

HOBBS STATION

Project Narrative

Hobbs Station MU Multifamily QOZB LLC or a related entity (“Developer”) is proposing the development of an approximately 86.84-acre compilation of parcels (the “Site”) located east of Smith Road, north of Main Street and west of the Adesa Auto Auction facility.

The Developer’s vision for the development is a vibrant, mixed-use, master-planned district with multiple property uses blended together through fresh design, amenities and infrastructure improvements aimed at promoting quality of place. The goal is to build a regional neighborhood designed to attract top talent – from businesses looking to hire and sell their goods and services to residents seeking an urban-suburban environment. We believe the project will serve as an economic driver for Plainfield businesses, while attracting and retaining millennials, empty nesters and professionals.

The Developer anticipates the full build-out of the development will occur over the next seven to ten years, as market conditions allow.

Connectivity is a top priority to create a walkable, bikeable, pedestrian-friendly district, while enhancing vehicular access to and from the development. Improvements will include new roads and streetscapes, sidewalks and trails, landscaping, hardscaping, storm water detention and retention and utility extensions and upgrades. Additionally, inclusion of public space(s), such as community gathering areas for recreation opportunities, events and enjoyment are anticipated.

The Developer’s vision contemplates the following property uses and approximate maximum sizes and units, which will be constructed over time under coordinated development plans, design standards and approvals through the Town.

- Up to 250,000 square feet of office, healthcare, wellness and neighborhood retail services, developed in multiple buildings, some of which may be integrated with residential uses
- Up to 300 single family homes and townhomes, constructed by one or more successful builders with a track record for delivering quality and value
- Up to 650 units of upscale apartments, constructed in multiple phases
- Up to 150 units of senior living product
- Adequate parking for the various project components listed above, which will include surface, on-street and potentially structured parking
- Significant open space / common area connected to the various uses through trails / sidewalks / roadways.