

Rolfs, Daniel

From: Terrence Wall [terrence@twallenterprises.com]
Sent: Thursday, April 04, 2013 9:22 PM
To: Rolfs, Daniel
Subject: 800 Block of E Wash

Dan -

Please forward this email to the committee. Thank you.

Dear Committee:

As Kirk Keller reminded me after the meeting, our development plan has 60 excess parking spaces in it, which means that the design can accommodate adding floors or even expanding the footprint of one or two of the buildings to accomplish the goals of adding height and density.

We can take the 3 story, 4 story and/or 5 story buildings up to 6 stories and still stay below the 75 foot point where the building code changes, and we'd be happy to also adjust the architecture to give the development a modern and funky flavor if the city desires that. We have always designed our buildings around the needs of the neighborhood and city.

Lastly, if the city wants us to go to ten stories, we could do that on the grocery store footprint, but we would need \$7.5 to \$10 million in TIF to make it work; otherwise, it's just not feasible or financable.

Regardless of the committee's decision, our team wants to thank the committee for the fair and transparent process that has taken place, and it has taken place in a timely manner. We appreciate the opportunity to participate. Thank you.

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Terrence R. Wall, President
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