



Vision.

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November 30, 2009

Mr. Ted Shekell
Planning Director
City of O'Fallon
255 South Lincoln
O'Fallon, Illinois 62269

Ms. Jennifer Howland
Assistant City Planner
City of O'Fallon
255 South Lincoln
O'Fallon, Illinois 62269

Dear Ted and Jennifer:

We have completed our research on cars per one BR unit type and have found the following:

- 1) At Green Mount Lakes Apartments, 240 units total (adjacent to our proposed project), there are 48 one BR units occupied and 70% have one car per unit.
- 2) At Highlands Lofts (we developed and own), in St. Louis across from Forest Park, 200 units total, there are 77 one BR units occupied and 90% have one car per unit.
- 3) According to Riverstone Residential, our property management company for FSLA with a national portfolio of 180,000 units, in a project containing 50/50 one BR and two BR units – like FSLA, 85% of 1 BR would have 1 car and 15% of 2 BR would have 1 car. This results in a resident parking ratio of 1.5 parking spaces (cars) per unit. Code in Denver is 1.6.

We have revised the site plan to show 10 x 18 spaces rather than the original proposed 9 x 18. All drive lanes are 24' as originally shown. This new layout has nearly identical asphalt area as discussed with the Council members on Monday. The revised parking count is now 465 (vs. original 484 and ordinance required 476) which results in a ratio of 1.95/ unit.

465 total spaces less 12 spaces for clubhouse = 453 453/232 units = 1.95 parking spaces per unit – in our revised site plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven A. Brown', is written over a light blue circular stamp.

Steven A. Brown
Principal & CEO