



MAA Panorama Project Information

Site location: Northeast corner of the intersection of S Chester St and E Jones Ave.

1. Who is the developer (name, address)?

The developer of the project is:

Mid-America Apartments, L.P.
6815 Poplar Avenue, Suite 500
Germantown, TN 38138

2. Who is the owner (name, address)?

The owner of the site is:

Mid-America Apartments, L.P.
6815 Poplar Avenue, Suite 500
Germantown, TN 38138

3. What is the zone district, and if rezoning, to what zone district?

The site is zoned BP 100 as modified by the existing Annexation and Development Agreement. No rezoning is proposed.

4. What is the proposed use?

A mixed-use development is proposed. The community will include two multifamily residential buildings, one of which contains ground-floor commercial.

5. What is the approval process?

The project will be approved through the Site Plan process, which includes the following steps:

- Pre-Application submittal and meeting
- Online community meeting
- Site plan submittal and review (reviews and resubmittals continue until comments are resolved)
- Planning and Zoning Commission Approval
- City Council Ratification

6. What is the proposed building going to look like (height, square footage, building materials)?

The proposed site plan consists of two buildings, each of which contains a wrapped or partially wrapped parking structure located interior to the building. The buildings are generally five (5) stories in height, with limited areas of an additional ground-floor, walk-out basement level to accommodate the significant grade change that occurs across the site. Building floor area is approximately 355,000 SF for the east building and 265,000 SF for the west building (excluding parking garages).

The design inspiration for architecture is a modern interpretation of Colorado vernacular in its materiality and form as it responds to the landscape and panoramic views of the Front Range. The use of board and batten material on the majority of the building accented by



masonry on stair towers and landscape walls provides a textural experience that highlights the entry and amenity spaces. The main entry and amenity spaces at the southeast corner use transparency, natural materials, and integration of native landscape to blur the threshold of interior and exterior. Commercial space and walk-up unit entries along E Jones Ave activate the street, and the private access drive frames the west building's main entry.

7. Will there be landscaping and buffering within and along the perimeter of the site?

The site will be buffered with landscape along the perimeter in accordance with City code requirements. Additionally, landscaping that is attractive and provides year-round interest will be provided in both the private and public spaces throughout the site. Landscaping will largely employ native and adapted plant types that minimize water demand and offer ecological benefits to the community.

8. How will vehicles get to the site and park?

Access to the two parking structures is taken from an internal drive that intersects E Jones Ave. Parallel parking spaces adjacent to the east building along E Panorama Cir offer additional vehicle parking to serve the community.

9. How will pedestrians get to the site and to the building?

Pedestrian access is provided via existing and proposed sidewalks on the west, south, and east frontages of the site. Building entrances connect to the sidewalk network, and adjacent plazas create an activated pedestrian realm.

10. How will stormwater be managed if required?

Stormwater will be captured by the off-site regional detention pond located at the southeast corner of S Yosemite St and E Panorama Dr. Runoff is collected at the low point of the site (the northwest corner) and routed via existing stormwater infrastructure to the off-site detention pond.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

A traffic impact study will be included with the Site Plan application.

12. When would the developer like to begin construction?

Construction is anticipated to begin on the east building in the Summer of 2024 following necessary approvals; occupancy is estimated to occur in Fall 2025. Construction of the west building is anticipated to begin in Spring 2026 with occupancy in Fall 2027.

13. Other relevant information about the site that the neighbors might be interested in?

The site is designed to incorporate seamlessly with the adjacent District at Centennial. Public art and plazas are included in the conceptual site plan to enhance aesthetic and function for future residents and visitors. The site is located near the Dry Creek light rail station as well as future office and commercial uses, which encourages walking, biking, and transit use.

14. Optional: preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

Please see the included community meeting package for the conceptual site plan and architectural renderings.