



City of Cincinnati

DBS

AWB

An Ordinance No. _____

- 2022

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 92, "Gateway Lofts."

WHEREAS, Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities ("Owner"), owns the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood ("Property"), which property is comprised of fifteen parcels totaling approximately 1.34 acres; and

WHEREAS, the northern half of the Property currently consists of a surface parking lot and is located in the CC-M, "Commercial Community-Mixed," zoning district; and

WHEREAS, the southern half of the Property currently contains six residential buildings and is located in the RMX, "Residential Mixed," zoning district; and

WHEREAS, the Owner has petitioned to rezone the Property from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 92, "Gateway Lofts," ("PD-92") to facilitate the construction of a multi-family development consisting of two five-story multi-family apartment buildings containing up to 103 residential units constructed atop a two-story parking garage containing 263 off-street parking spaces ("Project"); and

WHEREAS, the Owner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owner has sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the proposed Project is compatible with surrounding land uses and the scale, density, and patterns of development along W. McMillan Street, and it will help to satisfy the increasing demand for student housing options adjacent to the University of Cincinnati; and

WHEREAS, on December 17, 2021, the City Planning Commission voted to deny the rezoning of the Property from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to PD-92; and

WHEREAS, following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, a committee of the Council held a public hearing on the proposed rezoning of the Property and considered the recommendation of the City Planning Commission and the standards for planned developments set forth in CMC Chapter 1429; and

WHEREAS, being duly advised, the Council, by a vote of at least two-thirds of its members, resolves to overrule the City Planning Commission's failure to approve the rezoning of the Property to PD-92; and

WHEREAS, the proposed rezoning is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which includes the goal to "provide a full spectrum of housing options and improve housing quality and affordability" (page 164) and relies on the strategy to "provide quality healthy housing for all income levels" (p.165); and

WHEREAS, the proposed rezoning is further consistent with the *University Impact Area Solutions Study* (2016), as the Property is located in an area identified by the study as a future development opportunity (p.50); and

WHEREAS, the Council considers the establishment of PD-92 to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, by a vote of at least two-thirds of its members:

Section 1. That the Council hereby finds that the planned development proposed by Moerlein Properties, LLC for the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood ("Property") conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That, although it contains less than the minimum acreage requirement established by Cincinnati Municipal Code 1429-05, the Council finds that approval of the proposed planned development is appropriate because its unique location in the Calhoun/McMillan business corridor adjacent to the University of Cincinnati and its topography make it well suited for a relatively dense student-housing development supported by structured parking.

Section 3. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a

part hereof, and which real property is more particularly described on Exhibit “B”, attached hereto and made a part hereof, is hereby amended from the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 92, “Gateway Lofts” (“PD-92”).

Section 4. That the development program statement, attached hereto as Exhibit “C” and made a part hereof, and the concept plan, attached hereto as Exhibit “D” and made a part hereof, are hereby approved. The approved development program statement and concept plan shall govern the use and development of the Property during the effective period of the PD-92.

Section 5. That, should PD-92 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” the Property shall revert to the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts in effect immediately prior to the effective date of PD-92.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

A - Proposed zone change from CC-M and RMX to PD in CUF

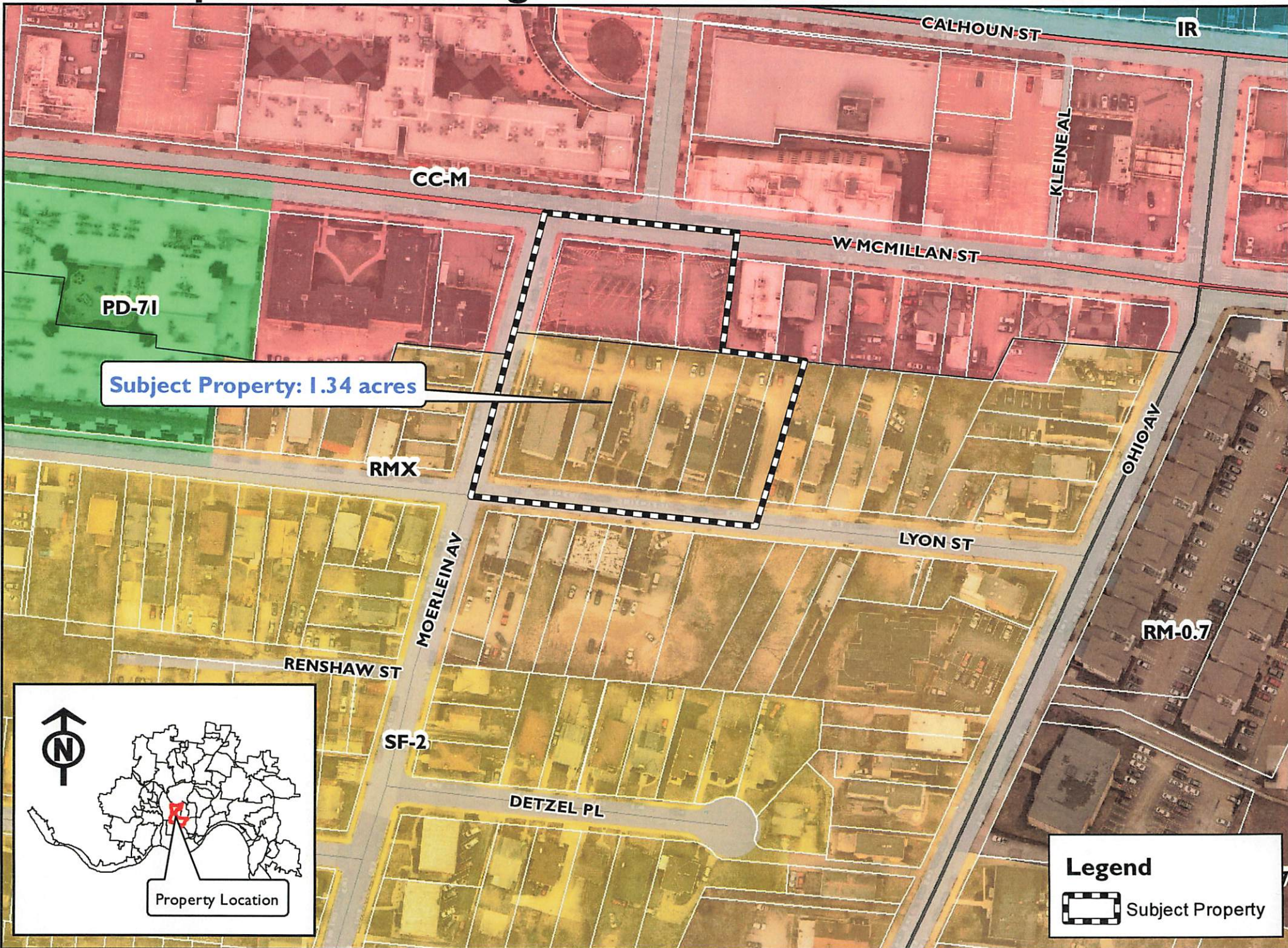
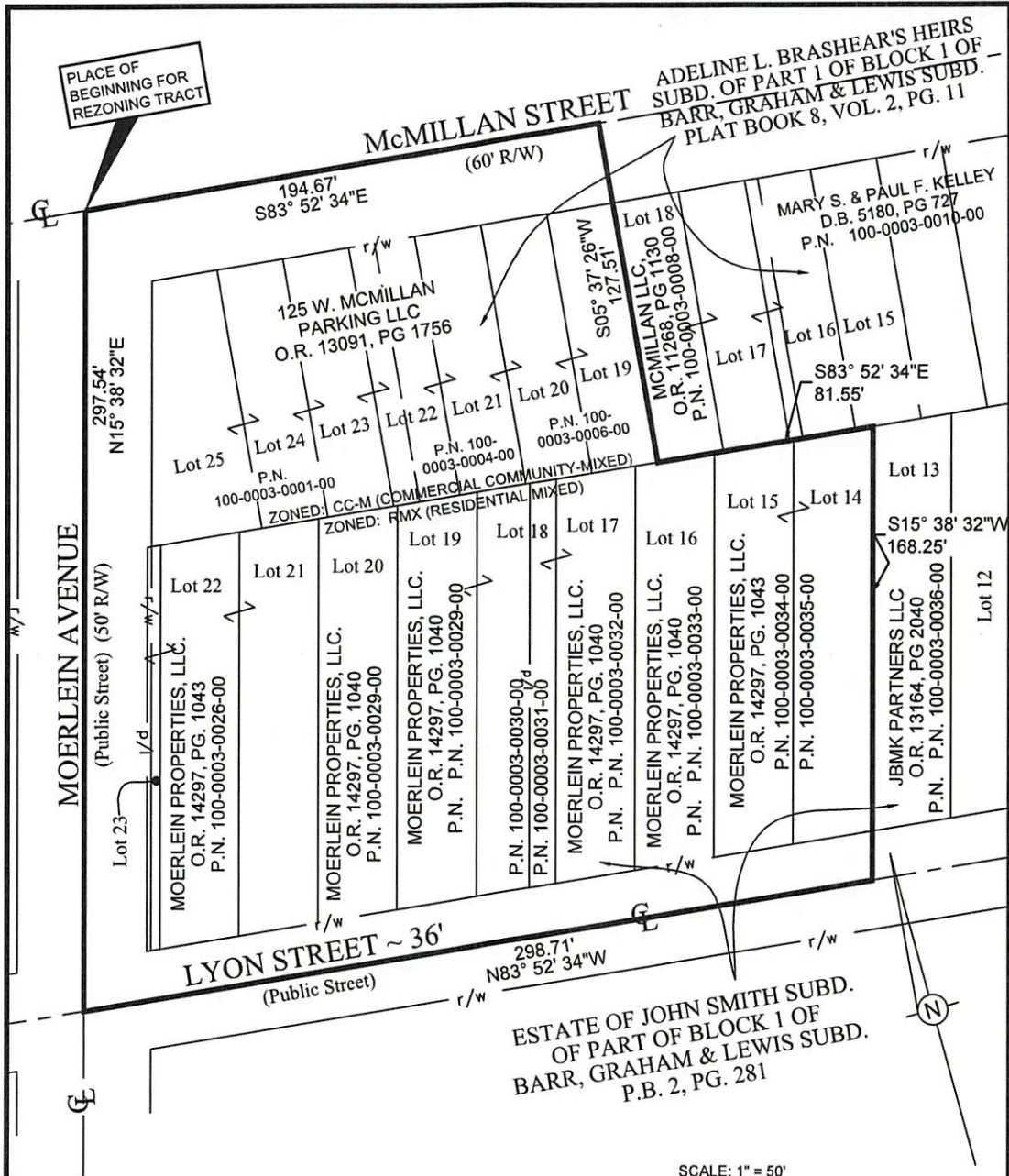
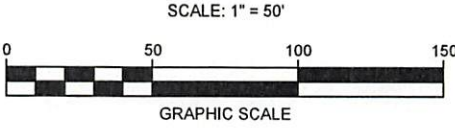


EXHIBIT B



BASIS OF BEARINGS: Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.



**EXHIBIT OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET &
LYON STREET, CITY OF CINCINNATI, HAMILTON CO., OHIO**



SCALE: 1" = 50'

V3 Companies, Ltd.
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661

APRIL 20, 2021

April 20, 2021

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning bounded and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

EXHIBIT C

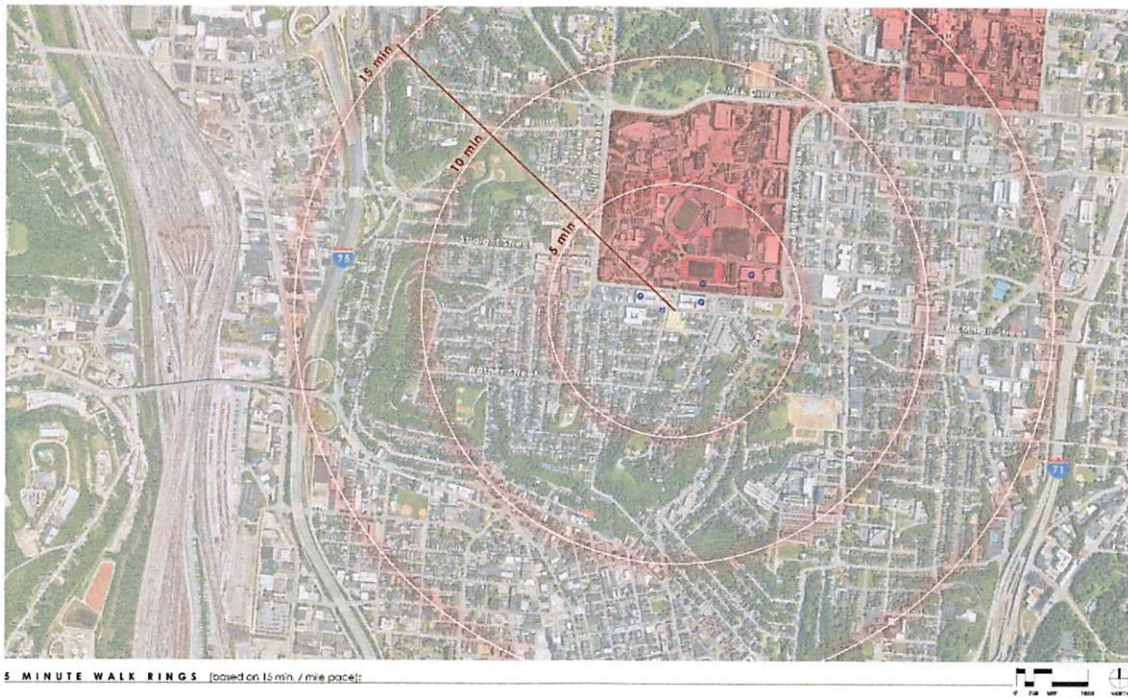
Development Program Statement in Support of PD Rezoning

Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities (“Hallmark”), is petitioning the City of Cincinnati to rezone approximately 1.34 acres of real property for a multi-family student housing project. The property currently consists of ten individual parcels which will be consolidated upon rezoning to form one parcel. The property is bordered by McMillan Street to the north, Moerlein Avenue to the west, and Lyon Street to the south. The property is currently used as surface parking and residential uses.

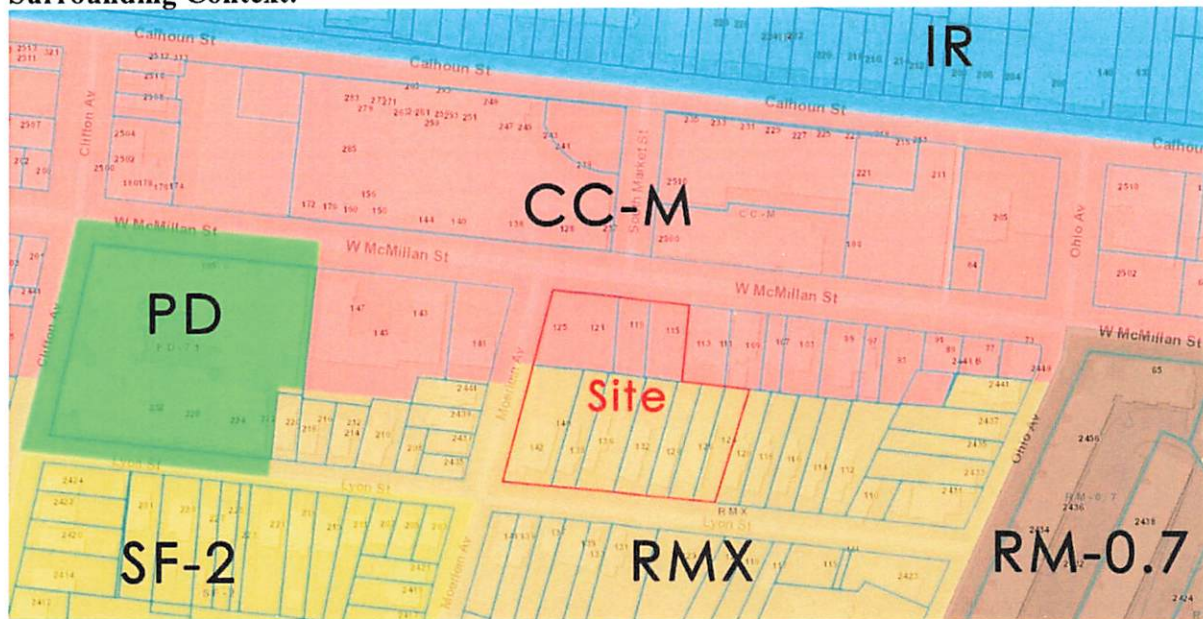
Hallmark Campus Communities is an experienced student housing developer having completed numerous projects in the Midwest. Within Cincinnati, Hallmark recently completed the University Edge project at 3250 Jefferson Avenue in 2012.

Hallmark is excited to present this redevelopment opportunity to Cincinnati. Hallmark has a strong track record of redeveloping similar sites and is a leading expert in the multi-family market, whether in student housing or market rate apartments geared towards young professionals and empty-nesters alike. Hallmark and the design team have worked together for over twenty years and have developed well over 7,500 units of apartments and 10,000 beds of student housing.

The vision for this community is geared towards undergraduate students due to its proximity to the University of Cincinnati as well as the growth rate and projections of UC. As shown on the regional context map, the entire west campus is within a ten minute walk from the site, and UC’s Medical campus is roughly a fifteen minute walk. There are several bus routes, shuttles, car and bike sharing options that are convenient to the McMillan & Calhoun corridor making this a very transit and walking friendly site that virtually eliminate the need for an automobile.



Surrounding Context:



The sites along McMillan are currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The immediate surroundings are generally consistent in scale and uses to the proposed redevelopment. Immediately across McMillan are 5 and 6 story infill buildings and a strong pedestrian connection to UC via the Market Street signalized intersections and streetscape. Moving further west down McMillan, a 3.5 to 5 story “The Majestic” apartments and a newer infill development the “Verge” anchor the south side. To the east along McMillan sits a one-story retail building then houses that have been converted to retail and/or apartments.

The remaining parcels surrounding the site are primarily residential apartments (converted houses) that are in the 3 to 5 story range depending on the natural topography and location. In several instances the houses to the east allow parking in the front yards and across Lyon Street there are some vacant parcels and more rental properties. Further to the east, along Ohio Avenue, there are more modern apartments in the RM-0.7 district as well as some mid-century 4 and 5 story apartment buildings.

Existing Site:

The site along McMillan is currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The current uses on the site consist of a surface parking lot on the CC-M zoned north half and six rental properties on the RMX zoned southern portion of the site. There is ample access to the site as it is surrounded on three sides by McMillan St., Moerlein Ave., and Lyon St. with garage access restricted to Lyon St. and Moerlein Ave. There is approximately twenty feet of fall from McMillan to Lyon which is mitigated by a +/-10’ high wall along the property line dividing the two zoning districts and the residential structures’ first floor sitting about 10’ above Lyon St. via a retaining

wall along the Right of Way and steps up to the first floor. Parking is provided to the rear of the residential structures, via a gravel parking area leaving little room for greenspace and landscaping.

Gateway Lofts

Gateway Lofts is a planned six story multi-family building. It will contain 116 total units, with a maximum of 469 beds. The project is planned to have a mix of 2 bedroom, 4 bedroom, and 5 bedroom units. It will contain 153 on-site parking spaces, or 1.32 spaces per units. The parking will be underground and secured. There is ample public transportation available in the immediate vicinity of the project.

The current mixture of units consists of primarily four-bedroom units (70%) and five-bedroom units (21%) that tend to attract the undergraduate students with a relatively low number of two-bedroom units (9%) that tend to appeal to upper classmen or graduate aged students. This mix reinforces the targeted market mentioned above and comes into play with the lifestyle trends of this market and their need for automobiles. One of the goals of this project is to lessen the dependency on the car and encourage our residents to walk and ride bicycles instead. The development provides the parking via a parking structure underneath the building which will also house several bike racks in a covered and secured setting.

The project will include ample open space. It will feature an approximately 9,300 square foot amenity courtyard for resident use, and will contain approximately 6,425 square feet of green space. The green space will be professionally landscaped and maintained. The open space will represent approximately 27% of the total site's acreage.

The overall lot coverage percentage will be approximately 89%. The 51,555 square foot building will cover approximately 88% of the site, and the 325 square foot asphalt drive will cover approximately .5% of the site.

Hallmark engineers have reviewed the existing utility infrastructure. All storm water measurements will be professionally calculated and the project will comply with all applicable storm water regulations. The existing sanitary sewer service is sufficient for the development, as is existing gas and electric. The property is not in the Hillside Overlay District and the site does not pose any material geotechnical concerns. None of the existing buildings on the property are of any historical value.

The estimated cost of the overall development is currently \$41,000,000. Project financing has been secured pending the outcome of this rezoning petition. Construction is expected to start on or before the end of 2021, and is expected to be completed on or before the fall semester of 2023. The development will be built in one phase.

Hallmark is committed to working with the surrounding community, and has had preliminary discussions with the local neighborhood council. These discussions will continue through the rezoning process and development design. The building will be professionally managed by an experience student housing operator. All tenants will be subject to written lease

agreements, as well as well-developed rules and regulations focused specifically for student tenants.

Architectural Massing & Materials:

The proposed Gateway Lofts building is a single structure designed with a fresh urban appeal. It is our intent to break down the overall mass of the building by a pattern of projecting and receding faces with a diversity of exterior materials, to create an interesting articulation of shadow and light along the streets. The street facades will also include balconies on the upper levels for added layers of interest. The structure will utilize a parapet wall with projecting cornice surrounding flat roof areas and screening the mechanical equipment such as A/C condensing units. Although the building has more contemporary massing with flat roofs, many aspects of the design call on more traditional patterns of textures. One example is the chosen window patterns which are comprised primarily of smaller punched openings of the traditional building instead of long expanses of unbroken glass. Another example is the use of familiar and relatable materials such as brick which has been concentrated at the lowest level of the building where people have the most intimate interactions with the building. With this approach, we feel the building adds a refreshing appeal to the area while maintaining a relationship to the older surroundings it is placed within.

The primary materials include brick veneer, fiber cement panels with panel trim for relief, and vinyl siding. These materials are used to create a pleasing interplay of textures, colors (both light and dark), and changing patterns of shade and shadow with the movement of the sun. A second brick type, which will vary in color and size from the primary brick, is used to create a distinctive base to the building. This architectural device helps to reduce the apparent scale of the building.

Streetscape & Pedestrian Realm:

The streetscape along McMillan will be consistent with the remainder of the Clifton Heights Urban Renewal Area. The proposed building anchors this streetscape with the primary building entrance and a series of storefront glass and awnings at the terminus of the Market Street corridor. Given the location of the traffic signal, lower overhead electric and crosswalks, tree planters will need to be strategically placed to provide a consistent look in this portion of the McMillan streetscape. A secondary pedestrian access has been shown along the northeast portion of the site. This access will relate to the existing grades of the adjacent retail and provide an 'at grade' connection between the amenity deck and the public walk at McMillan.

The streetscape along Moerlein Avenue will extend the 6' walk adjacent to the parallel parking with upright trees and foundation plantings in the greenspace outside of the Right of Way. Moerlein has a significant slope which the proposed development will use to gain access to the upper-level garage parking by utilizing a curbcut in approximately the same location as the existing curbcut. A small portion of this frontage will likely be needed to provide a home for transformers with access to the public street. The 'break' between the 5 story portions above the parking garage fronting Moerlein will provide for a secondary emergency access point from the public street to

the amenity deck/courtyard. This emergency access to the deck can utilize the relatively level drive leading to the garage to stage equipment and rescue workers if necessary.

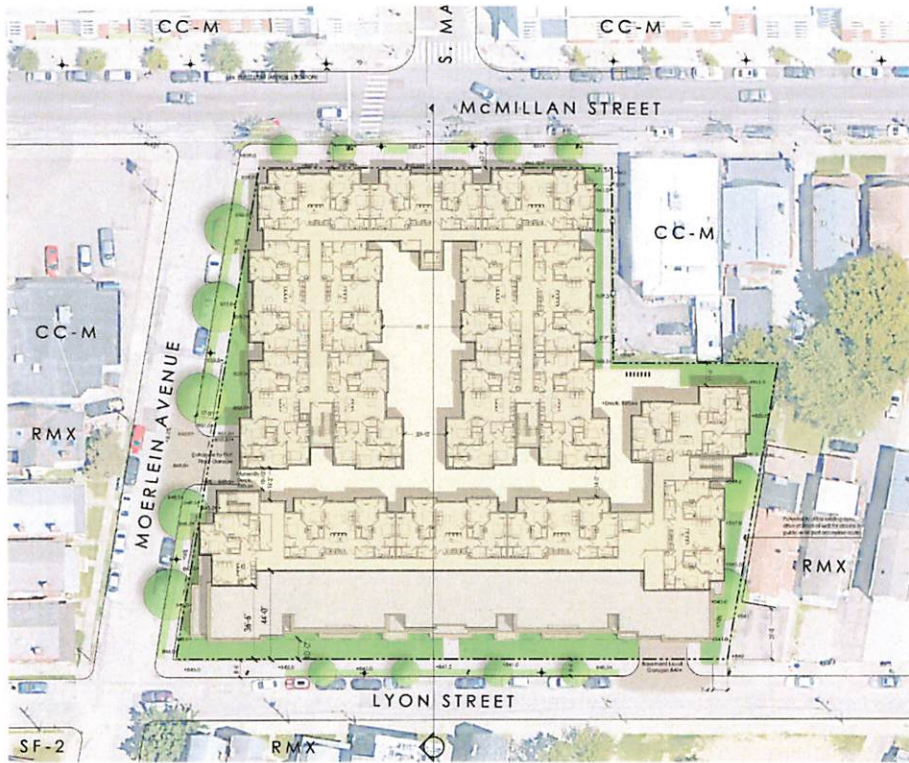
Similar to Moerlein, Lyon Street will provide a consistent 6 foot walk along parallel parking on the project's side of the street with ample landscaping in the greenspace beyond. A single curbcut along Lyon Street will provide access to the lower-level parking within the garage structure and trash service will likely be handled in the southeast corner as well. This lower-level of the garage will be partially buried as Lyon slopes down approximately four feet from Moerlein towards the east.

Gateway Lofts will be compatible with surrounding development from both an architectural style and density perspective. Quality student housing is desperately needed in the UC area, and this project will help fill this critical need. Hallmark has been present in this market for nearly a decade and has seen consistent full occupancy on our asset as well as nearly all surrounding assets. We have had a bulk lease with the University for many years and have seen enrollment trending upward with an increased demand for student beds.

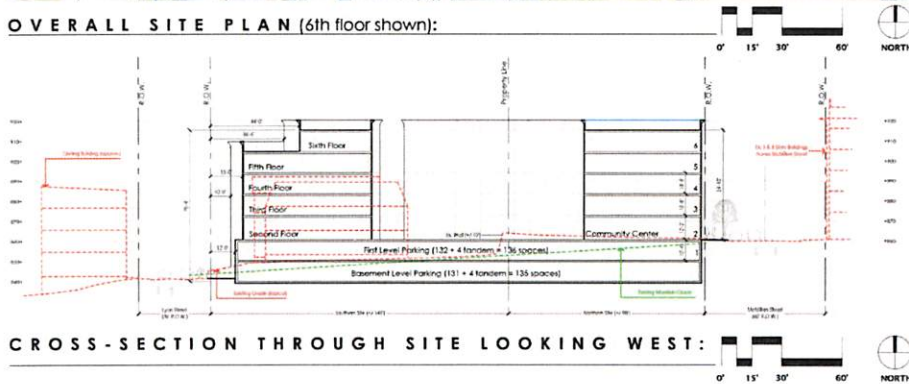
The enclosed plans provide additional detail and design information, as well as the detailed information required by Chapter 1429 of the Cincinnati Zoning Code.

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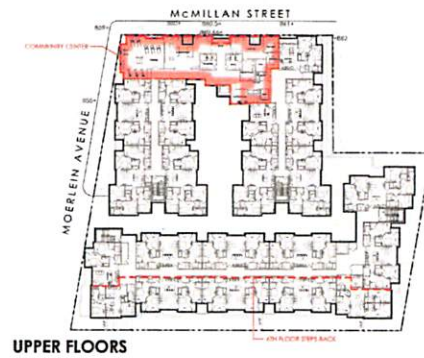
EXHIBIT D



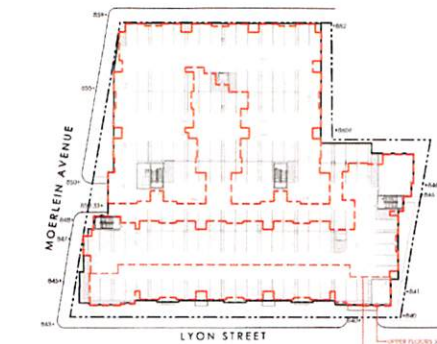
OVERALL SITE PLAN (6th floor shown):



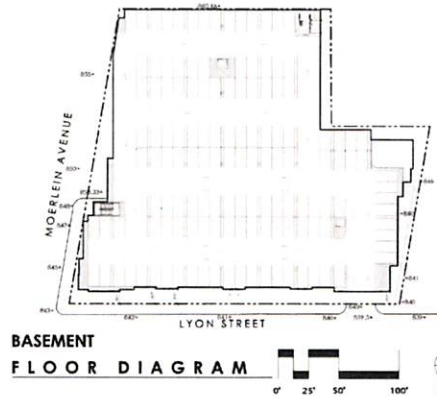
CROSS-SECTION THROUGH SITE LOOKING WEST:



UPPER FLOORS



FIRST FLOOR



BASEMENT FLOOR DIAGRAM

DEVELOPMENT DATA :
 Existing Zoning: CC-M (north) RMX (south)
 Proposed Zoning: Planned Development

Site Area: (58,306.7 SF) +/-1.34 Acres
 Height: 6-Story + Bsmt.
 Total Units: 103
 Density: 76.9 Du/Ac.
 Total Bedrooms: 411
 Unit Mix:
 2 bedroom: 11 (11%)
 3 bedroom: 4 (4%)
 4 bedroom: 63 (61%)
 5 bedroom: 25 (24%)
 5 bed townhouse: 0 (0%)

Parking Spaces Provided:
Off Street:
 Standard Spaces: 255
 Tandem Spaces: 8
 Total Garage Spaces: 263
On Street:
 Moerlein Parking: 8
 Lyon Parking: 10
Total: 281

Parking Ratios:
 sp/unit sp/bed
 2.48 0.62
 2.55 0.64
2.73 0.68

Open Space Provided:
 Sidewalk: 1,198 SF (2% of site)
 Amenity Deck: 7,652 SF (13% of site)
 Green Space: 4,216 SF (7% of site)
Total: 13,066 SF (22% of site)

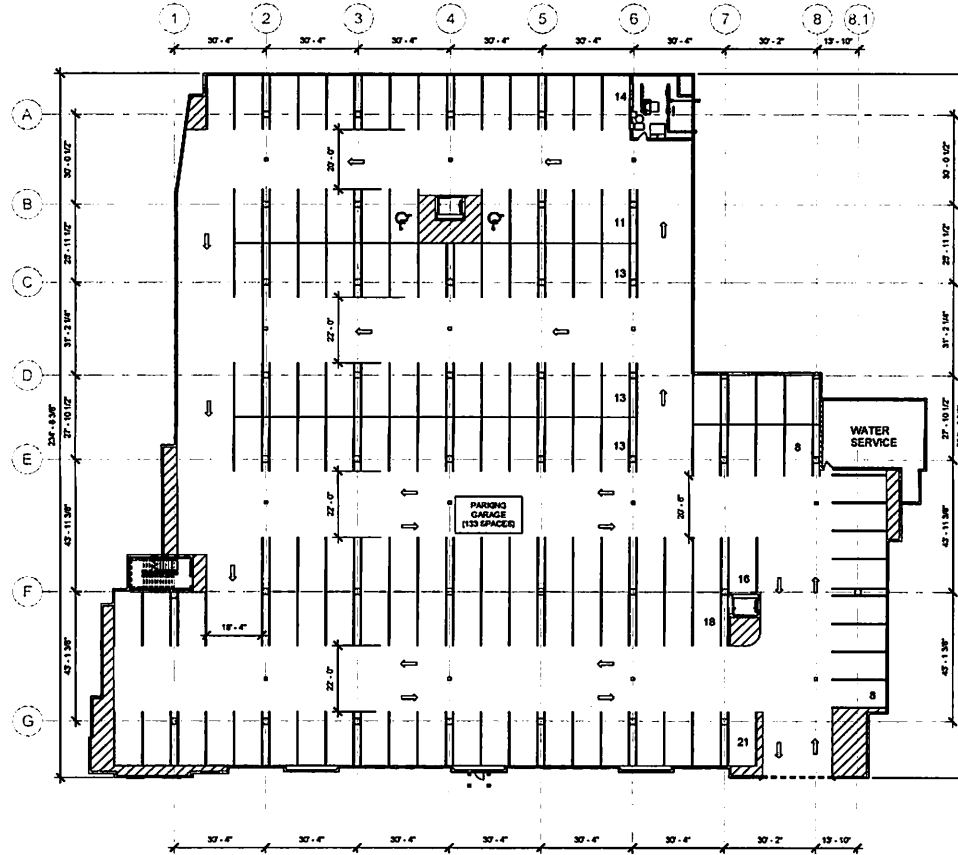
Lot Coverage:
 Building: 52,550 SF (90% of site)
 Asphalt Drive: 390 SF (0.7% of site)
Total: 52,940 SF (90.7% of site)



SITE CONTEXT

Gateway Lofts Cincinnati

McMillan Street



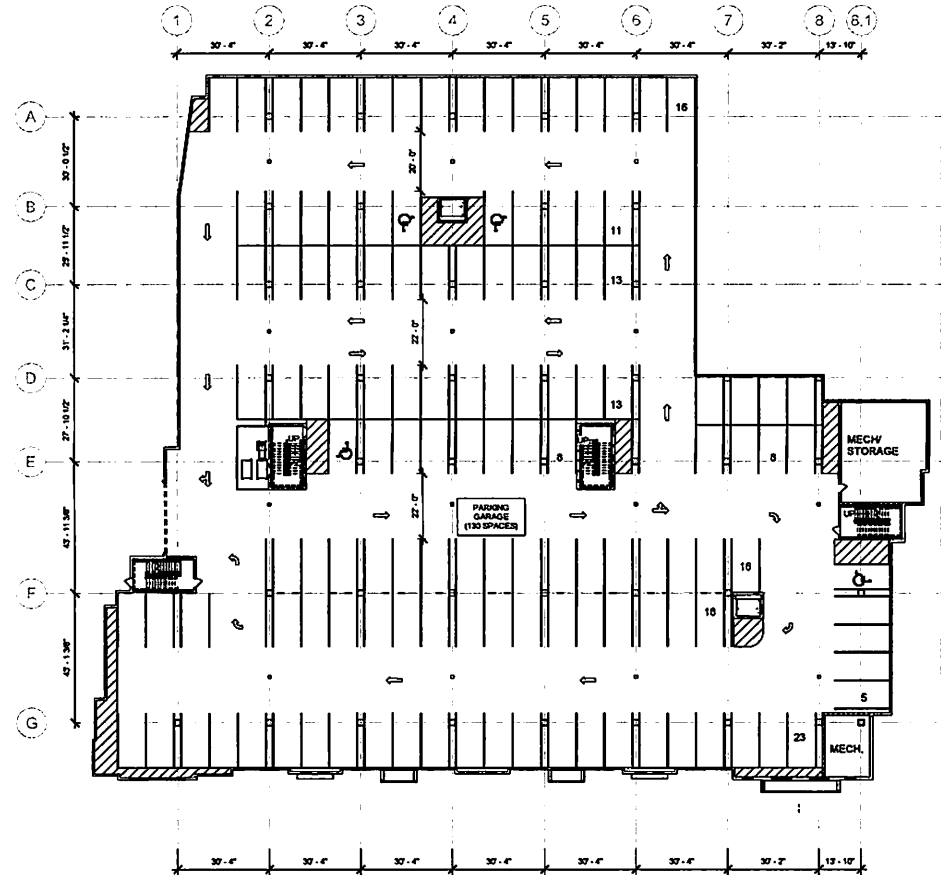
① Overall Basement Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati

McMillan Street

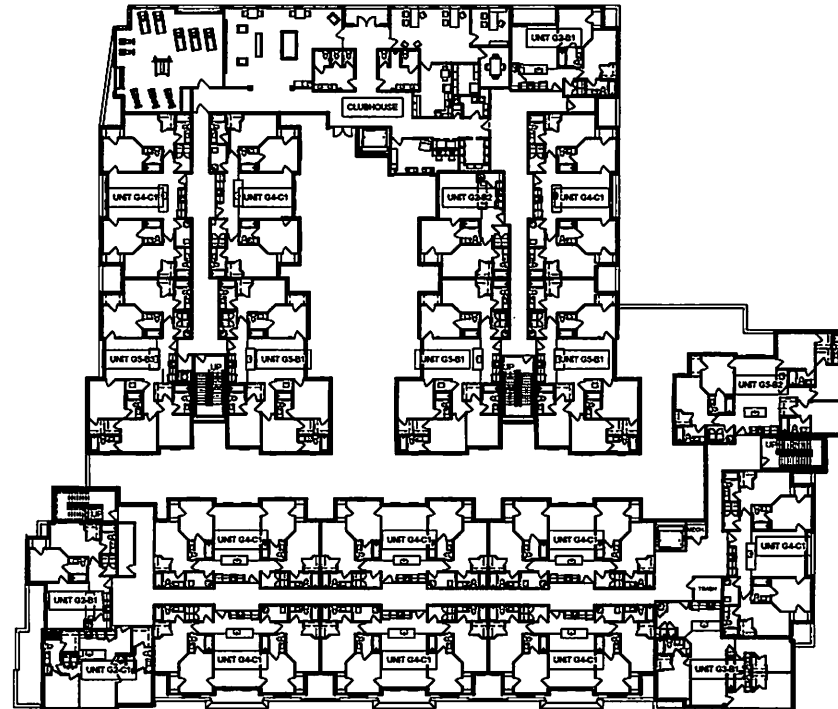


① Overall 1st Floor Plan Presentation
1" = 20'-0"

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ARCHITECTS

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Gateway Lofts Cincinnati
McMillan Street

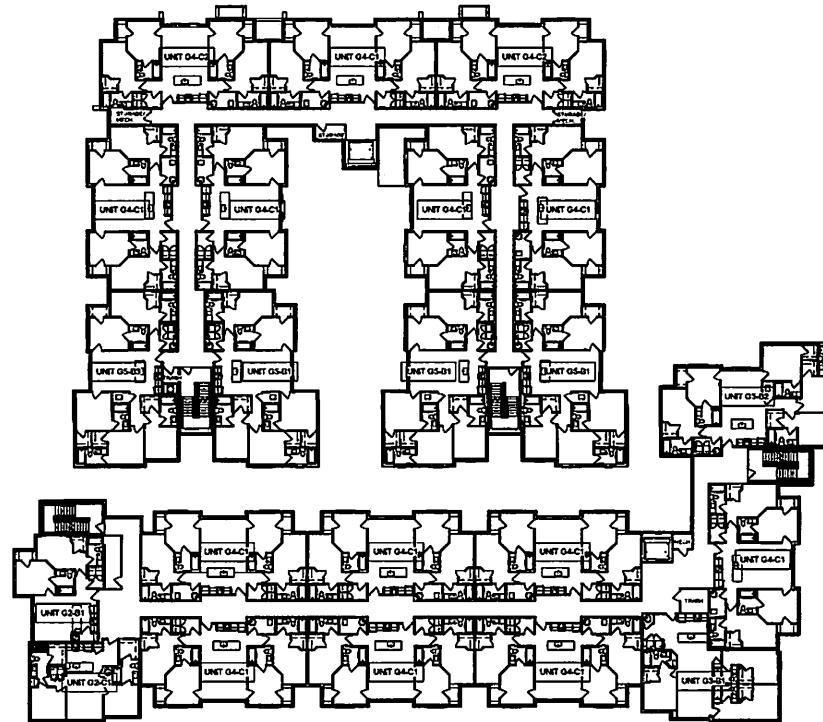


① Overall 2nd Floor Plan Presentation
1" = 20'-0"

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Gateway Lofts Cincinnati
McMillan Street

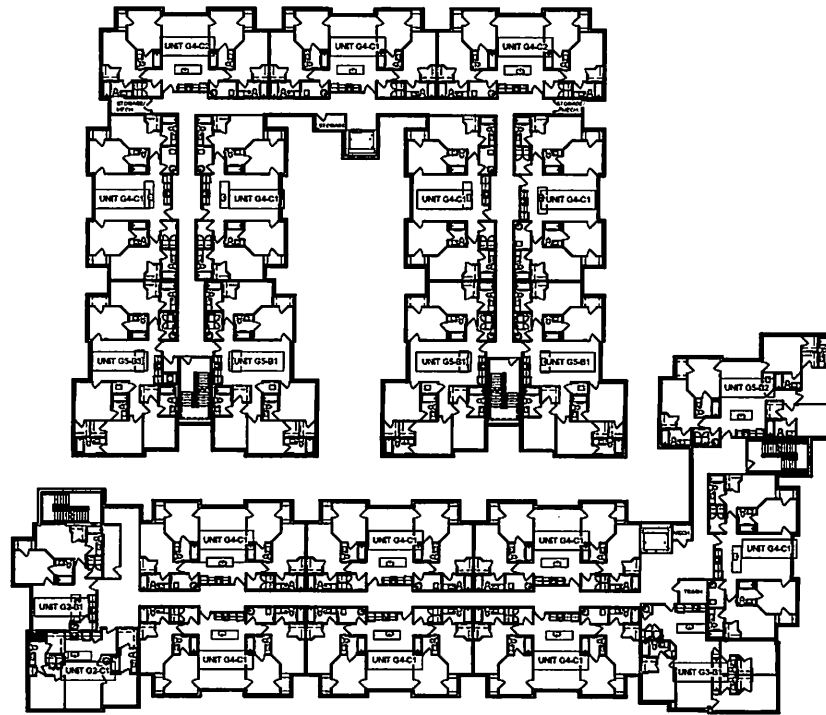


① 3rd Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

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Gateway Lofts Cincinnati
McMillan Street



① 4th & 5th Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

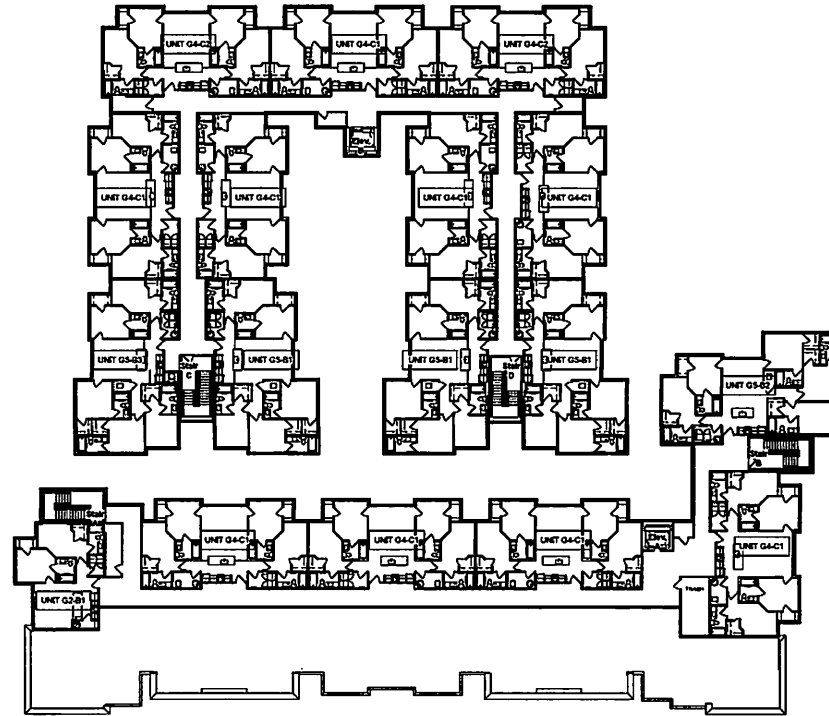
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Gateway Lofts Cincinnati
McMillan Street



① 6th Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ

ARCHITECTS

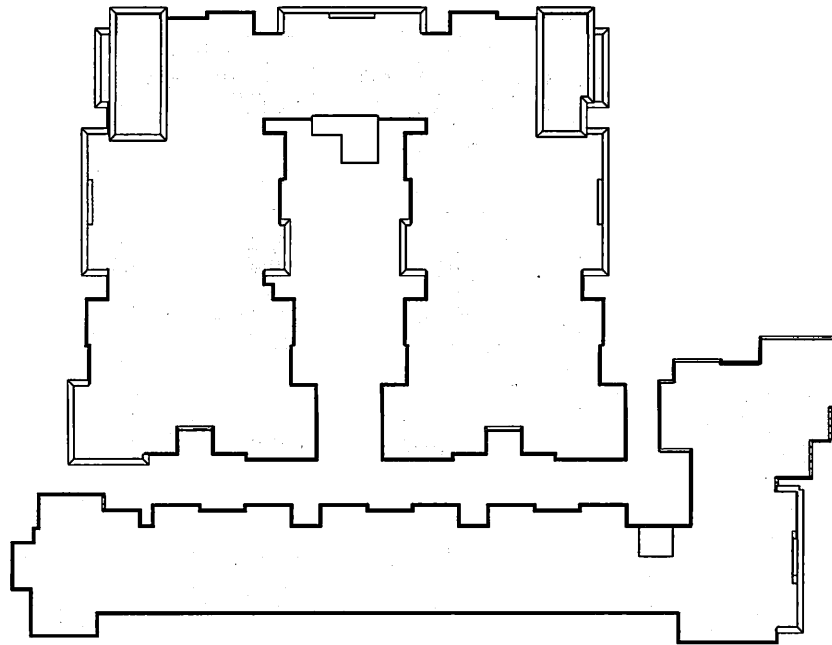
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Bexley, Ohio 43209

Phone (614) 239-6868

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Gateway Lofts Cincinnati
McMillan Street



① Overall Roof Plan Presentation
1" = 20'-0"

DEAN A. WENZ

ARCHITECTS

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Bexley, Ohio 43209

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Gateway Lofts Cincinnati

McMillan Street



① North
3/32" = 1'-0"



② East
3/32" = 1'-0"

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ARCHITECTS

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Gateway Lofts Cincinnati

McMillan Street



③ South
3/32" = 1'-0"



④ West
3/32" = 1'-0"

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ARCHITECTS

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Bexley, Ohio 43209

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Gateway Lofts Cincinnati
McMillan Street



① Lyon Street Presentation
1/2" = 1'-0"

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ARCHITECTS

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Bexley, Ohio 43209

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Gateway Lofts Cincinnati
McMillan Street



① Moerlein Street Presentation
1/2" = 1'-0"

DEAN A. WENZ

ARCHITECTS

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Bexley, Ohio 43209

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Gateway Lofts Cincinnati
McMillan Street



① McMillan Entrance Presentation
12" = 1'-0"

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McMillan Street



① Moerlein Corner View Presentation
12" = 1'-0"

DEAN A. WENZ

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2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

APARTMENT BUILDINGS

Building	Proposed Quantity	Apartment Units/Bldg	Beds Bldg	Residential Net Leasable Area (1)	Circulation & Utility Area/ Bldg (2)	Clubhouse Net Area	Garage Net Area	Building Total Gross Area
Building 1	1	50	183	80,473	18,693		49,626	148,792
Building 2	1	53	228	68,961	22,219	4,958	49,626	140,806
SubTotals:	2	103	411	149,434	40,912			289,598

(1) Net Area includes apartment units only.
 (2) Includes corridors, stairs, elevators, and utilities.

Unit Count Ratios:

Building 2 (SOUTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	5	10	4,220	0	1	1	1	1	1
	G2-B2	844	0	0	0	0	0	0	0	0	0
	G2-C1	971	4	8	3,884	0	1	1	1	1	0
	G2-D1	941	0	0	0	0	0	0	0	0	0
	G2-D2	894	0	0	0	0	0	0	0	0	0
TOTAL 2 BEDROOM GARDEN			9	18	8,104	0	2	2	2	2	1
3 Bedroom	G3-B1	1333	4	12	5,332	0	1	1	1	1	0
	TOTAL 3 BEDROOM GARDEN			4	12	5,332	0	1	1	1	1
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-B3	1,453	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	32	128	47,200	0	7	7	7	7	4
	G4-C2	1,475	0	0	0	0	0	0	0	0	0
TOTAL 4 BEDROOM GARDEN			32	128	47,200	0	7	7	7	7	4
5 Bedroom	G5-B1	1,665	0	0	0	0	0	0	0	0	0
	G5-B2	1,665	5	25	8,325	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			5	25	8,325	0	1	1	1	1	1
5 Bedroom	TH-B5	1,788	0	0	0	0	0	0	0	0	0
TOTAL 5 BEDROOM TOWNHOUSE			0	0	0	0	0	0	0	0	0
BUILDING TOTALS			50	183	68,961	0	11	11	11	11	6

Average Unit Net Area = 1,379

Building 1 (NORTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	1	2	844	0	1	0	0	0	0
	G2-B2	844	1	2	844	0	1	0	0	0	0
TOTAL 2 BEDROOM GARDEN			2	4	1,688	0	2	0	0	0	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	23	92	33,925	0	3	5	5	5	5
	G4-C2	1,475	8	32	11,800	0	0	2	2	2	2
TOTAL 4 BEDROOM GARDEN			31	124	45,725	0	3	7	7	7	7
5 Bedroom	G5-B1	1,665	15	75	24,975	0	3	3	3	3	3
	G5-B2	1,665	0	0	0	0	0	0	0	0	0
	G5-B3	1,617	5	25	8,085	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			20	100	33,060	0	4	4	4	4	4
BUILDING TOTALS			53	228	80,473	0	9	11	11	11	11

Average Unit Net Area = 1,518

UNIT SUMMARY

Bedroom Type	Unit Type	Unit Net Area	Units/ Site	Percent	Total Net Unit Area
2 Bedroom	G2-B1	844	6	6%	5,064
	G2-B2	844	1	1%	844
	G2-C1	971	4	4%	3,884
	G2-D1	941	0	0%	0
	G2-D2	894	0	0%	0
3 Bedroom	G3-B1	1,333	4	4%	5,332
	G4-B1	1,512	0	0%	0
4 Bedroom	G4-B2	1,512	0	0%	0
	G4-B3	1,453	0	0%	0
	G4-C1	1,475	55	53%	81,125
	G4-C2	1,475	8	8%	11,800
5 Bedroom	G5-B1	1,665	15	15%	24,975
	G5-B2	1,665	5	5%	8,325
	G5-B3	1,617	5	5%	8,085
	TH	1,788	0	0%	0
			103	100%	149,434

Parking Spaces	
Basement	134
1st Floor	129
TOTAL	263
Spaces Per Beds	0.64

Type A Units- Bldg A	
2% Type A Units	2.06
Minimum Units Required	3