

**RLC** Architects

INVEST IN DESIGN

**115 NORTH FEDERAL  
BOYNTON BEACH**

**URBAN MIXED-USE DEVELOPMENT**



# TABLE OF CONTENTS

MASTER PLAN.....	3
PROJECT RENDERINGS.....	4
LETTER OF INTENT.....	8
PROJECT SPECIAL FEATURES.....	11
DEVELOPMENT TEAM.....	16
PROJECT TIMELINE.....	36
FINANCIAL STRUCTURE.....	38
FLOOR PLANS.....	41
PROJECT STATISTICS.....	47





E BOYNTON BEACH BLVD.

NE 4TH ST

20' ALLEY

NE 1ST AVE

FEDERAL HWY

20' ALLEY

DEWEY PARK

E OCEAN AVE.









**RLC** Architects

**115 NORTH FEDERAL  
URBAN MIXED-USE DEVELOPMENT**

**DEWEY PARK - NE 4TH STREET 5** CONCEPT VIEW  
07/29/20  
20001.00  
OCEAN AVENUE RESIDENCES AND SHOPPES LLC









**RLC** Architects

**115 NORTH FEDERAL  
URBAN MIXED-USE DEVELOPMENT**

**POOL COURTYARD 7** CONCEPT VIEW  
07/29/20  
20001.00  
OCEAN AVENUE RESIDENCES AND SHOPPES LLC



# LETTER OF INTENT

TO ACQUIRE AND DEVELOP  
BOYNTON BEACH COMMUNITY  
REDEVELOPMENT AGENCY  
PROPERTY LOCATED AT  
115 NORTH FEDERAL



Ocean Avenue Residences and Shoppes, LLC and/or it assigns (Buyer) desires to acquire from the Boynton Beach Community Redevelopment Agency (Seller) in an unsolicited Bid their parcel located at 115 North Federal Highway Boynton Beach, Florida (CRA Parcel). The CRA Parcel is further defined by the Boundary Survey by Target Surveying dated 05-02-18. The purpose of the proposed acquisition is to develop a world-class urban mixed-use development. Buyer proposes a purchase price to Seller based upon an arms length Parcel appraisal acceptable to the CRA to establish Parcel value. That value will be realized by the CRA as Buyer will construct, at its own cost, public parking spaces in the site parking garage at a estimated price per space (to be verified after construction completed by a general contractor affidavit) equal to the value of the Parcel appraisal. Example: if Parcel appraisal is \$3,000,000 and pre-estimated cost to construct is \$25,000 per space then Buyer commits to construct 120 Public Parking spaces (\$3,000,000 divided by \$25,000) in a new mixed-use development project to be located on the CRA Parcel.

Attached is the Master Development Plan for the proposed mixed-use development prepared for CRA Parcel for Buyer by RLC Architects. Utilizing the acreage of the 115 North Federal (CRA Parcel) property, NE 1st Avenue and Dewey Park, the total assemblage is approximately 2.60 acres. Utilizing the underling MXH land use category and MU-C zoning, Buyer's Masterplan Development assumes a new development to include 229 residential units on 8 levels, 18,000 SF of Restaurant & Non-Restaurant retail, as well as a 544 public and private parking garage spaces. The Master Development Plan is our conceptual vision for the future mixed-use development as a stand alone development utilizing only the CRA Parcel.



Buyer strongly embraces the potential of connecting to the surrounding parcels on the entire block. Buyer hopes to incorporate Miller Land Planning, Ace Hardware, Boardwalk Ice Cream, and 500 Ocean Properties (Oyer) Properties in some meaningful way into our future plans. It is important to stress it is our strong desire to connect to Dewey Park as well as to importantly connect to a future Brightline Station (or Tri Rail Station).

Buyer is seeking approval of this LOI by the CRA Board pending the required public notice period related to the disposition of public properties. Buyer respects the public notice process and is suggesting a sixty (60) day public notice period versus the minimum thirty (30) day for the 115 North Federal parcel



# PROJECT SPECIAL FEATURES



- ❖ **Direct connection and supporting uses for future commuter rail station.**
- ❖ **Connecting link from Town Square to CBD core and to residential/retail east of Federal Highway to the Marina.**
- ❖ **Significant new public parking to enhance pedestrian/retail growth and activity in the CBD core as well as to facilitate future Brightline or Tri-Rail station.**
- ❖ **Buyer will enter into a lease with the FEC to improve the Railroad property and become an amenity with parking, recreation and pop up concessions.**



- ❖ **Will turn the alleyway to the north of Ocean Avenue into a pedestrian friendly street with retail and access to Federal Highway and Dewey Park. Which will turn the alley into dynamic part of the Downtown core.**
- ❖ **Will consider additional public parking spaces to accommodate existing and future development requirements of surrounding downtown properties.**
- ❖ **Propose direct retail/restaurant connection to the North edge of Dewey Park. This will energize the Park with retail and pedestrian usage, up lighting of Banyan tree, organized events in collaboration with CRA.**



- ❖ **Dramatic upgrade of the intersection of NE 1<sup>st</sup> Avenue and NE 4<sup>th</sup> Street.**
- ❖ **We propose making NE 1<sup>st</sup> Avenue a private street with Buyer assuming all maintenance costs but open for all public use and undergrounding of all utilities**
- ❖ **Significant micro/studio residential units in the 400-600 SF range for young professionals, teachers, fire and police workers etc. Also a strong workforce housing component .**
- ❖ **Significant public art and colorful murals in key places.**
- ❖ **Fitness Facility on site.**







# DEVELOPMENT TEAM

# VAN ARNEM PROPERTIES

HAROLD VAN ARNEM  
&  
MAX VAN ARNEM





Harold Van Arnem a Principal in Van Arnem Properties Inc, moved to Florida in 1989 when they relocated the national headquarters of Finalco, Inc. to South Florida, transferring three hundred families from Mclean, Virginia to Boca Raton. After merging Finalco and its subsidiaries into Gemini, Inc., Harold co-founded Cybergate, the first internet service provider in the southeastern United States and ValueWeb And TargetNet, one of the first web hosting companies in the world. Harold started Van Arnem Properties, Inc. in 2003 and began purchasing and developing properties in downtown Delray Beach. Projects such as Royal Atlantic (Condominiums and Retail at 12 SE 1st Avenue), Town Square (Class A office at 55 NE 5th Avenue), Santa Fe Suites (Personal Care Suites at 306 NE 2nd Street), 143 room Hampton Inn Hotel located at 200 NE 5<sup>th</sup> Avenue, as well as a dozen refurbishment and multi-tenant housing units, have been the primary focus of Van Arnem Properties for the last 15 years.

Eight years ago Max Van Arnem became a Principal of Van Arnem Properties and HVA Limited partnership working in Real Estate sales and managing major Developments in the Delray Beach area. Some major Developments include the 143 room Hampton Inn, the 307 NE 5<sup>th</sup> townhomes (Deco Delray) which is currently going through SPRAB with the City of Delray Beach, Max has done much work with the West Atlantic Avenue Project (Uptown) and is developing The Adam Residence. The Adam residences is a 37,000 SF mixed use building in Downtown Delray Beach. The building consists of a 25 unit apartment building with 24 health and wellness suites. We are in the process of getting approvals for “The Adam” and we hope to break ground the first quarter of 2021. Max Van Arnem is also a licensed Real Estate Agent who helps clients/developers acquire and sell commercial property as well as residential.

# HAMPTON INN DELRAY BEACH

- ❖ 4 STORY
- ❖ 143 ROOM HOTEL
- ❖ SURFACE AND UNDERGROUND PARKING
- ❖ CURRENTLY UNDER CONSTRUCTION





# UPTOWN DELRAY BEACH, FLORIDA

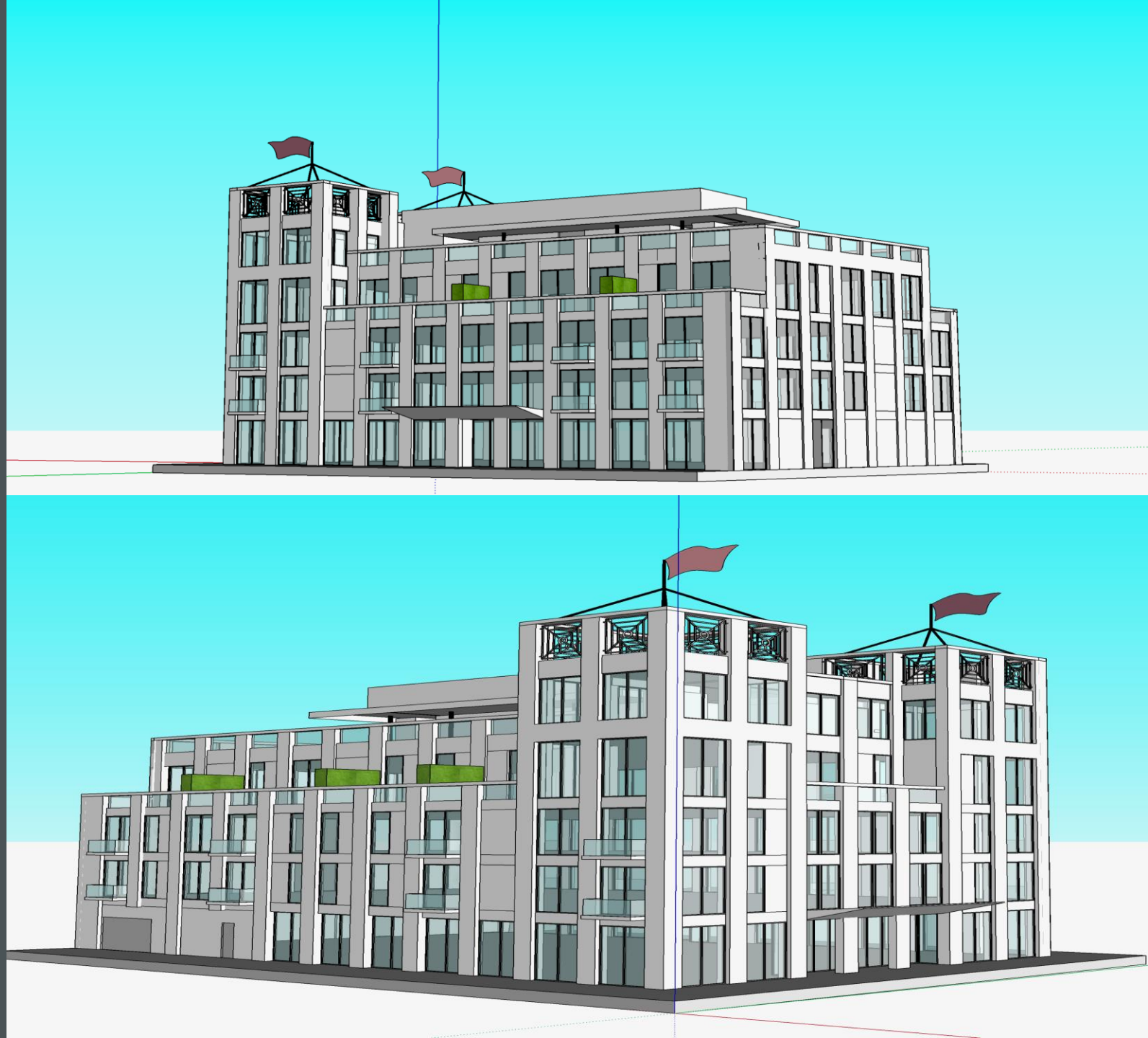
- ❖ 3 BLOCK DEVELOPMENT ON WEST ATLANTIC AVE
- ❖ 107 RESIDENTIAL UNITS
- ❖ 70,502 SF OF COMMERCIAL SPACE
- ❖ 345 SURFACE PARKING SPACES
- ❖ FULLY PERMITTED AND PENDING APPROVAL





# THE ADAM RESIDENCES DELRAY BEACH

- ❖ 4 STORY
- ❖ 37,025 SF
- ❖ 25 RESIDENTIAL APARTMENTS
- ❖ 4,000 SF OFFICE (24 INDIVIDUAL SUITES)
- ❖ 58 SURFACE PARKING SPACES
- ❖ WAITING FOR APPROVALS  
HOPE TO HAVE  
CONSTRUCTION START THE  
1<sup>ST</sup> QUARTER OF 2021





# TOWN SQUARE DELRAY BEACH, FLORIDA

- ❖ 4 STORY
- ❖ 18,756 SF CLASS A OFFICE AND COMMERCIAL BANK SPACE
- ❖ 25 SURFACE PARKING SPACES
- ❖ COMPLETED IN 2005





# SANTA FE SUITES DELRAY BEACH, FLORIDA

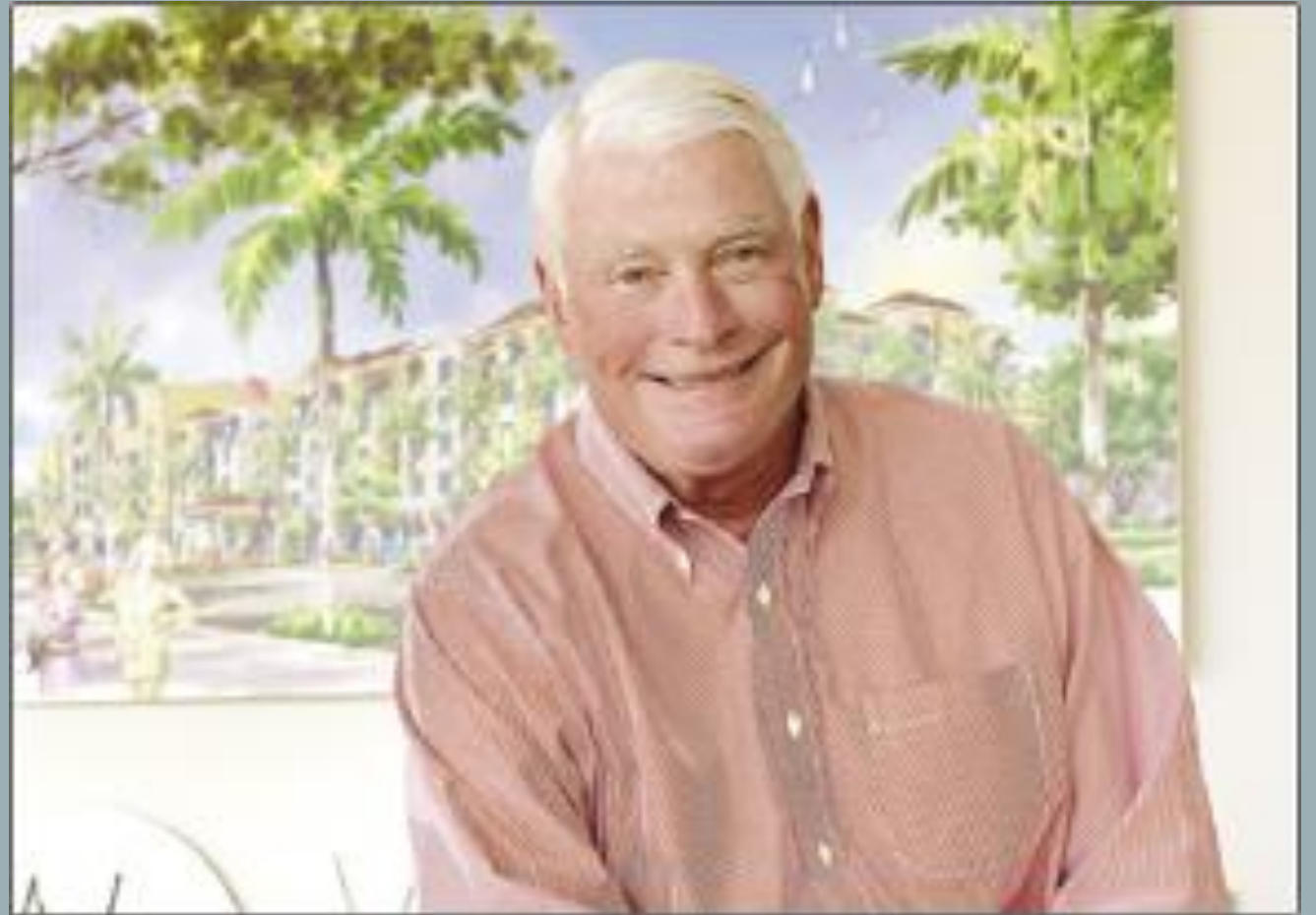
- ❖ 22 UNITS
- ❖ 4,006 SF  
RETAIL/COMMERCIAL SPACE
- ❖ 75 SURFACE PARKING  
SPACES
- ❖ COMPLETED IN 2006





SOUTHCOAST  
PARTNERS

WILLIAM  
MORRIS



For the past 35 years, Mr. Morris has been committed to the creation and preservation of significant value through the development of successful residential and commercial real estate projects. In 1985, Mr. Morris moved to South Florida where he was President of Arvida/JMB Partners (Commercial Division). In that capacity, he was responsible for every aspect of development, zoning, brokerage and property management. Over his career, Mr. Morris has been directly responsible for the successful development of over 15,000,000 SF of office and retail and over 2,000 residential units.

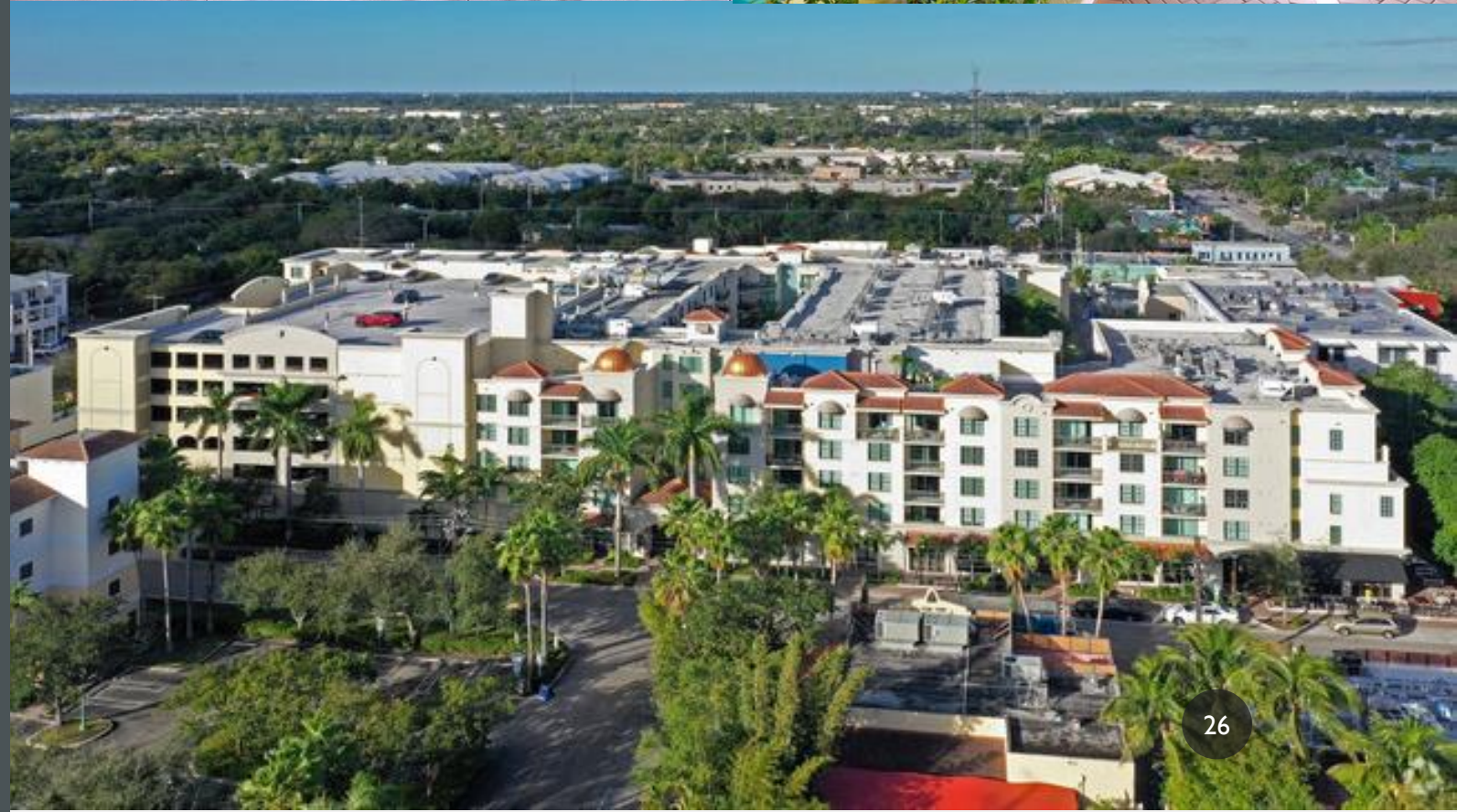
Mr. Morris has a degree in business administration from Wittenberg University and a J.D. Degree with honors from Case Western Reserve School of Law. In 1991, Mr. Morris established Southcoast Partners Inc. and was responsible for the redevelopment effort for numerous buildings in downtown Boca Raton including Bank of America, Smith Barney and Merrill Lynch. Significant activities include the development of Palmetto Place an eight story 256 unit residential/retail project in downtown Boca Raton; redevelopment of the 200 unit Highland Beach Club; Worthing Place, a 217 unit upscale and urban residential/retail complex located in downtown Delray Beach; Runaway Beach Club a 192 unit conversion of apartments to upscale condominiums in Lake Buena Vista; 1350 Main, a 17 story upscale condominium project in downtown Sarasota. Each of these project have been extremely successful and have had a positive impact on the surrounding community. Worthing Place, in partnership with the CRA is the most significant public-private development in Delray Beach history. In addition to his highly successful Worthing Place project, Mr. Morris has provided regulatory and development consulting services for Ocean One.

Mr. Morris is the active managing member of Park View Realty a commercial/residential real estate brokerage firm in Delray Beach. Mr. Morris has been active with several civil and charitable organizations in South Florida including the FAU Foundation Board of Directors, former Chairman of Old School Square and founder of the Boys and Girls Club of Boca Raton. For many years Mr. Morris has been an active member of the Urban Land Institute and the ICSC.



# WORTHING PLACE DELRAY BEACH

- ❖ 217 RESIDENTIAL UNITS
- ❖ 14,000 SF RETAIL
- ❖ 202 SPACE PUBLIC PARKING GARAGE
- ❖ 403 CAR PROJECT PARKING GARAGE
- ❖ ONE OF THE MOST SUCCESSFUL URBAN PROJECTS IN SOUTH FLORIDA





# PALMETTO PLACE BOCA RATON

- ❖ 256 RESIDENTIAL UNITS
- ❖ 21,000 SF RETAIL
- ❖ 737 CAR 5 LEVEL STRUCTURED PARKING GARAGE
- ❖ LOWER 2 GARAGE FLOORS OF 225 SPACES DESIGNATED FOR PUBLIC/RETAIL USE





# 1350 MAIN SARASOTA

- ❖ 134 RESIDENTIAL UNITS
- ❖ 8,000 SF RETAIL
- ❖ 210 CAR STRUCTURED PARKING GARAGE
- ❖ DYNAMIC ANCHOR FOR GROWTH IN SARASOTA CBD



RLC  
ARCHITECTS

JUAN  
CACEYDO





“Design excellence and personalized service to benefit our clients and communities”.

These are the foundational tenets of RLC Architects. Principals Bruce Retzsch, Luis Lanao and Juan Caycedo have built the firm on a solid philosophic and experiential base. We believe that the quantity of the relationships is as important as the quality of the projects, and, as a result more than 90% of our commissions have come from previous clients and referrals. The firm specializes in planning, design and delivery solutions for buildings and communities. We offer a diverse team with significant experience in office, industrial, retail, residential, mixed-use, education and interior architecture.

RLC has received numerous awards for design excellence from the American Institute of Architects, as well as various industry associations. Our success has come in large measure from transcending our clients’ functional and economic goals, while adhering to limited budgets and compressed schedules, to create unique architectural expressions. Another important component of the firm is sustainability. When it comes to South Florida, we are leaders in “green design.” Seven of our recently completed projects have attained LEED certification and over fifty percent of our professional staff has their LEED accreditations. We welcome the opportunity to explore your needs and show you how RLC’s approach to design and service will exceed your expectations. When you are looking for a building that makes a statement both in form and function, make an “Investment in Design.” Invest in RLC Architects.

# RLC DESIGN AWARDS

## OXYGEN DEVELOPMENT

*Merit Award 2012  
Palm Beach AIA*

*Achievement Award 2012  
Tilt-Up Concrete Association*

## AIRSIDE HISTORIC HANGAR

*Excellence Award 2012  
Palm Beach AIA*

*Historic Preservation  
Restoration/Rehabilitation Award  
2011  
Florida Trust*

*Preservation Award 2011  
Dade Heritage Trust*

## OFFICE DEPOT GLOBAL HQ

*Achievement Award 2010  
Tilt-Up Concrete Association*

## 1800 N. MILITARY TRAIL

*Award of Honor 2008  
AKA 1800 BOCA CENTER  
Palm Beach AIA*

## PALMETTO PARK

*Award of Honor 2008  
Palm Beach AIA*

## POINTE LOFTS

*PRISM 2007 Gold Award  
Single Family Attached For Sale  
Pre Construction  
Gold Coast Builders Association*

## U.S. EPPERSON/LYNN INSURANCE

*CORPORATE HEADQUARTERS  
PRISM 2007 Silver Award  
Commercial Office  
Gold Coast Builders Association*

## FORKAS ALUMNI CENTER

*Award of Honor 2007  
Palm Beach AIA*

## AZIMUTH

*Award of Honor 2006  
Palm Beach AIA*

## LAKE WORTH CORNERS

*Award of Honor 2006  
Palm Beach AIA*

## FIFTH AVENUE TOWER

*PRISM 2006 Gold Award  
High-Rise Condo for Sale  
Gold Coast Builders Association*

## AQUA VISTA TOWNHOUSES

*PRISM 2006 Gold Award  
Mid-Rise Condo for Sale  
Gold Coast Builders Association*

## POINTE LOFTS

*Award of Honor 2005  
Palm Beach AIA*

## THE POINTE AT MIDDLE RIVER

*Award of Honor 2005  
Palm Beach AIA*

## THE ELLINGTON

*Award of Excellence 2004  
Palm Beach AIA*

## ONE FINANCIAL PLAZA

*Community Appearance 2003  
Urban Environmental Design  
Renovation of the Year 2003  
NAIOP*

## IBM AT BEACON SQUARE

*Build to Suit Office Buildings 2002  
NAIOP*

## HILLSBORO COMMONS

*Renovation of the Year 2002  
NAIOP*

## IBM AT BEACON SQUARE

*Best Real Estate Deals 2001  
Ernst and Young / South Florida Business Journal*

## MIRAMAR CENTRE OFFICE PARK

*Community Appearance 2000  
Best Corporate Building  
The City of Miramar*

## VINCAM GROUP INC.

*Award of Excellence 1999  
Build to Suit Office Building  
NAIOP*

## FIFTH AVENUE PLACE

*Award of Honor – Unbuilt 1999  
Palm Beach AIA*

## CONSULTIS

*Award of Honor 1998  
Palm Beach AIA*

## UNITED STATIONERS

*Merit Award 1998  
Palm Beach AIA*

## THE COLONNADE AT BEACON CENTRE

*Merit Award 1996  
Palm Beach AIA*

## NORTH AMERICAN BIOLOGICALS, INC.

*Award of Excellence 1995  
Palm Beach AIA*

## WELLS FARGO PLAZA

*Excellence in Construction  
Association of Builders & Contractors*





# THE VILLAGE AT EAST OCEAN BOYNTON BEACH

- ❖ 336 APARTMENTS
- ❖ 8 STORY BUILDING WITH ATTACHED PARKING
- ❖ 5 3 STORY TOWNHOUSES
- ❖ SITE PLAN APPROVAL OBTAINED IN 2017





# THE MARK AT CITYSCAPE BOCA RATON, FLORIDA

- ❖ 208 UNITS PLUS
- ❖ 30,000 SF  
RETAIL/COMMERCIAL SPACE
- ❖ 800 SPACE PARKING  
STRUCTURE
- ❖ COMPLETED IN 2014





URBAN  
DESIGN  
STUDIO

BRADLEY  
MILLER



Mr. Miller began his land planning career as a draftsman for Criterion Corporation in Tampa, Florida in 1984 where he quickly learned the abilities and his liking of design and conceptual site planning for two major Planned Unit Developments and coordinated the platting and permitting of the development with the project engineers. After a year, he joined Florida Land Design & Engineering, Inc. where he expanded on his design skills and was given the opportunity and challenges of project management and client consulting, including 5 years of master planning and development entitlement for a 1,800 acre master planned development known Westchase - a project that he considers “his education and diploma”. In 1990, he relocated to Boynton Beach, FL where he worked at Charles Putman & Associates as a project manager and planner on various types of development projects and was involved with eminent domain cases throughout Broward and Palm Beach Counties.

Near the end of 1997, Mr. Miller ventured into his own land planning consulting business, Miller Land Planning, Inc. From 1997 to 2003, Mr. Miller grew his business as the redevelopment of Atlantic Avenue in Delray Beach and the western areas of Delray Beach and Boynton Beach were beginning to ignite. With an office relocation to Boynton Beach in 2003, he has since established himself in the area and is recognized in the south Palm Beach County area and particularly in the City of Boynton Beach for his land planning abilities and experience. Mr. Miller served as a member of the Board of the Greater Boynton Beach Chamber of Commerce and in 2017 was honored by the Chamber with an award for Business of the Year. In 2020, Mr. Miller and the MLP employees joined UDS to continue providing land planning consulting and project management on development projects for existing and new clients with the support and collaboration of the UDS team.

Over his career, Mr. Miller has represented a wide range of development projects including single family and multi-family residential communities such as Tivoli Reserve, Bella Verde and Gramercy Square; commercial retail stores and office complexes such as Scan Design (Boca Raton), Buffalo Wild Wings (Boynton Beach) and BBMG Dental; independent/assisted living facilities, day care facilities such as Villages of Windsor (Atria), Cobblestone and All Star Kids; and agricultural nursery and landscape businesses such as Sunflower Landscape, Bermuda Landscape & Design and Dixie Landscape.



# PROJECT TIMELINE

August 11, 2020.....	CRA Board Meeting - LOI
October 12, 2020.....	End of Public Notice - CRA Notice to Dispose
November, 2020.....	Contract Negotiations
December 2020.....	CRA Board - Contract
November - February 2021.....	Application/Plan Preparation, City/CRA staff Pre-application meetings
March 2021.....	Initial Application Submission
March - April 2021.....	City Application Review & Comments
April - June 2021.....	Response to Comments - DART Meeting(s)
August 2021.....	P&D Meeting
September 2021.....	CRAB/City Commission Hearings
September – Dec 2021.....	Permit Plan preparation
January – April 2022.....	Permit application review & issuance
May 2022 – Dec. 2023.....	Construction
October 2023.....	Pre-Leasing
January 2024.....	Grand Opening/Occupancy



# FINANCIAL STRUCTURE

The Buyer/Development group has more than 100 years of combined experience developing Multi-Family Class Assets. In the past twenty years with primarily our own equity we have focused on CRA related high density urban mixed-use projects like 115 North Federal. Historically we have financed these projects with traditional construction lenders, institutional partners and co-investors. Even though premature we have quietly previewed 115 North Federal with our traditional sources as noted with a high level of interest and desire to move forward with the development as soon as practical.

Here are the highlights of two successfully completed local projects of similar density and urban character. It is important to note that both these projects have proven to be major catalysts for explosive retail, office and residential growth within the adjacent urban core areas.

### **WORTHING PLACE**

Our Team member was sole borrower on a \$65M Project construction loan with Regions, PNC and KeyBank. Worthing Place has 217 residential units (93 units/acre), 14,000SF retail, a 403 car Project garage and a 202 car Public garage. WVP was (and still is) in a institutional joint venture Partnership with an affiliate of BlackRock US Core Assets Fund. The Project was constructed 2 months ahead of schedule and almost \$3M under budget...and is one of the most successful urban projects from an esthetic and financial perspective in south Florida!



## **PALMETTO PLACE**

Our Team member was co-borrower on \$72M Project construction loan with AMTRUST Bank and Deutsche is the institutional JV Development Partner. PP has 256 residential units, 21,000SF of retail and a 737 car structured 5 level Public/Private garage (225 spaces on the lower 2 floors for Public and retail usage). Like WP, Palmetto Place has enjoyed enormous financial success and has sparked major growth in adjacent CBD parcels.

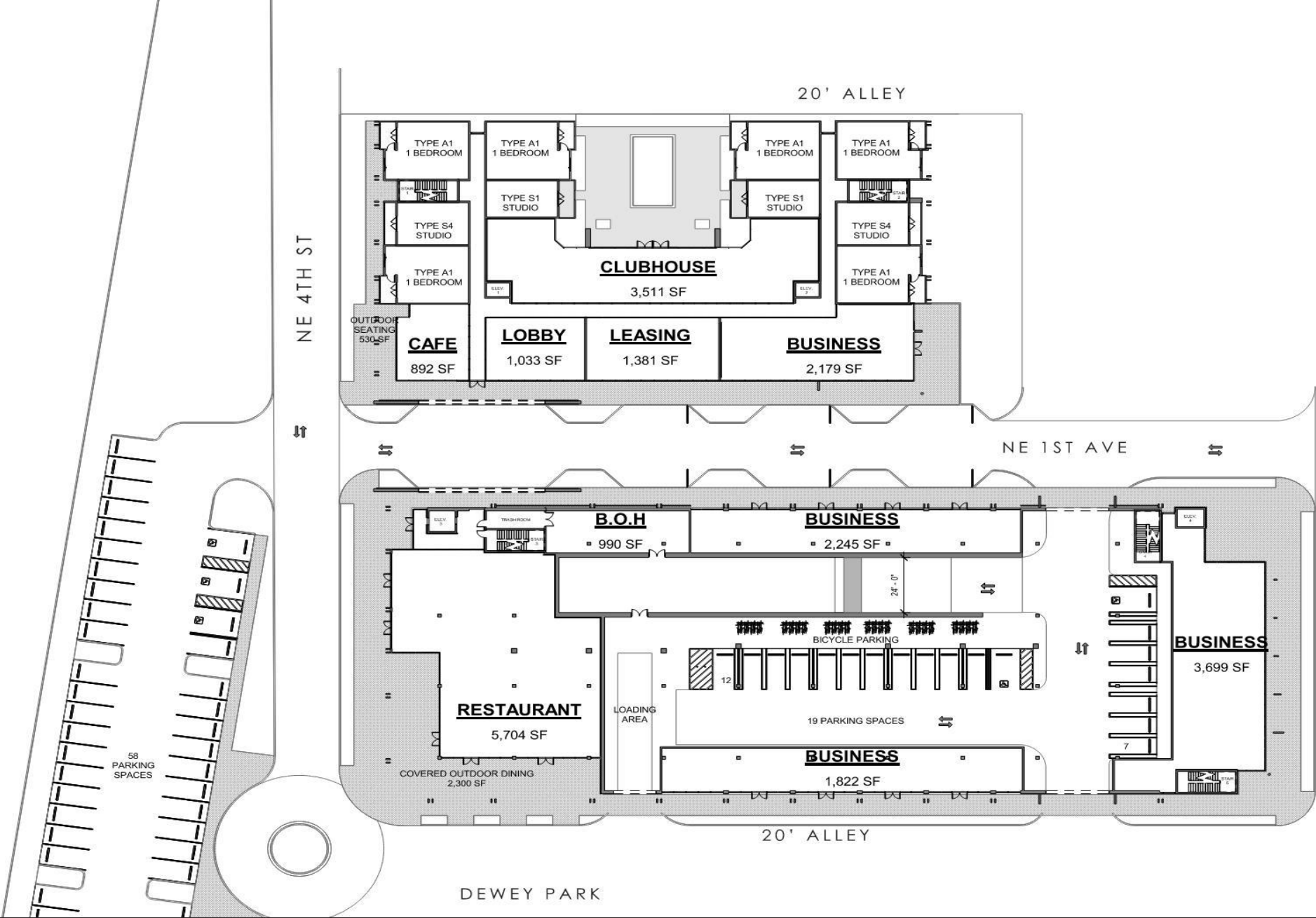
## **I 15 North Federal Highway**

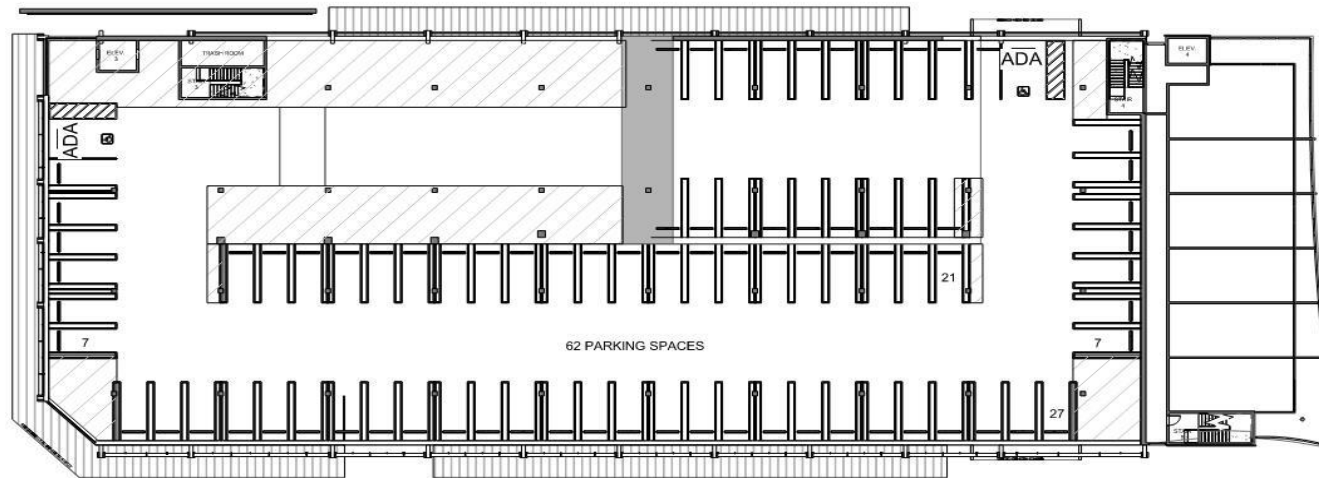
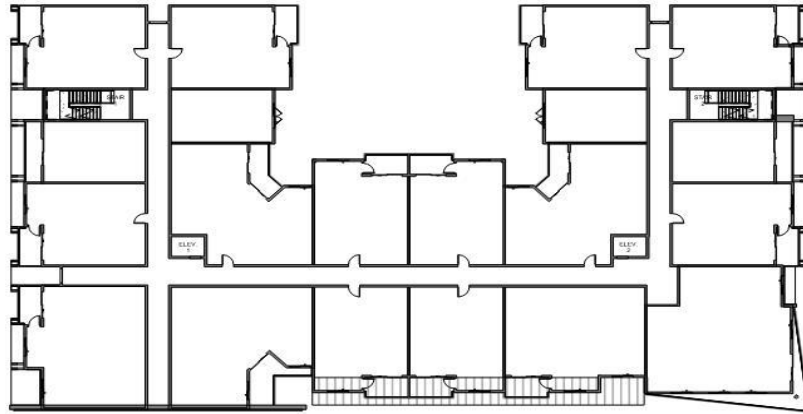
I 15 North Federal construction financing will be enhanced due to the significant experience of our Developer Team and our sponsor equity. The likely total Project cost here will be in the range of \$60-\$65M with roughly 20-25% equity (\$12-\$15M) needed via a conventional construction loan through say City National, Paradise, PNC or Seacoast Banks. The Buyer/Development group will likely seek, as with prior complicated urban deals, a seasoned institutional Partner like Prudential Real Estate Advisors, ING Insurance Partners, S. J. Collins, Goldman Sachs or Morgan Stanley.

Even in the face of Covid-19 concerns, many institutional partners appetite for a development deal like I 15 North Federal are robust based upon a strong track record of successful sponsor projects and healthy pro-business local governments like Boynton Beach.

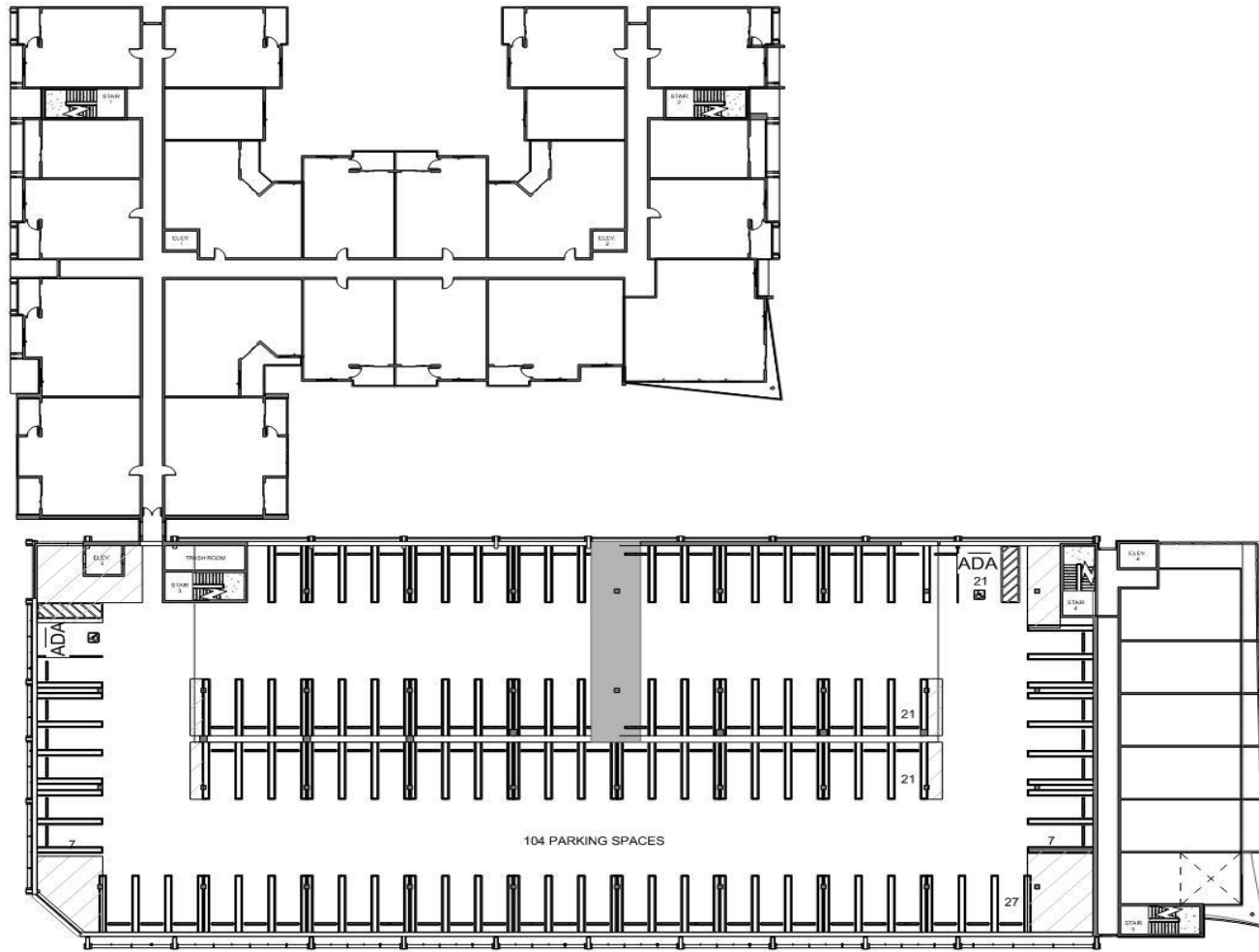
# FLOOR PLANS

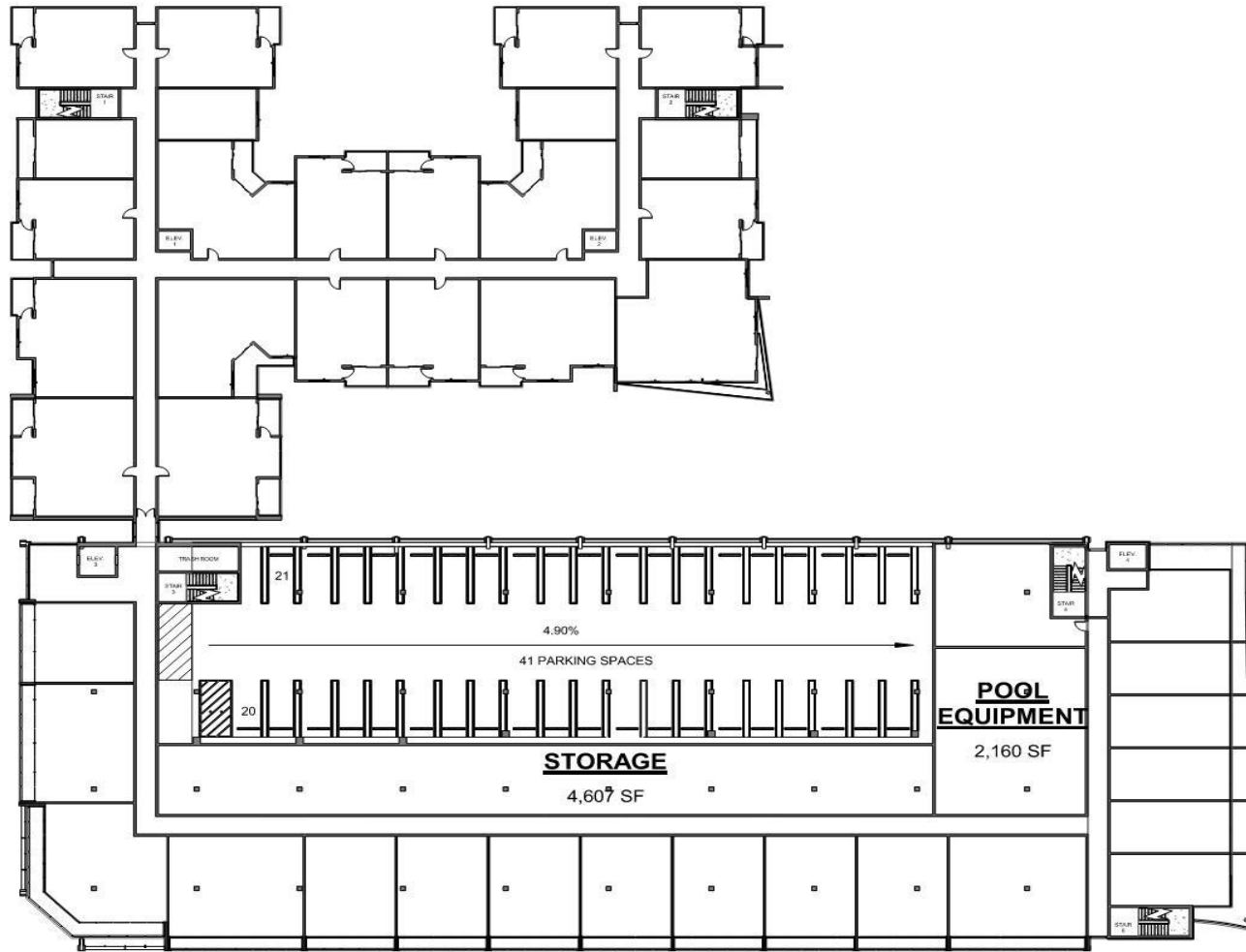




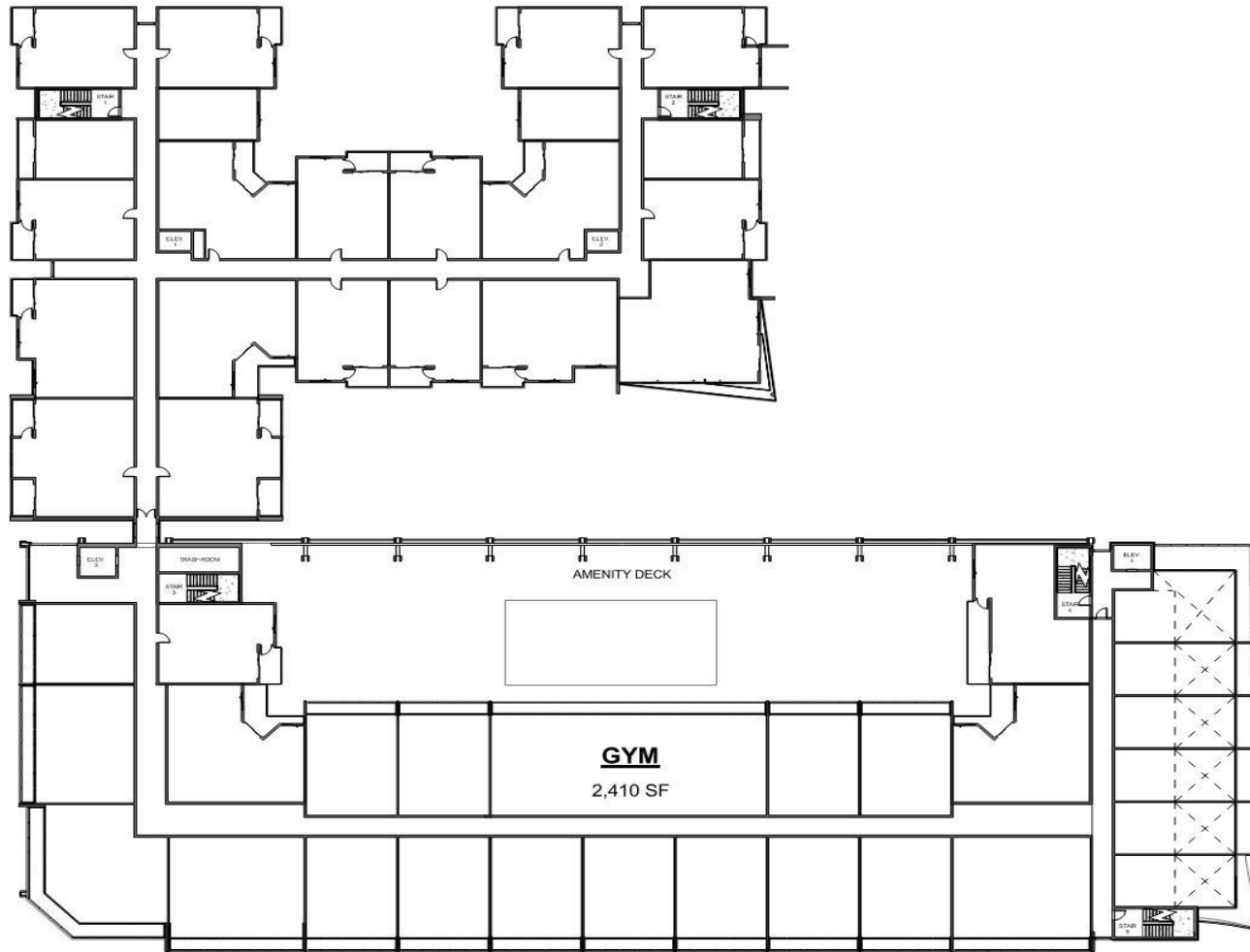












# PROJECT STATISTICS



PROPOSED 8 STORY RESIDENTIAL BUILDING

UNIT BREAKDOWN PER FLOOR

No. OF BED/BATH	UNIT TYPE	UNIT AREA (S.F.)	1ST FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR		5TH FLOOR		6TH FLOOR		7TH FLOOR		8TH FLOOR		TOTAL UNITS	TOTAL AREA PER UNIT TYPE
			TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)	TOTAL PER UNIT TYPE	TOTAL AREA PER TYPE (S.F.)		
STUDIO	S1	455 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	2	910 S.F.	16	7,280 S.F.
	S2	565 S.F.	0	0 S.F.	5	2,825 S.F.	4	2,260 S.F.	4	2,260 S.F.	4	2,260 S.F.	4	2,260 S.F.	0	0 S.F.	0	0 S.F.	21	11,865 S.F.
	S3	710 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	710 S.F.	1	710 S.F.	2	1,420 S.F.
	S4	520 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	2	1,040 S.F.	16	8,320 S.F.
	S5	705 S.F.	0	0 S.F.	1	705 S.F.	1	705 S.F.	1	705 S.F.	1	705 S.F.	1	705 S.F.	0	0 S.F.	0	0 S.F.	5	3,525 S.F.
	SUB-TOTAL			4	1,950 S.F.	10	5,480 S.F.	9	4,915 S.F.	9	4,915 S.F.	9	4,915 S.F.	9	4,915 S.F.	5	2,660 S.F.	5	2,660 S.F.	60
1 BED / 1 BATH	A1	765 S.F.	6	4,590 S.F.	10	7,650 S.F.	10	7,650 S.F.	10	7,650 S.F.	10	7,650 S.F.	10	7,650 S.F.	10	7,650 S.F.	11	8,415 S.F.	77	58,905 S.F.
	A2	825 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	7	5,775 S.F.	11	9,075 S.F.	18	14,850 S.F.
	A3	1,155 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,155 S.F.	0	0 S.F.	1	1,155 S.F.
	LOFT	848 S.F.	0	0 S.F.	0	0 S.F.	1	848 S.F.	0	0 S.F.	1	848 S.F.	0	0 S.F.	5	4,238 S.F.	0	0 S.F.	7	5,933 S.F.
	LOFT 2	1,055 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,055 S.F.	0	0 S.F.	1	1,055 S.F.
	SUB-TOTAL			6	4,590 S.F.	10	7,650 S.F.	11	8,498 S.F.	10	7,650 S.F.	11	8,498 S.F.	10	7,650 S.F.	24	19,873 S.F.	22	17,490 S.F.	104
2 BED / 2 BATH	B1	1,110 S.F.	0	0 S.F.	2	2,220 S.F.	2	2,220 S.F.	2	2,220 S.F.	2	2,220 S.F.	2	2,220 S.F.	2	2,220 S.F.	2	2,220 S.F.	14	15,540 S.F.
	B2	1,200 S.F.	0	0 S.F.	1	1,200 S.F.	1	1,200 S.F.	1	1,200 S.F.	1	1,200 S.F.	1	1,200 S.F.	1	1,200 S.F.	3	3,600 S.F.	9	10,800 S.F.
	B3	1,095 S.F.	0	0 S.F.	2	2,190 S.F.	2	2,190 S.F.	2	2,190 S.F.	2	2,190 S.F.	2	2,190 S.F.	2	2,190 S.F.	2	2,190 S.F.	14	15,330 S.F.
	B4	1,130 S.F.	0	0 S.F.	0	0 S.F.	2	2,260 S.F.	2	2,260 S.F.	2	2,260 S.F.	2	2,260 S.F.	2	2,260 S.F.	2	2,260 S.F.	12	13,560 S.F.
	B5	1,040 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,040 S.F.	1	1,040 S.F.	2	2,080 S.F.
	B6	1,214 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	2	2,428 S.F.	2	2,428 S.F.	4	4,856 S.F.
	B7	1,090 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,090 S.F.	1	1,090 S.F.
	B8	1,120 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	0	0 S.F.	1	1,120 S.F.	1	1,120 S.F.	2	2,240 S.F.
SUB-TOTAL			0	0 S.F.	5	5,610 S.F.	7	7,870 S.F.	7	7,870 S.F.	7	7,870 S.F.	7	7,870 S.F.	11	12,458 S.F.	14	15,948 S.F.	58	65,496 S.F.
3 BED / 2 BATH	C1	1,345 S.F.	0	0 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	7	9,415 S.F.
	SUB-TOTAL			0	0 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	1	1,345 S.F.	7
TOTAL			8	6,540 S.F.	23	20,085 S.F.	25	22,628 S.F.	24	21,780 S.F.	25	22,628 S.F.	24	21,780 S.F.	38	36,336 S.F.	40	37,443 S.F.	229	189,219 S.F.

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115 NORTH FEDERAL PARKING ANALYSIS								
	Ft <sup>2</sup>	Units	1 BED	2 BED	3 BED	Parking Required	Parking Proposed	Parking Balance
LEVEL 01	6,540	10	10	0	0		19	
LEVEL 02	20,085	26	20	5	1		62	
LEVEL 03	22,628	28	20	7	1		104	
LEVEL 04	21,780	27	19	7	1		104	
LEVEL 05	22,628	28	20	7	1		104	
LEVEL 06	21,780	27	19	7	1		104	
LEVEL 07	36,336	41	29	11	1		41	
LEVEL 08	37,443	42	27	14	1		0	
<b>Subtotal</b>	<b>189,219</b>	<b>229</b>	<b>164</b>	<b>58</b>	<b>7</b>	<b>327</b>	<b>538</b>	
<b>Subtotal %</b>		<b>100%</b>	<b>72%</b>	<b>25%</b>	<b>3%</b>			
Guest Parking Required (15%)						50		
Parallel on Street Parking						0	6	
Leasing (1/250)	1,381					6		
Business (1/250)	10,741					43		
Restaurant + Cafe (1/250)	8,897					36		
Clubhouse + Lobby+Gym	6,957					0		
<b>Subtotal</b>	<b>27,976</b>					<b>135</b>		
<b>TOTAL</b>	<b>217,195</b>					<b>462</b>	<b>544</b>	<b>82</b>

\*TOTAL DOES NOT INCLUDE 58 SURFACE SPACES ON WEST SITE

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