

**From:** [Matthew Samwick](#)  
**To:** [Jeffrey Thomas](#)  
**Cc:** [Christie Malchow](#); [Karen Moran](#); [Tom Hornish](#); [Ramiro Valderrama-Aramayo](#); [Chris Ross](#); [Pam Stuart](#); [Jason Ritchie](#); [Larry Patterson](#)  
**Subject:** STCA Phase 1  
**Date:** Tuesday, October 2, 2018 4:37:16 PM  
**Attachments:** [Exhibit A.PDF](#)

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Jeff—

Sorry to have missed your call.

Following up on our previous communications and meetings, I wanted to clarify STCA's intentions for Phase 1 in the Town Center.

1. Boundary of Phase I. Phase 1 will include no more property than is shown in the attached map, all of which is south of S.E. 4th Street.
2. Residential Unit Count. The table below reflects the maximum number of residential units STCA will include in Phase 1.

Zone	Acres within Phase 1 Boundaries	Phase 1 Dwelling Units
TC A-1:	10.84	432
TC B:	6.12	55
TC C:	2.37	20
Total:	19.33	507

3. Commercial Square Footage. Phase I will include a maximum of one-hundred thousand (100,000) square feet of commercial development.

Project Name	Base Allocation	Commercial Development Capacity Bonus Pool	Total Phase 1 Commercial Area
TC A-1 Remaining Commercial Allocation	95,750 SF	39,250 SF	100,000 SF

Best,

Matt

**MATTHEW SAMWICK**

Founder & Operating Manager  
Innovation Realty Partners, LLC  
503.701.2062 (mobile)  
425.626.1120 (office)