



Clifton Project

PRESENTATION TO THE MILTON TOWN COUNCIL

SEPTEMBER 21ST, 2020

Project Summary

- For-rent community of 240 market rate apartments:
 - 144 units in three-story, 24-unit buildings (6 buildings)
 - 96 units in two-story, 12-unit buildings (8 buildings)
- Located on Rt 16 at the eastern edge of the current municipal boundary of Milton with approx. 6.8 acres of the 26.6 total acres already in the Town
- Family friendly design with ample open space, walking trails, park, pool, clubhouse and dog parks.
- Includes 4.5 acres of proposed commercial pad sites along Rt 16



Site Concept Plan

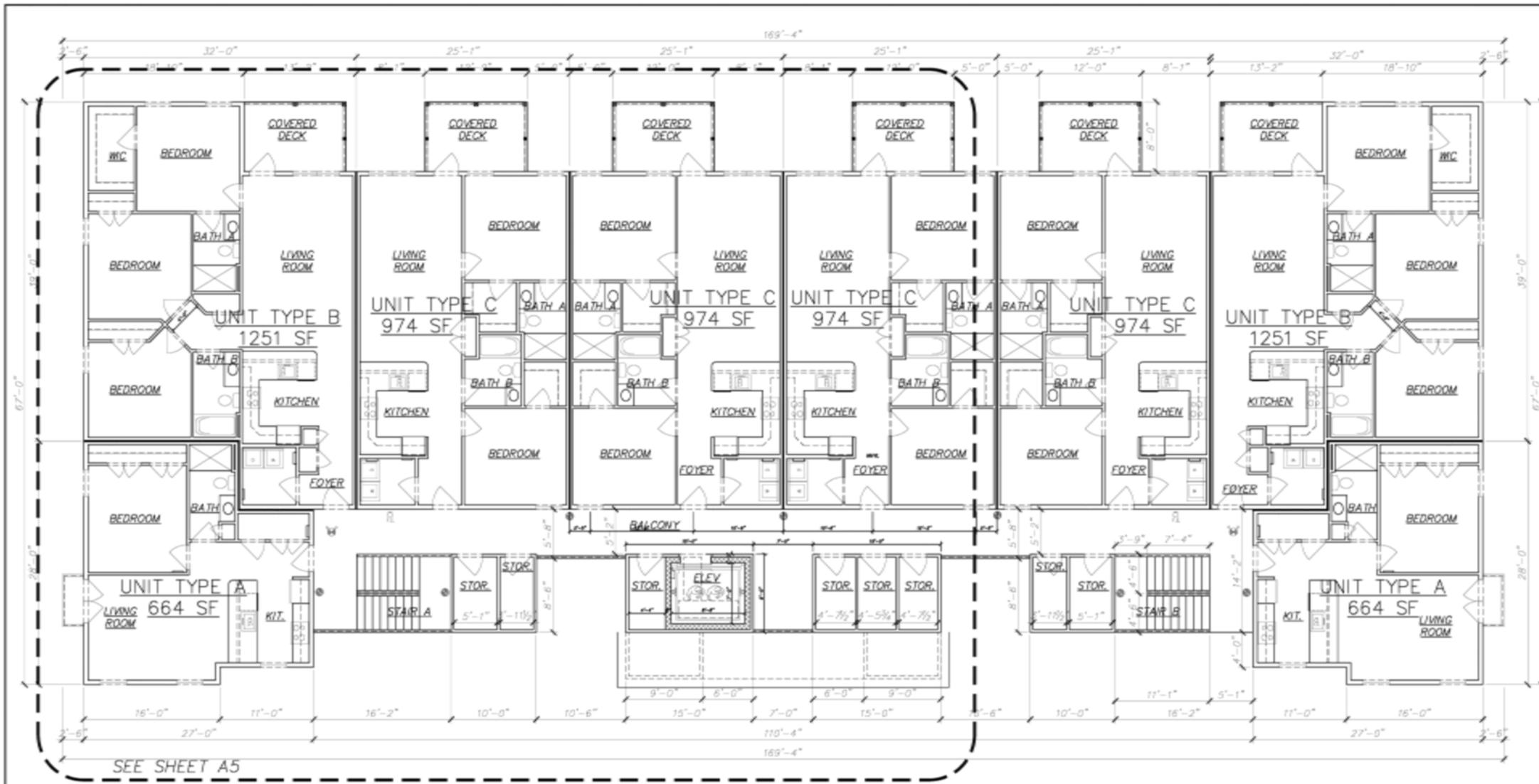


24-Unit Apartment Building – Front Elevation



THE OCEAN ATLANTIC COMPANIES

Three-Story Building Floor Plan



2ND FLOOR PLAN



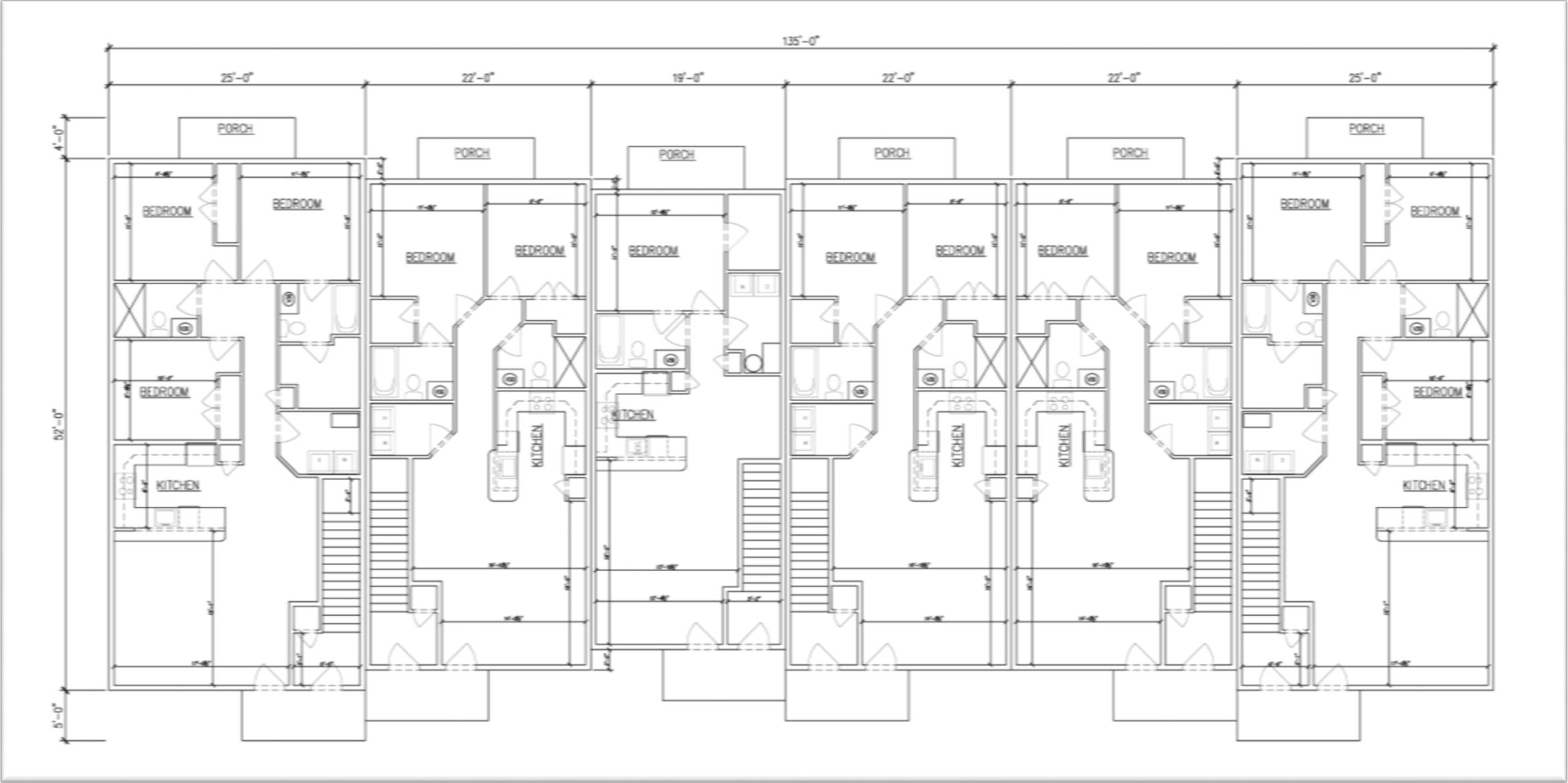
THE OCEAN ATLANTIC COMPANIES

12-Unit, Two-Story Building – Similar Building



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OCEAN ATLANTIC
COMPANIES

Two-Story Building Floor Plan



The Case for Annexation

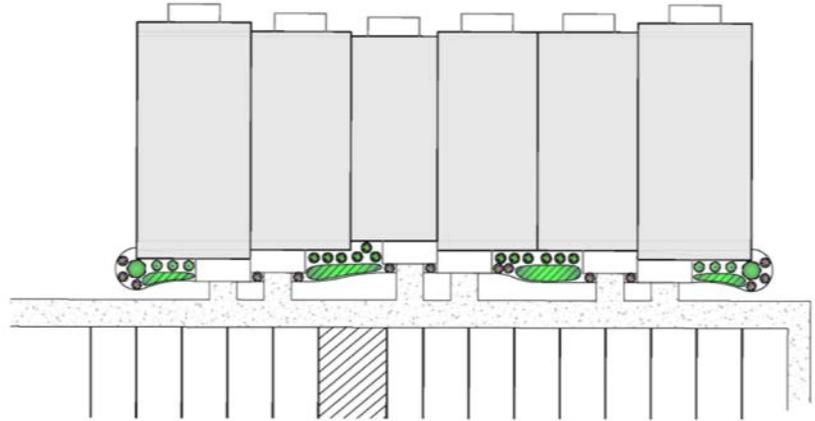
- Provides quality yet attainable housing for the local Milton-area workforce. Rents are projected to start at rates affordable to those making approximately 75% of the area median income.
- Clustered, higher-density housing costs less to service and maintain, yet pays taxes at the same rate as other, lower density, more spread out subdivisions. In short, it represents a net gain from a Town budget perspective.
 - The linear feet of water mains per tenant or rate payer is far less than a standard single-family home subdivision. Less pipe = lower maintenance.
- Our project is proposing to be treated as a commercial operation and therefore will provide its own snow removal and trash service and maintain its own streets, stormwater facilities and street lighting representing a cost benefit to the Town.
- The project is well-amenitized with a large park, two (small and big dog) dog parks, outdoor pool, clubhouse with fitness center, extensive walking trails, wall ball area, and a tot lot/playground. There is no extra charge for these amenities – they are all included in the rent.
- Project has been designed to be sensitive to those neighboring the property with wide (20') landscaped berms or 8' high white vinyl fences buffering our project from our neighbors.



Detailed Landscape Plan For Each Building Type



condo plant legend			
	river birch	6-8'	2
	american holly	5-6'	2
	upright evergreen	4'	2
	compacta holly	18-24"	14
	blue holly	18-24"	28
	flowering shrub	18-24"	10
	liriope	1 gal	22
	salvia	1 gal	24
	daylily	1 gal	14



landscape		
	upright evergreen	4'
	compacta holly	18-24"
	blue holly	18-24"
	flowering shrub	18-24"
	liriope	1 gal

Ocean Atlantic Comps – Beach Plum Dunes - Lewes



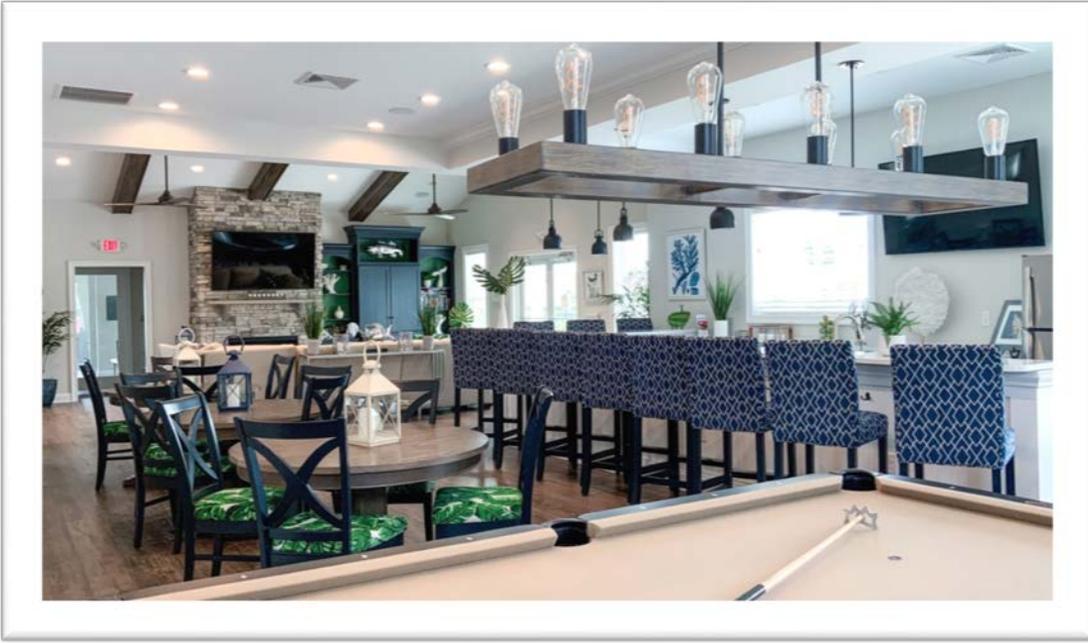
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Ocean Atlantic Comps – Carillon Woods – Long Neck



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Ocean Atlantic Comps – Clubhouses



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