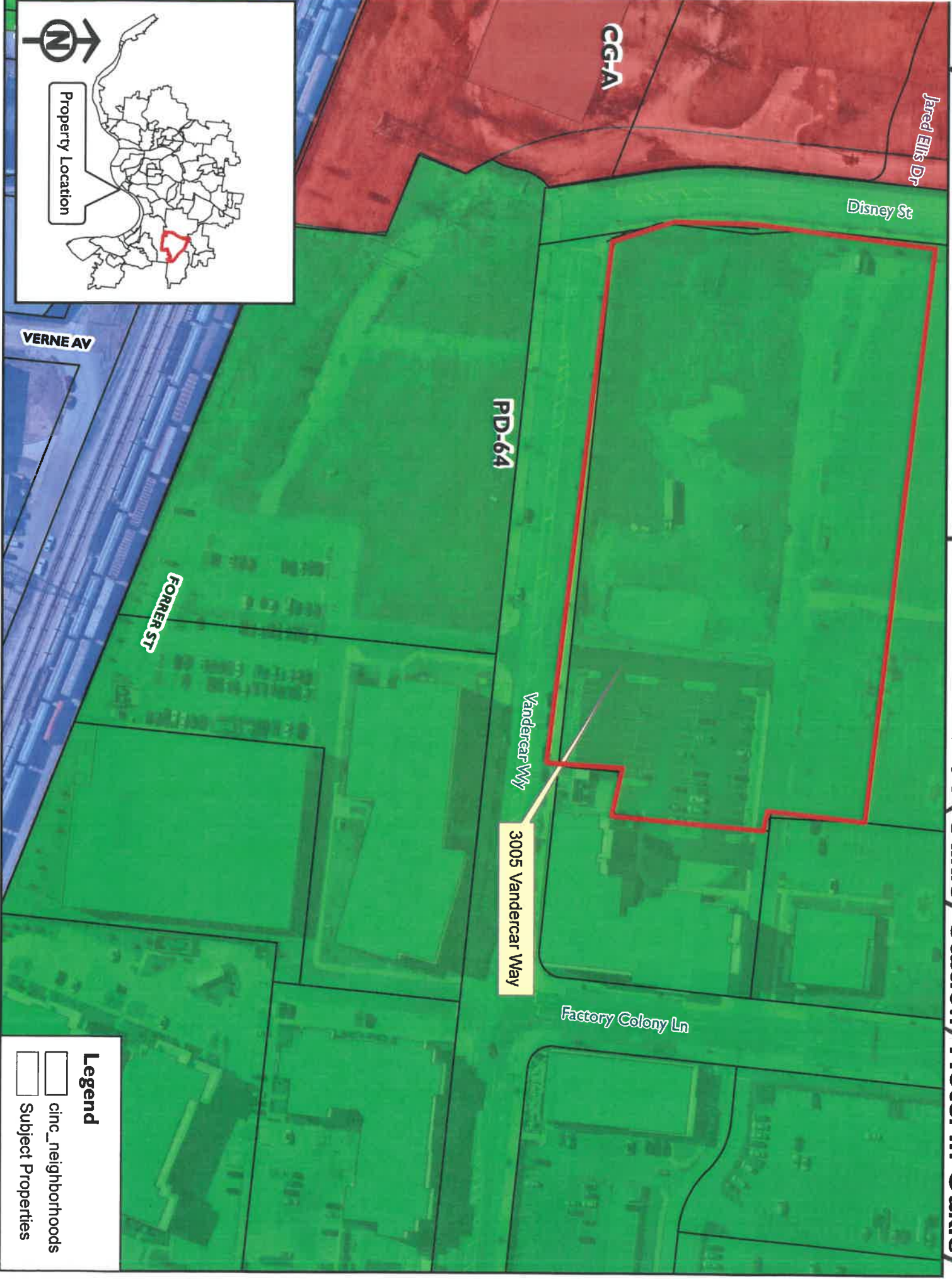


EXHIBIT A

Major Amendment and Final Development Plan PD-64 (Oakley Station) Hotel in Oakley



CG-A

Jared Elks Dr

Disney St

PD-64

Vandercar Way

3005 Vandercar Way

Factory Colony Ln

VERNE AV



FORRER ST

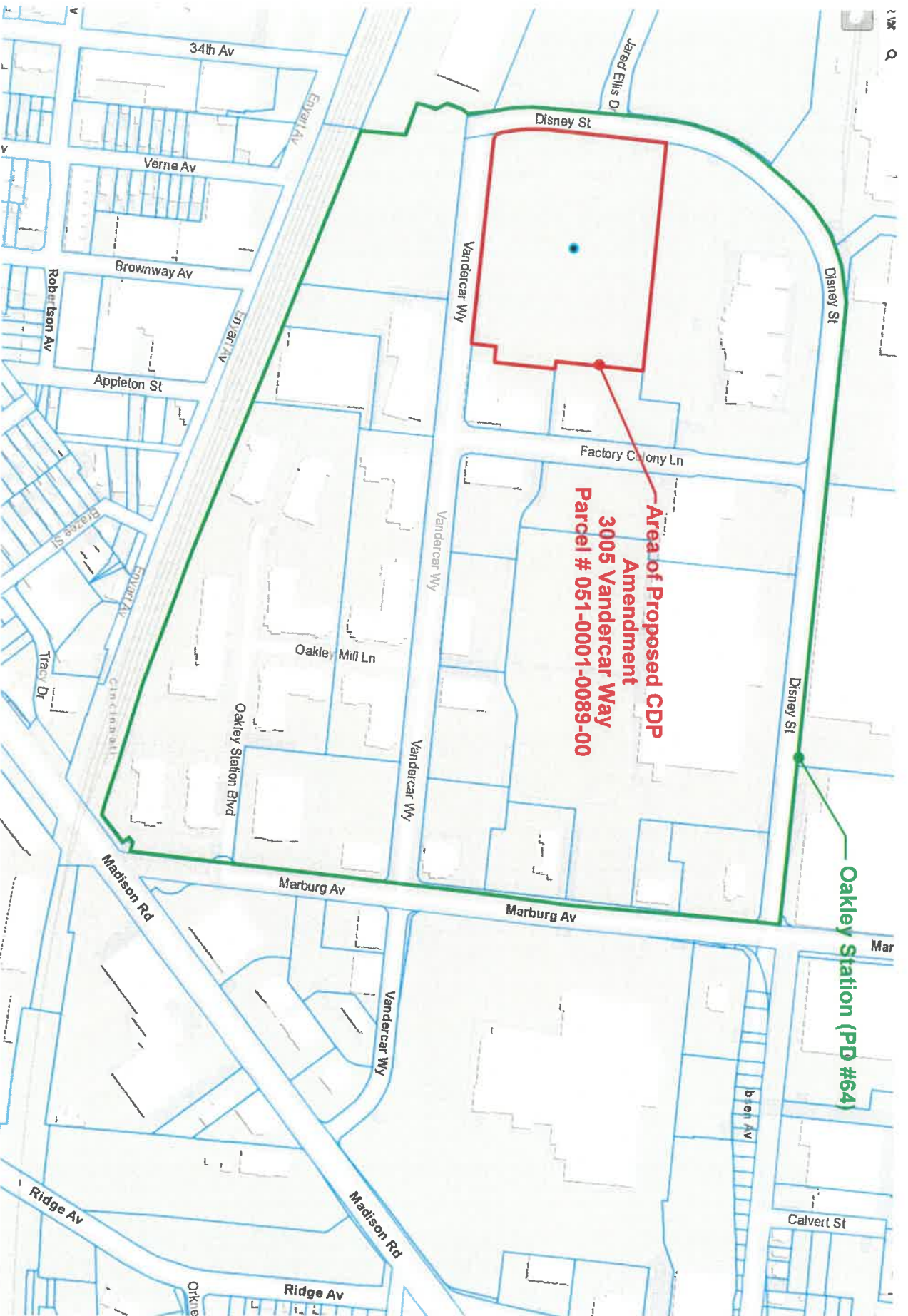


Property Location

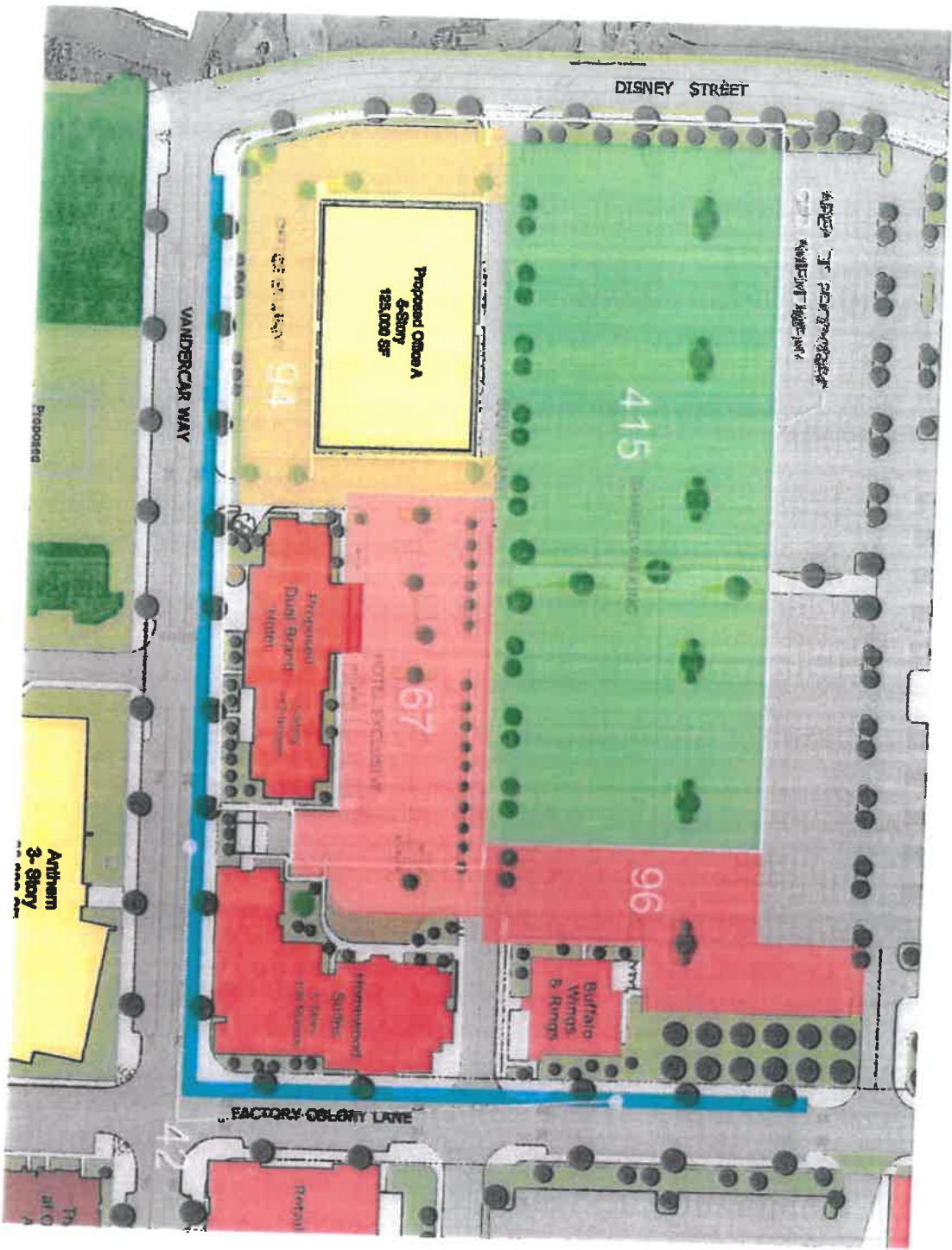


Legend

-  circ_neighborhoods
-  Subject Properties



Oakley Station (PD #64) - Proposed Concept Development Plan Amendment



ESTIMATED PARKING DEMAND SUMMARY:

USE	AREA (SQ FT)	BASE RATE (VEHICLES/1000 SF)	SPACES
Hotel 1	100,000	1.25	125
Hotel 2	117,000	1.25	146
Hotel 3	140,000	1.25	175
Office	140,000	1.00	140
TOTAL BASE SPACES:			611 SPACES

10% = Reserved spaces for

ESTIMATED PARKING ANALYSIS:

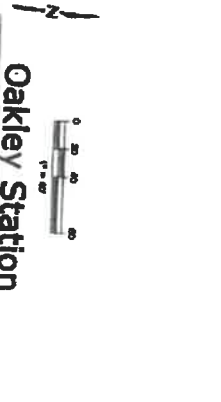
Peak month:	Area	Peak period:	Rate	Spaces
January	Monday, 2 pm	10:00 - 11:00	1.00	100
February	Monday, 2 pm	10:00 - 11:00	1.00	100
March	Monday, 2 pm	10:00 - 11:00	1.00	100
April	Monday, 2 pm	10:00 - 11:00	1.00	100
May	Monday, 2 pm	10:00 - 11:00	1.00	100
June	Monday, 2 pm	10:00 - 11:00	1.00	100
July	Monday, 2 pm	10:00 - 11:00	1.00	100
August	Monday, 2 pm	10:00 - 11:00	1.00	100
September	Monday, 2 pm	10:00 - 11:00	1.00	100
October	Monday, 2 pm	10:00 - 11:00	1.00	100
November	Monday, 2 pm	10:00 - 11:00	1.00	100
December	Monday, 2 pm	10:00 - 11:00	1.00	100

TOTAL ESTIMATED DEMAND:

Category	Spaces
Hotel - direct	125
Restaurant - direct	125
Office - direct	125
Office - exclusive	125
Office - adjacent	125
TOTAL, PROPOSED:	611 SPACES

10% = Reserved spaces for

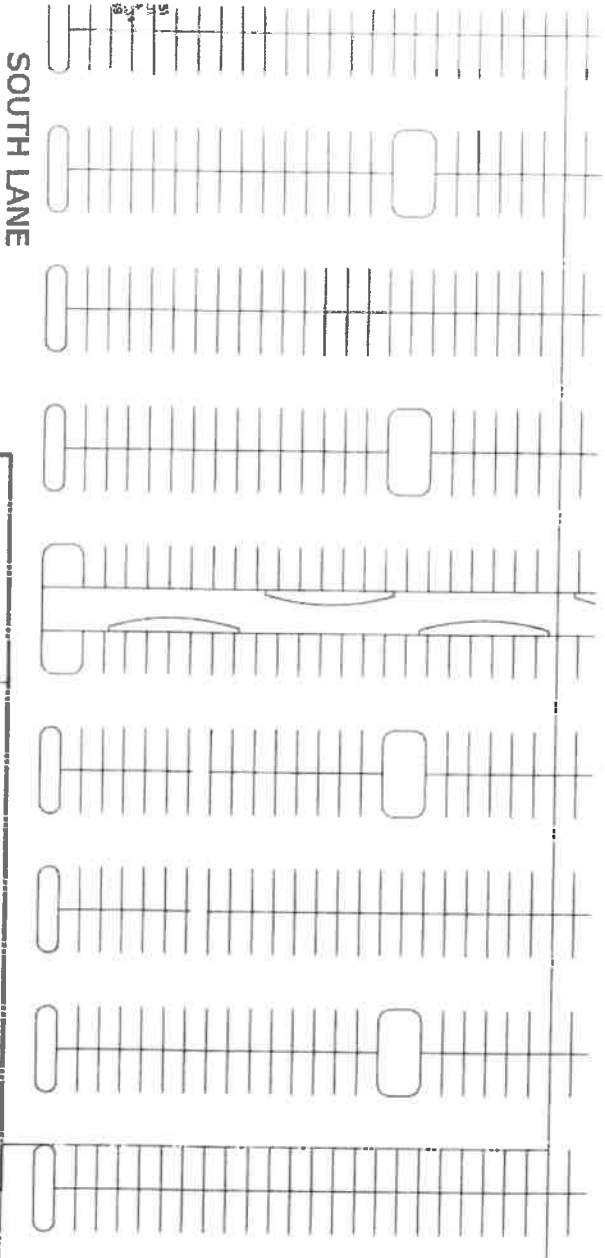
TOTAL PARKING SUPPLY: 40 SPACES



Oakley Station
 Amended
 Concept Development Plan
 for
 Second Hotel Use and
 Modified Office Building A
 April 2022

OWNER:
 LHS Realty, LLC

DEVELOPER:
 VANDERCAR



SOUTH LANE

Future
5-Story Office
125,000 SF

51

ADDITIONAL PARKING SPACES

New Fairfield /
TownePlace
Dual-Brand
117 Rooms
Pulley Hotel

67 PARKING SPACES

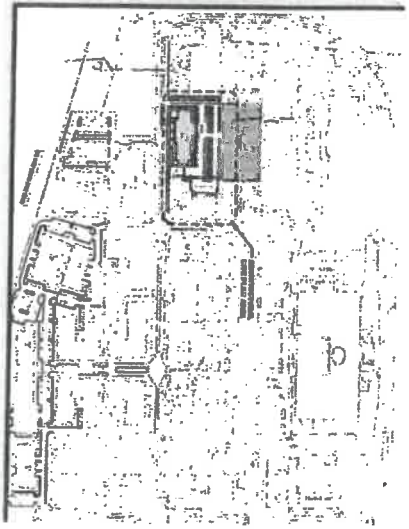
Existing
Homewood
Suites
102 Rooms
Pulley Hotel

Garage
& Rings

FACTORY COLONY LANE

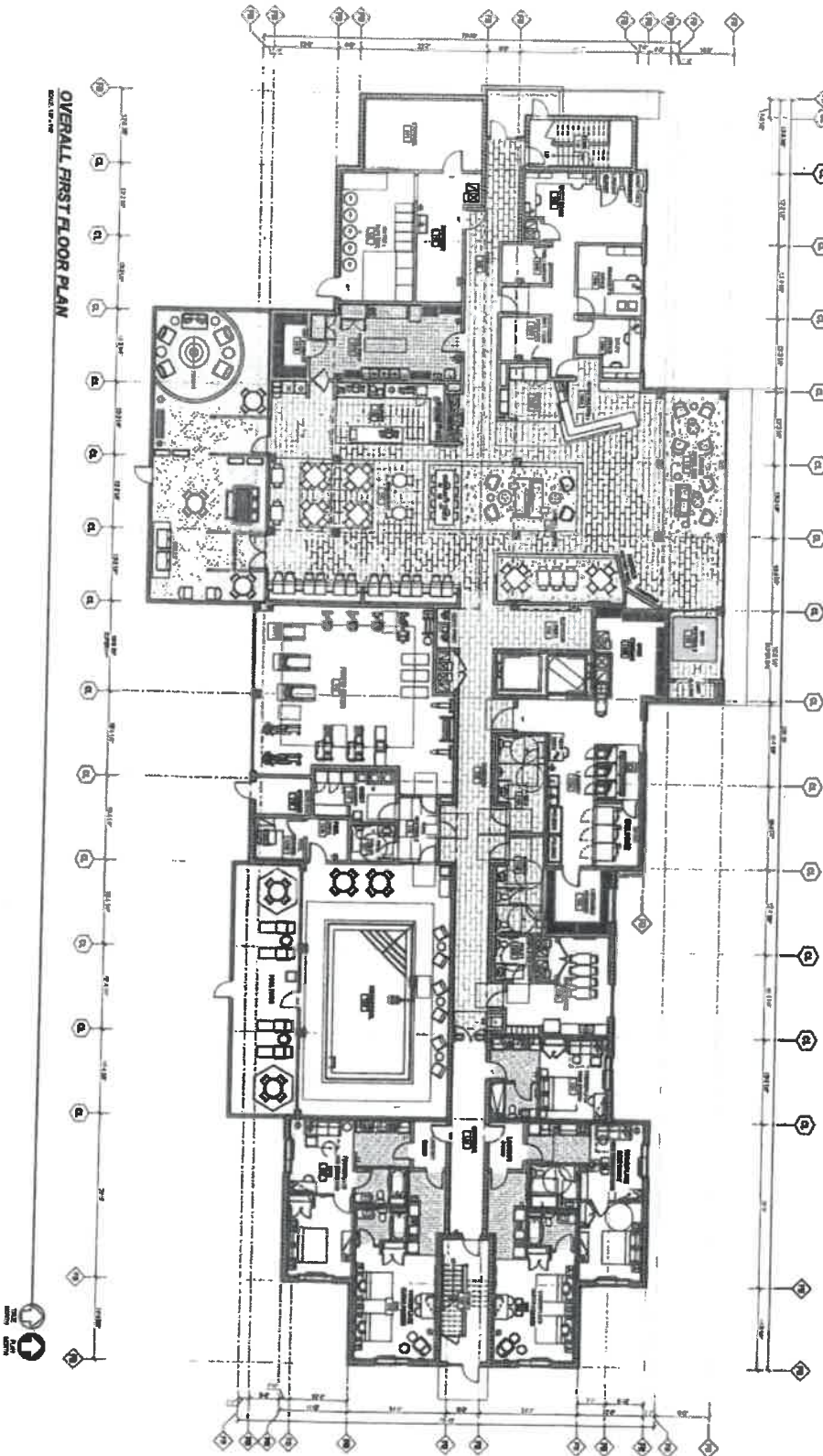
VANDERCAR WAY

ARCHITECTURAL SITE PLAN



<p>A1.1</p>	<p>ARCHITECTURAL SITE PLAN</p>	<p>Fairfield AND TOWNEPLACE BY HARRIOTT - SUITES HARRIOTT VANDERCAR WAY CINCINNATI, OH 45202 HAMILTON COUNTY</p>	<p>Transparency in Government <ul style="list-style-type: none"> Project Name Project Location Project Dates </p>	<p>SMR <ul style="list-style-type: none"> Senior Architect Project Architect Project Manager Project Engineer </p>	<p>costandi</p>	<p>PRELIMINARY</p>
		<p>brackett</p>	<p>costandi</p>			

Attachment D



OVERALL FIRST FLOOR PLAN

ROOM DISTRIBUTION

ROOM NO.	ROOM NAME	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
101	RECEPTION	150	1.5	10000
102	OFFICE	200	2.0	10000
103	CONFERENCE	300	3.0	10000
104	RESTROOM	50	0.5	10000
105	KITCHEN	100	1.0	10000
106	DINING	250	2.5	10000
107	LOUNGE	400	4.0	10000
108	HALL	1000	10.0	10000
109	STAIR	50	0.5	10000
110	UTILITY	50	0.5	10000
111	RESTROOM	50	0.5	10000
112	OFFICE	200	2.0	10000
113	CONFERENCE	300	3.0	10000
114	RESTROOM	50	0.5	10000
115	KITCHEN	100	1.0	10000
116	DINING	250	2.5	10000
117	LOUNGE	400	4.0	10000
118	HALL	1000	10.0	10000
119	STAIR	50	0.5	10000
120	UTILITY	50	0.5	10000
121	RESTROOM	50	0.5	10000
122	OFFICE	200	2.0	10000
123	CONFERENCE	300	3.0	10000
124	RESTROOM	50	0.5	10000
125	KITCHEN	100	1.0	10000
126	DINING	250	2.5	10000
127	LOUNGE	400	4.0	10000
128	HALL	1000	10.0	10000
129	STAIR	50	0.5	10000
130	UTILITY	50	0.5	10000
131	RESTROOM	50	0.5	10000
132	OFFICE	200	2.0	10000
133	CONFERENCE	300	3.0	10000
134	RESTROOM	50	0.5	10000
135	KITCHEN	100	1.0	10000
136	DINING	250	2.5	10000
137	LOUNGE	400	4.0	10000
138	HALL	1000	10.0	10000
139	STAIR	50	0.5	10000
140	UTILITY	50	0.5	10000
141	RESTROOM	50	0.5	10000
142	OFFICE	200	2.0	10000
143	CONFERENCE	300	3.0	10000
144	RESTROOM	50	0.5	10000
145	KITCHEN	100	1.0	10000
146	DINING	250	2.5	10000
147	LOUNGE	400	4.0	10000
148	HALL	1000	10.0	10000
149	STAIR	50	0.5	10000
150	UTILITY	50	0.5	10000
151	RESTROOM	50	0.5	10000
152	OFFICE	200	2.0	10000
153	CONFERENCE	300	3.0	10000
154	RESTROOM	50	0.5	10000
155	KITCHEN	100	1.0	10000
156	DINING	250	2.5	10000
157	LOUNGE	400	4.0	10000
158	HALL	1000	10.0	10000
159	STAIR	50	0.5	10000
160	UTILITY	50	0.5	10000
161	RESTROOM	50	0.5	10000
162	OFFICE	200	2.0	10000
163	CONFERENCE	300	3.0	10000
164	RESTROOM	50	0.5	10000
165	KITCHEN	100	1.0	10000
166	DINING	250	2.5	10000
167	LOUNGE	400	4.0	10000
168	HALL	1000	10.0	10000
169	STAIR	50	0.5	10000
170	UTILITY	50	0.5	10000
171	RESTROOM	50	0.5	10000
172	OFFICE	200	2.0	10000
173	CONFERENCE	300	3.0	10000
174	RESTROOM	50	0.5	10000
175	KITCHEN	100	1.0	10000
176	DINING	250	2.5	10000
177	LOUNGE	400	4.0	10000
178	HALL	1000	10.0	10000
179	STAIR	50	0.5	10000
180	UTILITY	50	0.5	10000
181	RESTROOM	50	0.5	10000
182	OFFICE	200	2.0	10000
183	CONFERENCE	300	3.0	10000
184	RESTROOM	50	0.5	10000
185	KITCHEN	100	1.0	10000
186	DINING	250	2.5	10000
187	LOUNGE	400	4.0	10000
188	HALL	1000	10.0	10000
189	STAIR	50	0.5	10000
190	UTILITY	50	0.5	10000
191	RESTROOM	50	0.5	10000
192	OFFICE	200	2.0	10000
193	CONFERENCE	300	3.0	10000
194	RESTROOM	50	0.5	10000
195	KITCHEN	100	1.0	10000
196	DINING	250	2.5	10000
197	LOUNGE	400	4.0	10000
198	HALL	1000	10.0	10000
199	STAIR	50	0.5	10000
200	UTILITY	50	0.5	10000

FAIRFIELD AND TOWNPLACE - RIVERSIDE
 VANDERBILT WAY CHICAGO, IL 60608
 OVERALL FIRST FLOOR PLAN

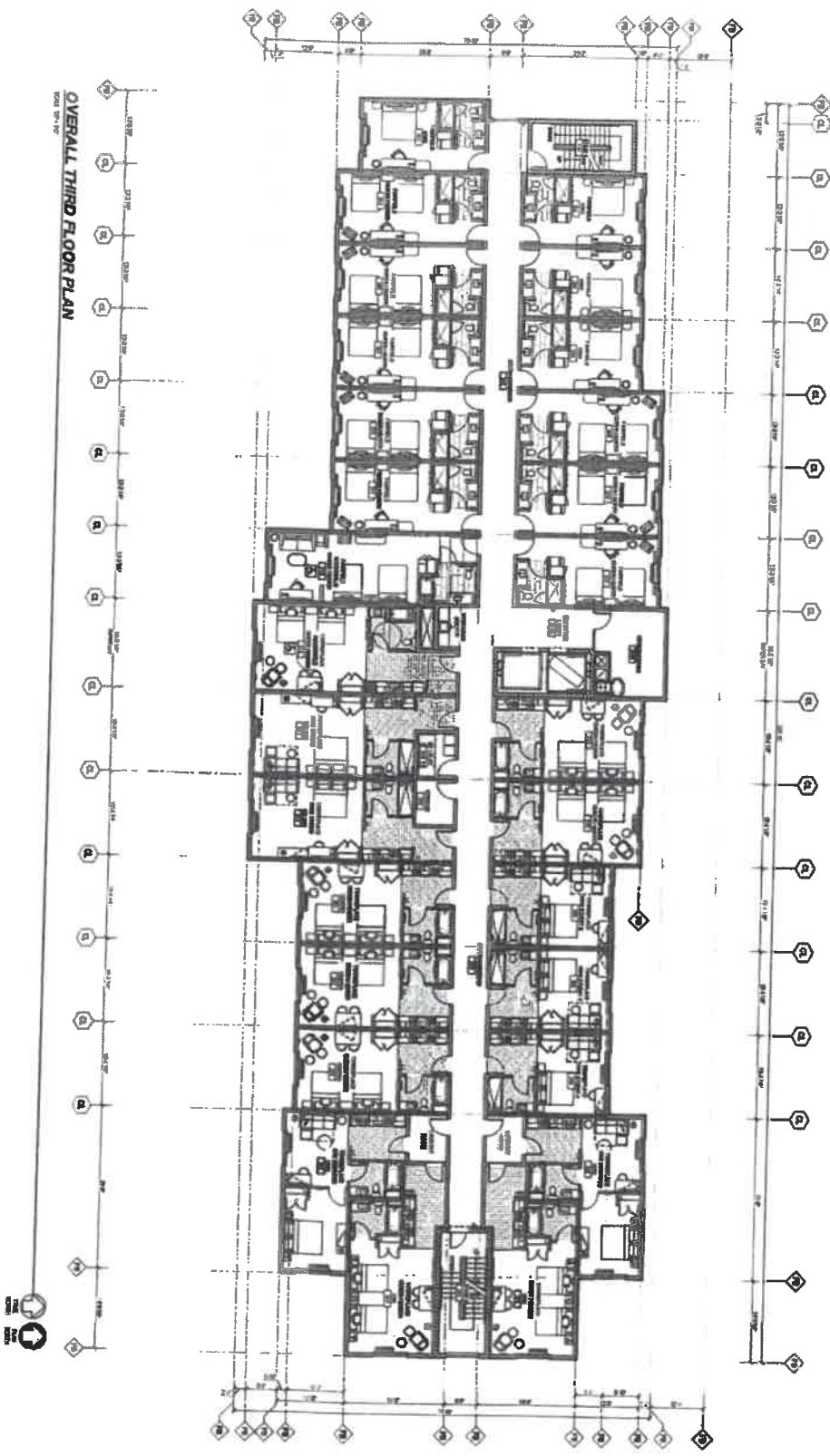
brackett ARCHITECTS, INC.
 100 N. LAUREL ST. CHICAGO, IL 60610
 TEL: 312.467.1000 FAX: 312.467.1001
 WWW.BRACKETTARCHITECTS.COM

costandi INTERIORS
 100 N. LAUREL ST. CHICAGO, IL 60610
 TEL: 312.467.1000 FAX: 312.467.1001
 WWW.COSTANDI.COM

MEADOWS

A2.1

OVERALL THIRD FLOOR PLAN



ROOM DISTRIBUTION

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	RECEPTION	1,200	3,600	
102	CONFERENCE	800	2,400	
103	OFFICE	1,500	4,500	
104	OFFICE	1,500	4,500	
105	OFFICE	1,500	4,500	
106	OFFICE	1,500	4,500	
107	OFFICE	1,500	4,500	
108	OFFICE	1,500	4,500	
109	OFFICE	1,500	4,500	
110	OFFICE	1,500	4,500	
111	OFFICE	1,500	4,500	
112	OFFICE	1,500	4,500	
113	OFFICE	1,500	4,500	
114	OFFICE	1,500	4,500	
115	OFFICE	1,500	4,500	
116	OFFICE	1,500	4,500	
117	OFFICE	1,500	4,500	
118	OFFICE	1,500	4,500	
119	OFFICE	1,500	4,500	
120	OFFICE	1,500	4,500	
121	OFFICE	1,500	4,500	
122	OFFICE	1,500	4,500	
123	OFFICE	1,500	4,500	
124	OFFICE	1,500	4,500	
125	OFFICE	1,500	4,500	
126	OFFICE	1,500	4,500	
127	OFFICE	1,500	4,500	
128	OFFICE	1,500	4,500	
129	OFFICE	1,500	4,500	
130	OFFICE	1,500	4,500	
131	OFFICE	1,500	4,500	
132	OFFICE	1,500	4,500	
133	OFFICE	1,500	4,500	
134	OFFICE	1,500	4,500	
135	OFFICE	1,500	4,500	
136	OFFICE	1,500	4,500	
137	OFFICE	1,500	4,500	
138	OFFICE	1,500	4,500	
139	OFFICE	1,500	4,500	
140	OFFICE	1,500	4,500	
141	OFFICE	1,500	4,500	
142	OFFICE	1,500	4,500	
143	OFFICE	1,500	4,500	
144	OFFICE	1,500	4,500	
145	OFFICE	1,500	4,500	
146	OFFICE	1,500	4,500	
147	OFFICE	1,500	4,500	
148	OFFICE	1,500	4,500	
149	OFFICE	1,500	4,500	
150	OFFICE	1,500	4,500	
151	OFFICE	1,500	4,500	
152	OFFICE	1,500	4,500	
153	OFFICE	1,500	4,500	
154	OFFICE	1,500	4,500	
155	OFFICE	1,500	4,500	
156	OFFICE	1,500	4,500	
157	OFFICE	1,500	4,500	
158	OFFICE	1,500	4,500	
159	OFFICE	1,500	4,500	
160	OFFICE	1,500	4,500	
161	OFFICE	1,500	4,500	
162	OFFICE	1,500	4,500	
163	OFFICE	1,500	4,500	
164	OFFICE	1,500	4,500	
165	OFFICE	1,500	4,500	
166	OFFICE	1,500	4,500	
167	OFFICE	1,500	4,500	
168	OFFICE	1,500	4,500	
169	OFFICE	1,500	4,500	
170	OFFICE	1,500	4,500	
171	OFFICE	1,500	4,500	
172	OFFICE	1,500	4,500	
173	OFFICE	1,500	4,500	
174	OFFICE	1,500	4,500	
175	OFFICE	1,500	4,500	
176	OFFICE	1,500	4,500	
177	OFFICE	1,500	4,500	
178	OFFICE	1,500	4,500	
179	OFFICE	1,500	4,500	
180	OFFICE	1,500	4,500	
181	OFFICE	1,500	4,500	
182	OFFICE	1,500	4,500	
183	OFFICE	1,500	4,500	
184	OFFICE	1,500	4,500	
185	OFFICE	1,500	4,500	
186	OFFICE	1,500	4,500	
187	OFFICE	1,500	4,500	
188	OFFICE	1,500	4,500	
189	OFFICE	1,500	4,500	
190	OFFICE	1,500	4,500	
191	OFFICE	1,500	4,500	
192	OFFICE	1,500	4,500	
193	OFFICE	1,500	4,500	
194	OFFICE	1,500	4,500	
195	OFFICE	1,500	4,500	
196	OFFICE	1,500	4,500	
197	OFFICE	1,500	4,500	
198	OFFICE	1,500	4,500	
199	OFFICE	1,500	4,500	
200	OFFICE	1,500	4,500	

A2.3

2017 Project No. 171000

Fairfield AND **TOWNEPLACE**

BY **HASBRIOTT** **CENTERS**

WINDSOR WAY ORIGINAL OR COPY **FAIRFAX**

FAIRFAX COUNTY

OVERALL THIRD FLOOR PLAN

As managed by

brackett

10000 WINDSOR WAY, SUITE 200
FAIRFAX, VA 22031
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costandi

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PREPARED