



BOARD OF COUNTY
COMMISSIONERS



TOWN COUNCIL

JOINT INFORMATION MEETING AGENDA DOCUMENTATION

PREPARATION DATE: September 28, 2016
MEETING DATE: October 3, 2016

SUBMITTING DEPARTMENT: START
DEPARTMENT DIRECTOR: Darren Brugmann
PRESENTER: Darren Brugmann & Reed Armijo

SUBJECT: Contract Amendment for the preparation of Contract Documents for START Facility Employee Housing

STATEMENT/PURPOSE

The Purpose of this item is to present a scope, fee, and contract amendment for the preparation of Construction Documents for the START Facility Employee Housing.

DESIRED OUTCOME

To help inform the Elected's of the scope and fee requirements for the preparation of Contract Documents for the START Facility Employee Housing and to identify possible funding sources.

BACKGROUND/ALTERNATIVES

A design team led by Jorgensen Associates was selected and contracted for the planning and design of the START Bus Facility. Employee Housing was programmed as part of the master Plan for the facility. Due to changing housing needs for the Town and the County, the programming for the number of units and unit type has changed. With today's housing needs and in order to meet the increased START service requirements identified in the Integrated Transportation Plan, the design team presented 3 housing options (A, B, and C) that increased the number of units and contained a more varied mix of units. The Town Council and Board of County Commissioners selected Option C at their August 1, 2016 meeting and reviewed progress concepts of Option C at the September 12, 2016 meeting. Option C includes 4 stories with a partially buried first story and approximately 24 units in a mix of studio, 1 bedroom, and 2 bedroom units.

The Board of County Commissioners and Jackson Town Council during the Joint Information Meeting on August 1, 2016 authorized staff and the design team to prepare a scope of services and fee estimate for preparing final construction documents reflecting Option C and to present funding options for how Option C can be constructed. We have completed the requested scope and a draft of options and would like to present to you today.

Integrated Transportation Plan: The ITP includes the following goal relative to transit:

Transit ridership doubles by 2024 (from 2013) and again by 2035 (from 2024)

In order to achieve this goal, START is working to identify steps that need to be implemented to achieve this very aggressive ridership goal. Three (3) major areas that will need to be addressed are:

- Facilities: One time capital expenditures that complete the remaining portions of the facility to support increased service.
- Operations: Annual, recurring expenditures to increase service.
- Employee Housing* - Housing will be necessary to house and retain the additional drivers required for increased service.

*NOTE: This JIM presentation only focuses on the Employee Housing priority at this time.

Facility Priorities: Absent a major source of funding becoming available, completing the remaining components of the facility will need to be phased. Staff proposes the following priorities (not in any particular priority order):

1. Maintenance: The current Public works maintenance facility is at capacity limiting their ability to service the additional transit vehicles that are required for increased service.
2. Fleet Storage: Only one-half of the fleet storage was constructed as part of Phase1 due to limited funding availability. This storage is necessary to house the additional transit vehicles required for increased service inside.
3. Administration and Operations: Only a portion of the administration and operations was constructed as part of Phase1 due to limited funding availability.
4. Employee Housing* – Housing will be necessary to house the additional drivers required for increased service. However, housing will not be eligible for Federal Transit funding and therefore alternative sources (local) will need to be identified.

*NOTE: This JIM presentation only focuses on the Employee Housing priority at this time.

Operational Priorities: The priorities of operations that will need to be increased to increase service include:

1. Transit Vehicles – Additional vehicles for increased service.
2. Staffing – Additional drivers and administrative staff to support increased service.
3. Fueling – The existing fueling station at Public Works is antiquated and has limited capacity. Additional fuel capacity is necessary for increased service.

Master List of Priorities: The facility and operational priorities need to be meshed to identify the overall priorities and associated funding requirements.

Alternatives to Review:

Option A – Approve Contract Amendment #6 as presented

Option B – Phasing of components

Option C – Table for further discussion

Option D – Other at discretion of BOCC and Council

ATTACHMENTS

- Town of Jackson/Jorgensen Associates Contract Amendment No. 6,
- Scope of Services,
- Fee Estimate
- Possible Funding Sources for Construction
- START JIM presentation (September) – Drawings, etc.

FISCAL IMPACT

The estimated, not to exceed cost to complete contract documents for the START Facility Employee Housing is \$640,740.

STAFF IMPACT

START Transit and Public Works Director 2-4 hours per week for review of contract/agreement and planning documents.

LEGAL REVIEW

Town attorney has not had time to review Contract Amendment and will need further review before execution of the document. Consult with County Attorney will be appropriate as well.

RECOMMENDATION

Staff recommends that the board of County Commissioners and Town Council approve Contract Amendment No. 6.

SUGGESTED MOTION

I move to approve Contract Amendment No. 6 for the Jorgensen Associates, P.C. to move forward with the preparation of contract documents for the START Facility Employee Housing, and for staff to process the housing design phase through the Town of Jackson development planning process.

This is **EXHIBIT AM-6**, consisting of ___ pages, referred to Amendment No. 6 of the **Agreement between OWNER and ENGINEER for START Bus Facility Site Plan & Design Professional Services** dated January 9, 2006.

Amendment No. 6

Description of Services, Responsibilities, Time, and Related Matters

Specific articles of the Agreement are amended and supplemented to include the following agreement of the parties:

A.1.01 ENGINEER's Services

This Work Plan consists of Phase 7- Final Development Plan Amendment and Construction Documents for the Employee Housing portion of the Master Plan. This phase consists of professional services necessary to complete the following tasks:

Phase 7 – Town of Jackson Employee Housing Final Development Plan Amendment and Contract Documents

- A. Prepare a Final Development Plan Amendment application for the Employee Housing portion of the Master Plan elements.
- B. Prepare final Contract Documents for the Employee Housing.

The specific scope of these services are summarized in Exhibit A attached to this contract amendment.

A.2.01 OWNER's Responsibilities

- A. OWNER shall do the following in a timely manner, so as not to delay the services of ENGINEER:
 - 1. Provide all criteria and full information as to OWNER's requirements for the Assignment.
 - 2. Furnish to ENGINEER all existing studies, reports, survey data, and other available data pertinent to the Assignment, obtain or authorize ENGINEER to obtain or provide additional reports and data as required, and furnish to ENGINEER services of others as required for the performance of ENGINEER's services.
- B. ENGINEER shall be entitled to use and rely upon all such information and services provided by OWNER or others in performing ENGINEER's services under this Agreement. ENGINEER will assume no responsibility for data or information provided by others.
- C. OWNER shall bear all costs incident to compliance with its responsibilities pursuant to this paragraph A.2.01.

A.3.01 Times for Rendering Services

- A. The time period for the performance of ENGINEER's services shall be based upon the milestones identified in the schedule included in Section F of Exhibit A. This time period is subject to revision based on availability of the START Board, START Staff, Town Staff, Planning Commission, and Town Council for meeting dates, reviews, and other schedule dependent items identified in paragraph A1.01 ENGINEER's Services.
- B. ENGINEER's services under this Agreement will be considered complete when Final Contract Documents are submitted to OWNER.

A.4.01 Methods of Payment for Services of Engineer

- A. OWNER shall pay ENGINEER for services rendered under this Agreement as follows:

1. For Phase 6, an amount equal to the cumulative hours charged to the Assignment by each class of ENGINEER's employees times Standard Hourly Rates for each applicable billing class for all services performed on the assignment, plus Reimbursable Expenses. The total amount of Standard Hourly Rates plus Reimbursable Expenses shall not exceed \$640,740.00.
2. ENGINEER's Reimbursable Expenses Schedule and Standard Hourly Rate Schedule are attached to this Agreement as Exhibit SR-C.
3. The amounts billed for ENGINEER's services will be based on the cumulative hours charged to the Assignment during the billing period by each class of ENGINEER's employees times Standard Hourly Rates for each applicable billing class, plus Reimbursable Expenses and ENGINEER's Consultants' charges, if any, incurred during the billing period.

Both parties hereto represent that they have read this Amendment, understand it, agree to be bound by the terms and conditions herein, and acknowledge receipt of a signed true and exact copy hereof.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their proper officials, thereunto duly authorized as of the dates below indicated.

EXECUTED by Jorgensen Associates, PC this ____ day of _____, 2016.

Jorgensen Associates, PC

ATTEST

Reed Armijo, Principal

EXECUTED by Town of Jackson this ____ day of _____, 2015.

Town of Jackson, WY

ATTEST

Sara Flitner / Mayor
Town of Jackson, Wyoming

**EXHIBIT A to Exhibit
AM-6 SCOPE OF
SERVICES**

**CONTRACT AMENDMENT NO. 6: PHASE 7 – EMPLOYEE HOUSING FINAL DEVELOPMENT
PLAN AMENDMENT AND CONSTRUCTION DOCUMENTS**

This scope has been established with the following base assumptions:

1. The employee housing program will be defined based upon Option C as approved by Joint Information Meeting (JIM) of the Town Council and Board of County Commissioners at their August 1, 2016 meeting and progress concepts discussed at the September 11, 2016 meeting.
2. The project goal will be to qualify for a minimum LEED Silver certification, but certification will not be obtained. Expected documentation, reporting, and testing will be planned but final submission will not be done. Services required for the LEED tasks are incorporated in the tasks below.
3. The Final Development Plan Amendment process will require two (2) meetings with the Design Review Committee and one (1) iteration through the Planning Commission and Town Council public hearing process.
4. The design team will take two (2) trips to Jackson – one for the kickoff meeting and another during Design Development, with the exception of Ambient Energy which will only take one trip for the kickoff meeting.
5. Modifications for the Maintenance Facility tire storage and associated ingress and egress are incorporated in the tasks below.

This scope includes the tasks necessary to develop contract documents through the schematic design and design development process and to receive an amendment to the Final Development Plan to incorporate the modified employee housing and adjust the FDP approval requirements for phasing.

A. Kickoff and Design Workshop Meeting

A two day design meeting will be conducted to review the project scope and schedule, roles and responsibilities, lines of communication, the program, and conduct a design workshop. This meeting will include the Ownership Review Committee to confirm program and design decisions.

B. Final Development Plan

Pre-Application Conference

A Pre-Application Conference Application and Submittal. The application will include updated Design Development level drawings and a narrative describing the process. Hawtin Jorgensen and Jorgensen staff will participate in the conference with Town staff.

Final Development Plan Application

The Final Development Plan Amendment Application will be prepared and submitted to reflect the modified employee housing. The application will also strike the phasing plan requirement that each phase require an FDP and allow phases to proceed with Planning Director review and approval. The application package will follow the requirements identified in the Pre-Application Conference checklist, and address how the amendment affects and relates to the existing Final Development plan approval. The package will

amend/address the following:

1. Application Form
2. Letter of Justification, including:
 - General project description
 - Special project features or characteristics
 - Explanation of how the project satisfies necessary findings for approval for the specific action requested
 - Other pertinent information
3. Housing Mitigation Plan – which will be satisfied by this amendment
4. Traffic Impact Study and Transportation Demand Management
5. Engineer's Report
 - Documentation of Domestic and Fire Water Demands
 - Documentation of Wastewater Flows
 - Documentation of Pre-Development and Post-Development Stormwater Runoff
6. Environmental Assessment
7. Drawings:
 - Site Plan
 - Grading Plan
 - Water Supply Plan and Details
 - Sanitary Sewer Plan and Details
 - Cable Utility Plan
 - Connector Road Plan and Profile
 - Architectural Elevations
 - Architectural Floor Plans
 - Architectural Renderings/Perspectives

It is anticipated that the drawings will consist of in-progress construction drawings at approximately the 50% level of completion.

Staff Review Comments: Upon issuance of the Staff Report by the Town of Jackson, the Design Team will provide a response to comments addressing any additional items or clarifications identified by Staff Reviews.

Final Development Plan Public Hearings: The Design Team will prepare presentation materials and present the project at the following public hearings:

- Design Review Committee (an initial DRC meeting will be held to receive feedback on the Concept Design – this is currently scheduled for October 12, 2016)
- Planning Commission
- Town Council

This task also includes providing responses to conditions placed upon the application by any of these boards prior to the issuance of the staff report for the subsequent public hearing.

C. Schematic Design

Based upon the Concept Site Plan, the Design Team will begin the Schematic Design Process. The Schematic Design will define the various components of the project. During this phase, the dimensions of the buildings will be defined, and the building concepts will be refined to include size and types of all openings, materials, structural, HVAC, and electrical performance concepts, etc.

The site layout will be refined and driveway and parking area locations, layout, and dimensions will be identified. Preliminary site grading will occur to identify finish floor elevations, site elevations and grades, and stormwater management techniques. Specific drawings will include:

- Site Layout Plan
- Utility Routing and Connections (water, wastewater, and cable)
- Landscape Plan
- Building Floor Plans
- Building Elevations
- Building Sections

In addition to the drawings, the Design Team will also complete the following tasks:

Code Analysis and Review of Regulations: The Design Team will coordinate with the Town of Jackson Planning and Building Department to ensure compliance with applicable building codes and Land Development Regulations.

Construction Cost Estimates: The Design Team will coordinate an SD level pricing package with Parametrix.

Owner Review: The SD plans will be provided to staff (START Administrator, Public Works Director, Facilities Manager, and Planning Director) for review with a follow up review meeting (Design Team from out of town will participate remotely). An ORC meeting will be held following that meeting and the incorporation of comments as necessary.

D. Design Development

Upon receiving comments from the Staff Review of the FDP Amendment and presentation to the Design Review Committee, the Design Team will commence services on the Design Development phase of the project. During this phase, the Design Team will define in detail the various components of the project. Dimensions will be confirmed, and building details refined. Additionally, a preliminary set of specifications will be prepared for the project, and interior and exterior materials and colors selected.

Specific drawings and work will include:

- Site Demo Plans
- Site Plan
- Grading and Drainage Plan
- Utility Plans
- Landscape Plan
- Floor Plans
- Roof Plan
- Building Elevations
- Building Sections

- Room Finish Schedule
- Foundation Plan
- Framing Plan
- Roof Framing Plan
- HVAC Narrative
- HVAC Cut Sheets
- Electrical Cut Sheets
- Energy Modeling
- Daylight Modeling
- Natural Ventilation

In addition to the drawings, the Design Team will also complete the following tasks:

Building Materials and Interior Color Sample Boards: The Design Team will prepare exterior and interior sample boards showing the various building materials and colors proposed for the project for review by the ORC and use in the FDP Amendment presentations.

Preliminary Specifications: The Design Team will prepare a set of outline specifications for the project during this phase. The preliminary specification will be produced in the most current CSI division format and will include preliminary information for all components of the project.

Cost Estimating: The Design Team will work with Parametrix for third party cost estimating of the Design Development package.

Owner Review: The DD plans will be provided to staff (START Administrator, Public Works Director, Facilities Manager, and Planning Director) for review with a follow up review meeting (Design Team from out of town will participate remotely). An ORC meeting will be held following that meeting and the incorporation of comments as necessary. A JIM will also be held to allow the Town and County elected officials an opportunity to review the project.

E. Construction Documents

This phase will include the preparation of the construction drawings and specifications which will be used for permitting, competitive bidding, and construction of the remaining employee housing. This effort includes work provided by the project manager, architect, structural, mechanical/electrical, maintenance design, civil engineer, and surveyor. The development of the construction documents will consist of the following phases:

The work to be completed includes the development drawings consisting of:

- | | |
|-------------------------------|------------------------------------|
| • General Project Information | • Interior Finish Plans |
| • Code Analysis | • Room Finish Schedule |
| • Life Safety Plans | • Interior Elevations |
| • LEED Project Checklist | • Millwork Details |
| • Site Layout Plan | • Structural Notes |
| • Grading Plans | • Foundation Plans |
| • Drainage Plan | • Roof Framing Plans |
| • Site Details | • Floor Framing Plans |
| • Utility Plan | • Foundation Schedules and Details |
| • Utility Details | • Framing Schedules and Details |
| • Signage Plan and Details | • HVAC Plans |
| • Miscellaneous Site Details | • Mechanical Piping Plans |

- Landscape Plan
- Irrigation Plan
- Planting Schedules and Details
- Building Floor Plans
- Roof Plans
- Reflected Ceiling Plans
- Building Elevations
- Building Sections
- Wall Sections
- Building Details
- Door Schedules
- Door Details
- Window Elevations
- Window Details
- Enlarged Plans – Restrooms, etc.
- Piping Details and Sections
- Mechanical Room Plan
- Legends, Equipment Schedules
- Plumbing Plans
- Plumbing Isometrics
- Plumbing Details and Fixtures
- Fire Protection Plan
- Electrical Site Plan
- One-Line Diagram
- Lighting Plans
- Power Plans
- Panel Schedules
- Energy Modeling
- Daylight Modeling
- Natural Ventilation

Specifications: The Design Team will prepare a three part specification for the project during this phase of work. It will be prepared in the most current CSI division format and will include information for all components of the project.

Owner Review: The CD's will be provided to staff (START Administrator, Public Works Director, Facilities Manager, and Planning Director) for review with a follow up review meeting (Design Team from out of town will participate remotely). An ORC meeting will be held following that meeting and the incorporation of comments as necessary.

F. Project Schedule

See the attached Project Schedule.

START FACILITY
EMPLOYEE HOUSING PROPOSED FEES AND EXPENSES
Jackson, Wyoming
September 28, 2016

| <i>Firm</i> | <i>Discipline/Role</i> | <i>Final Development Plan Amend</i> | <i>Schematic Design</i> | <i>Design Development</i> | <i>Construction Documents</i> | <i>Maintenance Facility Mods</i> | <i>Sustain -LEED</i> | <i>Total</i> |
|-------------------|-----------------------------|-----------------------------------------|-------------------------|-------------------------------|-----------------------------------|--------------------------------------|----------------------|------------------|
| Jorgensen | Project Management | \$6,000 | \$4,000 | \$4,000 | \$4,000 | \$2,500 | \$2,500 | \$23,000 |
| Jorgensen | Civil Engineering/Surveying | \$17,000 | \$14,200 | \$13,200 | \$15,000 | \$0 | \$0 | \$59,400 |
| MDG | Maintenance Design | \$0 | \$0 | \$0 | \$0 | \$10,000 | \$0 | \$10,000 |
| Hawtin-Jorgensen | Architecture | \$22,610 | \$57,980 | \$86,600 | \$108,620 | \$13,600 | \$20,580 | \$309,990 |
| RNL | Architectural Advisement | \$0 | \$10,000 | \$5,000 | \$35,000 | \$5,000 | \$0 | \$55,000 |
| Monroe and Newell | Structural Engineering | \$0 | \$6,200 | \$10,300 | \$24,600 | \$0 | \$0 | \$41,100 |
| ME Group | MEP | \$0 | \$9,000 | \$18,000 | \$18,000 | \$0 | \$10,000 | \$55,000 |
| RNL | Landscape Architecture | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$0 | \$0 | \$20,000 |
| Ambient | LEED Consulting | \$0 | \$0 | \$0 | \$0 | \$0 | \$55,600 | \$55,600 |
| Parametrix | Cost Estimating | \$0 | \$4,660 | \$6,990 | \$0 | \$0 | \$0 | \$11,650 |
| Total | | \$50,610 | \$111,040 | \$149,090 | \$210,220 | \$31,100 | \$88,680 | \$640,740 |

Possible Funding Sources for START Bus Housing Phase

October 2016

1. **General Fund or START Reserve Fund Outlay Combined with Tax Exempt Bond Financing:** This option would involve providing a portion of the funding up front and from energy mitigation funds and financing the remainder of the project through tax exempt bond financing. The rents collected would be used to make the bond payment until the project can be paid off in its entirety. A rough estimate of gross annual rent for the facility would be approximately \$320,000, or \$13,400 monthly. However expenses would offset that gross amount including operating, maintenance and repair, temporary vacancies, and any potential property manager expenses. (preferred)
2. **General Revenue Tax Fund Outlay Combined with Tax Exempt Bond Financing:** Should the general revenue penny tax pass in November of 2016, a portion of that revenue from either the Transportation portion or the Housing portion or a combination thereof, could be used in conjunction with tax exempt bond financing as well as energy mitigation funding. (preferred)
3. **General Revenue Tax:** The project could be paid for fully from either the Transportation portion or the Housing portion or a combination thereof. The project could be funded up front and proceeds from future years collection pledged to pay off the loan. (not recommended)
4. **Public/Private Partnership Public Employee Occupied:** The Town and County could issue an RFP for a public/private partnership wherein a private developer could build the project in exchange for monthly/annual mortgage payments. Or the RFP could specify some type of joint ownership of the project. (not recommended)
5. **Public/Public Partnership Condominiums:** The Town and County could condominiumize the project and sell a number of units to other government entities or the School District or the Hospital to help offset the cost of building the units. (not recommended)
6. **Explore Grant Funding:** The Town and County could explore all possible grant opportunities to help offset the cost of funding the facility including federal transit funding, energy mitigation funding, or any other grant funding available. (recommended to be used with all other options)
7. **Specific Purpose Excise Tax Initiative:** Should the general revenue penny not pass, the project could be presented to the voters as a SPET initiative. (not intended or recommended at this time)

Commented [RDR1]: I have no idea if this is even legal/allowed.



1 // DESIGN / GOALS

1 // MAXIMIZE NUMBER OF UNITS & THOSE ACCOMMODATED

2 // PROVIDE A RANGE OF UNIT TYPES WHICH PROMOTE LONG-TERM HOUSING OPTIONS

3 // APPROPRIATE SCALE, MASS & BULK TO CONTEXT

4 // ADEQUATE PARKING



2 // SITE / CONTEXT



KEY



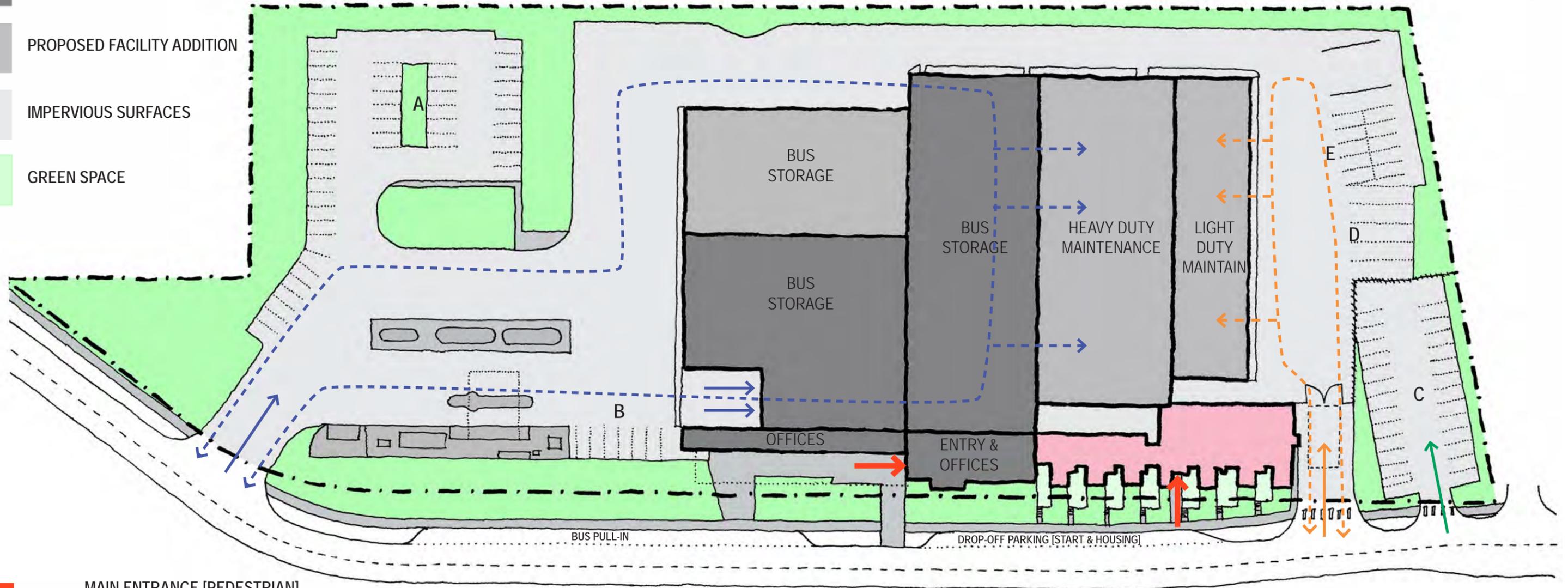
START FACILITY
YET TO BE BUILT

2 // SITE / STRATEGY

KEY

- PROPOSED HOUSING FOOTPRINT
- EXISTING TRANSPORT OPERATIONS FACILITY
- PROPOSED FACILITY ADDITION
- IMPERVIOUS SURFACES
- GREEN SPACE

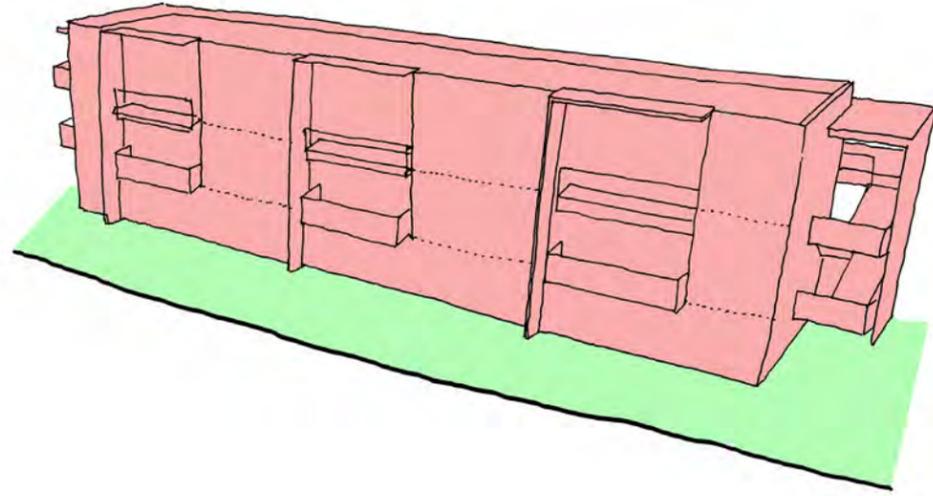
| | |
|------------------------------------|------------------|
| ON-SITE PARKING | |
| STAFF CAR PARKING | |
| ZONE A | 44 SPACES |
| ZONE B | 6 SPACES |
| MAINTENANCE VEHICLE PARKING | |
| ZONE D | 5 SPACES |
| ZONE E | 10 SPACES |
| HOUSING CAR PARKING | |
| ZONE C | 26 SPACES |
| [OF WHICH ADA | 2 SPACES] |
| TOTAL | 89 SPACES |



- MAIN ENTRANCE [PEDESTRIAN]
- PEDESTRIAN ENTRANCE
- HEAVY / LARGE VEHICULAR ENTRANCE
- LIGHT / SMALL VEHICULAR ENTRANCE
- RESIDENT'S PARKING ENTRANCE
- HEAVY / LARGE VEHICULAR ROUTE
- LIGHT / SMALL VEHICULAR ROUTE
- SITE BOUNDARY



3 // HOUSING DESIGN / DATA COMPARISONS



OLD / 'MOTEL STYLE'



11 UNITS



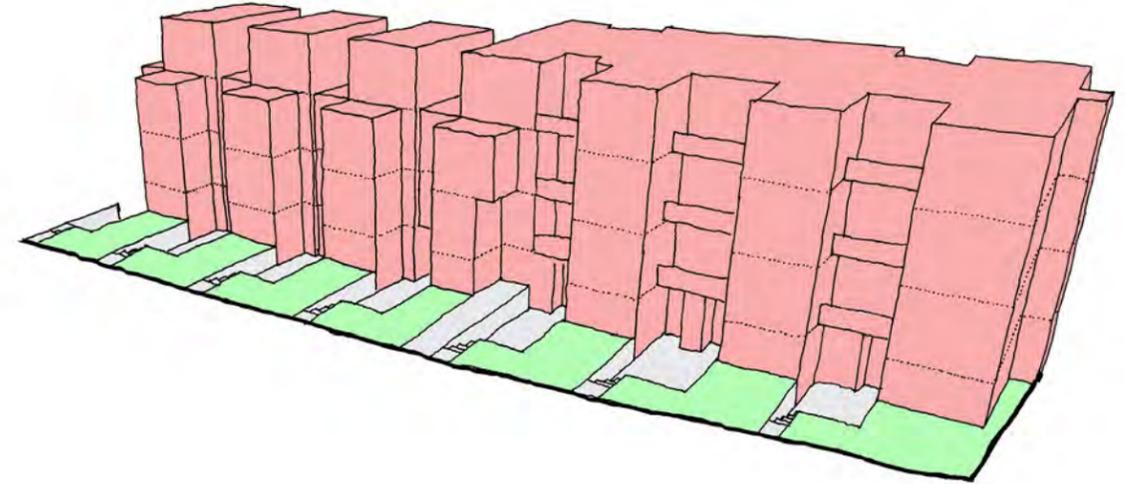
17 OCCUPANTS



17 BEDROOMS



2.4 - 2.9 MILLION *



NEW / 'HOME STYLE'



24 - 26 UNITS



67 OCCUPANTS



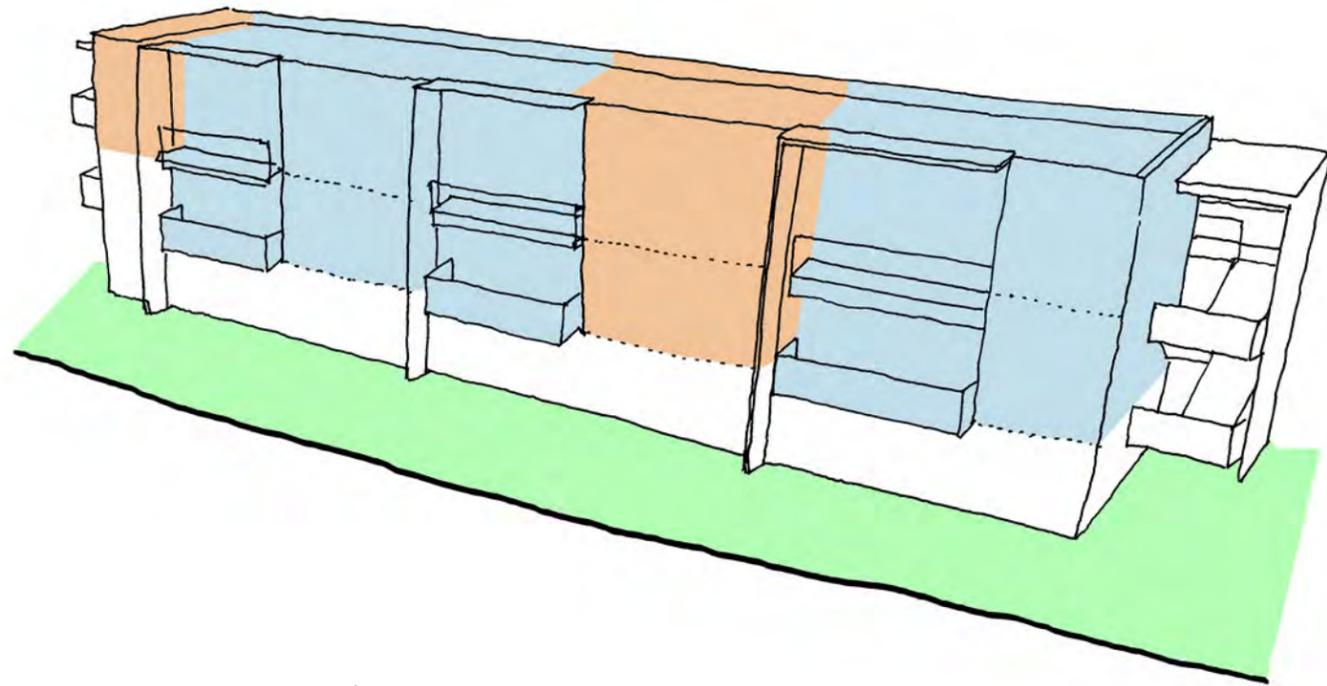
36 BEDROOMS



5.8 - 6.9 MILLION *

* CONSTRUCTION COSTS ONLY @ \$275 - 330SQFT

3 // HOUSING DESIGN / UNIT MIX COMPARISONS



OLD / 'MOTEL STYLE'

KEY



UNIT ENTRANCES

5

2 BED UNIT [WITH POTENTIAL TO JOIN TO STUDIO]
[2 OCCUPANTS]

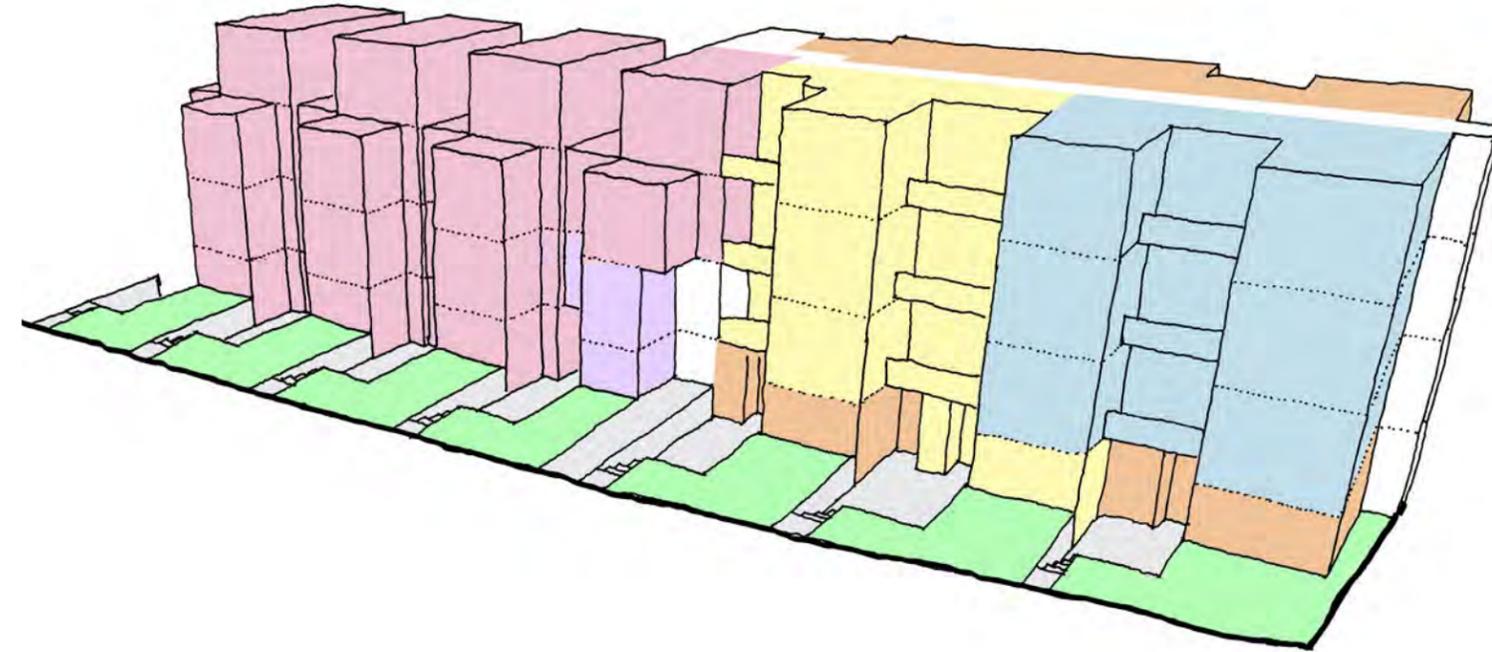
1

2 BED UNIT
[2 OCCUPANTS]

5

STUDIO UNIT [WITH POTENTIAL TO JOIN TO 2-BED UNIT]
[1 OCCUPANT]

11 TOTAL UNITS [17 OCCUPANTS]



NEW / 'HOME STYLE'

KEY



UNIT ENTRANCES

7

2 BED UNIT [2 STORIES]
[4 OCCUPANTS]

5

2 BED UNIT [1 STORY]
[4 OCCUPANTS]

1

1 BED UNIT [2 STORY]
[2 OCCUPANTS]

6

1 BED UNIT [1 STORY]
[2 OCCUPANTS]

5

STUDIO UNIT [1 STORY]
[1 OCCUPANT]

24 TOTAL UNITS [67 OCCUPANTS]

3 // HOUSING DESIGN / STREET ELEVATION

START FACILITY / KARNs MEADOW DRIVE ELEVATION

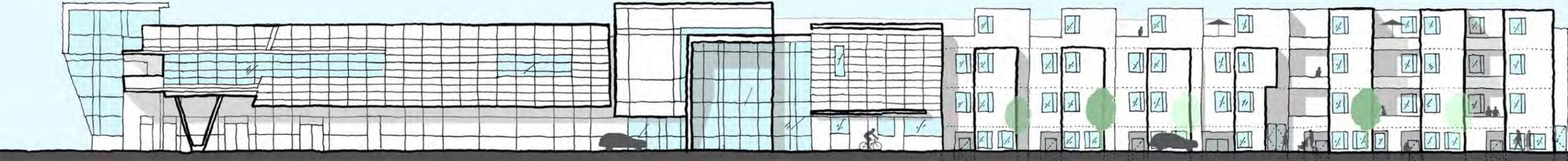
START FACILITY

HOUSING

STAIR TOWER
39'-2"

ENTRANCE
39'-2"

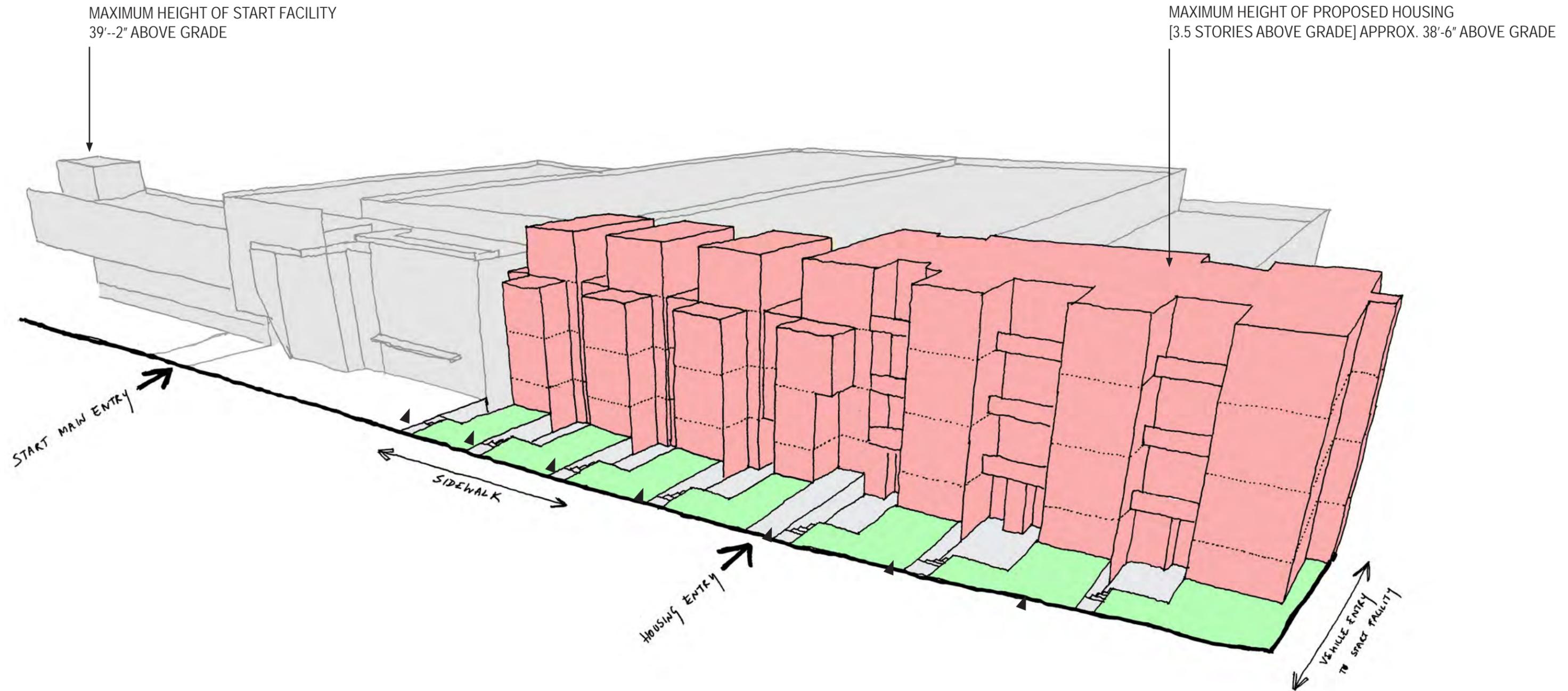
APARTMENT BOOK-END
38'-6"



3 // HOUSING DESIGN / HOUSING ELEVATION



3 // HOUSING DESIGN / 3D MASSING



KEY

 PUBLIC OUTDOOR GREEN SPACE

 PRIVATE OUTDOOR SPACE

 PROPOSED HOUSING DEVELOPMENT

 PRIVATE UNIT ENTRANCES @ -4' BELOW GRADE

 START FACILITY

4 // PROJECT / POTENTIAL SCHEDULE

