

Subject: RE: Heritage Park density

Date: Monday, July 17, 2017 at 9:55:17 AM Eastern Daylight Time

From: Aaron King

To: Brad Bowman, CCIM

Brad-

I realize that Stimmel listed the max allowable units in each Phase. However, since this plan was subject to special use zoning, those number are really more for reference purposes. The key number is the number of units proposed- that's essentially the effective maximum number of units. I provided a tally below of what I believe to be accurate based on the attached plan. I think based on my math, the remaining number of units is 172. If you need more units, let's talk about the process. There may be an additional amount we can approve at the staff level and if it goes higher than that, it may need to go back to Council. Take a look and make sure I didn't miss anything and if you'd like to discuss further, please let me know.

Thanks,
AK

- Phase 1
 - o Allowed: ~~68~~ 27
 - o Built: 27
 - o Unused Density: ~~41~~ 0
- Phase 2
 - o Allowed: ~~102~~ 77
 - o Built: 28
 - o Proposed (Shugart Management): 25
 - o Unused Density: ~~49~~ 24
- Phase 3
 - o Allowed: ~~140~~ 181
 - o Built: 33
 - o Unused Density: ~~107~~ 148

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From: Brad Bowman, CCIM [mailto:brad@firstfederalproperties.com]
Sent: Sunday, July 16, 2017 10:52 PM
To: Aaron King
Subject: Heritage Park density

Aaron,

Hope all is well for you.

I am confirming the density allowed on the remaining parcel at Heritage Park. Here is a summary of our calculations based on the attached plan:

- Phase 1
 - o Allowed: 68
 - o Built: 27
 - o Unused Density: 41
- Phase 2
 - o Allowed: 102
 - o Built: 28
 - o Proposed (Shugart Management): 25
 - o Unused Density: 49
- Phase 3
 - o Allowed: 140
 - o Built: 33
 - o Unused Density: 107

According to the above calculations, the unused density totals 197. Is that the maximum total number of allowed units on the remaining unbuilt land (assuming a design can accommodate all other planning issues)?

Thanks for your help.

Brad

Brad Bowman, CCIM

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