

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOT 1R AND LOT 3, BLOCK 1, WESTCHESTER TOWN CENTER, PHASE THREE A, 4.131 ACRES OUT OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1480, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF S. CARRIER PARKWAY AND E. POLO ROAD, AND AS MORE FULLY DESCRIBED BELOW, FROM A PLANNED DEVELOPMENT (PD-136C) DISTRICT FOR SINGLE-FAMILY USES TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY RESIDENTIAL USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 3123 AND PASSED ON MARCH 4, 1980; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of the City so as to rezone and reclassify the property from its classification of PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on the application on July 2, 2018, after written notice of the public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, the Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their property for City taxes as the ownership appears on the last approved City Tax Roll, and the Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of the application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on July 17, 2018, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; and, by reason of changed conditions, does consider and find that this amendatory

Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

That Ordinance Number 3123, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; as depicted in Exhibit A - Location Map.

SECTION 2. Purpose and Intent

That, the purpose of this planned development to create a multi-family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3. Development Standards

I. Applicability

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Concept and Operational Plan (Exhibit C.)

II. Zoning Regulations

Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Statement of Intent and the Operational Plan attached herein as Exhibits B and C, respectively. Where regulations are not specified in Exhibits B or C or in this ordinance, the regulations of the Multi-Family Three (MF-3) district and Appendix W of the *Unified Development Code* shall apply to this development.

A. Dimensional Standards:

1. A minimum setback of 25 feet shall be provided along S. Carrier Parkway and E. Polo Road.
2. A minimum setback of 10 feet shall be provided along all property boundaries not bordering a public street.
3. The far north portion of the property indicated on Page 3, Exhibit C as "Green Area, Existing Trees to Remain" shall be left in a natural and undisturbed state.

B. Architecture and Screening:

1. Final building elevations shall conform to the character of the schematic elevation attached as Exhibit C and to Appendix W. Where there is a conflict between the requirements of this ordinance and Appendix W, this ordinance shall prevail.
2. A masonry dumpster enclosure may be located forward of the front building face as shown on the Concept Plan.
3. A minimum 6-foot wrought iron fence may be constructed in lieu of a type 1 masonry fence.

C. Site Amenities:

1. Operations and Amenities shall be constructed and maintained as described in the Statement of Intent (Exhibit B) and as shown on the approved Concept and Operational Plan (Exhibit C) including, but not limited to:
 - a. Multi-purpose activity center;
 - b. Community Kitchen;
 - c. Fitness Center;
 - d. Library;
 - e. Game Room;
 - f. Movie Theater;
 - g. Barber/Beauty Salon;
 - h. Pool;
 - i. BBQ Grills;
 - j. Bocce Court or similar facility;
 - k. Gardens
 - l. Dog Park.
2. A Barber/Beauty Salon shall be operated only for the use of residents and not for the use of the general public.

D. Parking:

1. A minimum of 1.3 parking spaces shall be provided for each unit.
2. A minimum of 8% of required parking shall be provided within an enclosed garage.

SECTION 4.

That, a Site Plan which substantially conforms to the approved Concept Plan and all regulations found in this ordinance must be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5.

That, it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6.

That, all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7.

That, this Ordinance shall be in full force and effect from and after its passage and approval.

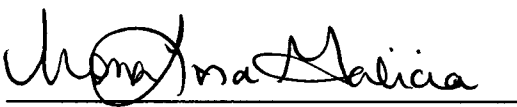
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17th DAY OF JULY 2018.

APPROVED:



Ron Jensen, Mayor

ATTEST:




Deputy City Secretary

**Zoning Case No. Z180304/CP180303
Planned Development No. 379**

APPROVED AS TO FORM:



City Attorney



Deputy City Attorney



Case Number: Z180304/CP180303
Mariposa Apartment Homes

 www.gptx.org

BONNER CARRINGTON

December 28, 2017

Bill Crolley
David Jones
Steve Norwood
City of Grand Prairie
317 College Street
Grand Prairie, Texas 75050

Dear Mr. Crolley, Mr. Jones and Mr. Norwood,

I am submitting this letter on behalf of Bonner Carrington to formally introduce our organization and request to be placed on the agenda for the City of Grand Prairie's City Council meeting on January 23, 2018, to present our development and request a Resolution of Support.

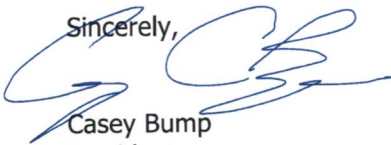
Bonner Carrington is a Texas-based organization that specializes in design, development, construction, leasing, management, and maintenance of apartment home communities with a portfolio of over 3,400 units statewide. We develop both non-age restricted and age-restricted mixed-income communities that we hold on a forever basis. We pride ourselves on creating the culture of community and do that by partnering with Apartment Life, a faith-based non-profit that provides CARES Teams to each of our communities.

Bonner Carrington is proposing to develop, Mariposa Apartment Homes, an age-restricted 55+ community for active adults in Grand Prairie. Mariposa Apartment Homes will offer approximately 180 units of both market rate and affordable options, which will serve a spectrum of active adults in Grand Prairie. Beyond the social, recreational and cultural activities, Mariposa Apartment Homes will offer an amenity-rich environment. All proposed amenities are included in the supplemental attachment. We look forward to the opportunity to work with the City of Grand Prairie to design a community that is not only compliant with your design standards, but also an aesthetically appealing community that adds value to Grand Prairie.

To develop Mariposa Apartment Homes, Bonner Carrington participates in a special funding program through the Texas Department of Housing and Community Affairs. To participate in this program, we will need a Resolution of Support from the City of Grand Prairie governing body. Please consider this letter a formal request to be placed on the City of Grand Prairie City Council meeting agenda on January 23, 2018, to present Mariposa Apartment Homes and request a Resolution of Support.

We look forward to the working with the City of Grand Prairie and are on standby to answer any questions.

Sincerely,



Casey Bump
President

Attachments

1. Comprehensive Information Page
2. Amenity List
3. Photo Board
4. Resolution of Support Example

BONNER CARRINGTON

BUILDING THE CULTURE OF COMMUNITY

Our Vision

To change lives and the culture of community by providing lasting and supportive home environments.

Our Mission

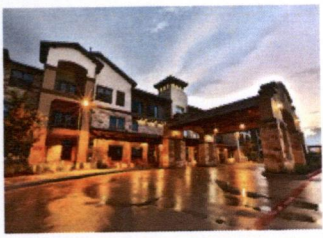
We develop and operate multi-family rental communities that are thoughtfully designed and constructed in a purposeful and attractive manner, appropriately priced and anchored in a culture that is truly focused on the overall well-being of our residents.

Our Values

Community - Integrity - Stewardship

Our Properties

	<u>TOTAL UNITS</u>	<u>% OCCUPIED</u> AS OF 12/12/17
Austin Region		
• Cypress Creek Apartment Homes at Lakeline Boulevard, Cedar Park	236	100%
• Mariposa Apartment Homes at Hunter Road, San Marcos	182	99.5%
• Cypress Creek Apartment Homes at River Bend, Georgetown	180	94.4%
• Mariposa Apartment Homes at River Bend, Georgetown	201	99.0%
Houston Region		
• Cypress Creek Apartment Homes at Reed Road, Houston	132	100%
• Mariposa Apartment Homes at Reed Road, Houston	180	100%
• Mariposa Apartment Homes at Ella Boulevard, Houston ETJ	182	99.5%
• Cypress Creek Apartment Homes at Fayridge Drive, Houston	152	97.4%
• Mariposa Apartment Homes at Bay Colony, League City	180	99.4%
• Mariposa Apartment Homes at Pecan Park, La Porte	180	98.9%
• Cypress Creek Apartment Homes at Wayside Drive, Houston	200	87% Lease Up
• Mariposa Apartment Homes at Clear Creek, Webster	180	In Development
Amarillo Region		
• Cypress Creek Apartment Homes at Jason Avenue, Amarillo	156	93.6%
• Mariposa Apartment Homes at Jason Avenue, Amarillo	96	99.0%
Dallas Region		
• Mariposa Apartment Homes at Elk Drive, Burleson	180	100%
• Cypress Creek Apartment Homes at Joshua Station, Joshua	181	95.6% Lease Up
• Mariposa Apartment Homes at Spring Hollow, Saginaw	194	100% Lease Up
• Cypress Creek Apartment Homes at Parker Court, Royse City	220	96.8% Lease Up
• Mariposa Apartment Homes at South Broadway, Joshua	222	Under Construction
GRAND TOTAL	3,434	98.5%



COMPANY HIGHLIGHTS

- 16 Years Experience
- 3400+ Units Statewide
- Proven Track Record
- Age-Restricted and Non Age-Restricted Communities
- Values: Community, Integrity, Stewardship

COMMUNITY HIGHLIGHTS

- Active Adult 55+ Living
- Amenity Rich Design
- Elevators in Each Building
- Daily Activities & Events
- Supportive Staff Onsite
- Beautiful Architecture
- Maintenance Free Lifestyle

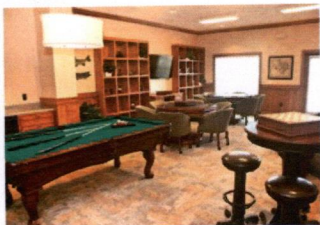
BONNER CARRINGTON

WHAT SETS US APART?

- Texas Based, Owned & Operated
- Partner with Apartment Life Faith-Based, Non-Profit Organization
- We Develop, Design, Construct, Manage, Maintain and Own on a Forever Basis
- Long-Term Ownership Model
- Highly Intentional Management
- Sustainability is our Motive
- Community Partner

WHY GRAND PRAIRIE?

- According to the 2010 Comprehensive Plan, the City has identified the goal to 'achieve a broad housing selection for a diverse population' (Goal 12) and to 'increase the supply of quality housing types...in order to accommodate different age groups, incomes and life styles' (Objective 21). Mariposa Apartment Homes can help the City achieve these goals and objectives.

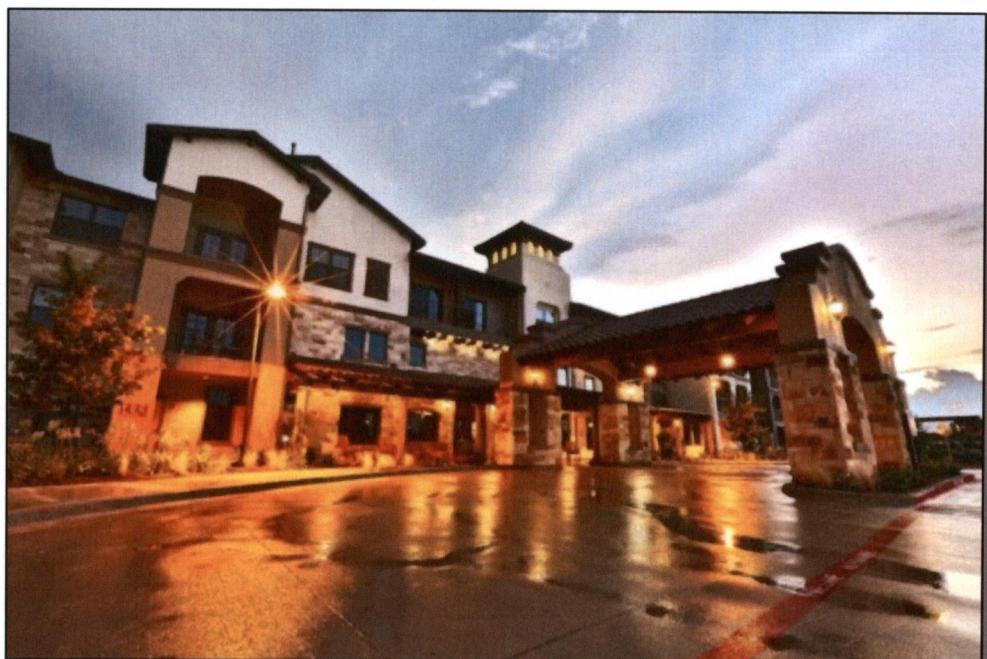
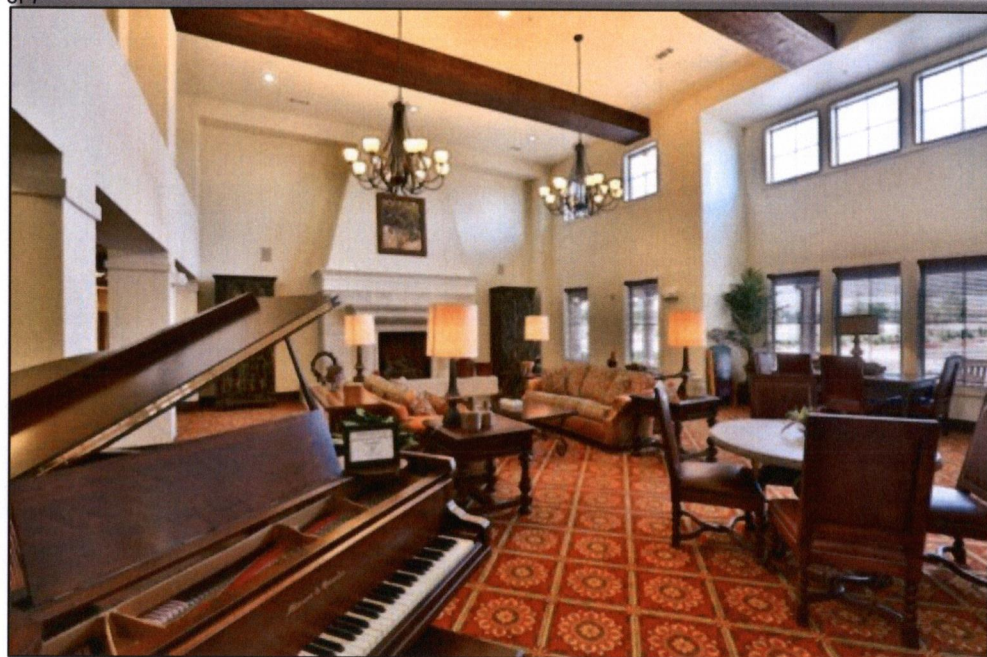




AMENITY PACKAGE

PROPOSED Mariposa Apartment Homes

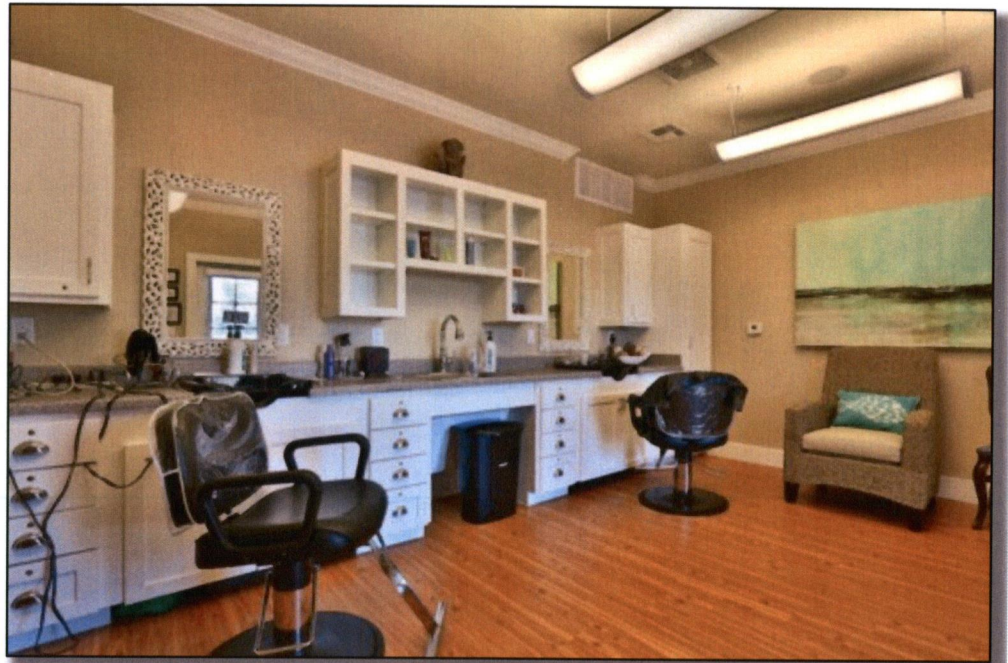
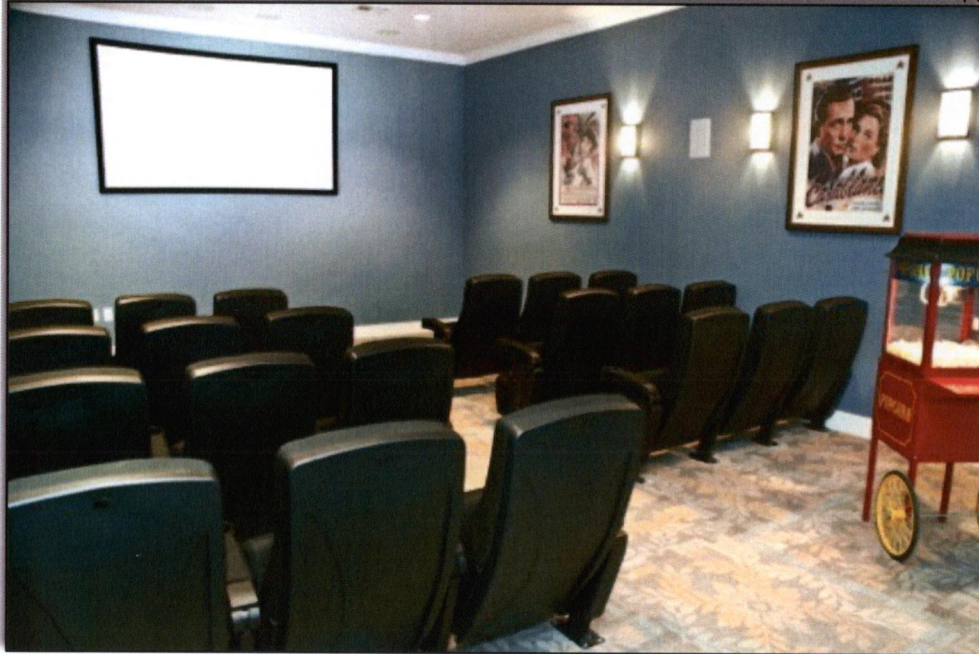
- Exclusively serves residents age 55 and up.
- One bedroom and one bath + two bedroom and two bath floor plans.
- Beautiful architecture both exterior and interior.
- Interior amenity areas for residents include a community activity center seating 60-100, a community kitchen for daily get-togethers or special events, state of the art business center, full fitness studio, library with seating and tables, billiards room, movie theatre, laundry facilities and beauty & barber salon.
- Exterior amenity areas include resort style pool, pavilion with seating and outdoor fans, BBQ grills and picnic areas for gatherings, bocce court, garden planters and a spacious dog park with seating area.
- Daily events and activities!



BONNER CARRINGTON

Building the Culture of Community™







July 3, 2018

RE: **Case Number Z180304 CP180303-** Zoning Change/Concept Plan- Mariposa Apartment Homes

The Planning and Zoning Commission approved Case Number Z180304/CP180303 on Monday, July 2, 2018 pending the following conditions:

- Provide the proposed adjustments from the June 28, 2018 Conference Call with the Westchester (H)ome (O)wner's (A)ssoisiation (see attached)
- Submit comprehensive amenities and features list at Site Plan phase.
- Preserve existing trees at the Site Plan phase as shown on the Concept Plan.
- Reconfigure parking to provide more enclosed garage space.

The case will proceed to be reviewed by City Council July 17, 2018.

If you have any questions about the specifics of approval or final submittal requirements, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Colby Collins", with a large, stylized initial "C" and "C" followed by a horizontal line.

Colby Collins
City Planner
(972) 237-8252



Follow Up to Conference Call held June 28, 2018, at 8 PM

Proposed Adjustments:

- Fencing - Columns - adjust to 30' spacing between brick columns. Precast cap. Full black for metal fencing. Fencing just needs to be "simple, classic & timeless". Fencing along Polo and carrier to be in a straight line if possible. May possible set back in certain locations to preserve existing trees.
- Trash Enclosure Area - make sure that we have appropriate screening with fencing and trees.
- Existing street adjacent tree stands - be careful to protect the stands of drought-tolerant Mesquite trees that are along Carrier and Polo.
- Fence - Dog park (turn corner with wrought iron at carrier - 30' before starting wood privacy fence. Straight line if possible.
- Exterior - Change stucco on the exteriors that face the street to stone (third floor). Stucco will be used on elevations that are not street visible. Look at Hills of Westchester.
- Building Corner - Developer to see what features we can implement to enhance at that very visible corner.
- Corner Wall / Signage / Design - To be reviewed with fencing layout with the Westchester working group. The design should consider how to arrange for outlets and features to be used as part of the Christmas light display. Signage/entry at Carrier and Barton is a good example of an entry that works well in the community.

MARIPOSA APARTMENT HOMES AT WESTCHESTER

GRANDE PRAIRIE, TEXAS - BONNER CARRINGTON

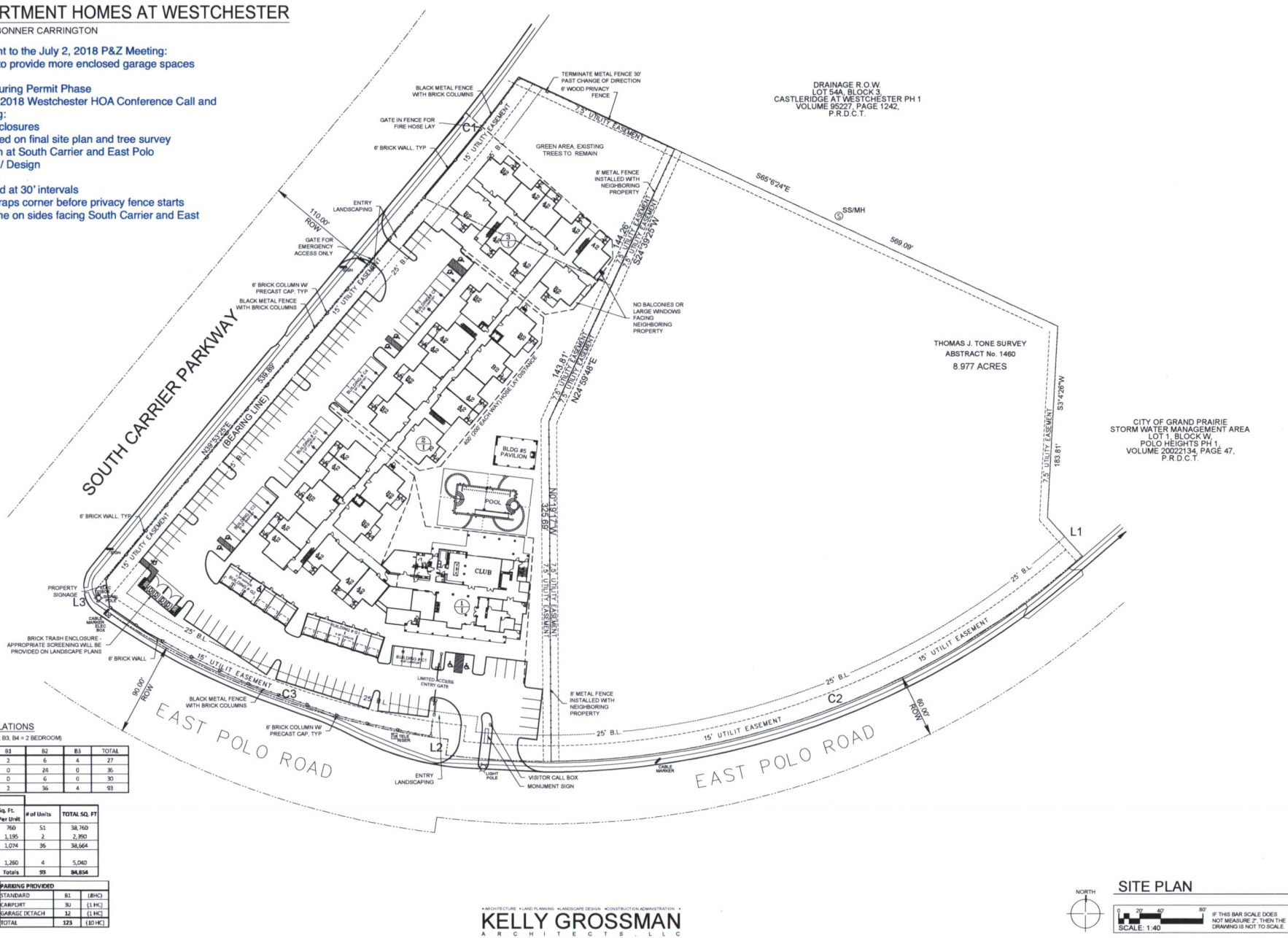
Items Addressed Pursuant to the July 2, 2018 P&Z Meeting:

- 1) Reconfigured parking to provide more enclosed garage spaces

Items to Be Addressed During Permit Phase

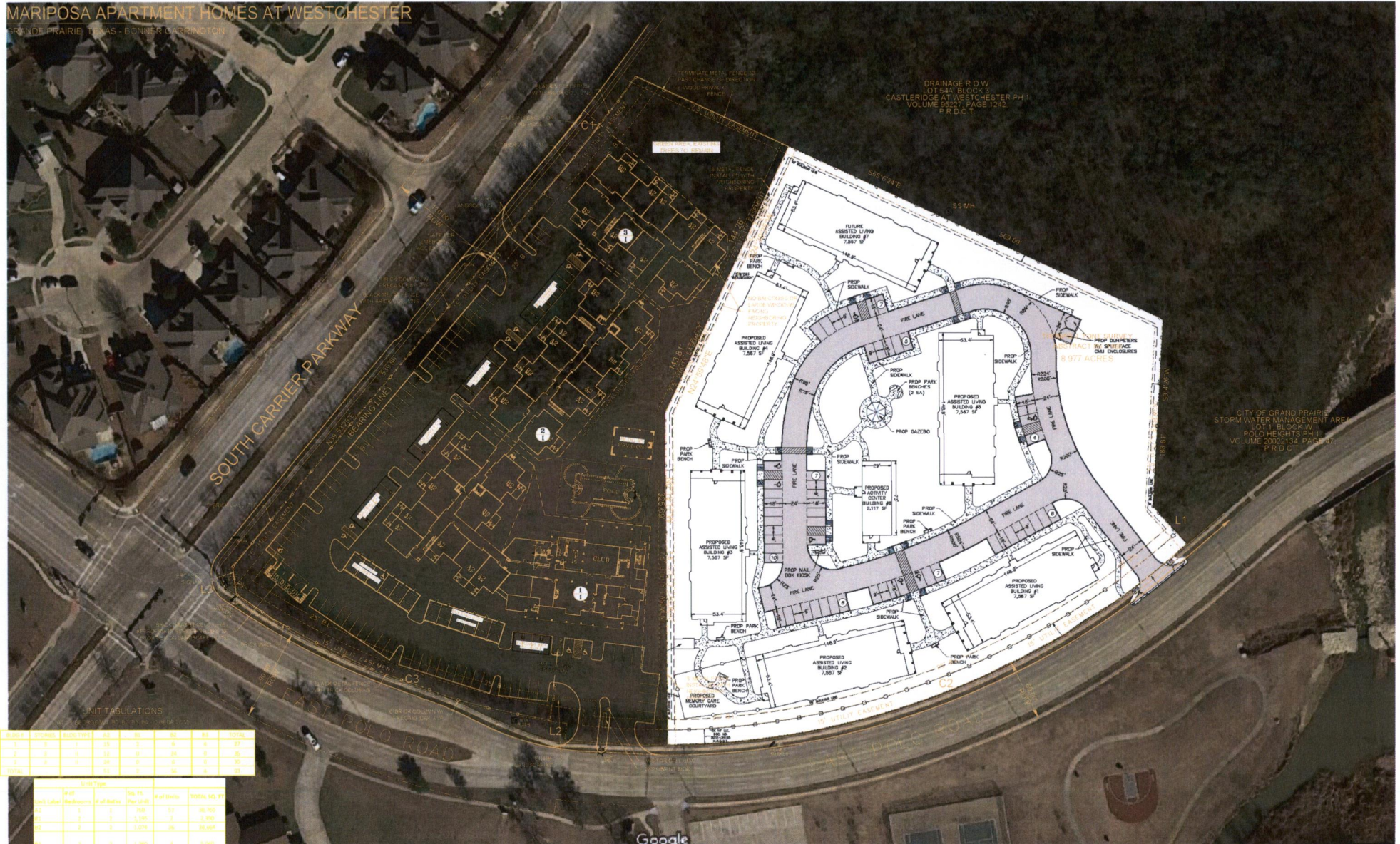
Pursuant to the June 28, 2018 Westchester HOA Conference Call and July 2, 2018 P&Z Meeting:

- 1) Screening of Trash Enclosures
- 2) Plan to save trees based on final site plan and tree survey
- 3) Building Corner Design at South Carrier and East Polo
- 4) Corner Wall / Signage / Design
- 5) Provide Amenities List
- 6) Fence Columns located at 30' intervals
- 7) Wrought Iron Fence wraps corner before privacy fence starts
- 8) Change Stucco to Stone on sides facing South Carrier and East Polo



MARIPOSA APARTMENT HOMES AT WESTCHESTER

GRANDE PRAIRIE, TEXAS - BONNER CARRINGTON



BLDG #	STORIES	BLOCK TYPE	S1	S2	S3	S4	TOTAL
1	3	I	15	2	6	6	27
2	3	II	12	0	28	0	35
3	3	II	28	0	6	0	30
TOTAL			55	2	36	6	99

		Unit Type			
Unit Label	# of Bedrooms	# of Baths	Sq. Ft. (Per Unit)	# of Units	TOTAL SQ. FT.
A-1	1	1	740	53	38,760
B-1	2	2	1,195	2	2,390
B-2	2	2	1,274	26	33,124
B-3	2	2	1,280	4	5,120
			Median	98	80,454

KELLY GROSSMAN



SITE PLAN



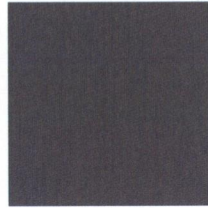


BONNER CARRINGTON

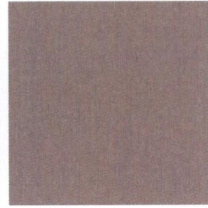
EXTERIOR COLOR PALETTE - Colors and Materials



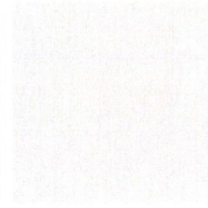
Roof Color -
Mountain Slate, Tamko



Fascia & Railing -
Peppercorn



Hardi Siding 6" -
Keystone Gray



Stucco -
Greek Villa



Stone
Austin Chalk



Concept Brick
Color & Look



CONCEPT ELEVATION - At third floors stucco to be used on site interior elevations and stone on street visible elevations

Sherwin Williams Paint Colors

PRINTED COLORS TO BEST SIMULATE ACTUAL COLORS

 **Teilmann Design, Inc.**
ARCHITECTURE. COMMUNITY. COLOR DESIGN



EXTERIOR COLOR PALETTE - Colors & Materials

CITY CODE COMPLIANCE ELEMENTS

ROOF: 6/12

ESTIMATED WALL MATERIAL PERCENTAGES

BRICK: 60% (code limit for main wall material)
STUCCO: 15% (used on street visible elevations)
STONE: 15% (used on site interior elevations)
HARDI SIDING: 10% (balcony interior walls)

- * All building facades are wrapped in 100% masonry.
- * Any wall surface paint colors are in the neutral area.

GRAND PRAIRIE RESIDENTIAL CODE

2. The use of a single texture, color, or material from the above list may comprise up to sixty percent (60%) of a building face between terminating corners. The remainder must consist of at least two other contrasting colors, textures, or materials.
5. Up to twenty percent (20%) of each building face may utilize non-neutral colors. The remainder of the building face shall utilize neutral colors, including earth tones.
7. In any development that includes multi-family residential or mixed use, every building with residential use shall display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, shall be used to articulate facades and sidewall elevations. An exception to this requirement may be considered in cases where a building face abuts a protected area, including designated FEMA floodway.
1. All buildings shall have the minimum percentage, as indicated in Table W-A, Table W-B, and Table W-C, of their total exterior walls constructed of masonry materials. Any building façade directly visible from a public right-of-way shall be constructed of 100% masonry unless otherwise specified.
 - B. The following building materials are considered masonry:
 - i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;
 - ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire
 - iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).



Sherwin Williams Paint Colors

PRINTED COLORS TO BEST SIMULATE ACTUAL COLORS



EXTERIOR SITE ELEMENTS COLOR PALETTE - Colors and Materials

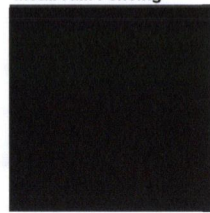
Street Adjacent Community Wall Treatment

Brick Wall Color

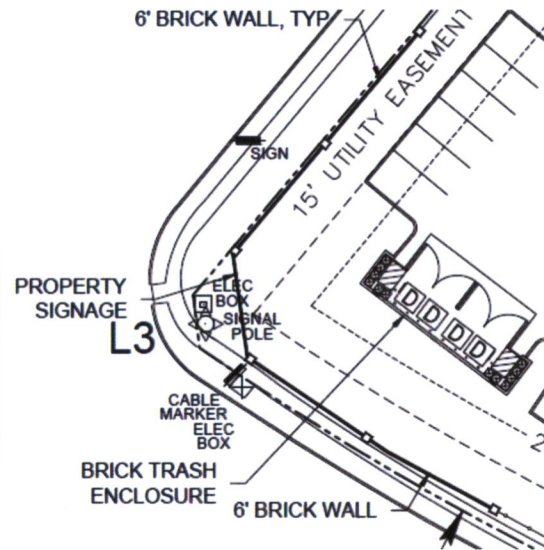


University Velour, ACME
to be used on perimeter wall, pilasters and trash enclosure

Metal Rail Fencing



Tricorn Black SW 6258



Community wall enhancement at street corner - sample of possible level of corner treatment with project name incorporated



Pre-cast Cap at pilasters



Typical Community Light Pole

BONNER CARRINGTON



Types of Possible decorative on-building site lighting



Mariposa at Westchester Operating Plan

Bonner Carrington Experience

Since 2000, Bonner Carrington has developed over 3,400 mixed-income apartment home units in Texas becoming a premier developer of non-age and age-restricted multi-family communities. Since the inception of the company, Bonner Carrington has also formed Bonner Carrington Construction and Bonner Carrington Property Management creating a full-service enterprise providing multi-family development, construction and, management. Bonner Carrington's Home Office is located in Austin, Texas and employs regional management teams in the Houston, Austin and Dallas/Fort Worth areas. Bonner Carrington is a people matters company that has two measures of success: First, to be profitable, and thus to be sustainable. Second, to develop communities that leave residents, team members, neighborhoods and cities changed for the better.

Mariposa Apartment Homes at Westchester Overview

Mariposa Apartment Homes at Westchester (MWC) will be a 93-unit, age-restricted (55+) apartment home community located at the northwest corner of East Polo Road and South Carrier Parkway near the Westchester community in Grand Prairie, Texas. MWC will be an architecturally attractive, well landscaped, gated community consisting of four (4) elevator served buildings. Mariposa will offer 51 one-bedroom units and 42 two-bedroom units with four different spacious floorplans. Each building will be connected by covered corridors for easy access to all residential units and amenities. Interior amenity areas for residents include a community activity center, a community kitchen for daily get-togethers or special events, state of the art business center, full fitness studio, library with seating and tables, billiards room, movie theatre, laundry facilities and beauty and barber salon. Exterior amenity areas include resort style pool, pavilion with seating and outdoor fans, BBQ grills and picnic areas for gatherings and a spacious dog park with seating area. In addition to the amenity-rich environment, daily activities and events will be held at Mariposa Apartment Homes and will be open to all residents. MWC will not provide meals, medical services or transportation and is geared to serve active, independent adults.

Mariposa Apartment Homes at Westchester Operations and Staffing

Mariposa Apartment Homes at Westchester (MWC) will operate as a mixed-income community by providing 61 affordable units and 32 market-rate units. The affordable units will be available to residents who are at or below 60% of the area median income and market rate units will be available to residents at any income level. The affordable unit rates will be determined by the area median income and the market rate unit rates will be reflective of the current market. See

below exhibit detailing proposed unit mix and rental rates. All prospects will be required to complete an application and meet all eligibility requirements including but not limited to meeting standards of credit history, criminal history, and rental history. The application process and management of all internal compliance related items are managed offsite by the Regional Compliance Team, while all other day-to-day operations will be managed onsite by the Community Manager and Leasing Specialist. Regular and preventative maintenance of the community will be managed by the Maintenance Supervisor and Housekeeper. A maintenance shop will be attached to the Clubhouse and will house all maintenance and housekeeping equipment, and no heavy machinery will be kept onsite. All onsite staff will be employees of Bonner Carrington Property Management. In addition to the onsite staff, MWC will partner with Apartment Life, a faith-based, non-profit organization that is motivated by the belief that every individual is created for community. Apartment Life sends a CARES Team to live onsite and redefine the resident's experience through relationships with a focus on increasing resident retention and satisfaction. The CARES Team will partner with the onsite staff to build community and serve residents by doing things including welcoming new residents, planning monthly social events and CARE-ing for residents in times of need. Hours of operation will be Monday – Friday 8:30 am to 5:30 pm; Saturday 10:00 am – 2:00 pm and closed on Sundays. Hours of operation may be extended during the initial lease-up period.

Proposed Unit Mix

Income Levels Served	% of Total Units	1 Person	2 Person	1bd/1ba Proposed Rent	2bd/2ba Proposed Rent
Market Rate	34%	No Limit	No Limit	\$1,050	\$1,220 - \$1,775
Serving 60% of Area Median Income	31%	\$30,840	\$35,280	\$747	\$900
Serving 50% of Area Median Income	27%	\$25,700	\$29,400	\$613	\$739
Serving 30% of Area Median Income	8%	\$15,420	\$17,640	\$356	\$418