



April 19, 2012

City of West Lafayette  
City Hall  
609 West Navajo  
West Lafayette, IN 47906

## ECONOMIC DEVELOPMENT REVENUE BONDS

### I. PROJECT DESCRIPTION

A. Location: 1920 Northwestern Avenue



B. Project Area: 6.4 Acres

C. Facility Size:

1. Square Feet:

- a. First floor: 33,758 SQ. FT.
- b. Second - fourth floors: 59,748 SQ. FT.
- c. All floors TOTAL: 93,506 SQ. FT. each

2. Height: 65 feet, approximately

5526 State Road 26 East  
Lafayette, IN 47905  
765-448-1986  
765-448-2985 fax  
faithlafayette.org

- D. Site Plan: (Please see attachments)
1. A006 SITE PLAN.pdf (building site plan)
  2. A105 FLOOR PLAN.pdf (floor plan for the first floor of building)
  3. A115 2ND 3RD 4TH FLOOR PLANS.pdf (floor plans for floors 2-4)
  4. A205 EXTERIOR ELEVATIONS.pdf (exterior elevations of building)
- E. Products to be produce, provided, and or sold:
- Faith West is a community ministry center and we will provide:
- Safe and affordable childcare
  - Student mentoring programs
  - Community recreation and fitness
  - Faith-based biblical counseling services  
(not constructed with EDRB funds)
  - International student and family ministries
  - Community Meeting spaces
  - Covenant Student Ministry Housing
  - Community walking trail, playground and picnic area
  - Outdoor eating spaces (not constructed with EDRB funds)
  - Food service (not constructed with EDRB funds)
  - Worship services (not constructed with EDRB funds)
- F. Estimated dates for start and completion of construction:
1. Start Summer of 2012
  2. Completion Summer of 2013

## **II. PROJECT FINANCING**

- A. Total Cost of the project: \$11,640,000
- B. Cost Estimates for all fixed assets, real estate or improvements to be made, land acquisition, etc. with EDRB funds: \$7,000,000
- C. Total EDRB amount requested: \$7,000,000
- D. Other sources of funding (if any) for the proposed project: The remainder of the project will be financed through a \$4,640,000 million capital campaign from the members of Faith Church. We intend to do a "carve-out" at Faith West where Faith Church Capital Campaign funds are directed to the construction of the worship space, food services/restaurant, outdoor eating space, and faith-based counseling services.

## **III. ENVIRONMENTAL IMPACTS**

- A. Water line requirements for fire protection for the proposed project: To be determined.
- B. Will new and/or enlarged public water mains be required? NO
- C. Do you deal with, use, or produce any toxic or hazardous wastes (as defined by the Environmental Protection Agency (EPA))? NO

- D. Is on-site pre-treatment of the discharge necessary before it goes to the wastewater or storm sewers? Yes, kitchen grease trap
- E. Are new and/or enlarged public wastewater and/or storm sewers required?  
NO
- F. Does your facility produce any emissions/ Are any emissions considered air pollutants as defined by the EPA? If applicable, please describe all potential emission. NO
- G. Does your facility produce any odor(s)? Please describe the odors, whether or not they are considered offensive. NO
- H. Is there any visual impact to the surrounding air (smoke, plumes, haze, fog, water, vapor, etc.) produced by this facility? NO
- I. Will there be any exterior noise from the project after it is completed? Please describe the exterior noises and the approximate level, in decibels, of the noise(s). NO
- J. What impact will there be on nearby properties (can be show diagrammatically)? After holding three neighborhood meetings and receiving feedback, the neighbors requested we move the structure to the front of the site. We have spent considerable time listening to our neighborhoods and making changes to our programming because of the positive feedback we received. Neighborhood support for this project has been very high. We also plan to provide on-site supervision 24/7. We believe the impact on nearby properties to be minimal.
- K. Can the existing traffic ways carry any additional traffic load the proposed project may incur during and after completion? Previous planned developments with much higher density were previously approved by INDOT.

#### **IV. PROJECT IMPACT REPORT**

##### **A. Employees**

1. The project will create approximately 18 new jobs.
  - a. 1 Director of Faith West
  - b. 1 Facility Manager
  - c. 1 Preschool Director
  - d. 2 Preschool Receptionists
  - e. 2 Front Desk/Customer Service Workers
  - f. 4 Custodians
  - g. 5 Preschool teachers
  - h. 2 Interns
2. No existing jobs will be eliminated
3. No jobs will be eliminated if the project does not occur.

B. Tax Base

1. A determination has not yet been made regarding Faith West's tax liability.

C. Community

1. The project upgrades a blighted site on Northwestern Avenue.
  2. The project provides new curbs and sidewalks along Northwestern Avenue and Windsor Road.
  3. The project provides safe, affordable childcare.
  4. The project provides community recreation and fitness.
  5. The project provides community counseling and meeting spaces.
  6. The project provides student mentoring programs.
  7. The project provides a walking trail, playground, and picnic area.

D. Historic Preservation and restoration

1. The site is currently vacant.

**ATTACHMENTS:**

1. A006 SITE PLAN.pdf
2. A105 FLOOR PLAN.pdf
3. A115 2ND 3RD 4TH FLOOR PLANS.pdf
4. A205 EXTERIOR ELEVATIONS.pdf

**APPLICATION FORM**

**A. APPLICANT INFORMATION** ("Applicant" refers to the proprietor, general partner or corporate officer signing this application).

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Name

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Street Address

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City, State and Zip Code

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Telephone Number

Fax Number

E-mail Address

**B. BUSINESS INFORMATION:**

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Name of Business

Employer Identification Number

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Current Address of Business

---

City, State and Zip Code

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Proposed Address of Business (if different)

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City, State and Zip Code (if different)

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Telephone Number

Fax Number

E-mail Address

---

Type of Business

Date Established

**C. BOND COUNSEL INFORMATION:**

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Name of Contact

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Name of Business

---

Street Address

---

City, State and Zip Code (if different)

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Contact Telephone Number

Fax Number

E-mail Address

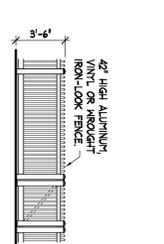
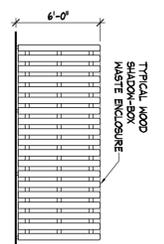
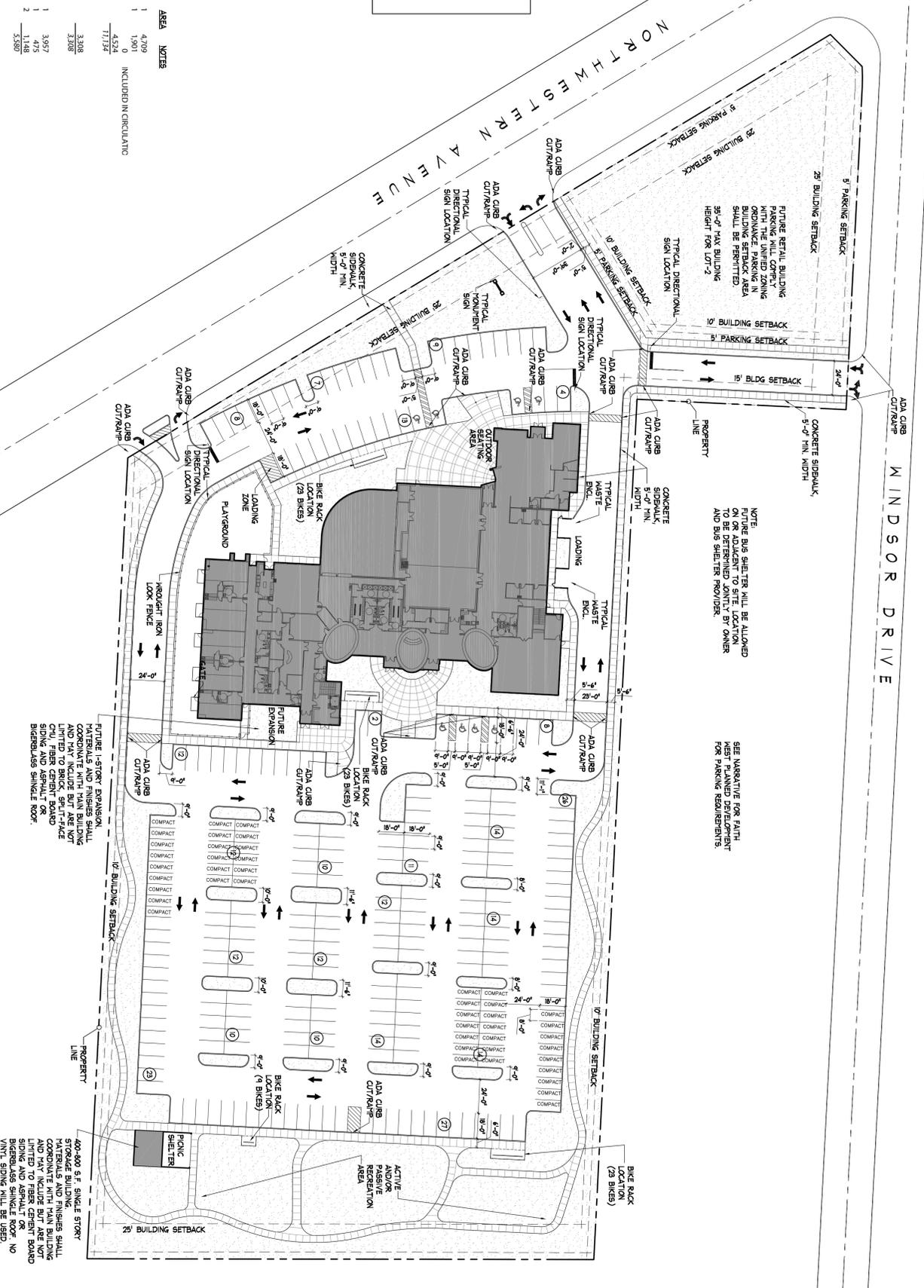
**SYMBOLS LEGEND**

[Symbol]	LANDSCAPE AREA
[Symbol]	CONCRETE CONTROL JOINTS (TYP)
[Symbol]	CONCRETE SIDEWALK
[Symbol]	TRAFFIC CLEAR/CUTION STRIPING
[Symbol]	A.D.A. CLEAR SPACE STRIPING

**DESIGN AREAS**

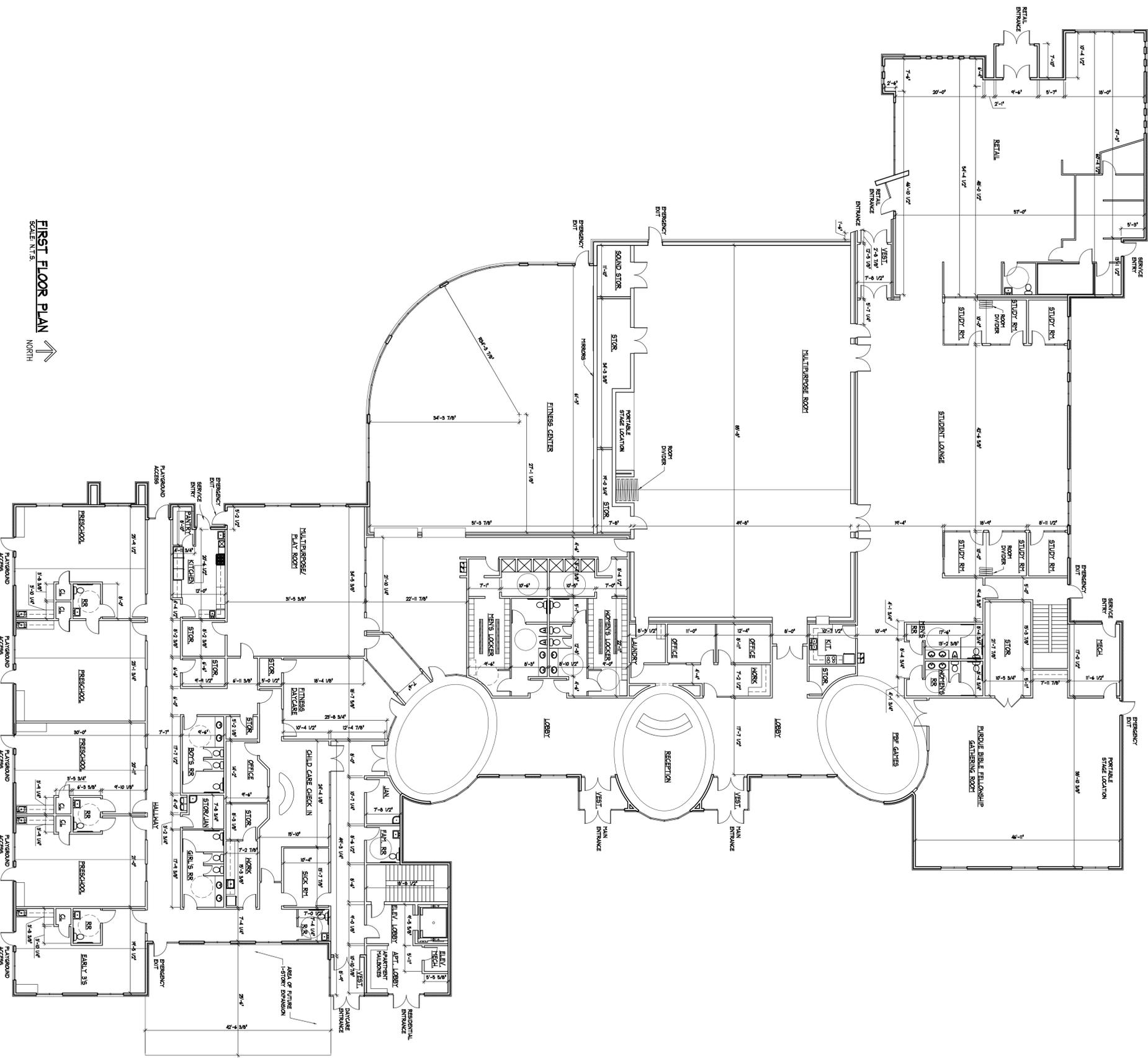
SPACE	QTY	AREA	NOTES
SPACE BIBLE FELLOWSHIP	1	4,709	
MULTIPURPOSE ROOM	1	1,900	
SOFT LOUNGE	1	4,524	INCLUDED IN CIRCULATION
CIRCULATION	1	11,137	
<b>RETAIL</b>			
LITERATO	3,308	3,308	
SUBTOTAL		3,308	
<b>FITNESS</b>			
WEIGHTS & MACHINES	1	3,957	
CHILDREN ROOM	1	475	
CHILDREN	2	1,580	
SUBTOTAL		5,912	
<b>CHILD CARE</b>			
PRESCHOOL	5	6,579	INCLUDES INFANT CARE
COMMUNITY ROOMS	1	1,137	
SUBTOTAL		7,716	
<b>MISC BUSINESS</b>			
HAND LOUNGE/FOOD COURT	1	2,212	
STUDY ROOMS	6	629	
OFFICE	1	629	
KITCHEN	1	113	
RESTROOMS	3	407	
VERTICAL CIRCULATION	2	595	
STORAGE ROOM	1	149	
STORAGE	2	230	
MULTIPURPOSE ROOM STORAGE	3	300	
COMMUNITY ROOM (PBP) STORAGE	1	362	
MULTIPURPOSE/PLAY STORAGE	1	86	
FITNESS CHILD CARE STORAGE	1	39	
OFFICE CIRCULATION	1	1,299	
SUBTOTAL		5,772	
<b>RESIDENTIAL - STUDENT MINISTRY HOUSING</b>			
APARTMENTS (2ND FLOOR)	120	201,38	
APARTMENTS (3RD FLOOR)		19,805	
APARTMENTS (4TH FLOOR)		19,805	
APARTMENTS (5TH FLOOR)		19,805	
APARTMENTS (6TH FLOOR)		19,805	
APARTMENTS (7TH FLOOR)		19,805	
APARTMENTS (8TH FLOOR)		19,805	
APARTMENTS (9TH FLOOR)		19,805	
APARTMENTS (10TH FLOOR)		19,805	
APARTMENTS (11TH FLOOR)		19,805	
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APARTMENTS (18TH FLOOR)		19,805	
APARTMENTS (19TH FLOOR)		19,805	
APARTMENTS (20TH FLOOR)		19,805	
APARTMENTS (21ST FLOOR)		19,805	
APARTMENTS (22ND FLOOR)		19,805	
APARTMENTS (23RD FLOOR)		19,805	
APARTMENTS (24TH FLOOR)		19,805	
APARTMENTS (25TH FLOOR)		19,805	
APARTMENTS (26TH FLOOR)		19,805	
APARTMENTS (27TH FLOOR)		19,805	
APARTMENTS (28TH FLOOR)		19,805	
APARTMENTS (29TH FLOOR)		19,805	
APARTMENTS (30TH FLOOR)		19,805	
APARTMENTS (31ST FLOOR)		19,805	
APARTMENTS (32ND FLOOR)		19,805	
APARTMENTS (33RD FLOOR)		19,805	
APARTMENTS (34TH FLOOR)		19,805	
APARTMENTS (35TH FLOOR)		19,805	
APARTMENTS (36TH FLOOR)		19,805	
APARTMENTS (37TH FLOOR)		19,805	
APARTMENTS (38TH FLOOR)		19,805	
APARTMENTS (39TH FLOOR)		19,805	
APARTMENTS (40TH FLOOR)		19,805	
APARTMENTS (41ST FLOOR)		19,805	
APARTMENTS (42ND FLOOR)		19,805	
APARTMENTS (43RD FLOOR)		19,805	
APARTMENTS (44TH FLOOR)		19,805	
APARTMENTS (45TH FLOOR)		19,805	
APARTMENTS (46TH FLOOR)		19,805	
APARTMENTS (47TH FLOOR)		19,805	
APARTMENTS (48TH FLOOR)		19,805	
APARTMENTS (49TH FLOOR)		19,805	
APARTMENTS (50TH FLOOR)		19,805	
APARTMENTS (51ST FLOOR)		19,805	
APARTMENTS (52ND FLOOR)		19,805	
APARTMENTS (53RD FLOOR)		19,805	
APARTMENTS (54TH FLOOR)		19,805	
APARTMENTS (55TH FLOOR)		19,805	
APARTMENTS (56TH FLOOR)		19,805	
APARTMENTS (57TH FLOOR)		19,805	
APARTMENTS (58TH FLOOR)		19,805	
APARTMENTS (59TH FLOOR)		19,805	
APARTMENTS (60TH FLOOR)		19,805	
APARTMENTS (61ST FLOOR)		19,805	
APARTMENTS (62ND FLOOR)		19,805	
APARTMENTS (63RD FLOOR)		19,805	
APARTMENTS (64TH FLOOR)		19,805	
APARTMENTS (65TH FLOOR)		19,805	
APARTMENTS (66TH FLOOR)		19,805	
APARTMENTS (67TH FLOOR)		19,805	
APARTMENTS (68TH FLOOR)		19,805	
APARTMENTS (69TH FLOOR)		19,805	
APARTMENTS (70TH FLOOR)		19,805	
APARTMENTS (71ST FLOOR)		19,805	
APARTMENTS (72ND FLOOR)		19,805	
APARTMENTS (73RD FLOOR)		19,805	
APARTMENTS (74TH FLOOR)		19,805	
APARTMENTS (75TH FLOOR)		19,805	
APARTMENTS (76TH FLOOR)		19,805	
APARTMENTS (77TH FLOOR)		19,805	
APARTMENTS (78TH FLOOR)		19,805	
APARTMENTS (79TH FLOOR)		19,805	
APARTMENTS (80TH FLOOR)		19,805	
APARTMENTS (81ST FLOOR)		19,805	
APARTMENTS (82ND FLOOR)		19,805	
APARTMENTS (83RD FLOOR)		19,805	
APARTMENTS (84TH FLOOR)		19,805	
APARTMENTS (85TH FLOOR)		19,805	
APARTMENTS (86TH FLOOR)		19,805	
APARTMENTS (87TH FLOOR)		19,805	
APARTMENTS (88TH FLOOR)		19,805	
APARTMENTS (89TH FLOOR)		19,805	
APARTMENTS (90TH FLOOR)		19,805	
APARTMENTS (91ST FLOOR)		19,805	
APARTMENTS (92ND FLOOR)		19,805	
APARTMENTS (93RD FLOOR)		19,805	
APARTMENTS (94TH FLOOR)		19,805	
APARTMENTS (95TH FLOOR)		19,805	
APARTMENTS (96TH FLOOR)		19,805	
APARTMENTS (97TH FLOOR)		19,805	
APARTMENTS (98TH FLOOR)		19,805	
APARTMENTS (99TH FLOOR)		19,805	
APARTMENTS (100TH FLOOR)		19,805	

**ARCHITECTURAL SITE PLAN**  
SCALE: N.T.S.



**NOTE:**  
BUILDING PLANS, INTERIOR DESIGN, FINISHES, ETC. ARE SUBJECT TO FLOOR CHANGES WITHIN THE PROJECT. ANY CHANGES TO THE PLANS, ETC. ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

<p><b>ARCHITECTURAL SITE PLAN</b></p> <p>Project: <b>FAITH WEST</b></p> <p>WEST LAFAYETTE, INDIANA</p>	<p><b>KJG Architecture, Inc.</b> 527 Sagamore Parkway W., Suite 101 West Lafayette, Indiana 47906 Office: 765.497.4598 Fax: 765.497.4599</p>	<p>Scale: AS SHOWN</p> <p>Date: 01/29/12</p> <p>Sheet No. <b>6</b></p>	<p>Job No. A2011064</p> <p>Drawn By: [Signature]</p> <p>Checked By: [Signature]</p>	<p>Symbol</p> <p>Date</p> <p>By</p> <p>Revisions</p>	<p>Seal</p> <p>PRELIMINARY DRAWING NOT FOR CONSTRUCTION</p>
		<p>NOTE: BUILDING PLANS, INTERIOR DESIGN, FINISHES, ETC. ARE SUBJECT TO FLOOR CHANGES WITHIN THE PROJECT. ANY CHANGES TO THE PLANS, ETC. ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.</p>			



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



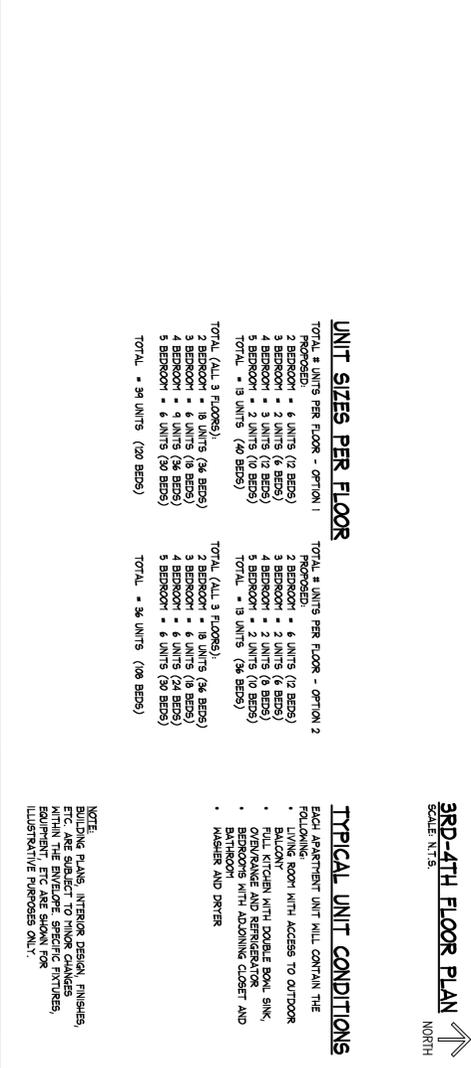
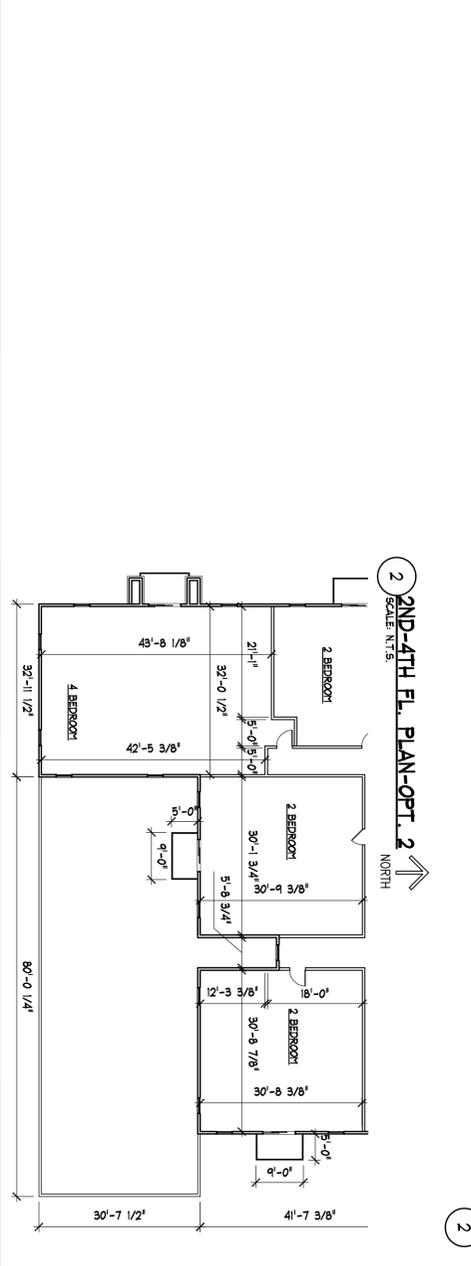
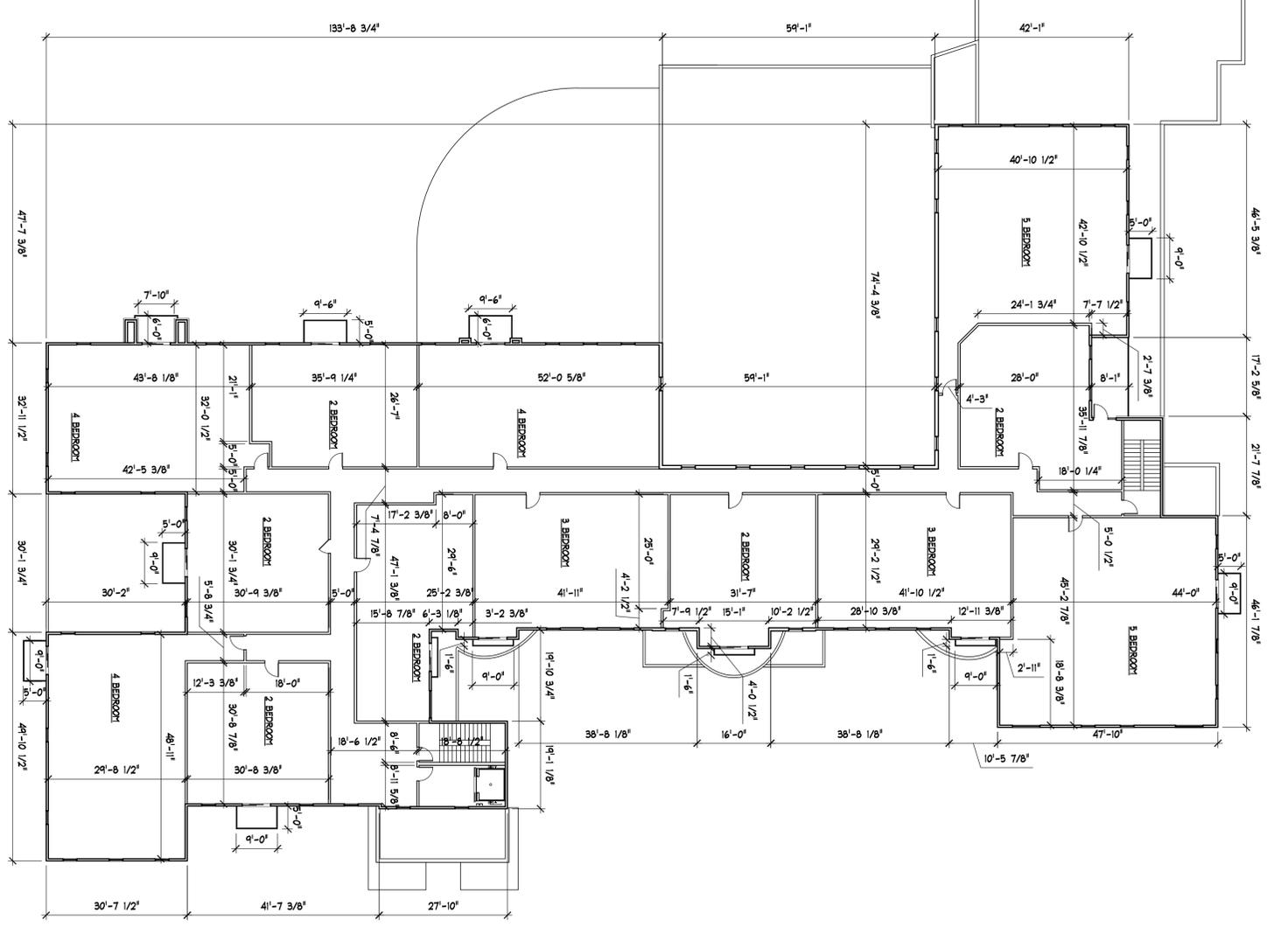
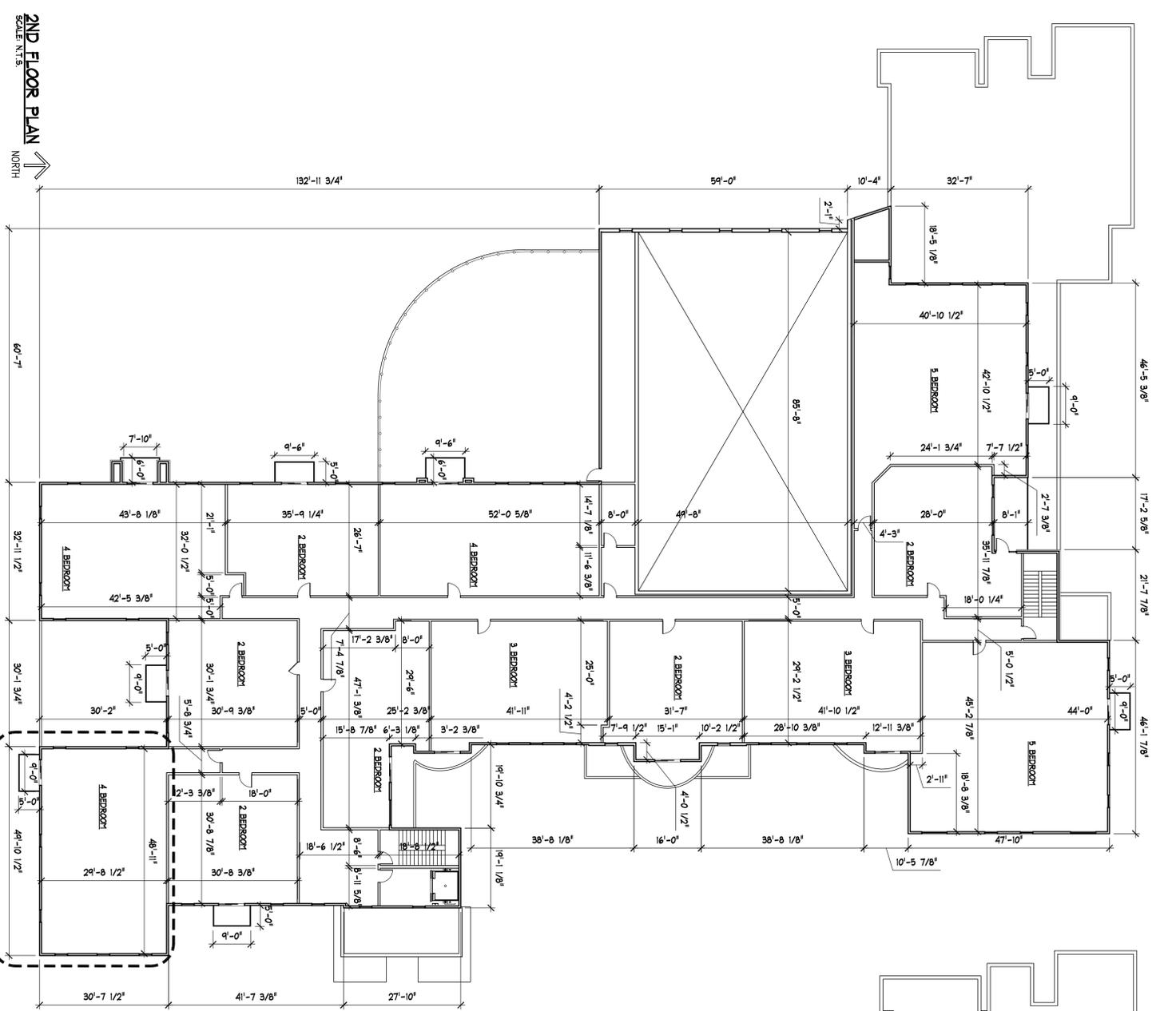
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EQUIPMENT, ETC. ARE SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY.

<b>9</b>	
Sheet Title <b>FIRST FLOOR PLAN</b>	Project <b>FAITH WEST</b> WEST LAFAYETTE, INDIANA


**KJG Architecture, Inc.**  
 527 Sagamore Parkway W., Suite 101  
 West Lafayette, Indiana 47906  
 Office: 765.497.4598 Fax: 765.497.4599

Seal  
**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

Symbol	Date	By	Revisions



**UNIT SIZES PER FLOOR**

- TOTAL # UNITS PER FLOOR - OPTION 1**
- PROPOSED: 2 BEDROOM = 6 UNITS (12 BEDS)
  - 2 BEDROOM = 3 UNITS (6 BEDS)
  - 3 BEDROOM = 2 UNITS (6 BEDS)
  - 4 BEDROOM = 2 UNITS (8 BEDS)
  - 5 BEDROOM = 2 UNITS (10 BEDS)
  - TOTAL = 15 UNITS (40 BEDS)
- TOTAL # UNITS PER FLOOR - OPTION 2**
- PROPOSED: 2 BEDROOM = 6 UNITS (12 BEDS)
  - 2 BEDROOM = 3 UNITS (6 BEDS)
  - 3 BEDROOM = 2 UNITS (6 BEDS)
  - 4 BEDROOM = 2 UNITS (8 BEDS)
  - 5 BEDROOM = 2 UNITS (10 BEDS)
  - TOTAL = 15 UNITS (40 BEDS)
- TOTAL # UNITS PER FLOOR - OPTION 3**
- PROPOSED: 2 BEDROOM = 6 UNITS (12 BEDS)
  - 2 BEDROOM = 3 UNITS (6 BEDS)
  - 3 BEDROOM = 2 UNITS (6 BEDS)
  - 4 BEDROOM = 2 UNITS (8 BEDS)
  - 5 BEDROOM = 2 UNITS (10 BEDS)
  - TOTAL = 15 UNITS (40 BEDS)

**TYPICAL UNIT CONDITIONS**

- EACH APARTMENT UNIT WILL CONTAIN THE FOLLOWING:
- LIVING ROOM WITH ACCESS TO OUTDOOR PATIO
- FULL KITCHEN WITH DOUBLE BOWL SINK, OVERCOUNTER AND REFRIGERATOR
- BEDROOMS WITH ADJOINING CLOSET AND BATHROOM WITH DRESSER

**NOTE:**  
BUILDING PLANS, INTERIOR DESIGN, FINISHES, ETC. ARE SUBJECT TO MINOR CHANGES. EQUIPMENT, ETC. ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

Symbol	Date	By	Revisions

**KJG Architecture, Inc.**  
527 Sagamore Parkway W., Suite 101  
West Lafayette, Indiana 47906  
Office: 765.497.4598 Fax: 765.497.4599

**2ND, 3RD & 4TH FLOOR PLANS**  
Project: **FAITH WEST**  
WEST LAFAYETTE, INDIANA

Scale: AS SHOWN  
Date: 2.29.12  
Sheet No. 10



