

Eastside Village I Project Profile

Location: NW corner of 15th Pl. & Ave. K.

Site size: 3.6 acres

Gross building area: 245,000 Square Feet

Building height: 3- and 4-stories

Construction classification: 1997 UBC Group R-1 & M, Type V-1 Hour

Building materials: Frame construction, brick veneer, stucco and hardy board

Number of dwelling units: 33 efficiencies, 118 one bedroom, 83 two bedroom

Non-residential space: 15,000 square feet

Parking: 351 garage spaces, 47 surface spaces

City of Plano construction cost: \$2,000,000 (\$ 1,030,098 credited against land transferred by DART to Plano.)

Amicus construction cost: \$15,720,000 total; \$13,100,000 hard cost.

Project architect: Womack & Hampton Architects, LLC
4311 Oak Lawn, Suite 50 214/252-9000
Dallas, TX 75229

Civil engineer: Huitt-Zollars, Inc
3131 McKinney Avenue, Suite 600, LB105 214/871-3311
Dallas, TX 75204

Landscape architect: Huitt-Zollars, Inc.
3131 McKinney Avenue, Suite 600, LB105 214/871-3311
Dallas, TX 75204

Developer: Amicus Partners, Limited
15601 Dallas Pkwy., Suite 525 972/361-5480
Dallas, TX 75001



Public concessions and incentives: The City of Plano assembled the site, cleared improvements and abated environmental contamination. The site was leased to the developer for 70 years, with three 10-year renewal options. Annual base rent (\$0.60/sq. ft.) was discounted in the first and second year of the lease to 25% and 50%. After the third lease year (base year), the ground lease is adjusted based on the net operating income generated by the development. City assumed responsibility for the construction of off-site infrastructure serving the development. Development fees paid to the city were credited against the ground lease rent during the first and second years. The neighborhood park fee was waived.

Eastside Village II Project

Profile

Location: NE corner 14th St. & Ave. K

Site size: 3.1 acres

Gross building area: 245,000

Building height: 3 and 4-stories

Construction classification: 2000 IBC

Group R-2 & M, Type V-A

Building materials: Frame construction,
brick veneer, stucco and hardy board

Number of dwelling units: 38 efficiencies, 137 one bedrooms, 54 two bedrooms

Non-residential space: 25,000 Square feet

Parking: 419 garage spaces, 33 surface spaces

City of Plano construction cost: \$800,000 reimbursement allowance

Amicus construction cost: \$17,830,000 total; &15,100,000 hard cost

Project architect: RTKL Associates, Inc.
1717 Pacific Avenue
Dallas, TX 75201 214/871-8877

Civil engineer: Huitt-Zollars, Inc.
3131 McKinney Ave., Suite 600, LB105
Dallas, TX 75204 214/871-3311

Landscape architect: RTKL Associates, Inc.
1717 Pacific Avenue
Dallas, TX 75201 214/871-8877

Developer: Amicus Partners, Limited
15601 Dallas Pkwy., Suite 525
Dallas, TX 75001 972/361-5480



Public concessions and incentives: The City of Plano deeded 1.1 acres to Amicus in exchange for 100 garage parking spaces (in addition to those required by code). The right to the parking is secured by easement. The city is providing an allowance of \$800,000 for the construction of public infrastructure to serve the development. The neighborhood park fee was waived.

Plano Courtyard Theater Profile

Location: NW corner of 16th St. & Ave. H.

Site size: 1.063 acres

Gross building area: 20,000+ Square Feet

Building height: 33 feet

Building materials: Brick and cast stone

Parking: 200

Construction cost: \$6+M



Description: The Plano Courtyard Theater is being created through the adaptive reuse of the Cox High School Gymnasium, located on Avenue H across from Haggard Park. Constructed in 1938 under the Works Progress Administration, the building is Plano's second oldest public structure. The 326-seat theater is a flexible venue well suited to a variety of theatrical, musical and other artistic performances. The theater can be set in several configurations, including end stage, thrust stage and arena. The "courtyard" name refers to the manner in which the balcony surrounds the floor seating and engages the stage to create an intimate environment. Moveable panels allow the room to be acoustically tuned to the needs of the performance. Approximately 20,000 square feet in size, the theater includes large lobbies and ample space for technical and administrative functions.

Original Architect: Hoke Smith

Project Architect: Hardy Holzman Pfeiffer Associates
902 Broadway, 11th Floor 212/677-6030
Dallas, TX 75229

Theater Consultant: Theatre Projects Consultants
25 Elizabeth Street 203/299-0830
South Norwalk, CT 06854

Acoustician: Jaffe-Holden Acoustics, Inc.
114A Washington Street 203/838-4167
Norwalk, CT 06854

General Contractor: Joe Funk Construction Engineers, Inc.
11226 Indian Trail 972/243-7141
Dallas, TX 75001

Financing: The City of Plano leased the building and site from the Plano Independent School District for 60 years in exchange for the district's use of the theater for 10 days annually. The main source of funding is \$4.6 million from a tax increment finance district. Other funding has been provided through the city's general fund, hotel/motel tax and private gifts.

15th Street Village



Location: SE & SW Corners of 15th St. & Ave. G

Site Size: 4 acres

Number of Dwellings: 34 Townhomes and 90 Condominiums

Building Height: 2-Story Townhomes and 3-Story Condominiums over 1 Level Garage

Unit Size: 1,700-2,100 Sq.Ft. Townhomes and 900-1,100 Sq.Ft. Condominiums

Projected Sales Price: \$250-300K Townhomes and \$150-200K Condominiums

Project architect:	Graphics Design Group 3615 N. Hall Street Dallas, TX 75219	214/520-8800
Civil engineer:	Helmberger & Assoc. 124 Hooper Road Wylie, TX 75098	972/442-7459
Contractor:	Diversified Construction Services 10625 North County Road Frisco, TX 75034	972/668-9340
Developer:	OakPath LLC 9010 Markville Drive, Suite 1003 Dallas, TX 75243	972/792-0688

Public Concessions and Incentives: City of Plano provided a 2-year option to purchase approximately 1 acre of land at \$11 per square foot subject to the developer acquiring all other property required for the project, obtaining zoning and plan approvals and substantially completing 50 dwelling units. The city also provided a reimbursement allowance of \$100,000 for public infrastructure and \$24,000 cost participation in shared use on-street parking. The city will waive most development fees associated with the project.

Lexington Park



Location: West Side of Avenue G From 16th Street to 18th Street

Site Size: 6.325 Acres

Number of Units: 98 Luxury Townhomes Residences

Unit Size: 1681 to 2400+ Square Feet

Sales Price: \$269,000 to the High \$400s / Custom Program Available

Project Architect:	Hamilton <> Atelier Dallas, Texas	214.520.1500
Civil Engineer	Kadleck & Associates Dallas, Texas	972.702.0771
Contractor	Lexington Luxury Builders, LLC Dallas, Texas	214.369.4900
Developer	Lexington Residential Development LP Dallas, Texas	214.354.2228

Public Concessions and Incentives: City of Plano sold the site to the developer at \$3.41 per square foot. The city also provided a reimbursement allowance of \$1,000,000 for public infrastructure and \$438,000 for participation in off site drainage improvements. The city will waive most development fees associated with the project.

15th and I Avenue



Lot Size: 3.1 Acres

Number of Units: 230

Retail Space: 15,000 Square Feet

Unit Size: 870 SF Average

Construction Cost: \$32,000,000+

Developer: Southern Land/Pinnacle AMS Development CO., LLC

Project Design Team: Southern Land Internal Design Services

Project Commencement: Estimated late 2011

Public Concessions and Incentives: The City of Plano is granting 1.6 acres of land in exchange for 100 garage parking space dedicated to the city for its exclusive use. In addition the City is reimbursing the developer \$1.7 million for perimeter streetscape improvements, including \$900,000 for a pedestrian walkway adjoining the DART rail line. DART is providing the City of Plano an easement within its right-of-way for the pedestrian walkway. Because of its TOD benefit, the North Central Council of Government is crediting the City of Plano \$800,000 toward local funding matching requirements of future road projects.