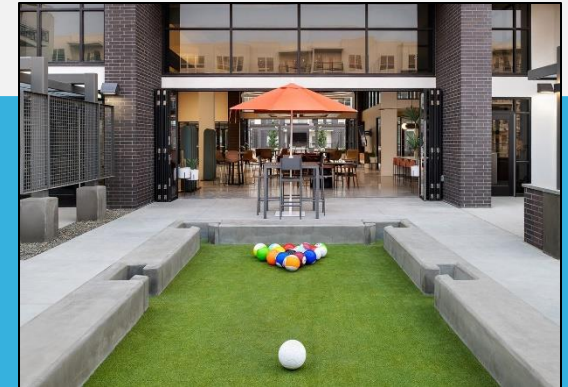
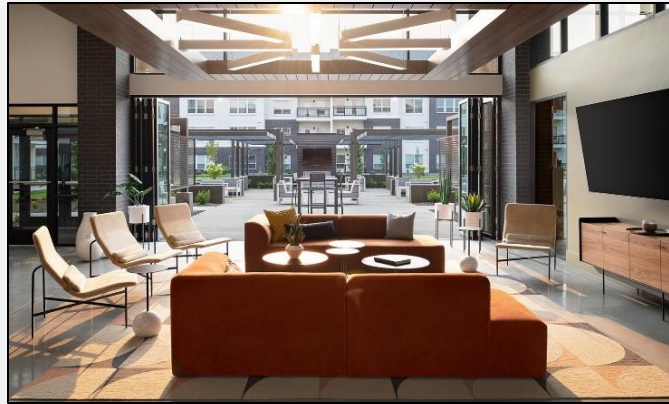
Open Space:

Carol Apartments (Building Type J)

Open Space: 1.14 AC.

Amenities:

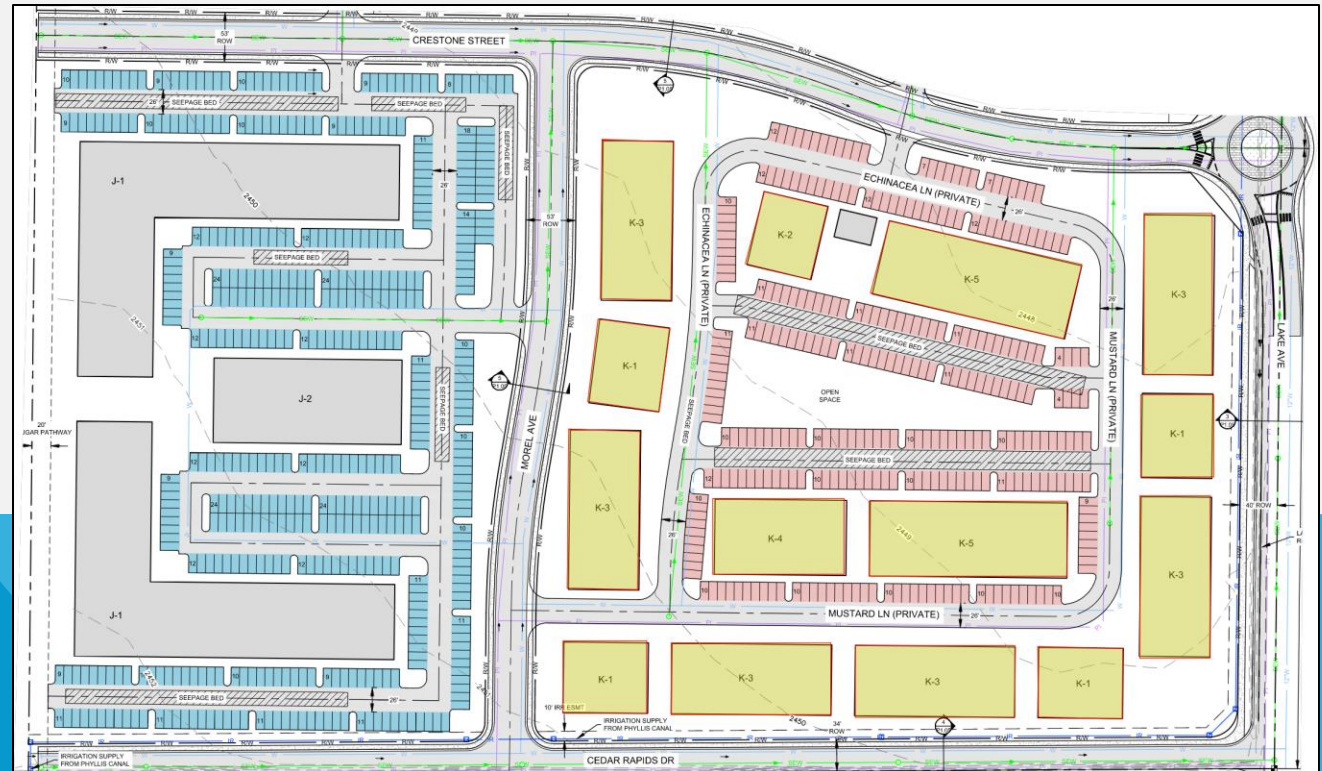
- Clubhouse
- Pool
- Outdoor Lounge BBQ, Firepit
- 5' Micro Pathways
- Bocce Courts



Project Description:

Charles Townhomes (Building Type K)

- **10 (Building type K-1)** 4 total buildings – 40 total units – 10 units Per building
- **12 (Building type K-2)** 1 total building – 12 units Per building
- **20 (Building type K-3)** 6 total buildings – 120 total units – 20 units Per building
- **24 (Building type K-4)** 1 total building – 24 total units – 24 units Per building
- **36 (Building type K-5)** 2 total buildings – 72 total units – 36 units Per building



Charles Townhomes (Building Type K)



Conclusion:

- Creates a mix of housing for all stages of life
- Reduces road congestion
- Benefits the entire surrounding area
- Provides infrastructure improvements
- Creates a more walkable and bikeable community

