

Project Narrative

Stanley Terrace

Plainfield, IN

June 5, 2023

Stanley Terrace Limited Partnership (“Woda Cooper Companies”) proposes to develop 60 multi-family units on the Plainfield Community Development Corporation property located at the intersections of East Depot Street and North East Street and East Depot Street and North Vine Street. The project will include 24 townhome units and 36 apartments for a total of 60 units. The new construction project will be ideal for singles, seniors and families due to the close proximity of public spaces and amenities.

The Stanley Terrace PUD development was previously submitted to and approved by the Town Planning Commission and Town Board. The Planning Commission recommended approval to the Town Board on September 9, 2021, and the Town Board approved the PUD rezoning on September 27, 2021. A PUD Amendment was approved by the Planning Commission on December 5, 2022.

As the project has developed and as the apartment building design has been finalized, the community services, leasing office, laundry room, and the community room areas, have been incorporated into the apartment building footprint. The townhome buildings remain unchanged from the PUD plan approved on December 5, 2022.

The shaded area as shown on the attached rezoning exhibit indicate the portion of the project that is included in the PUD Amendment application.

The reduction of the building footprints for the project allows for additional green space within the development and a better layout for the proposed improvements required to develop the site.

The project development team has not changed from the original submittal. The team is as follows:

Owner: Stanley Terrace Limited Partnership
Developer: Woda Cooper Development, Inc.
General Contractor: Woda Construction, Inc.
Management Agent: Woda Management & Real Estate, LLC

Construction is expected to start in Summer 2023 and will be completed Fall of 2024.

The Stanley Terrace development plan includes the construction of a 3-story apartment building with an elevator, integrated community services and amenities, and six 4-unit townhome buildings. The project also includes the development of all associated utility services and stormwater control for the units.

The integrated leasing office will provide an on-site representative, and available public space, common laundry, and fitness room to be used by the residents. A playground and grilling area are located immediately adjacent to the apartment building and is included for the residents.

The residential spaces for both the townhomes and the apartment units will include several smart home features including keyless entry, remote control lighting, outlets with USB ports, and smart thermostats to control heating/cooling while the residents are at home or away. Units will include open floor planning and will include amenities such as microwave range hoods, dishwashers, central air conditioning, washer/dryer hookups, as well as energy efficient features such as LED lighting, low-E vinyl windows and Energy Star appliances. The project will include LEED energy efficient design practices for the project and will qualify for US Green Building Council Leadership in Energy Environmental Design (“LEED”) Silver Certification.