

Executive Summary

- The Amity Station development team (“Amity”) has prepared scenarios of potential alternatives based on the conversations with the subcommittee and financial analysis performed by the Noell Consulting Group
- Amity has proposed the following community benefits to the project:
 - 22+ age-restrictions on all units in perpetuity
 - Entrepreneurial space of at least 10,000 sq. ft.
 - 10% affordable units at 80% of AMI
 - Live-work units
 - Micro units
- Compensation for the community benefits, per the Noell Group:
 - One additional floor (i.e., 5th floor) of residential, with solar setbacks, of approximately 39,000 sq. ft.
- On March 8, 2019, the subcommittee requested that Amity focus on scenarios 2 and 3, and show additional cases at 60% of AMI, in addition to including a Northside Community Outreach Fund

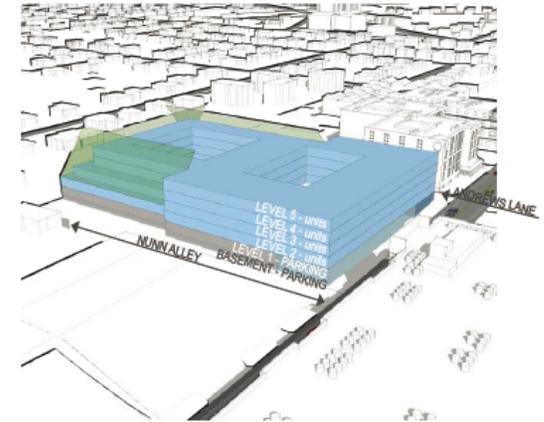
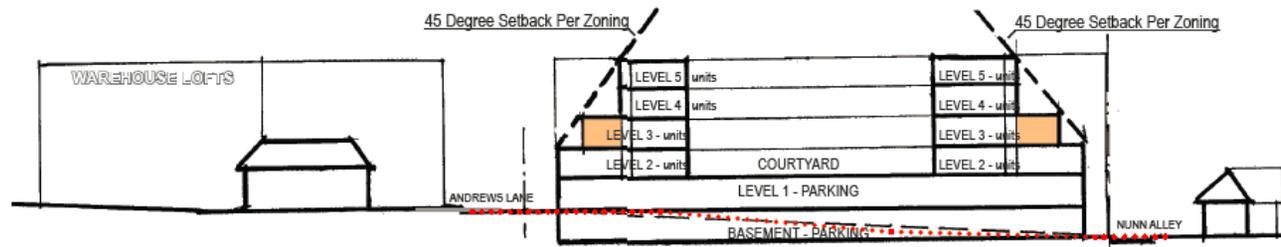
Summary of Alternatives

	West Rosemary Guide Base Scenario	Scenario 2 (80% AMI)	Scenario 3 (80% AMI)	New Scenario 4 (70% AMI)	New Scenario 5 (70% AMI)	New Scenario 6 (60% AMI)	New Scenario 7 (60% AMI)
Description	<ul style="list-style-type: none"> 22+ age restriction Base case, with no affordable and no commercial 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 10% affordable housing, with additional density with solar setbacks 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ 50% of market and 50% @ market) and 7% affordable housing, with additional density with solar setbacks 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 6% affordable housing, with additional density with solar setbacks 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ 50% of market and 50% @ market) and 5% affordable housing, with additional density with solar setbacks 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 4% affordable housing, with additional density with solar setbacks 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ 50% of market and 50% @ market) and 2% affordable housing, with additional density with solar setbacks
Base Units	• 236 units	• 236 units	• 236 units	• 236 units	• 236 units	• 236 units	• 236 units
Incremental Units	• --	• 66 units	• 66 units	• 66 units	• 66 units	• 66 units	• 66 units
Total Units	• 236 units	• 302 units	• 302 units	• 302 units	• 302 units	• 302 units	• 302 units
Northside Community Outreach Fund	• --	• \$300,000	• \$375,000	• \$350,000	• \$375,000	• \$400,000	• \$475,000
Commercial	• --	• 10,000 sq. ft. @ \$22 (market)	<ul style="list-style-type: none"> 10,000 sq. ft. (50% of sq. ft. leased at 50% of market rate) \$125/SF*5,000=\$625,000 	• 10,000 sq. ft. @ \$22	<ul style="list-style-type: none"> 10,000 sq. ft. (50% of sq. ft. leased at 50% of market rate) \$125/SF*5,000=\$625,000 	• 10,000 sq. ft. @ \$22	<ul style="list-style-type: none"> 10,000 sq. ft. (50% of sq. ft. leased at 50% of market rate) \$125/SF*5,000=\$625,000
Affordable Housing	• --	<ul style="list-style-type: none"> 10% at 80% AMI Cost – \$90,000/unit 30 units \$2.7MM 	<ul style="list-style-type: none"> 7% at 80% AMI Cost – \$90,000/unit 22 units \$2.0MM 	<ul style="list-style-type: none"> 6% at 70% AMI Cost – \$120,000/unit 19 units \$2.25MM 	<ul style="list-style-type: none"> 5% at 70% AMI Cost – \$120,000/unit 14 units \$1.6MM 	<ul style="list-style-type: none"> 4% at 60% AMI Cost – \$150,000/unit 12 units \$1.8MM 	<ul style="list-style-type: none"> 2% at 60% AMI Cost – \$150,000/unit 7 units \$1.1MM
Live-Work Units	• --	• Yes	• Yes	• Yes	• Yes	• Yes	• Yes
Private Parking Spaces (for each dwelling unit)	• 236 spaces	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)
Public Parking Spaces	• --	• --	• --	• --	• --	• --	• --
Micro Units	• --	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units
Additional Density	• --	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$46,000 \$3.0MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$46,000 \$3.0MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$40,000 \$2.6MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$40,000 \$2.6MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$34,000 \$2.2MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$34,000 \$2.2MM
Permit / Impact Fee Relief	• --	• --	• --	• --	• --	• --	• --
Tax Abatement	• --	• --	• --	• --	• --	• --	• --

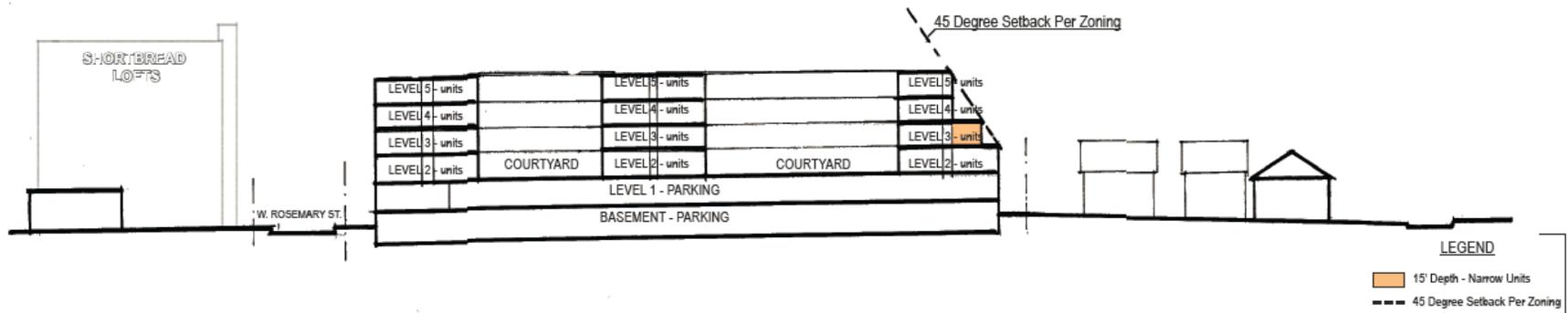
Summary of Alternatives (Excl. Commercial / Incl. Affordable and Northside Community Outreach Fund)

	New Scenario 8 (80% AMI)	New Scenario 9 (70% AMI)	New Scenario 10 (60% AMI)
Description	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 10% affordable housing, with additional density with solar setbacks \$1MM to Northside Community Outreach Fund 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 7% affordable housing, with additional density with solar setbacks \$1.0MM to Northside Community Outreach Fund 	<ul style="list-style-type: none"> 22+ age restriction Community benefits of commercial (@ market) and 4% affordable housing, with additional density with solar setbacks \$1.1MM to Northside Community Outreach Fund
Base Units	<ul style="list-style-type: none"> 236 units 	<ul style="list-style-type: none"> 236 units 	<ul style="list-style-type: none"> 236 units
Incremental Units	<ul style="list-style-type: none"> 84 units 	<ul style="list-style-type: none"> 84 units 	<ul style="list-style-type: none"> 84 units
Total Units	<ul style="list-style-type: none"> 320 units 	<ul style="list-style-type: none"> 320 units 	<ul style="list-style-type: none"> 320 units
Northside Community Outreach Fund	<ul style="list-style-type: none"> \$1,000,000 	<ul style="list-style-type: none"> \$1,000,000 	<ul style="list-style-type: none"> \$1,100,000
Commercial	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> --
Affordable Housing	<ul style="list-style-type: none"> 10% at 80% AMI Cost – \$90,000/unit 32 units \$2.9MM 	<ul style="list-style-type: none"> 7% at 70% AMI Cost – \$120,000/unit 20 units \$2.4MM 	<ul style="list-style-type: none"> 4% at 60% AMI Cost – \$150,000/unit 12 units \$1.9MM
Live-Work Units	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Yes
Private Parking Spaces (for each dwelling unit)	<ul style="list-style-type: none"> 302 spaces (incl. micro and affordable) 	<ul style="list-style-type: none"> 302 spaces (incl. micro and affordable) 	<ul style="list-style-type: none"> 302 spaces (incl. micro and affordable)
Public Parking Spaces	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> --
Micro Units	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units 	<ul style="list-style-type: none"> 10% of total units 30 units
Additional Density	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$46,000 \$3.9MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$40,000 \$3.4MM 	<ul style="list-style-type: none"> 5th floor with solar setbacks–39,000 sq. ft. Each additional unit is \$34,000 \$2.9MM
Permit / Impact Fee Relief	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> --
Tax Abatement	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> -- 	<ul style="list-style-type: none"> --

Longitudinal Section - 5 Story

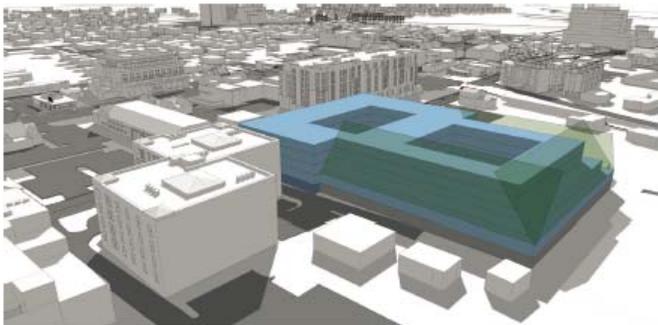


AA - CROSS SECTION - 5 STORY

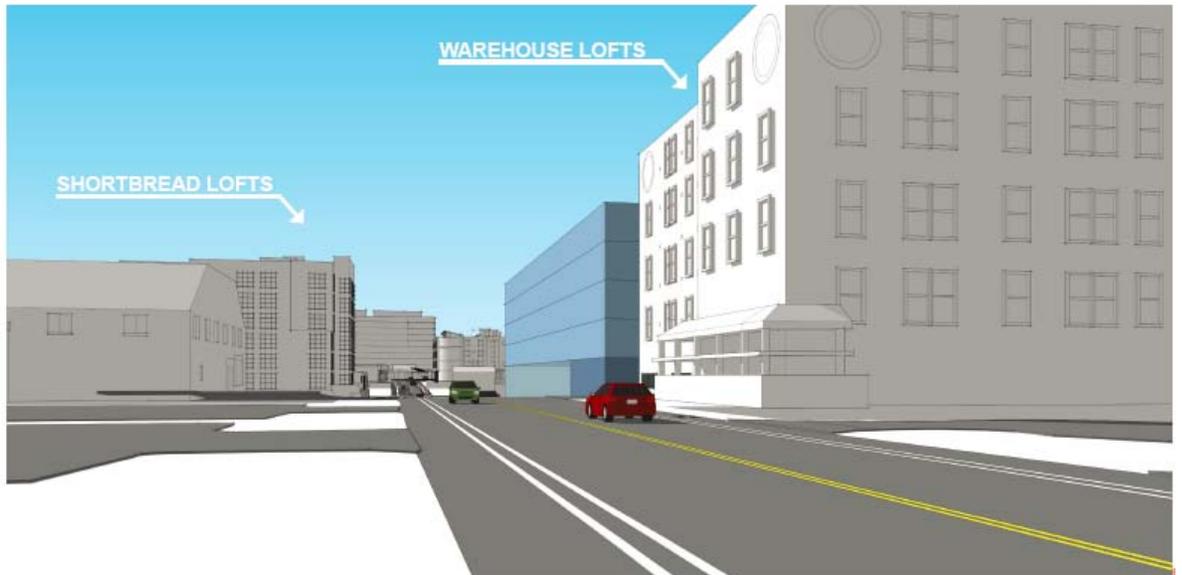


BB - LONGITUDINAL SECTION - 5 STORY

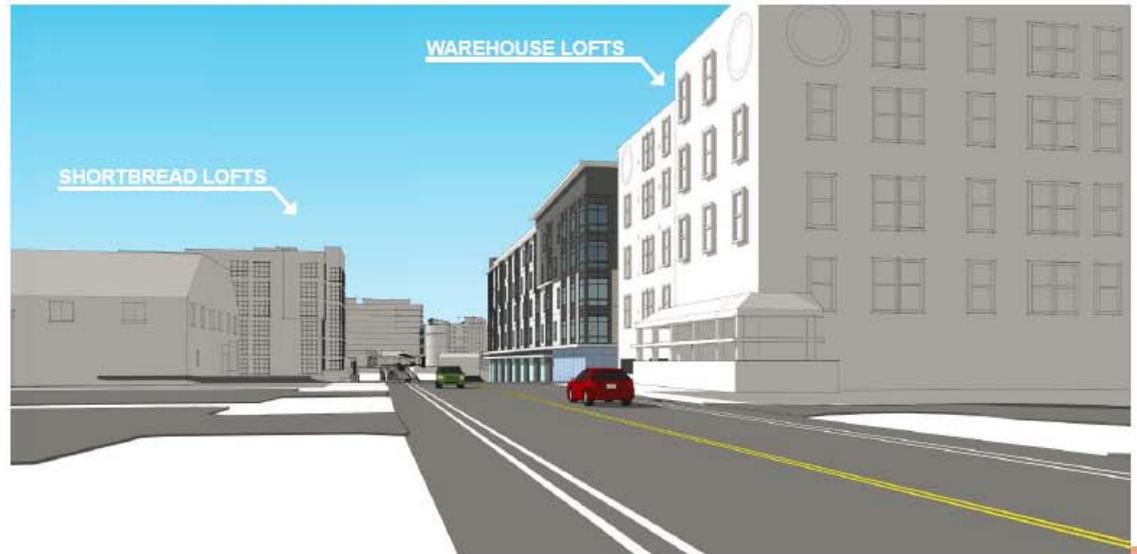
Model Views – 5 Story Option



MODEL VIEWS - 5 STORY OPTION

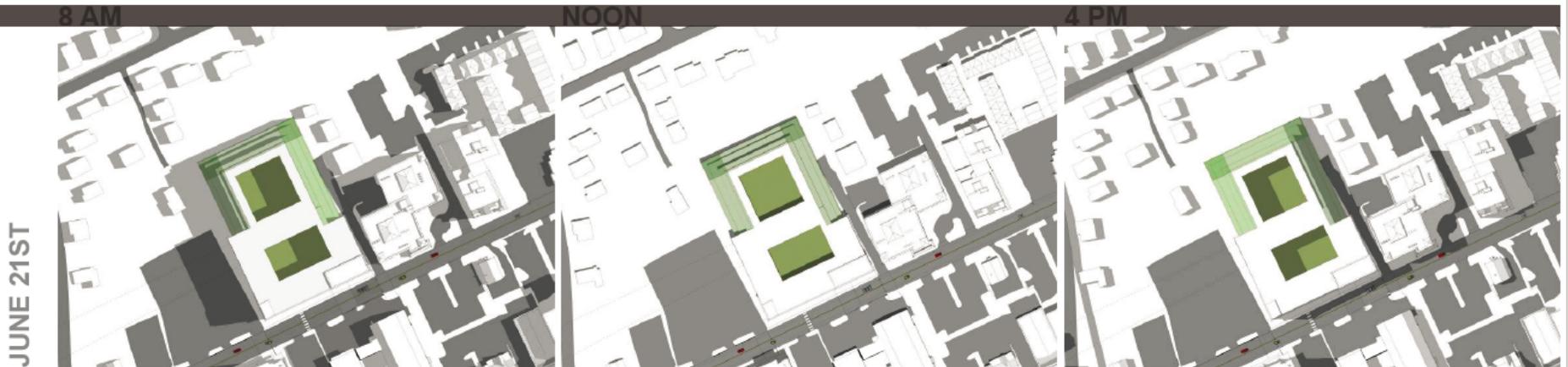
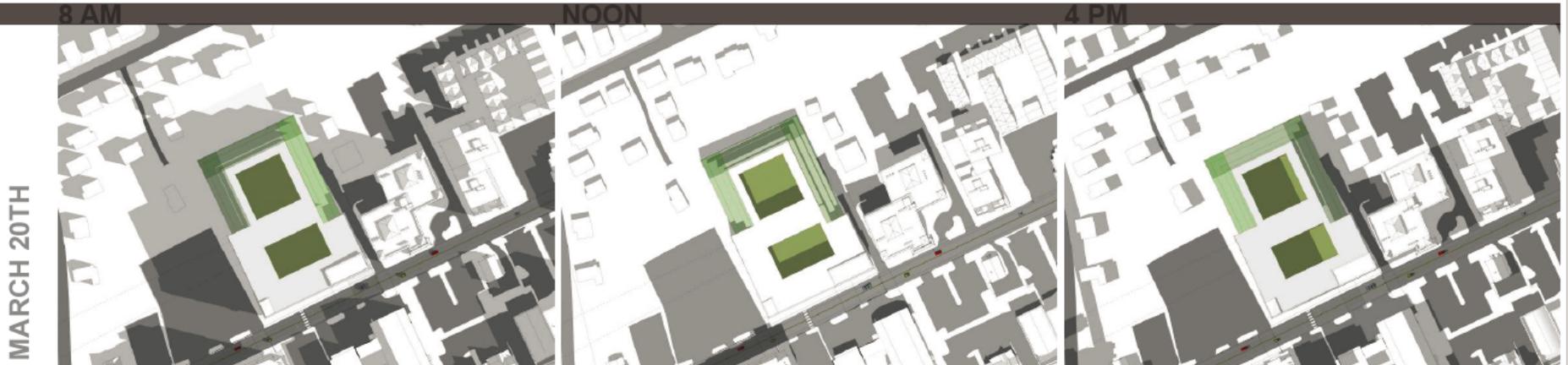


Model Views – 5 Story Option w/ Detail



MODEL VIEWS - 5 STORY OPTION with DETAIL

Solar Study

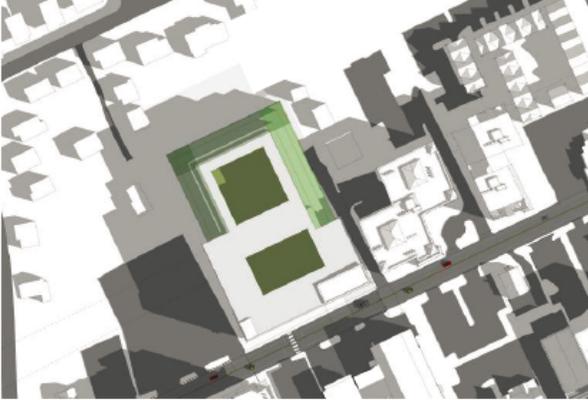


SOLAR STUDY

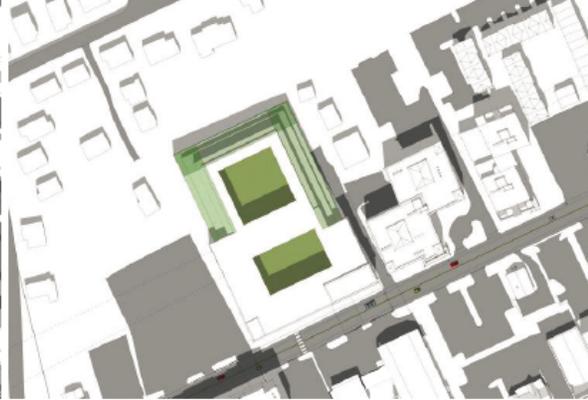
Solar Study (cont'd)

SEPTEMBER 23RD

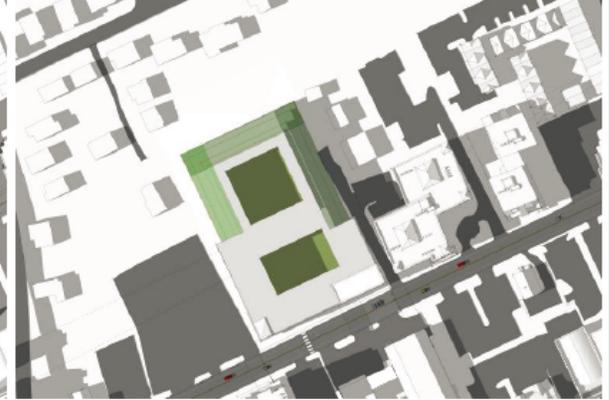
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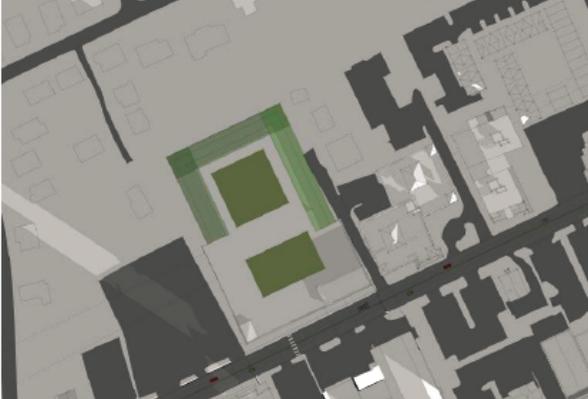


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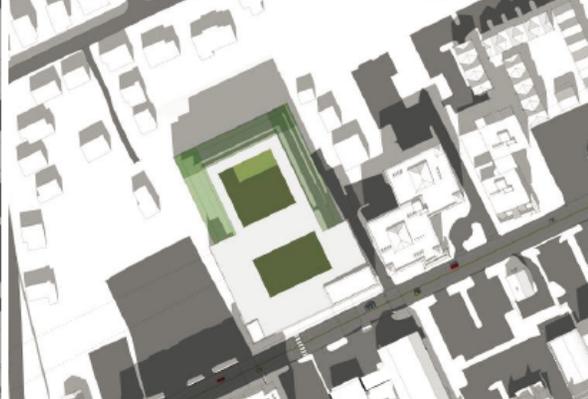


DECEMBER 21ST

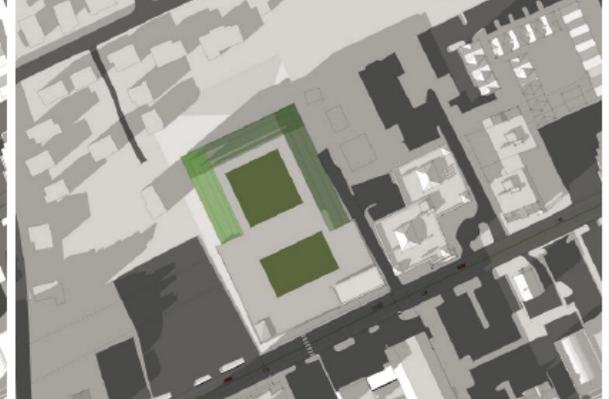
8 AM



NOON

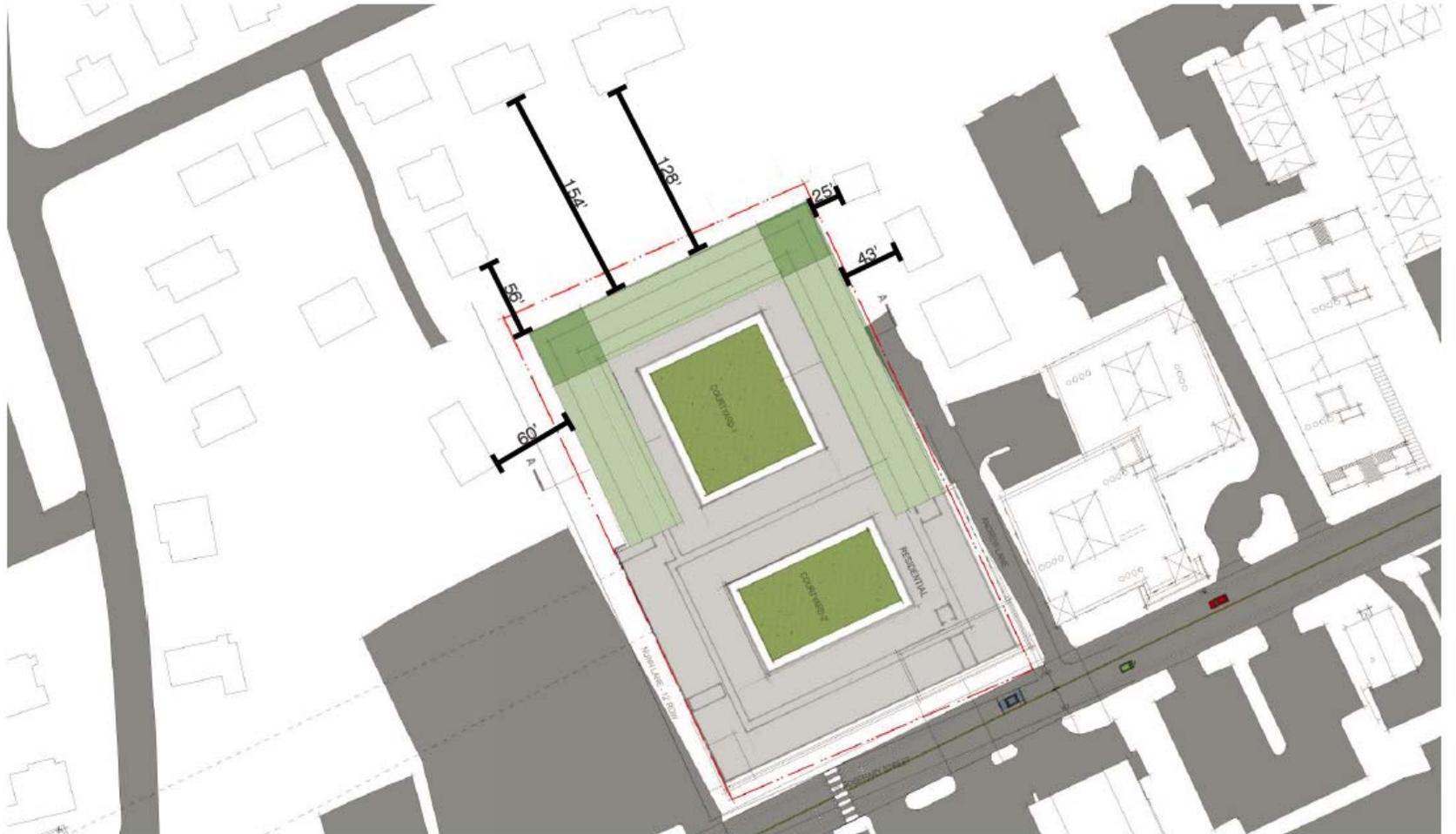


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SOLAR STUDY

Distance from Single Family Homes



DISTANCE FROM SINGLE FAMILY HOMES