

Proffer Statement

The owner of the properties located at 3 Manchester Road (Tax ID S0000101003), 3A Manchester Road (Tax ID S0000101009) and 2 Hull Street (Tax ID S0000101007) hereby voluntarily proffer the following conditions in connection to the rezoning:

1. *Maximum Height.* No building shall exceed 20 stories in height. Story height as defined in article XII of the City Zoning Ordinance shall be not less than ten feet and not greater than 15 feet, except that ground floor stories may be of greater height.
2. *Pedestrian Path.* Any improvements constructed on the property will be compatible with the City's goal of establishing and maintaining a future pedestrian path area as a public amenity allowing recreation areas for walking, jogging, biking, fishing and other similar purposes along Walker's Creek.
3. *Parking Deck and Garages.* The ground floor of any building facing Walker's Creek shall have dwelling units or commercial uses facing Walker's Creek and to the extent any areas adjacent to such buildings are used for permanent parking spaces or drive aisles, such parking spaces and drive aisles shall be screened from public view at the ground level fronting Walker's Creek.

Executed this 26th day of June, 2018.

Anthony Lanasa V Trustees

By: 

Name: Anthony Lanasa