



# City Council Study Session

Monday, October 21, 2024 at 6:00 PM

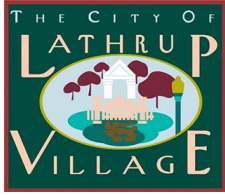
27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order** by Mayor Garrett
2. **Discussion Items**
  - A. [PILOT Ordinance](#)
3. **Public Comments**
4. **Mayor and Council Comments**
5. **Adjourn**

## ADDRESSING THE CITY COUNCIL

- Your comments shall be made during times set aside for that purpose.
- Stand or raise a hand to indicate that you wish to speak.
- When recognized, state your name and direct your comments and/or questions to any City official in attendance..
- Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to three (3) minutes duration during the first and last occasion for citizen comments and questions and one opportunity of up to three (3) minutes duration during each public hearing. Comments made during public hearings shall be relevant to the subject for which the public hearings are held.
- In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.
- No speaker may make personal or impertinent attacks upon any officer, employee, or City Council member or other Elected Official, that is unrelated to the manner in which the officer, employee, or City Council member or other Elected Official, performs his or her duties.
- No person shall use abusive or threatening language toward any individual when addressing the City Council.
- Any person who violates this section shall be directed by the Mayor to be orderly and silent. If a person addressing the Council refuses to become silent when so directed, such person may be deemed by the Mayor to have committed a “breach of the peace” by disrupting and impeding the orderly conduct of the public meeting of the City Council and may be ordered by the Mayor to leave the meeting. If the person refuses to leave as directed, the Mayor may direct any law enforcement officer who is present to escort the violator from the meeting.



**City of Lathrup Village**  
27400 Southfield Road  
Lathrup Village, MI 48076  
[www.lathrupvillage.org](http://www.lathrupvillage.org) | (248) 557-2600

TO: Mayor & City Council  
FROM: Mike Greene – City Administrator  
DATE: October 21, 2024  
RE: Study Session

**PILOT Ordinance**

In 2023, the State of Michigan passed legislation that would allow local governments the ability to develop payment in lieu of taxes (PILOT) policies and enter into PILOT agreements with developers who are building or rehabbing workforce housing units without the previous requirement of state or federal tax credits.

Previously, local units of government could participate in PILOTs for developments as part of the developer’s application process for low-income housing tax credits through MSHDA. However, local governments didn’t have the discretion to award a PILOT unless the developer was awarded the MSHDA tax credits, a competitive program.

Senate Bill 432, approved December 13, 2022, allows local governments the discretion to enter into PILOT agreements for developments that are not applicants for state or federal tax credits, but the legislation does require MSHDA to be involved in the process. In addition, local units of government will be required to develop an ordinance to allow for and approve PILOT agreements.

As the Council is aware, the Surnow Company is exploring its options in redeveloping the former Annie Lathrup School. As part of this development, they would be seeking a PILOT agreement with the City.

Included in your packet is a DRAFT PILOT ordinance for discussion, as this would be one of the first steps in this property's redevelopment process. Representatives from the Surnow Company are planning to attend the meeting.

The Surnow Company has also provided a DRAFT site plan to share their vision for the property. This site plan HAS NOT gone through HDC or Planning Commission yet and would be subject to their reviews further along in the process.

The purpose of this discussion is to determine the Council’s appetite for this type of program and begin answering questions the Council may have.

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<b>Kelly Garrett</b> Mayor	<b>Bruce Kantor</b> Mayor Pro-Tem	<b>Jalen Jennings</b> Council Member	<b>Dalton Barksdale</b> Council Member	<b>Jason Hammond</b> Council Member
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# memorandum

**DATE:** October 18, 2024

**TO:** Austin Colson, Community & Economic Development Director/DDA Director  
City of Lathrup Village

**FROM:** Jill Bahm & Eric Pietsch, Giffels Webster

**SUBJECT:** Payment in Lieu of Taxes (PILOT) – Proposed Draft Ordinance

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## Background

In conjunction with the Surnow Company's interest in redeveloping the Annie Lathrup School with housing, they have suggested the city explore an alternative taxation model to help offset costs associated with the rehabilitation of the historic school. They have drafted an ordinance for consideration. We offer the following additional background and policy guidance that may be helpful as the City Council considers its next steps. These are intended to help guide not only this project but serve as a policy guide/foundation for any future requests.

## Payment in Lieu of Taxes (PILOT)

In accordance with Senate Bill 432 of 2021, except as otherwise provided in this section, the following is exempt from all ad valorem property taxes imposed by this state or by any political subdivision, public body, or taxing district in which the project is located:

A housing project that is being developed or rehabilitated for workforce housing that is located in a municipality and is subject to a municipal ordinance that is adopted by the governing body of that municipality to approve a housing project for tax exemption under this subdivision. The approval or denial of a tax exemption under this subdivision must be in accordance with an ordinance or resolution concerning the selection of workforce housing projects that is adopted by the governing body.

## Overview

The City of Lathrup Village recognizes the need for providing fair market rental housing for a population where there is a shortage of supply. A PILOT (or Payment in Lieu of Taxes) is an effective incentive that helps remove barriers to the construction of new multi-family households. Authorized under the Michigan State Housing Development Authority Act of 1966, a PILOT agreement is a negotiable legal document that allows the owner to pay a defined percentage of net shelter rent (or total owner revenue) instead of the local property tax rate. This document outlines the objectives, timeline, and requirements for a residential housing development to be considered for a PILOT in the City of Lathrup Village.

**Goals of the PILOT Policy**

The City of Lathrup Village’s PILOT policy has the following objectives:

- Increase market rate, workforce housing opportunities for residents
- Provide for improved housing amenities for the community
- Reduce functional obsolescence of existing facilities, buildings, etc.
- Encourage expansion of the population of the Village Center District
- Encourage attractive, viable building sites
- Enhance the available economic development tools to attract and retain affordable housing development

**Eligibility:**

1. The applicant must be a nonprofit housing corporation, consumer housing cooperative, limited dividend housing association limited partnership, limited dividend housing association limited liability company, or limited dividend housing corporation, and must be financed with a federally-aided or Michigan State Housing Development Authority (MSHDA) aided mortgage, advance, or grant.
2. To be eligible to apply for a PILOT, an applicant must own the property or have an option or other right to purchase the property under consideration.
3. Eligible projects shall provide housing units for rent or other options that are reasonably affordable to, and occupied by, a household whose total household income is not greater than 120% of the area median income published by the United States Department of Housing and Urban Development. The incentive only applies to residential units and does not apply to the non-residential components of a development, such as common areas or building amenities.

**Procedure**

1. Mandatory Pre-Submittal Conference: A meeting with the Community and Economic Development Director / DDA Director, City Administrator, City Attorney, City Planner, City Engineer, and City Treasurer must occur before submitting a PILOT application. This meeting is to acquaint all parties with the scope of the project and any related issues. Also, it serves to familiarize the applicant with the PILOT process.
2. Submission of Application: An application packet must be assembled and submitted based upon the requirements set forth in the Application Requirements section below.
3. City Staff Review: City staff will review the submitted application packet for completeness and will determine compatibility with the Lathrup Village Master Plan, Zoning Ordinance, and objectives of the City’s PILOT program. After receiving the application, the City will either:
  - a. Forward the application to the City Council with a recommendation for their consideration, or
  - b. Send the application back to the applicant for additional information or clarification.

- 4. City Council Review: For applications forwarded to the City Council, the City’s Community and Economic Development Director / DDA Director will forward the completed application packet and recommendation and will schedule the request as an agenda item. The City’s Community and Economic Development Director / DDA Director will also prepare a proposed ordinance regarding the request for a PILOT.
- 5. Approval: If the project and PILOT application is approved by the City Council, the City Clerk will submit a certified copy of the resolution approving the PILOT to the applicant. Additionally, the Clerk’s office will e-mail digital copies of the application packet and resolution approving the PILOT to the City Manager, Director of Community and Economic Development / DDA Director, City Attorney, City Planner, and City Engineer.
- 6. Reporting to City Treasurer After PILOT Approval: For the PILOT to remain in effect, annual statements of net shelter rents must be filed with the City Treasurer. The City Treasurer’s Office shall verify the accuracy of payments and distribute them accordingly among taxing jurisdictions.

**Application Requirements**

The applicant must supply all the following information in its PILOT proposal:

- 1. Applicant and Guarantors: Brief overview of applicant organization, including its corporate or partnership structure, and the name, address, email address, and telephone number of the applying entity. The proposal shall also include the name of the applying entity’s representatives, financial guarantors of the project, and name of principals of those entities, addresses, emails, and telephone numbers.
- 2. Background Information: Description of the applicant’s development experience (if any) and any other relevant information the City may need to consider while reviewing the application.
- 3. The Proposed Project: Describe the proposed project, including the following:
  - a. The location of the proposed project by street address and legal description
  - b. Project scope, including rental units broken down by bedrooms and estimated rents
  - c. Architectural renderings
  - d. Timeline with projected milestones
  - e. Brief narrative describing how the project is consistent with the Lathrup Village Master Plan and the City’s Zoning Ordinance
  - f. Impact on City services such as public safety and utilities
  - g. Any other information needed to fully explain the project
- 4. Development Team: Name all of the following that will be involved with the Project (with mailing addresses, email addresses, and phone numbers):
  - a. Applicant (primary point of contact)
  - b. Architects and engineers
  - c. Construction project manager

- d. General contractor for project
  - e. Other professionals
5. Pro Formas: The applicant must provide a detailed development and operating pro forma. The development pro forma must outline the proposed hard, soft, and financing costs associated with the proposed development. It must also identify all sources of financing and terms including the applicant’s equity, construction, permanent financing, and any government assistance. The detailed operating pro forma shall include all anticipated major revenues and expenses for the full term of the requested PILOT.

**PILOT Rate**

In lieu of property taxes, the developer of a PILOT project shall be assessed a PILOT rate and municipal services fee. The PILOT rate is a defined percentage of net shelter rent (or total property owner revenue). The municipal services fee covers any shortfall in funds to service the site with essential public services. Depending on the project, a PILOT rate shall be set between 4 and 6 percent and supplemented by a municipal services fee which will typically be around 3 percent but may vary based on the specific recommendations of City departments such as public safety and engineering/DPW. The specific PILOT rate and municipal services fee shall be established on a case-by-case basis and negotiated between the City and the developer. The maximum service charge (consisting of the PILOT rate and municipal services fee) to be paid in lieu of property taxes shall never exceed the amount of property tax that would have been paid but for the project’s PILOT eligibility.

**PILOT Term**

The term of the PILOT shall be determined by the length of the developer’s debt service.

**Extension to Existing PILOT Development**

Extensions to existing PILOT agreements need to be considered on a case-by-case basis due to the limitations on the programs available for rehabilitation. As with all other tax incentive programs, the staff will consider the merits of each proposal following certain guidelines and make a recommendation to the City Council. In these instances, a less stringent method will be used in the review process. However, an extension will only be granted where the annual income to the city is increased. The staff recommends setting the following objectives and developing a PILOT application that features them:

Objectives:

- Investment in building and units
- Investment in outdoor site amenities
- Term extension less than 20 years
- Upgrade to visitability ADA standards
- Increase to the average AMI by a minimum of 10 percent since the original approval

**Tax Abatement Application Fee**

The City Council has authorized the implementation of a non-refundable application fee for Payment in Lieu of Taxes applications. The fee is published in the city’s fee schedule as adopted by resolution of the City Council and included on the application.

**Notes**

1. The city encourages efficiency in land use and cost of services, and favors projects that use space most efficiently in compliance with the City’s zoning ordinance within applicable zoning districts.
2. Green infrastructure is utilized to reduce impacts on stormwater infrastructure. Green infrastructure may include, but not be limited to green roof technology, rain gardens, permeable pavements, maintaining existing or increasing tree canopy.
3. Quality & Durability Definitions: Exterior construction shall be of durable materials (i.e. wood, composite, brick, concrete or steel siding). Efficiencies refers to energy efficiencies that meet Energy Star standards.
4. Placemaking promotes people's health, happiness, and well-being. Points are awarded based on the quality of improvements made to the common space surrounding the proposed development. Those improvements may include, but not be limited to improved sidewalk access, covered bike parking, and increased tree sizes.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance to provide for approval of an exemption from ad valorem property taxes for housing being developed or rehabilitated for workforce housing for persons and families whose household income is not greater than 120% of area median income, as authorized by provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq.

**WORKFORCE HOUSING PILOT ORDINANCE**

THE CITY OF LATHRUP VILLAGE, COUNTY OF OAKLAND, STATE OF MICHIGAN, ORDAINS:

**SECTION 1. Title.** This Ordinance shall be known and cited as the “Lathrup Village Workforce Housing PILOT Ordinance.”

**SECTION 2. Preamble.**

It is a proper public purpose for the City of Lathrup Village to encourage the development or rehabilitation of workforce housing for persons and families whose household income is not greater than 120% of area median income by exempting such housing from all ad valorem property taxes imposed by any taxing jurisdiction and providing for payment of an annual service charge for public services in lieu of all such taxes. A PILOT, or service charge payment in lieu of taxes, is an effective means of incentivizing the construction of workforce house. A stable and predictable service charge paid in lieu of all ad valorem property taxes for a fixed period is essential to the determination of the economic feasibility of workforce housing projects developed or rehabilitated in reliance on such tax exemption. The City is authorized by section 15a of Public Act 346 of 1966, as amended, MCL 125.1415a, to establish, or change by any amount it chooses, the service charge to be paid in lieu of all ad valorem taxes in accordance with section 15a with respect to new or rehabilitated workforce housing, but not an amount that exceeds the taxes that would be paid but for this authorization or the other limitations imposed by that section. Because workforce housing for individuals and families whose household income is not greater than 120% of area median income is a public necessity, and because the City will be benefited and improved by such housing, encouraging the same through an ad valorem property tax exemption is a valid public purpose.



**SECTION 3. Definitions.**

- (A) “Additional Amount” means an amount equal to the difference between the following:
  - (1) the millage rate levied for operating purposes by the County multiplied by the current Taxable Value of a workforce housing project for which a PILOT Resolution has been adopted, and
  - (2) the amount of the annual service charge paid in lieu of ad valorem property taxes by the housing project under subsection (4)(C) that is distributed to the County pursuant to MCL 125.1415a(5).
- (B) “Annual Shelter Rent” means the total collections during an agreed annual period from or paid on behalf of the occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants and paid for by the housing project.
- (C) “Sponsor” means any person or entity applying for a workforce housing exemption under this Ordinance, and includes any person or entity who subsequently owns the housing project.
- (D) “Authority” means the Michigan State Housing Development Authority.
- (E) “Restrictive Covenant” means a recorded agreement between Sponsor and the City running with the land that restricts the use of the housing project to workforce housing, as defined in this Ordinance, for a period not to exceed 15 years, or such greater or lesser period of time as may be authorized by state law and as may be required by the PILOT Resolution.
- (F) “County” means the County of Oakland, depending on where the proposed project is located.
- (G) “PILOT Resolution” means a project-specific resolution adopted by the City Commission that approves a housing project for exemption under this Ordinance.
- (H) “Taxable Value” means taxable value as calculated under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.
- (I) “Workforce housing” means rental units or other housing options that are reasonably affordable to, and occupied by, a household whose total household income is not greater than 120%<sup>1</sup> of the area median income published by the United States Department of Housing and Urban Development.

**SECTION 4. Authorization and Establishment of Workforce Housing Exemption.**

- (A) The class of housing projects to which the tax exemption shall apply and for which a service charge may be paid in lieu of all ad valorem property taxes are housing projects being developed or rehabilitated for workforce housing.

<sup>1</sup> NTD: This number may be reduced below 120%.

(B) Subject to the recording of a Restrictive Covenant, workforce housing and the property on which such housing is or will be located shall be exempt from all ad valorem property taxes as of December 31 of the year in which construction or rehabilitation commences. Construction must start within one<sup>2</sup> year of the date of the Authority’s notification of exemption or such longer period of time as may be provided by the PILOT Resolution.

(C) The City will accept payment of an annual service charge in lieu of all ad valorem property taxes for public services from the owner of a housing project for which the City has received a certified notification of exemption from the Authority in accordance with the following:

(1) Subject to subsections (D), (E) and (F), for a new construction project, an amount that is the greater of the tax on the property on which the project is located for the tax year proceeding the date on which the construction is commenced or 10% of the Annual Shelter Rent obtained from the project.

(2) Subject to subsections (D), (E) and (F), for a rehabilitation project, an amount that is the lesser of the tax on the property on which the project is located for the tax year proceeding the date on which rehabilitation is commenced or 10% of the Annual Shelter Rent obtained from the project.

(3) The service charge paid in lieu of taxes shall not exceed the amount in ad valorem taxes that the Sponsor would have otherwise paid if the workforce housing project were not tax exempt.

(D) Notwithstanding the provisions of MCL 125.1415a(3)(b) and 125.1415a(7) to the contrary, upon the adoption of a PILOT Resolution and receipt of a certified notification of exemption from the Authority, a contract shall be deemed effected between the City and the Sponsor, to provide a tax exemption and accept service charge payments in lieu of taxes as previously described by this section.

(E) Notwithstanding subsection (C), the service charge paid each year in lieu of taxes for that part of a workforce housing project that is tax exempt under this Ordinance but not used for workforce housing must be equal to the full amount of the taxes that would be paid on that portion of the project as if the project were not tax exempt. The owner of the project shall allocate the benefits of any tax exemption granted pursuant to this Ordinance exclusively to workforce housing or to the maintenance and preservation of the housing project as a safe, decent, and sanitary workforce housing.

(F) The annual service charge under subsection (C) for a workforce housing project for which a PILOT Resolution has been adopted must be increased by the Additional Amount if both of the following requirements are met:

(1) Not later than 45 days after the county treasurer’s receipt of the certified notification of exemption, the County Board of Commissioners passes a resolution, by majority vote, that provides that the Additional Amount must be paid.

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<sup>2</sup> NTD: This timeframe is not mandatory and may be modified. Suggest 18 months based upon previous experience.

(2) The approval of the resolution described in subparagraph (1) is in accordance with an ordinance or resolution adopted by the County Board of Commissioners establishing the factors to be considered when assessing whether the Additional Amount must be paid.

**SECTION 5. Workforce Housing Exemption Application, Review and Approval Process.**

(A) The Sponsor of a workforce housing project must own the property that is the subject of the application or must be the purchaser under a purchase or option agreement or otherwise demonstrate that it has control over the property. The property that is the subject of the application must be zoned for the intended use at the time of application.

(B) The application and selection process for a workforce housing exemption shall be governed by the Payment in Lieu of Taxes (PILOT) Policy adopted by the City Commission, as it may be amended from time to time.

(C) The Sponsor shall submit its application for a workforce housing exemption using the form provided by the City.

(D) Approval of an exemption for a workforce housing project requires passage of a PILOT Resolution by five (5) members of the City Commission<sup>3</sup>.

(E) If the workforce housing exemption application is approved, the City Clerk will deliver to the Sponsor a certified copy of the resolution approving the application.

(F) To defray the administrative cost of processing an application for a workforce housing exemption, the City Commission shall include a workforce housing application fee in its annually adopted fee schedule.

**SECTION 6. Authority Affidavit and Assessor Notification.**

(A) Following adoption of the PILOT Resolution, the Sponsor must submit an affidavit to the Authority in the form required by the Authority for certification by the Authority that the project is eligible for the workforce housing exemption.

(B) Upon receipt of notification from the Authority that the project is eligible for a workforce housing exemption, the Sponsor or the Authority must file the certified notification of exemption with the city assessor before November 1 of the year preceding the tax year in which the exemption is to effective.

(C) Not later than 5 business days after receipt of the certified notification of exemption, the assessor shall provide a copy of the certified notification of exemption to the County treasurer.

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<sup>3</sup> See Charter Section 28, which requires 5 affirmative votes to create contract.

**SECTION 7. Payment of PILOT.**

(A) No later than [insert date desired by municipality]<sup>4</sup>, or such other date provided for in the PILOT Resolution, Sponsor shall submit to the city treasurer, Sponsor’s budget for Annual Shelter Rent for the current calendar year and a copy of Sponsor’s audited financial statements for the preceding calendar year, prepared in accordance with generally accepted auditing standards or, if Sponsor is not subject to an audit requirement, Sponsor’s compiled financial statements for the preceding calendar year prepared in accordance with generally accepted accounting principles and certified by Sponsor. Within 30 days of receipt of the foregoing documents, the treasurer shall issue an invoice showing the PILOT payment due for the current year, which payment shall be due no later than [insert date desired by municipality].<sup>5</sup>

(B) Except as otherwise provided in this section and section 4, any payments for public services under this Ordinance shall be distributed to the governmental units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The distribution to those governmental units shall be made as if the number of mills levied for local school district operating purposes were equal to the number of mills levied for the purposes in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, for the year for which the distribution is calculated. The amount of payments in lieu of taxes to be distributed to a local school district for operating purposes under this subsection must not be distributed to the local school district but instead must be paid to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(C) Any PILOT payment or portion of PILOT payment remaining unpaid as of the due date shall bear interest at 1% per month and require payment of a 3% penalty fee. The collection of past due PILOT payments shall otherwise be in accordance with the provisions of Chapter 211 of the General Property Tax Act, Act 206 of 1893, as amended; MCL 211.44 et seq.

**SECTION 8. Duration and Recorded Restrictive Covenant.**

(A) A workforce housing project approved for an exemption by a PILOT Resolution shall be encumbered by a Restrictive Covenant recorded in the office of the register of deeds for the County.

(B) The Restrictive Covenant shall acknowledge (i) that the economic feasibility of the workforce housing project depends on the approval and continuing effect of the payment in lieu of all ad valorem taxes as approved by the PILOT resolution; (ii) the City’s agreement to accept payment of an annual service charge in lieu of all ad valorem taxes in consideration of the Sponsor’s offer to construct or rehabilitate workforce housing; and (iii) the amount of the annual service charge to be paid for each operating year.

(C) The Restrictive Covenant shall provide (a) for the reporting and monitoring of the Sponsor's compliance with the Restrictive Covenant, this Ordinance and the PILOT Resolution; (b) that the Restrictive Covenant is enforceable by the City and any Tenants to be benefitted at law or in equity; (c) shall provide other remedies available to the City for non-compliance, including termination of the exemption and repayment of all prior years’ tax savings under the workforce housing exemption after

<sup>4</sup> For example, June 1.

<sup>5</sup> For example, July 30 or September 14.

notice and hearing;<sup>6</sup> and (d) that the Restrictive Covenant cannot be modified or terminated except in a written instrument executed by the Sponsor or then current owner and the City.

**SECTION 9. Severability.**

The provisions of this Ordinance shall be deemed to be severable, and should any provision be declared by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of this Ordinance as a whole or provision of this Ordinance, other than the provision so declared to be unconstitutional or invalid.

**SECTION 10. Inconsistent Ordinances.**

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent necessary to give this ordinance full force and effect.

**SECTION 11. Effective Date.**

This Ordinance shall become effective on **[insert effective date]**.

At a regular meeting held on \_\_\_\_\_, 20[\_\_\_], on motion made by \_\_\_\_\_ and supported by \_\_\_\_\_, this Ordinance was adopted on by a \_\_\_ vote.

AYES:

NAYS:

ORDINANCE 2024-\_\_\_ IS ENACTED.

\_\_\_\_\_  
CITY CLERK

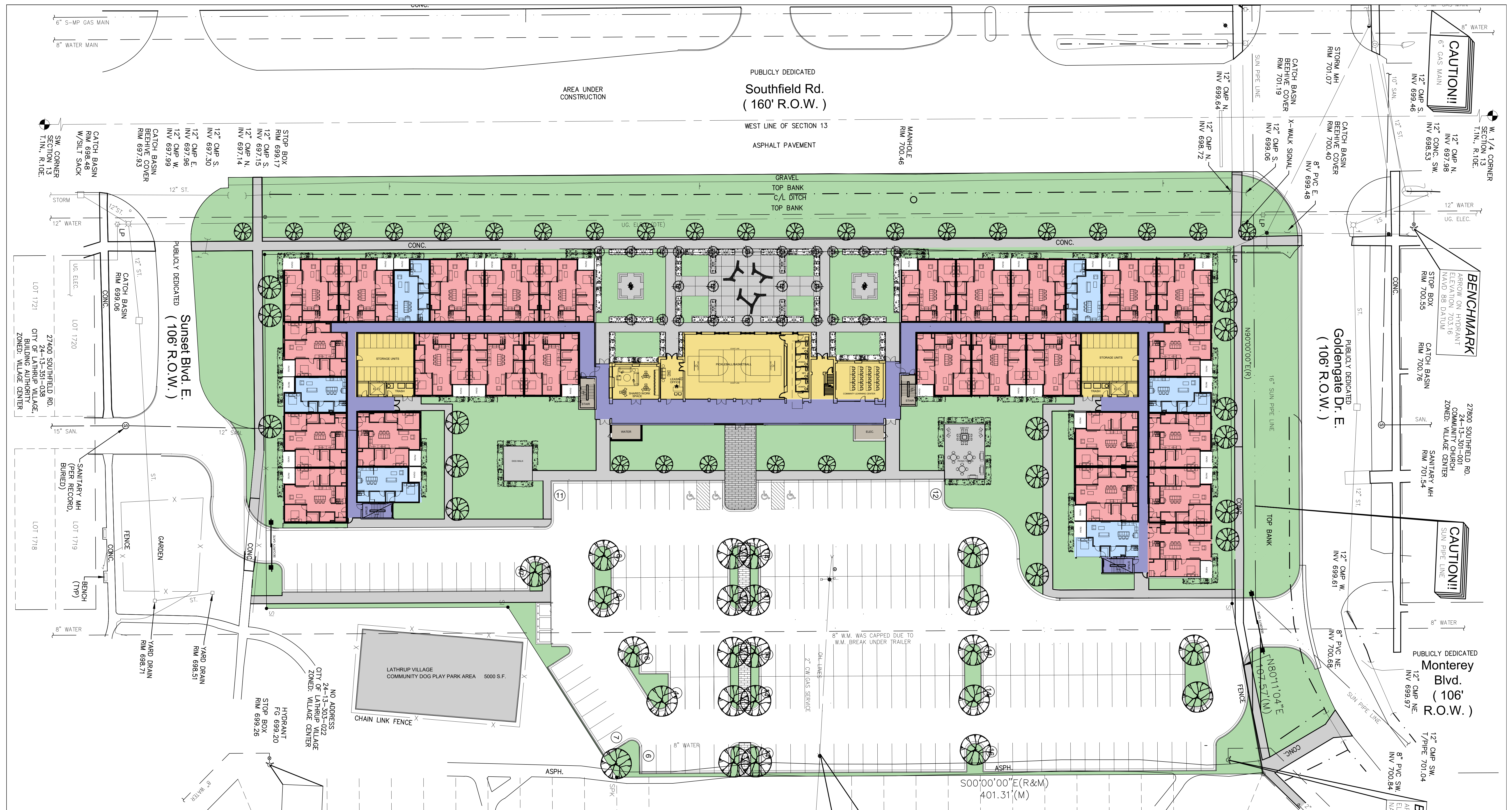
<sup>6</sup> NTD: The termination provision should provide a reasonable time period for repayment and may include an agreement to add the repayment amount to the next property tax bill if not timely paid.

VILLAGE CENTER  
MIXED USE  
DEVELOPMENT

LATHRUP VILLAGE,  
MICHIGAN

OCTOBER 9, 2024





BUILDING AREAS PER FLOOR	
FIRST FLOOR AREA	55,958 s.f. TOTAL
SECOND FLOOR AREA	52,013 s.f. TOTAL
THIRD FLOOR AREA	47,306 s.f. TOTAL
FOURTH FLOOR AREA	47,306 s.f. TOTAL
TOTAL BUILDING AREA	202,583 s.f. TOTAL

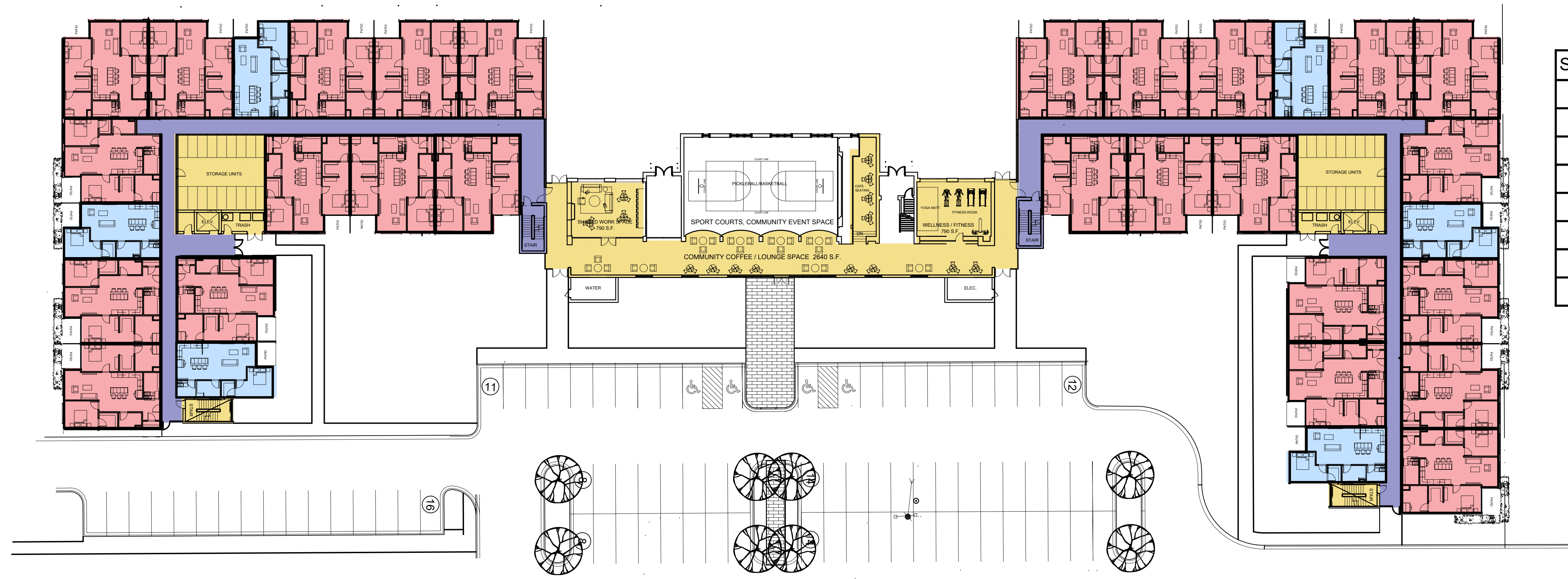
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	26	104
COMMON AREA	8242	4707	2800	2800	18,549
TOTAL					128

FIRST FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
COMMON AREA		12,949	
TOTAL	32		33,228

## FIRST FLOOR/SITE PLAN

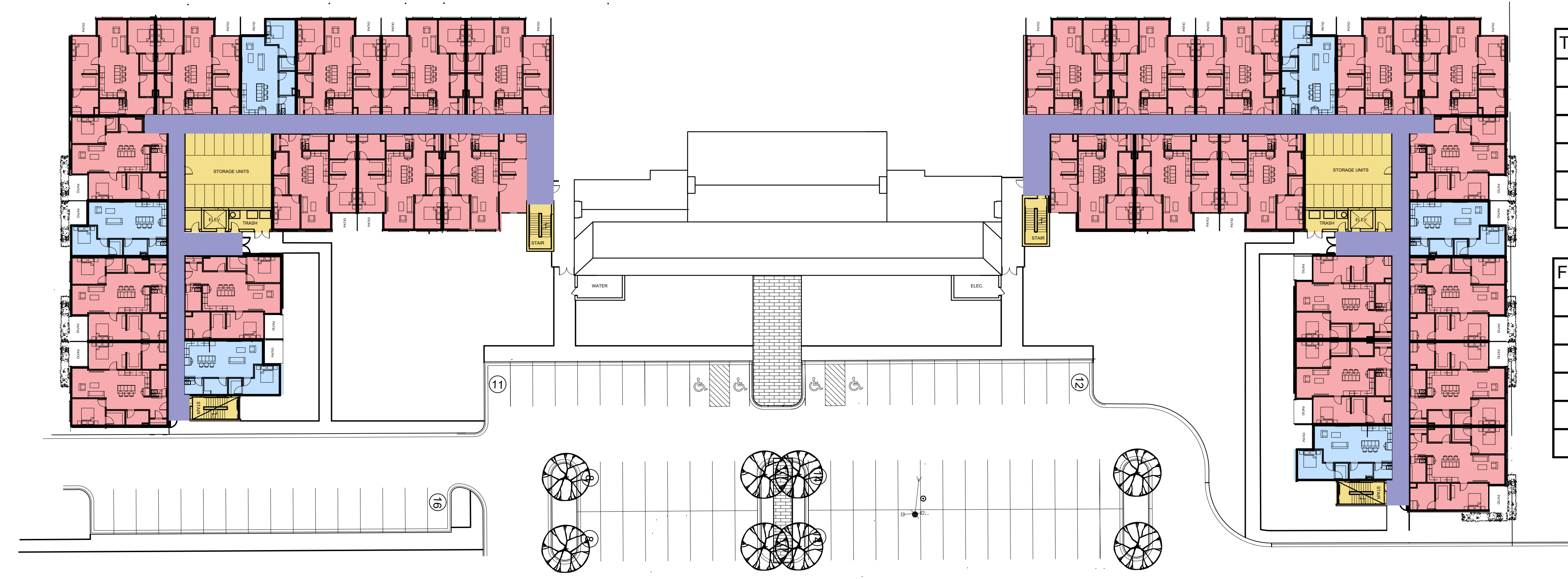
PARKING ON SITE: 193 SPACES

TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 192 SPACES



SECOND FLOOR

SECOND FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
TOTAL	32		34,532

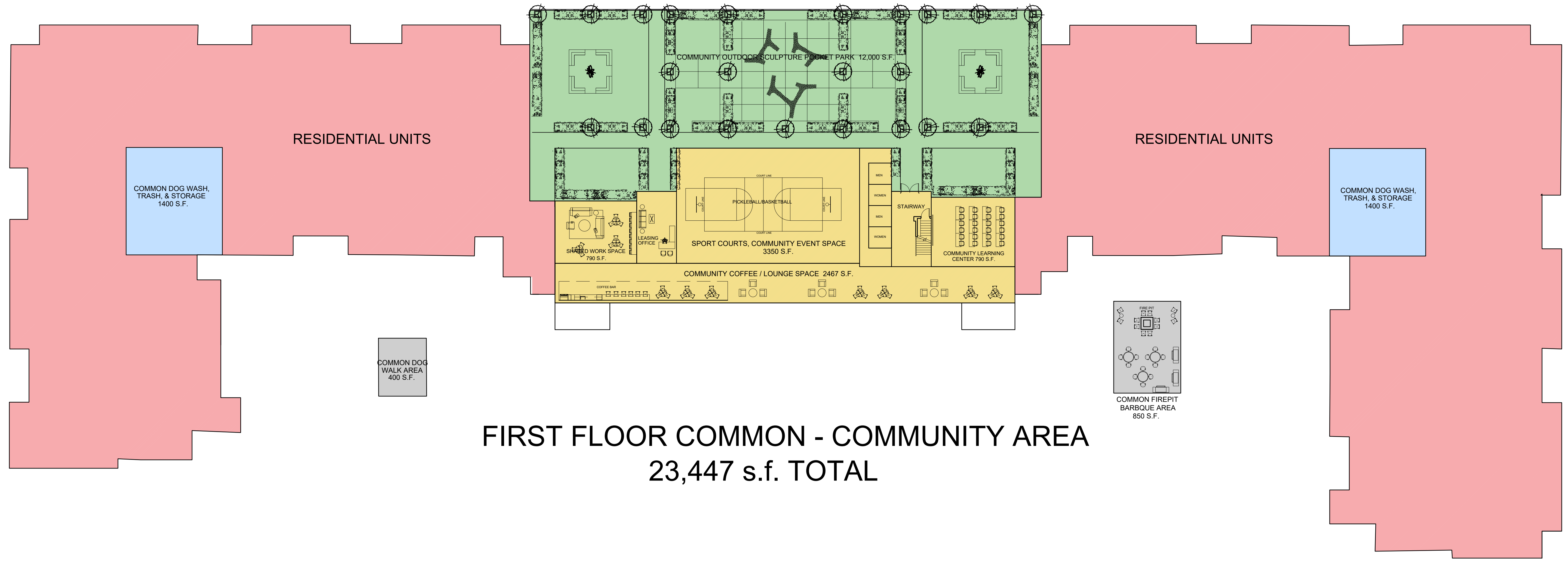


THIRD FLOOR & FOURTH FLOOR

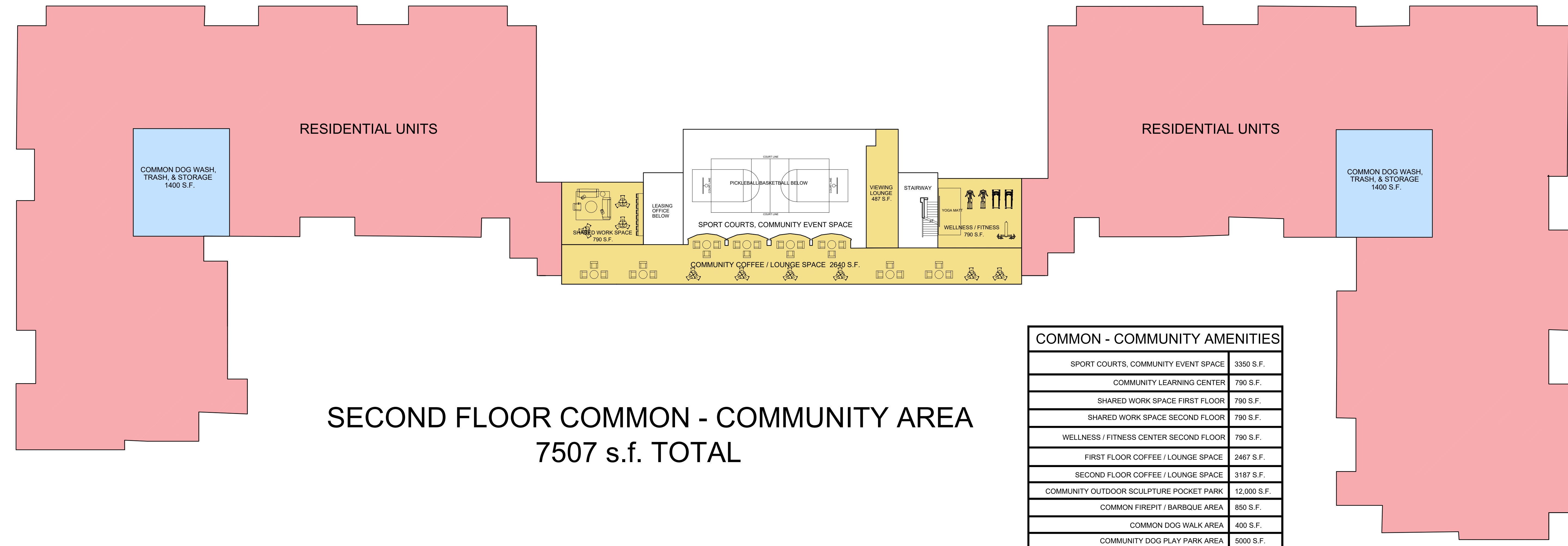
THIRD FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	7800
2 BEDROOM OPT. A	26	1098	24,156
TOTAL	32		31,956

FOURTH FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
TOTAL	32		33,228





**FIRST FLOOR COMMON - COMMUNITY AREA**  
23,447 s.f. TOTAL



**SECOND FLOOR COMMON - COMMUNITY AREA**  
7507 s.f. TOTAL

COMMON - COMMUNITY AMENITIES	
SPORT COURTS, COMMUNITY EVENT SPACE	3350 S.F.
COMMUNITY LEARNING CENTER	790 S.F.
SHARED WORK SPACE FIRST FLOOR	790 S.F.
SHARED WORK SPACE SECOND FLOOR	790 S.F.
WELLNESS / FITNESS CENTER SECOND FLOOR	790 S.F.
FIRST FLOOR COFFEE / LOUNGE SPACE	2467 S.F.
SECOND FLOOR COFFEE / LOUNGE SPACE	3187 S.F.
COMMUNITY OUTDOOR SCULPTURE POCKET PARK	12,000 S.F.
COMMON FIREPIT / BARBQUE AREA	850 S.F.
COMMON DOG WALK AREA	400 S.F.
COMMUNITY DOG PLAY PARK AREA	5000 S.F.
COMMON DOG WASH, TRASH, AND STORAGE SPACE	11,200 S.F.
<b>TOTAL COMMON COMMUNITY SPACE</b>	<b>41,554 S.F.</b>

Consultants

Project title

PROPOSED BUILDING FOR:

Issued dr/ch

Sheet title

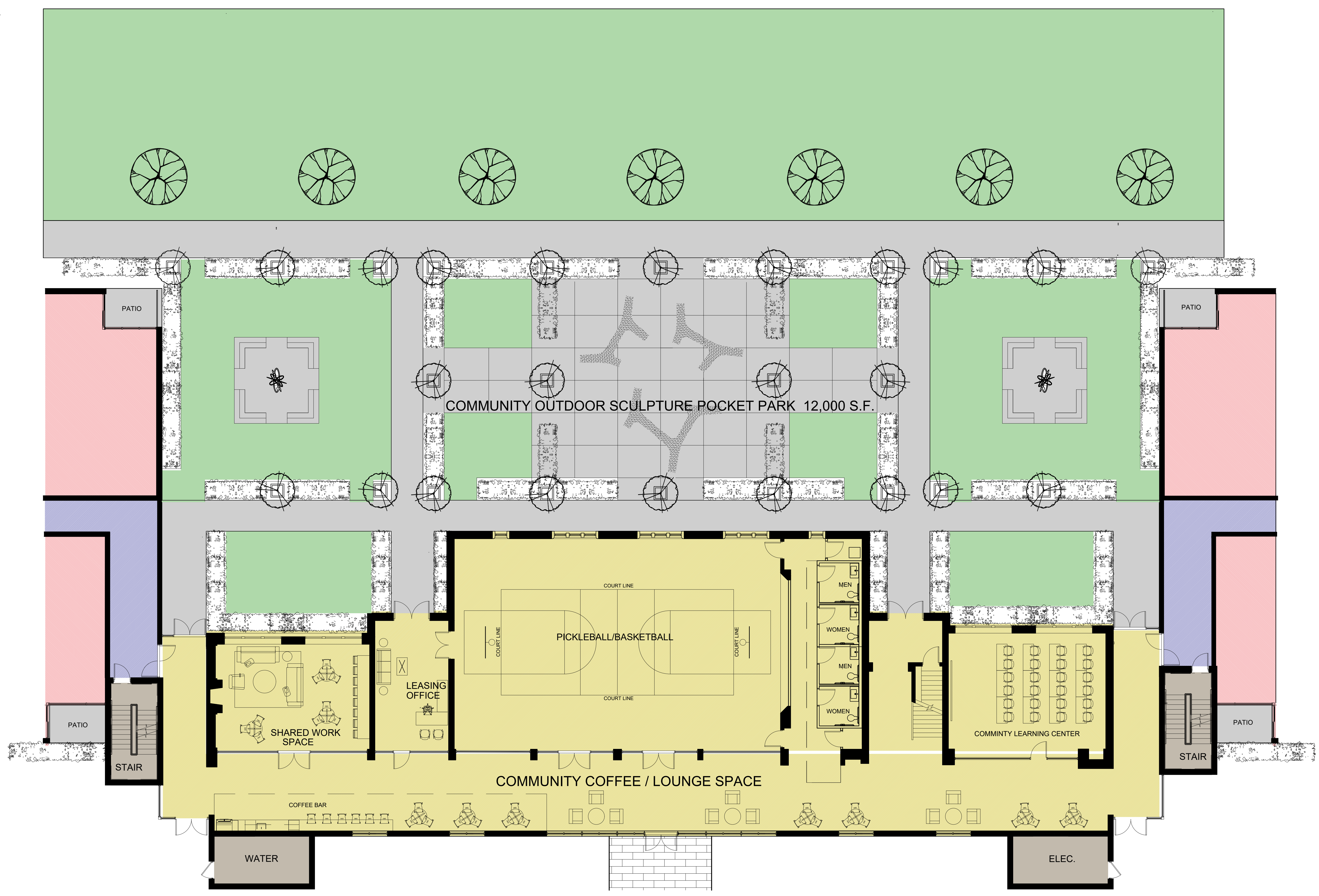
FLOOR PLANS

Project no.

2107.24

Sheet no.

A.101



NORTH  
FIRST FLOOR PLAN

Consultants

Project title

PROPOSED BUILDING FOR:

Issued dr/ch

Sheet title

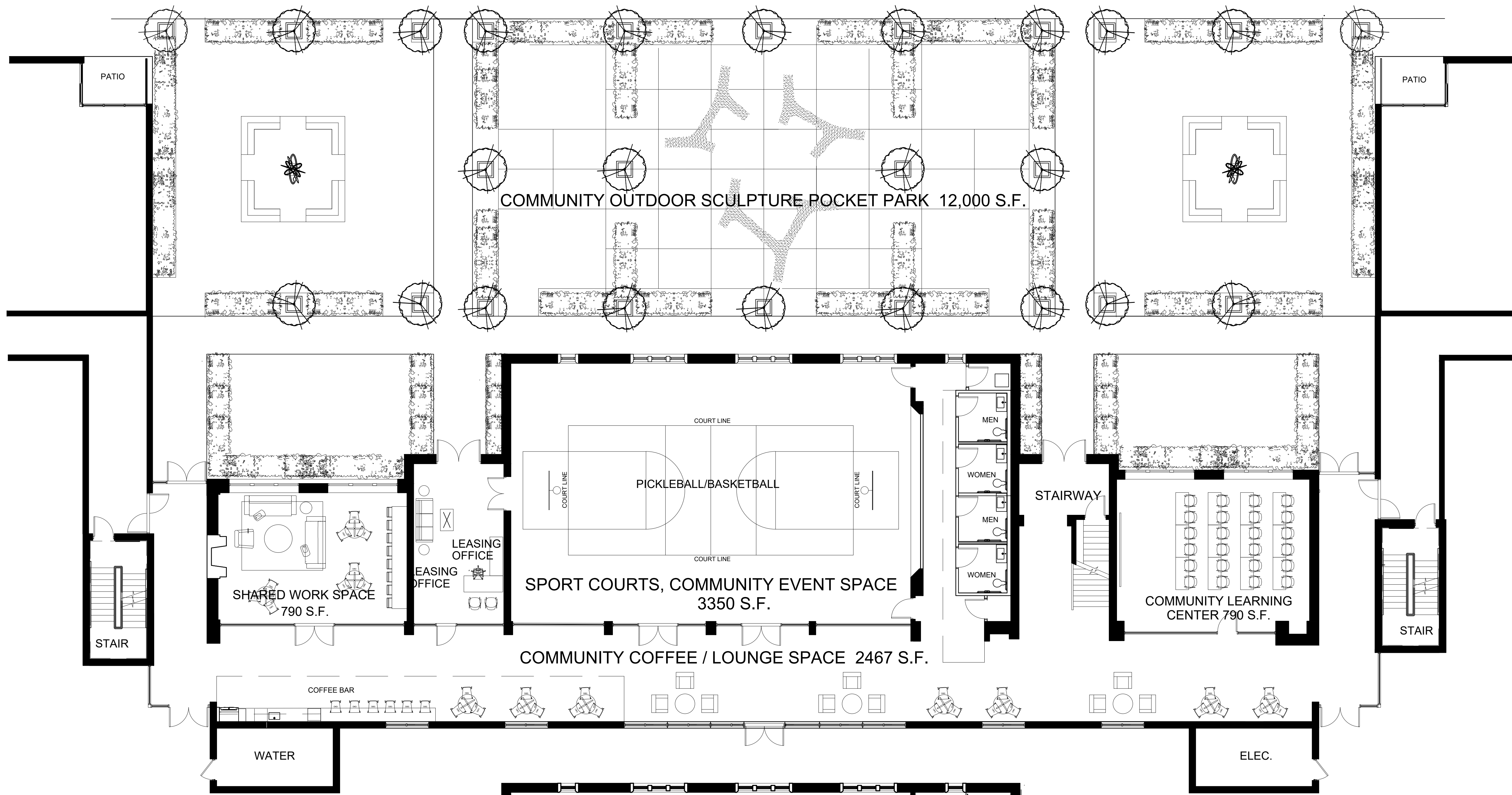
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Project no.

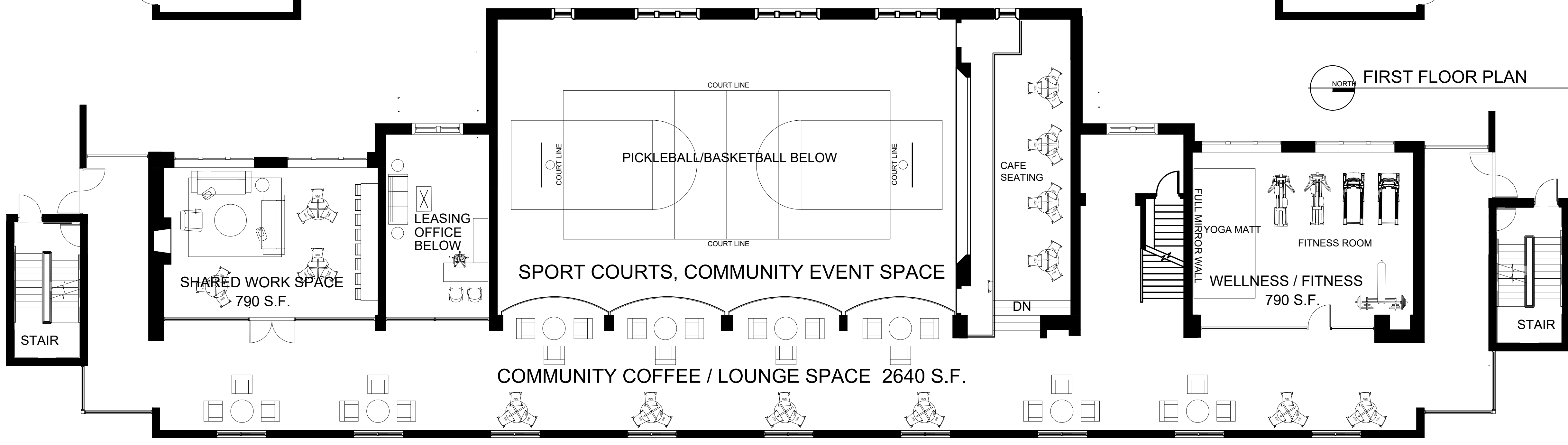
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



































































































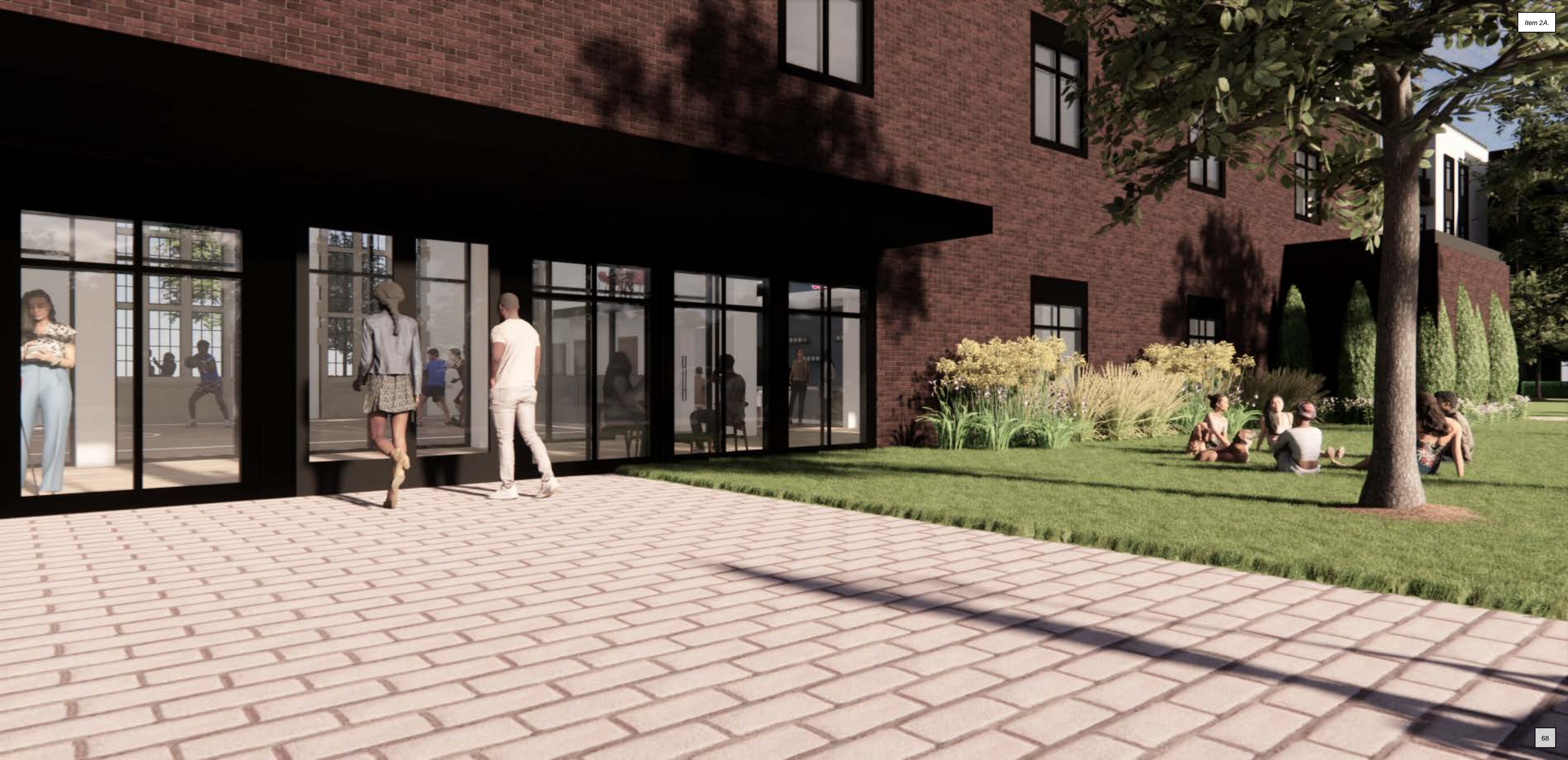






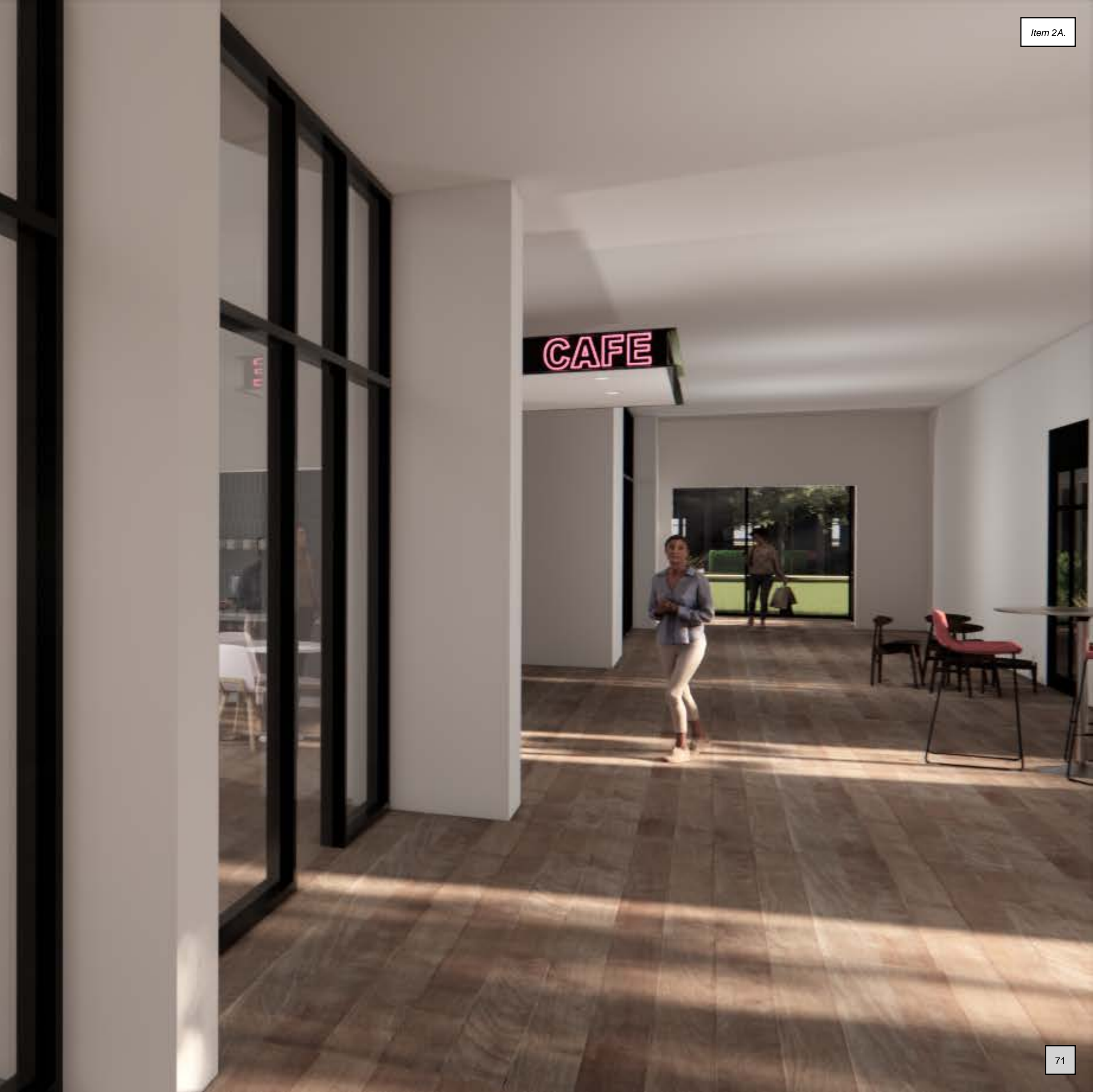










































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