

Wescott Place Development Narrative

5601 Wescott Road

Irmo, SC 29212

a) Current Use of Site:

The site is identified on the Lexington County Tax Map as Parcel 002798-02-003 and consists of approximately 5 acres. The property is currently undeveloped wooded property and is located at the intersection of Bush River Road and Wescott Road.

Directly across the intersection of Wescott Road and Bush River Road is the entrance into Saluda Shoals Park that offers numerous outside activities and recreational opportunities year round. Cornerstone Presbyterian Church is located next to the Saluda Shoals Park and has an active outreach ministry. On the other side of Saluda Shoals Park is the home for the SC Wildlife Rescue Center as well as some commercial businesses such as Stanick Roofing and Mickey's Automotive. The SC Wildlife Rescue Center is always looking for new volunteers and Wescott Place residents would be welcomed if they had an interest. Additionally, Mickey's Automotive has agreed to provide residents of Wescott Place a discount on their automotive repairs/service work.

There are two (2) single-family residences to the east of the site along Bush River Road that have been converted into office-commercial uses. Further east along Bush River Road is a mix of light commercial/retail businesses and several middle class residential neighborhoods. Approximately 1.4 miles is the Seven Oaks Shopping Center that contains a K-Mart, Zorba's Restaurant, and several other retail stores.

Across Wescott Road from the site is Lad's & Lassie's, a small animal boarding and grooming business. The Owner of Lad's & Lassie's has agreed to provide discounted services to the residents of Wescott Place. Along Wescott Road are several nice single-family residential neighborhoods and single-family homes. Wescott Road runs into St. Andrews Road approximately one (1) mile from the site and this area is developed with numerous commercial/retail businesses, schools, medical parks and other service businesses.

The site is easily accessible from either Wescott Road or Bush River Road. The site is zoned C2 – General Commercial which allows for up to twelve (12) units per acre.

b) Development and Unit Amenities:

- One hundred (100%) percent of the units are designed, equipped, and will be occupied by older person(s) fifty-five years of age or older.
- Twenty-five (25%) percent of the units are targeted at or below the 50% Income Limit.

The Owner will provide all the required **Mandatory Design Criteria** as outlined on Pages 9, 10 and 11 of the 2010 LIHTC Qualified Allocation Plan (QAP) as appropriate for the targeted tenant population.

The Owner will provide at a minimum the following **Optional Design Criteria:**

- Anti-fungal Architectural style roof shingles with a thirty (30) year warranty
- Attic insulation rated at R-38 or higher
- All Units will have either a balcony, sunroom or patio
- Curbing for paved areas throughout the development including the parking areas
- Gutter system surrounding all residential buildings
- Irrigation/sprinkler system serving all landscaped areas
- Underground utilities (gas/electric, cable and phone) throughout the development site
- Overhead Energy Star ceiling fan with light fixture in the living room and an Energy Star overhead light fixture in each bedroom. All ceiling fans and light fixtures will connect to wall switches.
- Full size Energy Star refrigerator/freezer with ice-maker with a minimum size of 18 cubic feet
- Range Queen extinguisher over stove
- Sixteen (16) 1-bedroom units with 720 sq. ft. and one (1) bathroom
- Thirty-four (34) 2-bedroom units with 930/940 sq. ft. and two (2) bathrooms
- A six (6) camera video security system with four (4) cameras monitoring the exterior site and two (2) monitoring the manager's office and community building.

Durable Construction Criteria:

- Exterior will be at least 50% brick/stone veneer and remaining exterior fiber cement siding.

c) Older persons amenities, if applicable

- At a minimum one (1) gazebo, with seating, equipped with an Energy Star ceiling fan with a light fixture.
- All floors will be accessible by Elevator
- Wescott Place will have space for a small library with reading nooks, a space where residents can interact to play cards, do arts/crafts, or just to visit with other residents and family. There will be activities designed to get the residents out of their Units and active.

d) N/A

e) Utilities to be used and Tenant/Owner Responsible:

- Units to be all-electric with electricity, water, and sewer being paid by the tenant.
- Trash removal will be paid by the owner.

f) Proposed Supportive Services:

- The Property management is contracted to provide a variety of services to include a Crime Watch program, Resident party for Birthdays and other social activities, and organizing a Tenant Association with regular meetings to involve tenants in planning and monitoring services and events.

g) Furnishings:

- Full-sized Energy Star refrigerator-freezer having a minimum size of 18 cubic feet in each unit
- Energy Star Dishwasher and Water Heater in each unit
- Energy Star Stove with exhaust vent in each unit
- Energy Star Overhead lights with a wall control switch in the living room and each bedroom
- All Appliances and HVAC System will be Energy Star rated
- Pre-wired for Cable hook-ups in the living room and all bedrooms
- Carpet and resilient flooring will meet FHA standards
- At least two (2) hard-wired battery back-up smoke detectors per unit
- In all Units a 5lb. ABC rated dry chemical fire extinguisher readily accessible to the kitchen and mounted to accommodate handicap accessibility in accessible units
- Tub/Shower Units will have minimum dimensions of 30-inch width by 60-inch length and be equipped with anti-scald valves. All tubs in designated handicap accessible units must come complete with “factory installed grab bars”
- Window coverings in each unit.

h) Identification and proximity of services:

Full Service Grocery Store

Bi-Lo – 1.5 miles

Pharmacy

K-Mart Pharmacy – 1.3 miles

Rite Aid – 1.4 miles

Restaurant

Zorba's – 1.2 miles

Convenience Store

Best Stop – 0.7 miles

Hospital

Lexington Medical Center, Irmo - Urgent Care – 1.7 miles

Police Station

Lexington County Police Substation – 0.7 miles

(Located in the River Oaks Apts.)

Fire Station

Irmo Fire Station – 1.7 miles

Public School

Irmo High School – 1.3 miles

Bank

Wachovia Bank – 1.4 miles

Public Park/Senior Services Program

Seven Oaks Park, Irmo-Chapin Recreation Commission – 1.9 miles