### Project Data

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of units</td>
<td>194 (all ARHA)</td>
<td>379 (134-ARHA &amp; 245-MR)</td>
</tr>
<tr>
<td>Density (units/acre)</td>
<td>22.9</td>
<td>45</td>
</tr>
<tr>
<td>FAR</td>
<td>0.49</td>
<td>1.63</td>
</tr>
<tr>
<td>Height</td>
<td>2 Stories</td>
<td>2 ½ - 4 stories</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 - 48 feet</td>
</tr>
<tr>
<td>Size of project</td>
<td>8.49 acres (369,952 sf)</td>
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</tr>
</tbody>
</table>
Background and History

Sanborn map of the original block structure

Parker Gray blocks before James Bland

Present-day James Bland
Current Proposal

Legend
- Private Streets
- Perimeter Buildings
- Interior Buildings
- Consolidated Open Space

Map showing streets and buildings with the following names:
- Montgomery St
- N. Columbus St
- N. Alfred St.
- N. Patrick St.
- First St.
Proposed
Existing

Height

FAR

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<td></td>
</tr>
<tr>
<td>Site</td>
<td>FAR</td>
<td>Units per acre</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----</td>
<td>----------------</td>
</tr>
<tr>
<td>James Bland</td>
<td>1.63</td>
<td>45</td>
</tr>
<tr>
<td>1. Chatham Square</td>
<td>1.75</td>
<td>36.6</td>
</tr>
<tr>
<td>2. The Prescott</td>
<td>1.50</td>
<td>64.0</td>
</tr>
<tr>
<td>3. 900 N. Washington</td>
<td>1.50</td>
<td>54.8</td>
</tr>
<tr>
<td>4. Vernon/ First</td>
<td>0.66</td>
<td>20.0</td>
</tr>
<tr>
<td>5. Wythe/ Pendleton</td>
<td>0.85</td>
<td>19.6</td>
</tr>
<tr>
<td>6. Portner’s Landing</td>
<td>1.85</td>
<td>44.5</td>
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</table>
Legend
- Visitor On Site (38)
- Visitor/ARHA On Site (256)
- Townhouse Garage (260)
- Townhouse Surface (29)
- Multifamily Below Grade (88)
Open Space - Existing and Proposed

69% Existing

23% Proposed

Average Open Space for P-G Blocks:
45-55%
Scenario 1:
Purchase of 6 Market rate units; open space total of 13,000 sq ft
(11,000 sq ft main park, 2,000 sq ft on Wythe St)
Scenario 2:
Purchase of 6 Market rate units; open space total of 17,000 sq ft central park
At 17,000 sq ft, the proposed open space would be comparable to the central section of Market Square or to Hunter Miller Park.
Workforce Housing

379 Total Units
- 159 MR Townhouse units
- 86 MR Multifamily units
- 72 ARHA Townhouse units
- 65 ARHA Multifamily units

Location for Potential Workforce Units
• 10% - 20% of the multifamily units to be provided as workforce for-sale housing

• Developer to make units available for City price subsidy

• Generally, target group for workforce sales housing is 80%-120% of area median income (AMI); pricing likely to be targeted at 100% AMI

• Workforce units will be subject to resale controls

• Availability of down payment assistance will be subject to Moderate Income Homeownership Program budget, when units become available. If available, such assistance will expand affordability

• Specific details still under discussion
Architecture & Design - Front Yards/Porches
- Open Space
- Heights
- Density
- Parking
- Infrastructure
- Affordable Housing
- Tree Preservation
- Distribution of Public Housing
- Relocation of Additional Public Housing Units
Next Steps

Inner City Civic Association  9/11/2008
BEAG meeting 9/16/2008
NorthEast Citizens’ Association  9/17/2008
Parker-Gray BAR Hearing  9/24/2008
Planning Commission Hearing  10/07/2008
City Council Hearing: 10/18/2008

Considerations

- Open Space contribution
- Affordable Housing contribution
- Parking reduction
- Rezoning
- Sustainability
- Community Services / Facilities