

**PROFFERED CONDITIONS FOR  
1000-1100 JEFFERSON DA VIS IDGHWAY MODEL TOBACCO COMPLEX**

The undersigned owner of Tax Parcels S0070975002 and S0070975001 (the "Property") hereby agree that development of the Property shall be undertaken in accordance with the following proffered conditions, to the extent that the proffered conditions are accepted by City Council in conjunction with the rezoning of the Property.

**Historic Preservation**

1. The existing 6-story brick building (Building 1 on attached plat) located at the front of the property shall not be demolished and shall be restored in accordance with the Secretary of the Interior's Standard's for Rehabilitation.
2. The existing 1-story brick building (Building 2 on attached plat) shall not be demolished and shall be restored in accordance with the Secretary of the Interior's Standard's for Rehabilitation.
3. The three (3) existing 1-story metal "tobacco warehouse" buildings (Buildings 3, 4, and 5 on attached plat) shall not be demolished and shall be restored in accordance with the Secretary of the Interior's Standard's for Rehabilitation.
4. The "MODEL TOBACCO" signage located on the north and south ends of the 6-story brick building (Building 1 on attached plat) shall be preserved.

**Amenities**

5. There shall be no more than 600 dwelling units located on the property. No more than 221 dwelling units may be developed on the property using low-income housing tax credits. No less than forty-nine (49) market rate units shall be developed in the existing 6-story building (Building 1 on the attached plat) without the use of low-income housing tax credits.
6. Each dwelling unit shall have a floor area of not less than 560 square feet. The average floor area of all dwelling units shall not be less than 750 square feet. A minimum of 12% of the dwelling units shall have a floor area equal to or greater than 1,000 square feet.
7. There shall be a community room for usage by all residents. The community room will be located on the roof of Building 1 on the attached plat.
8. Building 7 on the attached plat shall be not be used for dwelling units.
9. Landscaping, parking, and streetscape improvements shall be provided and approved by the Director of Planning and Development Review prior to issuance of any building permits.
10. Emergency vehicular access to the site shall be provided at the intersection of Elton Street and Thurman Street.

January 3, 2018

Charles J. Keck, Property Owner



A handwritten signature in black ink, appearing to read 'Charles J. Keck', is written over a solid horizontal line.