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Akron City Planning Commission Application - Narrative Statement "Exhibit A"

Project: Rockynol Retirement Community Brownstone Apartment Addition and Westminster Presbyterian Church Parking

September 21, 2011

This project, involves proposed work on the Rockynol Retirement Community (RRC) property, located at 1150 West Market St.; as well as the Westminster Presbyterian Church (WPC) property, located at 1250 West Exchange St.

Currently, the surface parking lot at the northeast corner of W. Exchange St. and Mull Avenue is owned by WPC and has a shared use agreement with RRC. The proposed work involves a land ownership swap of the surface parking lot from WPC to RRC in exchange for: 1) a shared use agreement for WPC, 2) parking improvements on the WPC property, and 3) relocation of their existing playground and associated equipment to the south side of the WPC church building. This work is being proposed to accommodate RRC's proposal to construct a thirty-three unit, three story, senior apartment building with an underground parking garage. The apartment building is to be located between RRC's existing four story apartment building and the existing surface parking lot along its Mull Avenue border.

The apartment building has been designed with a residential character by the use of similar forms and exterior materials to identify with its surrounding neighborhood, and will enhance the appearance of the surface parking lot area and provide many years of aesthetic integrity to the neighborhood.

The economic impact created by the addition of this building to the existing campus will provide for additional long term employment of staff, as well as to provide jobs created during the estimated sixteen (16) month construction period. The adjoining property will not be adversely affected by the addition of this building as RRC and the contractor engaged for the project will assure in its construction appropriate mitigation of noise, glare or odor by the use of this structure.