

UNIVERSITY DRIVE SITE - STARKVILLE, MS

SITE ANALYSIS & CONCEPTUAL PLANNING

7.30.2019

PREPARED FOR:

HARBERT MULTIFAMILY ADVISORS

NILES BOLTON ASSOCIATES

Site Analysis - Parcel Areas

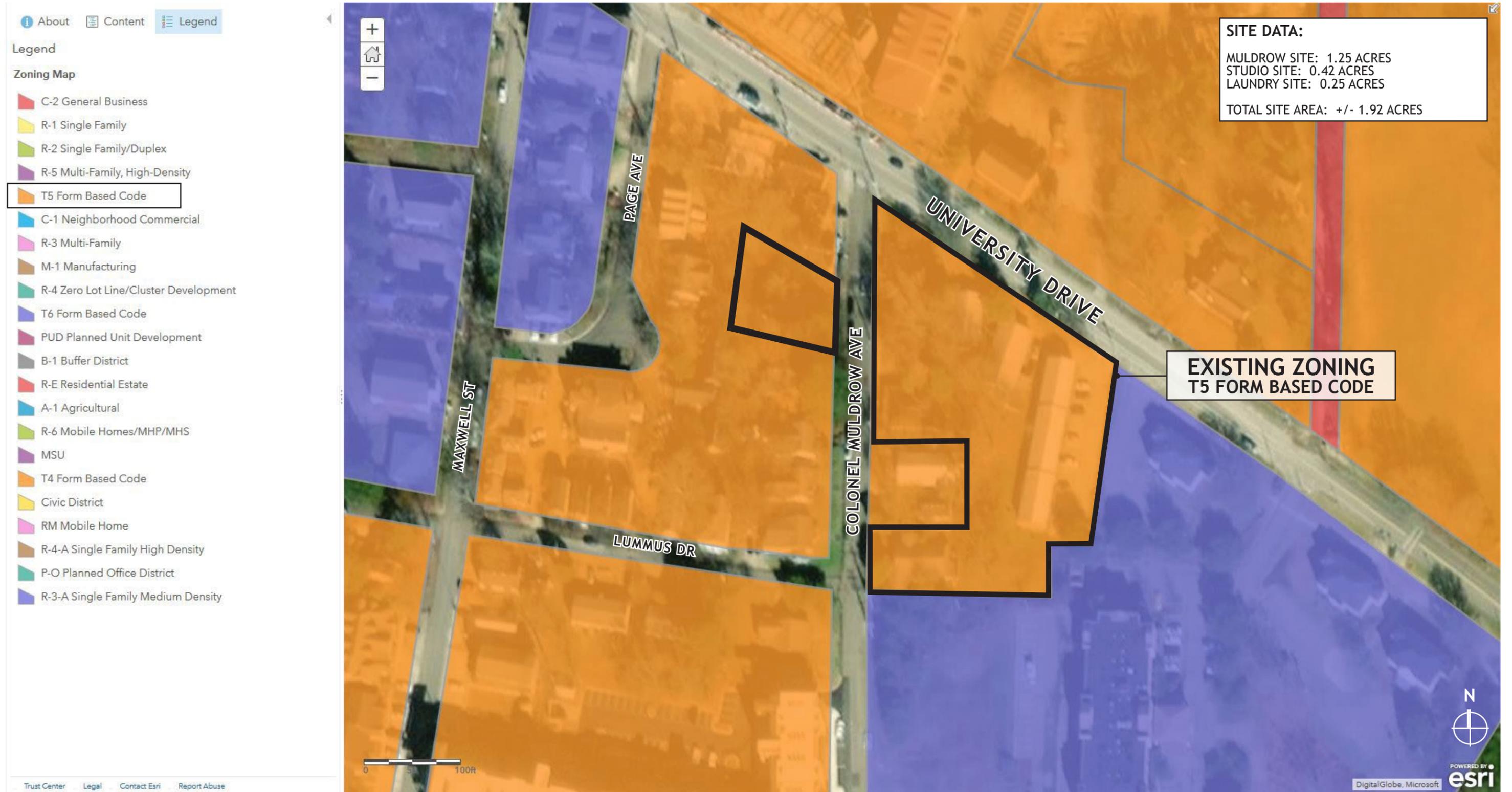
University Drive Site - Starkville, MS



SITE DATA:
MULDROW SITE: 1.25 ACRES
STUDIO SITE: 0.42 ACRES
LAUNDRY SITE: 0.25 ACRES
TOTAL SITE AREA: +/- 1.92 ACRES

Site Analysis - Existing Zoning

University Drive Site - Starkville, MS



Site Analysis - Existing Site Photos

University Drive Site - Starkville, MS

BIRD'S EYE VIEW LOOKING SOUTHEAST



STREET VIEW EAST FROM UNIVERSITY DRIVE



STREET VIEW WEST FROM UNIVERSITY AVE



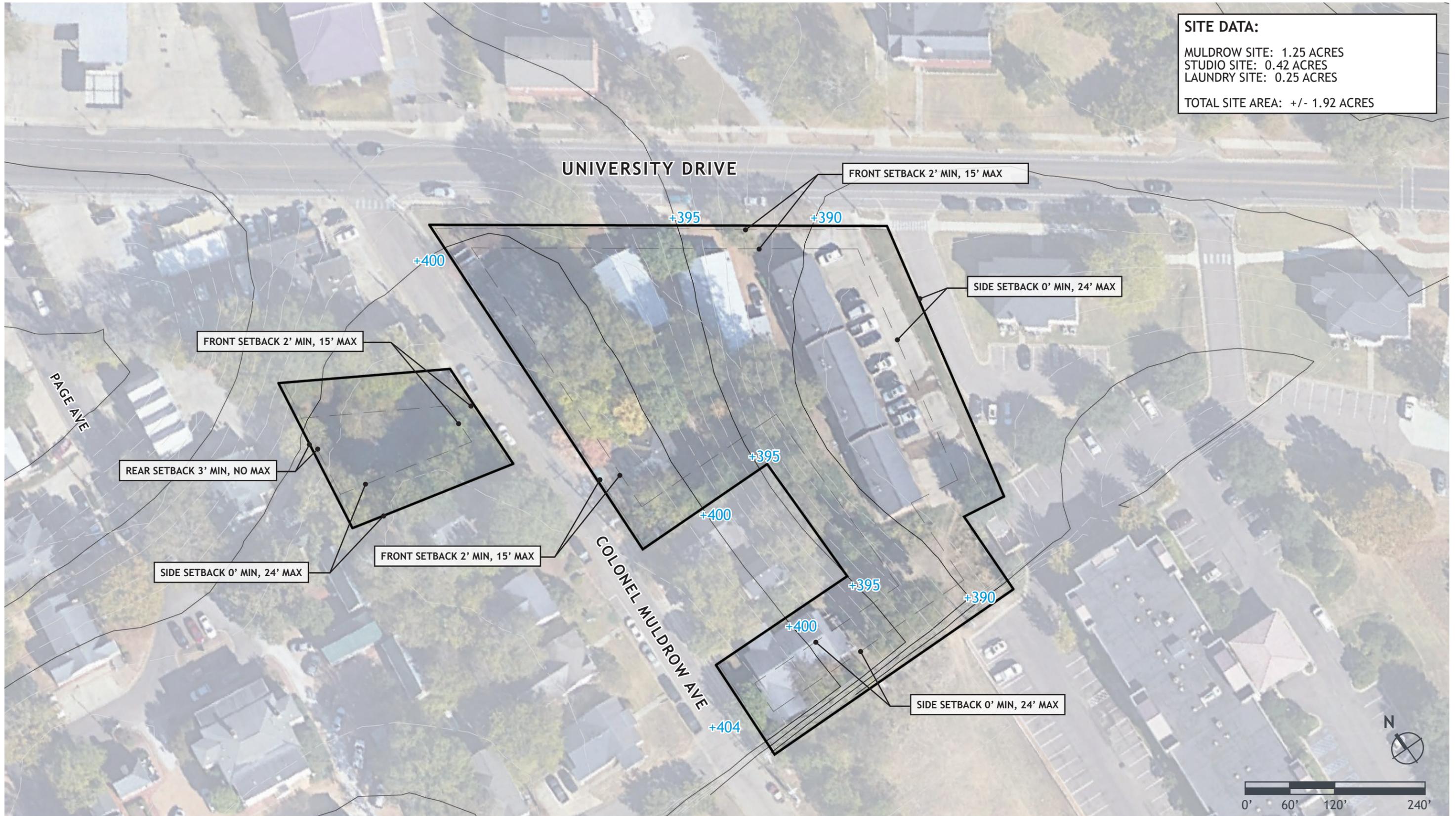
STREET VIEW NORTH FROM COLONEL MULDROW AVE



Site Analysis - Existing Conditions

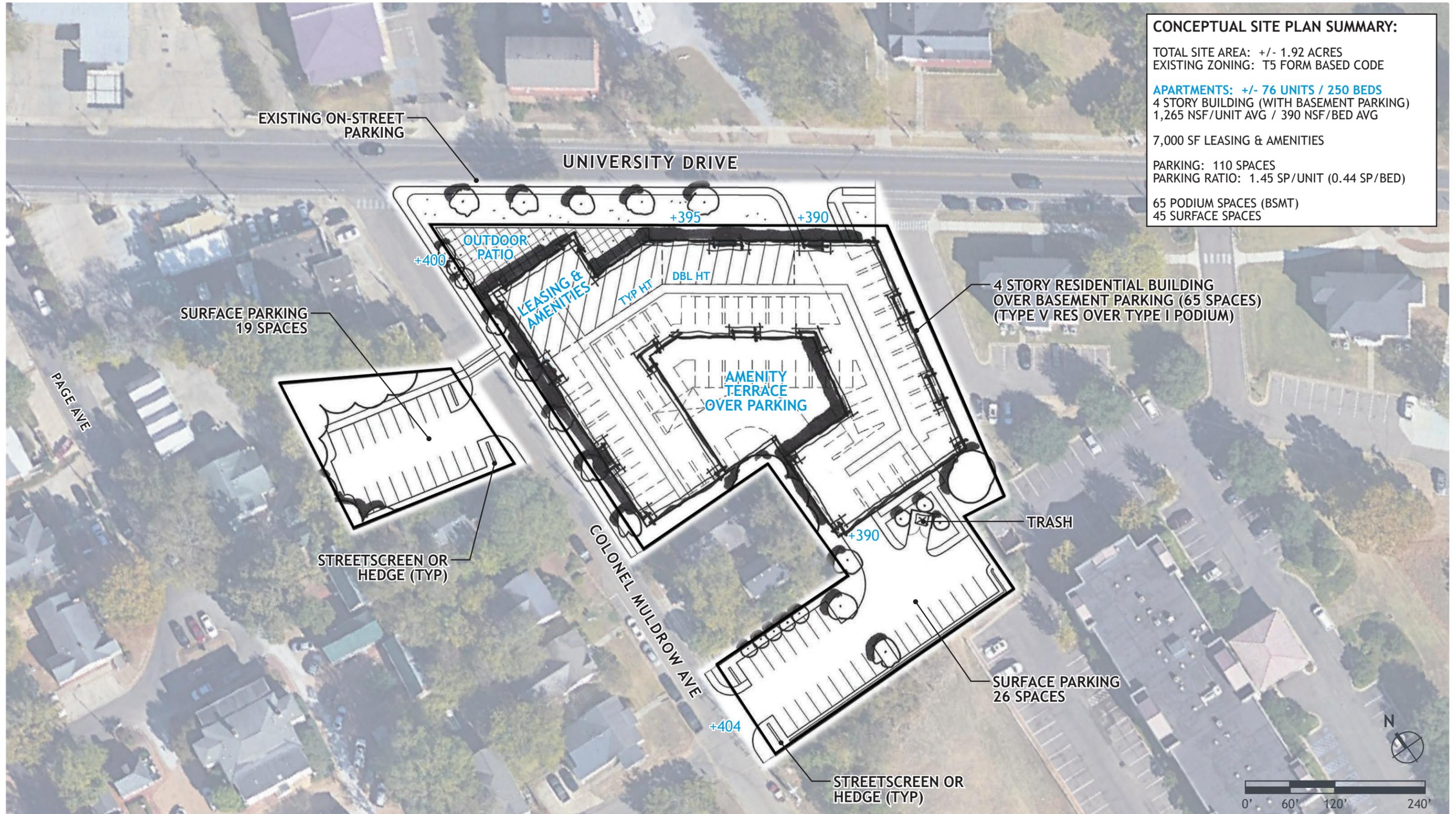
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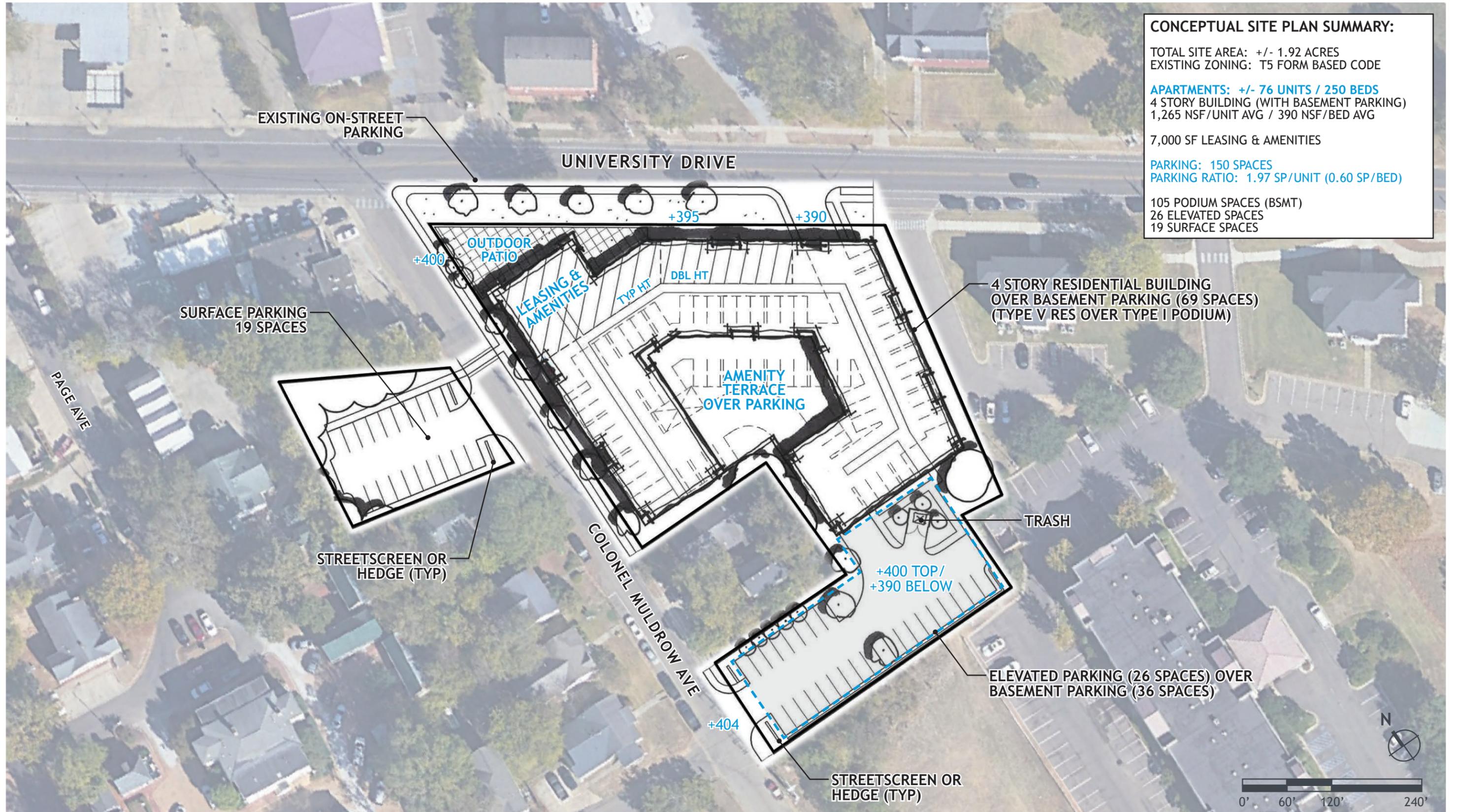
Conceptual Site Plan - Option 1A

University Drive Site - Starkville, MS



Conceptual Site Plan - Option 1B

University Drive Site - Starkville, MS



CONCEPTUAL SITE PLAN SUMMARY:

TOTAL SITE AREA: +/- 1.92 ACRES
 EXISTING ZONING: T5 FORM BASED CODE

APARTMENTS: +/- 76 UNITS / 250 BEDS
 4 STORY BUILDING (WITH BASEMENT PARKING)
 1,265 NSF/UNIT AVG / 390 NSF/BED AVG

7,000 SF LEASING & AMENITIES

PARKING: 150 SPACES
 PARKING RATIO: 1.97 SP/UNIT (0.60 SP/BED)

105 PODIUM SPACES (BSMT)
 26 ELEVATED SPACES
 19 SURFACE SPACES

EXISTING ON-STREET PARKING

UNIVERSITY DRIVE

OUTDOOR PATIO

LEASING & AMENITIES

AMENITY TERRACE OVER PARKING

4 STORY RESIDENTIAL BUILDING OVER BASEMENT PARKING (69 SPACES) (TYPE V RES OVER TYPE I PODIUM)

SURFACE PARKING 19 SPACES

TRASH

STREETSCREEN OR HEDGE (TYP)

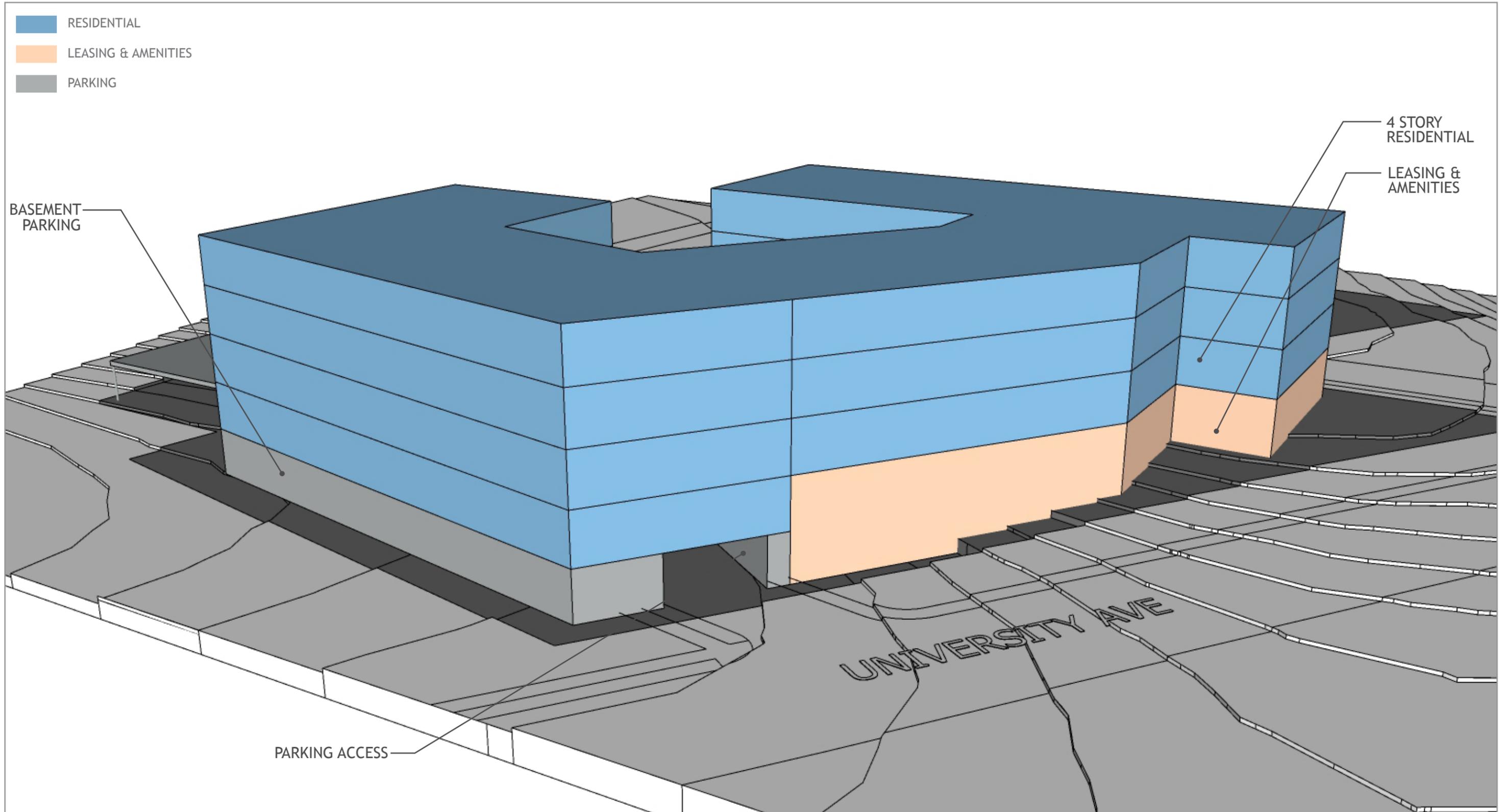
ELEVATED PARKING (26 SPACES) OVER BASEMENT PARKING (36 SPACES)

STREETSCREEN OR HEDGE (TYP)



Conceptual Massing Model - Option 1 - View from University Dr

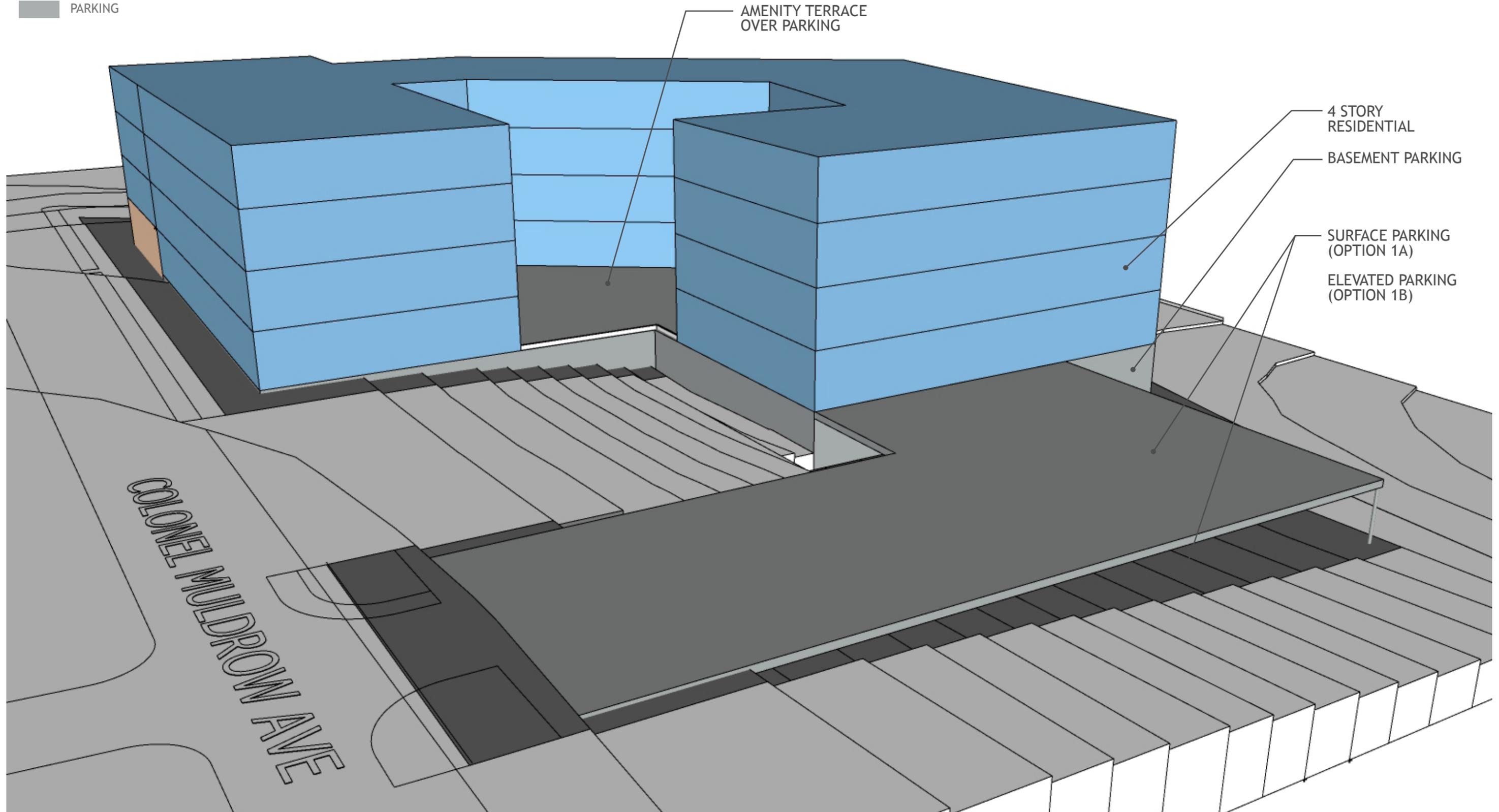
University Drive Site - Starkville, MS



Conceptual Massing Model - Option 1 - View from Colonel Muldrow Ave

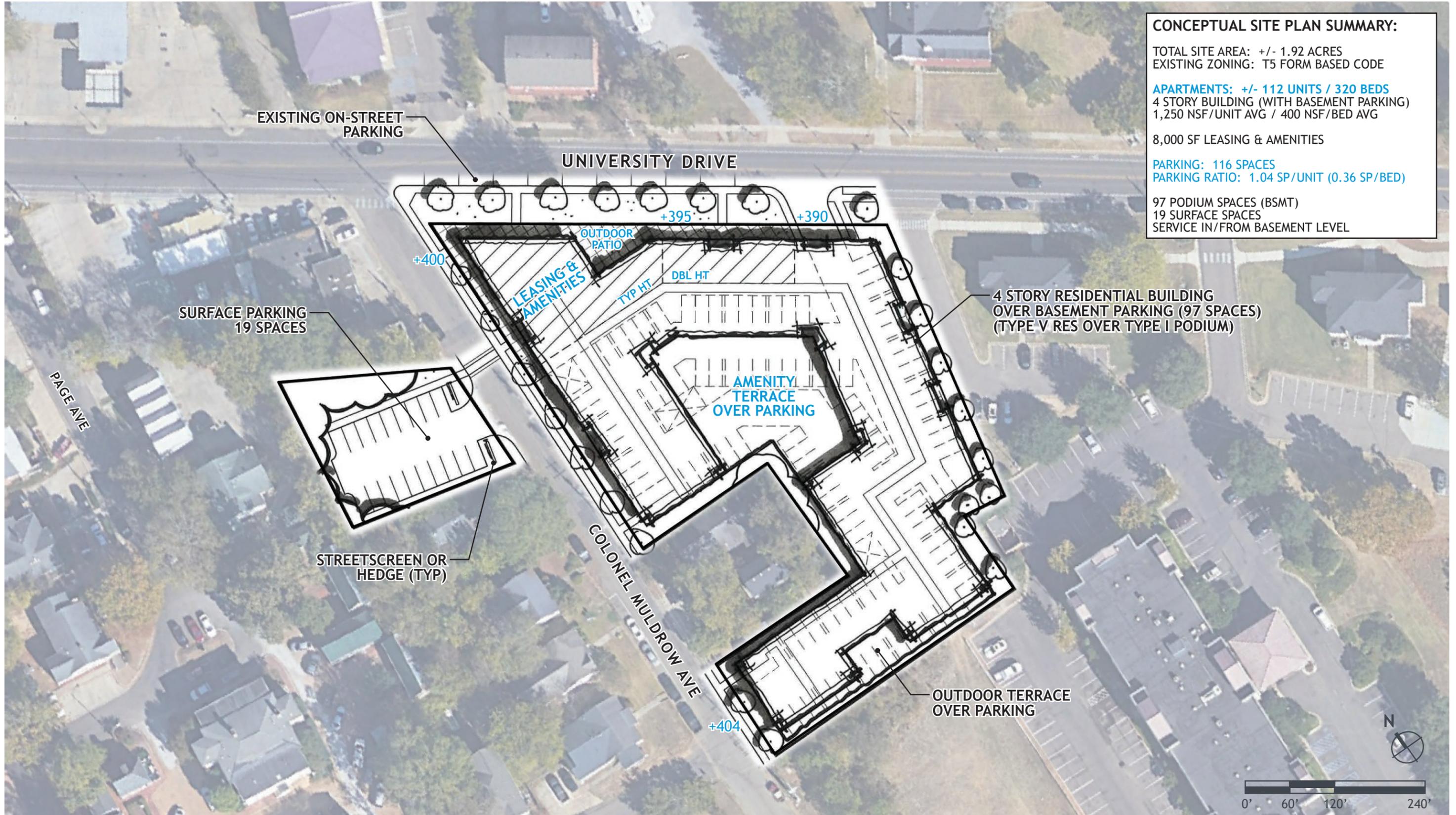
University Drive Site - Starkville, MS

- RESIDENTIAL
- LEASING & AMENITIES
- PARKING



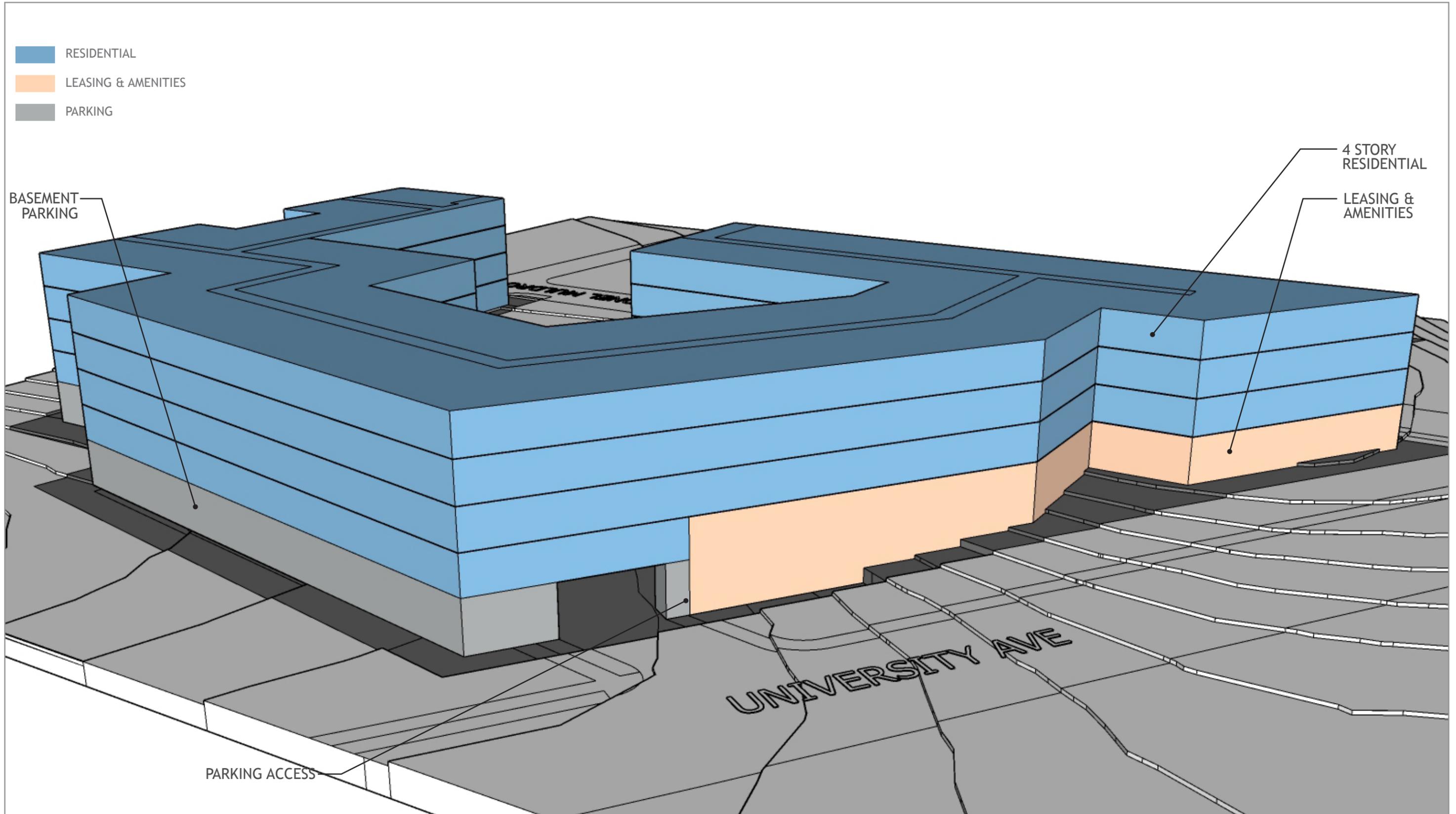
Conceptual Site Plan - Option 2

University Drive Site - Starkville, MS



Conceptual Massing Model - Option 2 - View from University Dr

University Drive Site - Starkville, MS



Conceptual Massing Model - Option 2 - View from Colonel Muldrow Ave

University Drive Site - Starkville, MS

- RESIDENTIAL
- LEASING & AMENITIES
- PARKING

