REGULAR COUNCIL MEETING
MONDAY, NOVEMBER 20, 2023 – 7:30 PM
EXECUTIVE SESSION IMMEDIATELY FOLLOWING

CALL TO ORDER

President Christine Shoop called the Regular Council Meeting to order at 7:30 PM. City Council convened for a regular meeting in Council Chambers – Courtroom #1.

ROLL CALL FOR ATTENDANCE

Councilpersons Derrick Abney, Nick Augustine, Lori DiNallo, Jim Fodor, Paul Hach, Mario Rodriguez and Christine Shoop were present.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, Finance Director Bill Parkinson, Electric Superintendent Jeff McHugh, Director of Planning Sarah Sitterle, and Clerk of Council Samantha Danielson

APPROVE AGENDA AS SUBMITTED

Mrs. Shoop asked for a motion to approve the agenda.

Mr. Hach moved to approve the agenda, seconded by Mrs. DiNallo. All Council Members were in favor by answering "Aye". Motion carried. Agenda approved.

INVOCATION was given by Councilperson Jim Fodor.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 11.06.23 and Special Meeting – Work Session 11.13.23

Mrs. Shoop asked for a motion to approve the minutes from the Regular Meeting on November 6, 2023.

Mrs. DiNallo moved to approve the minutes from the Regular Meeting on November 6, 2023, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried. Minutes approved.

Mrs. Shoop asked for a motion to approve the minutes from the Special Meeting – Work Session on November 13, 2023.

Mr. Hach moved to approve the minutes from the Special Meeting – Work Session on November 13, 2023, seconded by Mr. Rodriguez.

Mr. Abney, Mrs. DiNallo, Mr. Fodor, Mr. Hach, Mr. Rodriguez and Mrs. Shoop were in favor by answering "Aye". Mr. Augustine abstained. Motion carried. Minutes approved.

PUBLIC COMMENTS:

Kevin Moore, of Fairlawn Ave., Painesville, addressed Council on the topic of missing sidewalk section on 546 Fairlawn. He is concerned with safety and equipment damage. The sidewalk section was there last winter. He asked to have the City follow up on this matter and take action. City Manager Doug Lewis stated the City will address it.

COMMITTEE REPORT: Planning Commission, BZA

Planning Commission

Director of Planning Sarah Sitterle reported for the Planning Commission which was held on November 9, 2023. The following items were presented to the Planning Commission: Rezoning No. 98-23. The Lake County Land Reutilization Corporation and the City of Painesville have applied to rezone .0716 acres of property in Downtown Painesville from R-2 Multi-Family Residential to DD Downtown Development District. The property owner and City wish to rezone to the DD Downtown Development District for future inclusion in a proposed development adjacent to the property. By a vote of 4-0 the variance request was approved as requested, and Refusal: 2416. The City of Painesville has received a request from Payne & Payne Builders to review a revised concept plan and covenants for the former Hospital site. By a vote of 4-0 the variance request was approved as requested.

BZA

Director of Planning Sarah Sitterle reported for the BZA which was held on November 16, 2023. The following item was presented to the BZA: Refusal No: 2415. An application has

been submitted by Jessica Ruff with Ruff Neon Signs & Lighting for Zapp's Custard & Mustard of 735 South State Street for a 50- square foot variance request to a 12-square foot projecting sign allowance for the existing building in a B-2 district. An additional variance is requested to allow an internally illuminated sign with multiple colors to be adjacent to a residential district. By a vote of 5-0 the variance request for a projecting sign with internal illumination was approved with stipulations to include 1. Sign lighting to be set on a timer to turn off outside of business hours; 2. Allowable wall signage is reduced by 50%; and 3. Size of sign is limited to no more than 50 square feet per sign face.

LEGISLATION:
ITEM #1 ORDINANCE
***1st Reading* – An Ordinance to make appropriations for the current expenses and expenditures of the City of Painesville, State of Ohio for the fiscal year beginning January 1, 2024 and adopting the operating budget, and declaring an emergency.**

Finance Director Bill Parkinson presented and spoke on this piece of legislation. He gave an overview of the revenues expenditures of the budget and general fund. He provided council with information regarding the types of funds managed by the City, summary of revenue by fund type, sources of revenue, and where it is spent. In regards to the general fund, he gave an overview of the revenue, where it is spent, expenditures by departments, and an overview of revenue vs. expenditures. See slide presentation.

Discussion ensued and concerns/questions were addressed about adding to the general fund and increasing the deficit for a Senior Coordinator, Summer Help for Parks and Rec, the Comprehensive Plan and Facility Study. Council members agreed to add these recommendations to the budget.

This will go to second read.

ITEM #2 ORDINANCE
***1st Reading* – An Ordinance amending the District Map and the Setback Map referred to in Section 1113.03 of the Painesville Code of 1998 Rezoning Permanent Parcel Number 15-B-002-0-00-037-0, located at 160 S. St. Clair Street from R-2, Multi-Family District to DD, Downtown Development District, and declaring an emergency.**

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated this property is located on South Saint Clair Street at 160. It is a former location of a dwelling that was demolished by the Lake County Land Reutilization Corporation in 2019. The City of Painesville and the Lake County Land Reutilization Corporation are joint applicants for this rezoning. The request is to rezone the property to DD, Downtown Development, because it is adjacent to a city-owned property. Payne and Payne Builders is planning to create a subdivision called Highland Park at this location. As part of this location, there will be covenants, deeds, and restrictions placed on it as part of a larger project when it is incorporated. This small parcel has greater utility being incorporated as part of a larger development, and the Downtown Master Plan recommends this area to be used for a living environment with transitional housing in between existing single-family housing in the downtown area. The staff recommends the approval of the requested rezoning to Downtown Development with the proposed covenants, deeds, and restrictions. There is a public hearing scheduled for December 18, 2023.

This will go to second read.

ITEM #3 RESOLUTION
3rd Reading* – A Resolution authorizing and directing the City Manager to accept the deed from the Lake County Land Reutilization Corp for the property located at 160 S. St. Clair Street and to file the deed with the Lake County Recorder's Office, and declaring an emergency. *(1st Reading 10.16.23, 2nd Reading 11.06.23)

City Manager Doug Lewis spoke on this piece of legislation. He stated there was a prior home on this parcel. The City worked with the Lake County Land Reutilization Corporation to demolish the property. As a part of the requirement, the Lake County Land Reutilization Corporation had to hold the property for three years, which they have had it for approximately five years. Due to the interest in development, the City has requested the property back. Item #2 is legislation for the rezoning of the property, and Item #7 legislation establishes the covenants, deeds, and restrictions on the property, so it is consistent with all of the hospital property. It is being recommended to be passed tonight.

Mrs. DiNallo moved to adopt, seconded by Mr. Hach.

On roll call, Mr. Rodriguez, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Fodor, Mr. Hach, and Mrs. Shoop answered "Yes". Motion carried 7-0.

RESOLUTION 63-23 is ADOPTED.

ITEM #4 RESOLUTION

2nd Reading* – A Resolution appointing John Bradley Deane as a member of the Planning Commission of the City of Painesville, and declaring an emergency.** ***(1st Reading 11.06.23)

City Manager Doug Lewis spoke on this piece of legislation. He stated this legislation would appoint John Bradley Deans to the Planning Commission, who is currently filling an unexpired term on Planning Commission. This would appoint him to serve a six year term beginning January 2024.

This will go to third read.

ITEM #5 RESOLUTION

2nd Reading* – A Resolution appointing Jan Clair as a member of the Civil Service Commission of the City of Painesville, and declaring an emergency.** ***(1st Reading 11.06.23)

City Manager Doug Lewis spoke on this piece of legislation. He stated this is a resolution appointing Jan Clair as a member of the Civil Service Commission. Jan Clair has served on the commission for a number of years, since 2019, and will serve for another six year term.

This will go to third read.

ITEM #6 RESOLUTION

2nd Reading* – A Resolution authorizing the execution of the 2023 NPP Power Pool Participant schedule with American Municipal Power, Inc. ("AMP"), and declaring an emergency.** ***(1st Reading 11.06.23)

Electric Superintendent Jeff McHugh spoke on this piece of legislation. He stated this was introduced two weeks ago, and he wanted to update and clarify a few questions that were asked. In terms of financial costs, it already comes out of the city's monthly power bill that the city pays the Northern Power Pool out of, and it is included in the power supply cost of our annual budget, and the length of the agreement is needed because the city makes use of the other functions described in the agreements. There has been no issues from surrounding communities regarding this agreement.

This will go to third read.

ITEM #7 RESOLUTION

***1st Reading* – A Resolution approving the amended Declaration of Covenants, Conditions and Restrictions for the former Hospital Site known as Permanent Parcels 15-B-002-0-00-002-0, and 15-B-002-0-00-005-0, and 160 S. St. Clair Street known as Permanent Parcel 15-B-002-0-00-037-0 and authorizing and directing the City Manager to record said amended Declaration of Covenants, Conditions and Restrictions as a deed restrictions on the property, and declaring an emergency.**

Mike Caito, Lead Architect, and Brett Dawson, Division Vice President, of Payne and Payne Builder, Inc., spoke on this piece of legislation giving an overview of the Highland Park Concept which includes single family homes and townhouses. They gave an overview of the proposed exteriors elevations, floor plans, and outlined the phases of the project. See slide presentation.

This will go to second read.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

DEPARTMENTAL PRESENTATIONS: None

ADMINISTRATIVE REPORTS: Law Director and City Manager

Law Director Jim Lyons had not comments at this time.

City Manager Doug Lewis spoke on the following items: the City is accepting applications for the CDBG Roofing and Siding Program and will be reviewing the applications that have already been submitted. Residents are encouraged to contact the Community Development department or go on line for the application; Staff has received signed letters from the Lake County Building Department for the demolition of two properties. Legislation will be brought forth regarding these properties; The City has been provided additional comments regarding the hotel site located next to Cobblestone Court Apartments. Plans have been presented and hopefully, construction will be moving forward soon; in regards to the Grand River Walk Development, a bid for a storm sewer replacement will be moving forward; City events – holiday events this past week were successful and thanked everyone involved to its success, and December 16th will be Wreathes Across America at Evergreen Cemetery.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, December 4th at 7:30 PM; City Offices will be closed on Thursday, November 23rd and Friday, November 24th for the Thanksgiving Holiday; YMCA Turkey Day 5K at 8:30 AM; Santa in the Square will be on Friday, Saturday, and Sunday for the next three weekends. Check our website for hours; Santa's mailbox is available in the Square. Please make sure your letter or envelope has a return address so Santa can write back. Last day to send letters is December 17th; Painesville Senior Holiday Luncheon is Tuesday, December 5th from 11:00 AM to 1:00 PM at the Morse Ave. Community Center. This is a free event, but participants must register in advance with the Recreation Department.

CLOSING COMMENTS: Members of Council

Mr. Rodriguez thanked everyone who attended and watched tonight's meeting. He encouraged residents to attend or watch the council meeting and to share their thoughts and ideas.

Mr. Augustine had no comments at this time.

Mrs. DiNallo stated she enjoyed the Shop and Stroll event and thanked all involved.

Mr. Hach wished everyone a safe and happy Thanksgiving.

Mr. Abney thanked everyone who ran their elections and for getting elected. He also wished everyone a happy Thanksgiving.

Mr. Fodor encouraged residents to drive around town to see the lights, reminded residents about properly disposing of leaves, and space heater and generator safety. He also encouraged resident to check on their neighbors during the upcoming winter months.

Mrs. Shoop thanked Susan Crotty and Tara Burgett, and Michelle LaPuma and her team for their hard work regarding the weekend events. She reminded resident about parking on the street and the proximity to neighbor's driveway so not to block their driveway or the neighbor's across the street.

EXECUTIVE SESSION

Mrs. Shoop asked for motion to move into the Executive Session.

Mr. Fodor motioned to move into the Executive Session being held in accordance with Article II, Section 6(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of an employee or official of the City, in accordance with Article II, Section 6(3) To discuss pending or potential litigation involving the City, in accordance with Article II, Section 6(5) To discuss matters required to be kept confidential by federal or state laws; and in accordance with Article II, Section 6(2) to consider the purchase or lease of property for public purposes if premature disclosure of information would be adverse to the public interest, seconded by Mr. Hach.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:44 PM.

Mrs. Shoop asked for motion to adjourn the Executive Session.

Mr. Hach moved to adjourn the Executive Session, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Executive Session at 9:40 PM.

ADJOURNMENT

Mrs. Shoop asked for motion to adjourn the Regular Meeting.

Mrs. DiNallo moved to adjourn the Regular Meeting, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 9:40 PM.

Meeting adjourned at 9:40 PM.

Samantha Danielson
Clerk of Council

Christine Shoop
President of Council

PROPOSED BUDGET

FISCAL YEAR 2024

MONDAY, NOVEMBER 20, 2023

FUND TYPES MANAGED by the CITY

WHAT FUND TYPES DOES THE CITY OPERATE?

§5705.09 – Establishment of Funds

General Fund	Fund #'s 101-199
Special Revenue	Fund #'s 201-299
Debt Service	Fund #'s 301-399
Capital Projects	Fund #'s 401-499
Expendable Trust	Fund #'s 601-699
Enterprise	Fund #'s 701-799
Internal Service	Fund #'s 801-899
Non-Expendable Trust	Fund #'s 901-949
Agency	Fund #'s 950-989

WHAT FUND TYPES DOES THE CITY OPERATE?

- **General Fund** → account for the ordinary operations of the city
  - Examples: General Fund; General Fund Reserve; General Fund Compensated Balances
- **Special Revenue** → account for the proceeds of specific revenue sources (other than trusts for individuals, private organizations, or other governments, or for major capital projects) that are restricted or committed to expenditures for specified purposes.
  - Examples: Police & Fire Pension Funds; Fire Improvement Levy; Police Levy; Road Levy; Shamrock TIF; ARPA

WHAT FUND TYPES DOES THE CITY OPERATE?

- **Debt Service** → account for the retirement of serial bonds and short-term notes and loans. All revenue derived from general or special levies, either within or exceeding the ten-mill limitation, which is levied for debt charges on bonds, notes, or loans, shall be paid into this fund.
- **Capital Projects** → account for financial resources used for the acquisition (or construction) of land, land improvements, buildings, building improvements, infrastructure improvements, and fixed assets.

WHAT FUND TYPES DOES THE CITY OPERATE?

- **Expendable Trust** → account for assets held by the City in a trustee capacity where the principal and income may be expended in the course of the fund's designated operations.
  - Examples: Zoning Application Trust Fund; Cemetery Trust Fund; Special Endowment Trust Fund
- **Enterprise** → account for any activity for which a fee is charged to external users for goods or services.
  - Examples: Water Operations; Water Construction; Sewer Operations; Sewer Construction; Electric Operations; Electric Construction

WHAT FUND TYPES DOES THE CITY OPERATE?

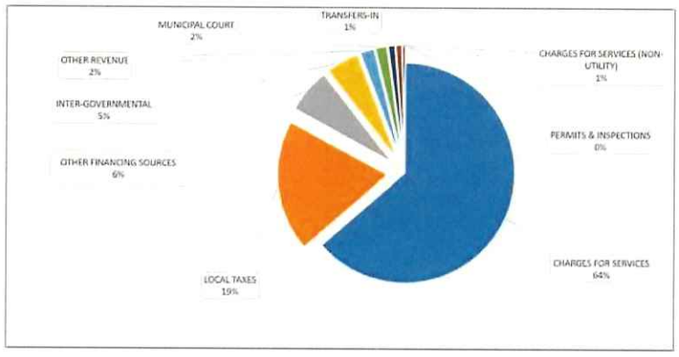
- **Internal Service** → account for functions that provide goods or services to other areas within the city.
  - Examples: Zoning Application Trust Fund; Cemetery Trust Fund; Special Endowment Trust Fund
- **Non-Expendable Trust** → account for assets held by the City in a trustee capacity where the principal and income may be expended in the course of the fund's designated operations (principal must be preserved intact).
  - Examples: Evergreen Cemetery Fund; Riverside Cemetery Fund
- **Agency** → account for assets held by the City as an agent for individuals, private organization, and other governmental units.
  - Examples: JEDD; CDBG

SUMMARY of REVENUE by FUND TYPE

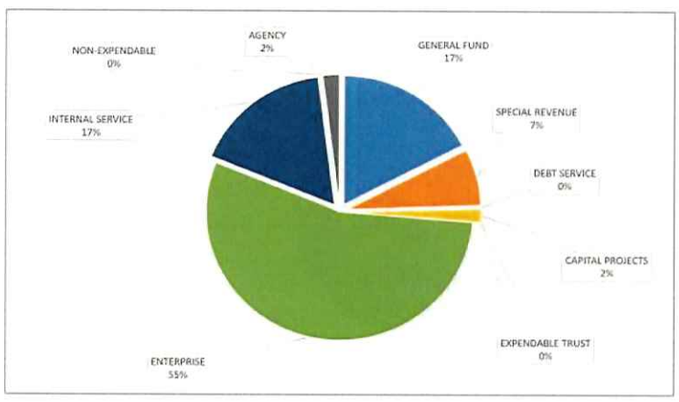
SUMMARY OF REVENUE by FUND TYPE (page 8)

	2024 BUDGET	% of TOTAL	2023 BUDGET	% of TOTAL	DIFFERENCE
GENERAL FUND	15,723,540.00	17.4%	13,645,455.00	15.7%	2,078,085.00
SPECIAL REVENUE	6,441,830.00	7.1%	5,840,213.00	6.7%	601,617.00
DEBT SERVICE	146,030.00	0.2%	119,000.00	0.1%	27,030.00
CAPITAL PROJECTS	1,449,060.00	1.6%	1,267,000.00	1.5%	182,060.00
EXPENDABLE TRUST	59,180.00	0.1%	62,350.00	0.1%	(3,170.00)
ENTERPRISE	49,705,150.00	54.8%	52,866,638.00	60.8%	(3,161,488.00)
INTERNAL SERVICE	15,243,000.00	16.8%	11,680,299.00	13.4%	3,562,701.00
NON-EXPENDABLE	26,400.00	0.0%	20,500.00	0.0%	5,900.00
AGENCY	1,839,400.00	2.0%	1,480,000.00	1.7%	359,400.00
TOTAL ALL FUND TYPES	$ 90,633,590.00	100.0%	$ 86,981,455.00	100.0%	$ 3,652,135.00

SOURCES of REVENUE (page 8)



SUMMARY OF REVENUE by FUND TYPE (page 8)



WHERE IT IS SPENT

WHERE IT IS SPENT (page 9)

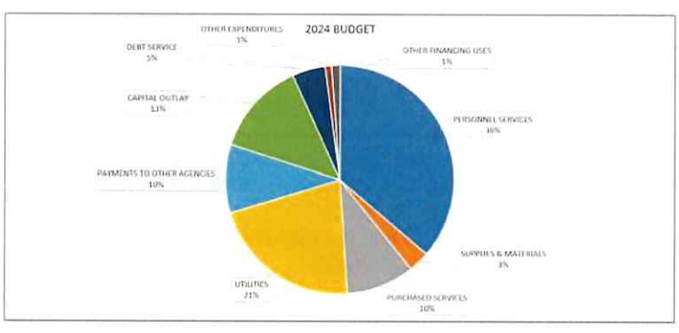
	2024 BUDGET	% of TOTAL	2023 BUDGET	% of TOTAL	DIFFERENCE	PAYMENTS TO OTHER AGENCIES
PERSONNEL SERVICES	35,537,050.00	36.7%	33,287,449.00	36.0%	2,249,601.00	COUNTY AUDITOR FEES
SUPPLIES & MATERIALS	2,928,600.00	3.0%	2,275,469.00	2.5%	653,131.00	COUNTY HEALTH DISTRICT
PURCHASED SERVICES	9,409,290.00	9.6%	8,345,627.00	9.0%	1,064,263.00	PAYMENT TO CONCORD TWP
UTILITIES	20,909,000.00	21.4%	20,572,635.00	22.3%	336,365.00	PAYMENT TO JEDD
PAYMENTS TO OTHER AGENCIES	9,439,700.00	9.6%	5,058,549.00	5.5%	4,381,151.00	PAYMENT TO RIVERSIDE SCHOOLS
CAPITAL OUTLAY	13,026,820.00	13.3%	14,642,537.00	15.8%	(1,615,717.00)	DISTRIBUTED EXPENSES
DEBT SERVICE	4,591,940.00	4.7%	5,422,614.00	5.9%	(830,674.00)	UTILITIES
OTHER EXPENDITURES	896,100.00	0.9%	861,500.00	0.9%	34,600.00	PURCHASED POWER
OTHER FINANCING USES	1,168,000.00	1.2%	1,952,000.00	2.1%	(784,000.00)	OTHER EXPENDITURES
TOTAL ALL SOURCES	$ 97,907,000.00	100.0%	$ 92,417,760.00	100.0%	5,489,220.00	REFUNDS
						RENT PAYMENT TO PAINESVILLE CITY
						RENT PAYMENT TO LAW LIBRARY
						OTHER FINANCING USES
						TRANSFERS-OUT

SOURCES of REVENUE

SOURCES of REVENUE (page 3)

	2024 BUDGET	% of TOTAL	2023 BUDGET	% of TOTAL	DIFFERENCE	EXAMPLES of CHARGES for SERVICES (UTILITIES)
ES FOR SERVICES	57,609,450.00	63.5%	52,070,299.00	60.0%	5,539,151.00	METERED WATER SALES
LOCAL TAXES	17,483,250.00	19.3%	15,833,600.00	18.2%	1,649,750.00	ELECTRIC SALES
OTHER FINANCING SOURCES	5,906,500.00	6.5%	7,740,300.00	8.9%	(1,833,800.00)	SEWER SERVICE - REGULAR
FEDERAL, STATE AND LOCAL GRANTS	4,318,660.00	4.8%	4,704,751.00	5.4%	(386,091.00)	EXAMPLES of CHARGES for SERVICES (NON-UTILITIES)
OTHER REVENUE	1,807,480.00	2.0%	1,930,770.00	2.2%	(123,290.00)	HOSPITALIZATION
MUNICIPAL COURT	1,481,500.00	1.6%	1,417,700.00	1.6%	65,800.00	FEDERAL INCOME TAX
TRANSFERS-IN	886,000.00	1.0%	2,202,000.00	2.5%	(1,316,000.00)	MEDICARE TAX
CHARGES FOR SERVICES (NON-UTILITY)	782,000.00	0.9%	722,935.00	0.8%	59,065.00	POLICE & FIRE RETIREMENT
PERMITS & INSPECTIONS	356,650.00	0.4%	359,100.00	0.4%	(2,450.00)	OPERS
TOTAL ALL SOURCES	$ 90,633,590.00	100.0%	$ 86,981,455.00	100.0%	$ 3,652,135.00	WORKERS' COMP
						EXAMPLES of FEDERAL, STATE and LOCAL GRANTS
						US DEPT. OF JUSTICE
						US DEPT. OF TREASURY
						OPWC GRANT
						ISSUE II GRANT
						NATUREWORKS GRANT
						OTHER REVENUE
						PERMIT FEES
						COURT FINES & COSTS
						INTEREST EARNINGS
						SPECIAL ASSESSMENTS

WHERE IT IS SPENT (page 9)

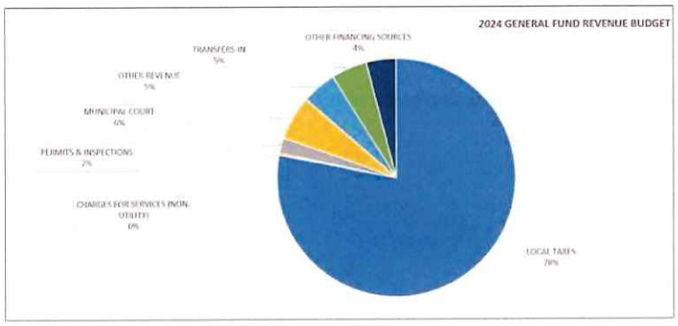


GENERAL FUND

GENERAL FUND REVENUE (page 23)

	2024 BUDGET	% of TOTAL	2023 BUDGET	% of TOTAL
LOCAL TAXES	12,272,390.00	78.0%	10,767,800.00	78.9%
CHARGES FOR SERVICES (NON-UTILITY)	43,500.00	0.3%	32,535.00	0.2%
PERMITS & INSPECTIONS	336,650.00	2.1%	339,100.00	2.5%
MUNICIPAL COURT	944,000.00	6.0%	913,200.00	6.7%
OTHER REVENUE	734,000.00	4.7%	675,620.00	5.0%
TRANSFERS-IN	763,000.00	4.9%	700,000.00	5.1%
OTHER FINANCING SOURCES	630,000.00	4.0%	217,200.00	1.6%
TOTAL ALL SOURCES	**$ 15,723,540.00**	**100.0%**	**$ 13,645,455.00**	**100.0%**

GENERAL FUND REVENUE (page 24)

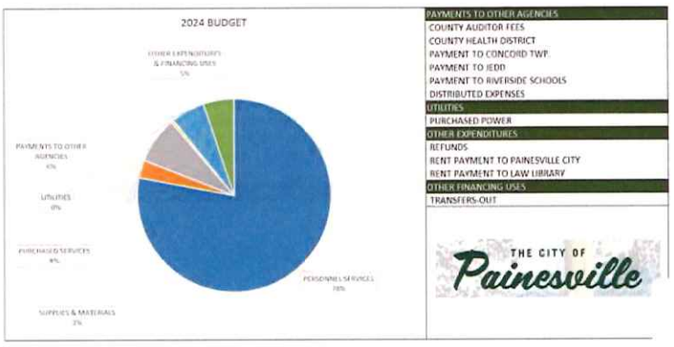


GENERAL FUND – WHERE IT IS SPENT

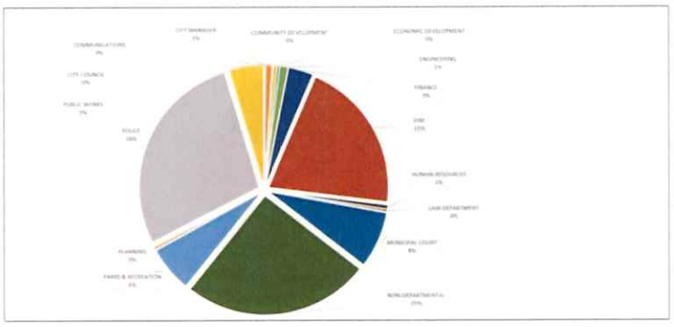
	2024 BUDGET	% of TOTAL	2023 BUDGET	% of TOTAL
PERSONNEL SERVICES	12,540,210.00	78.50%	11,743,531.00	83.80%
SUPPLIES & MATERIALS	486,710.00	3.00%	414,031.00	3.00%
PURCHASED SERVICES	1,169,480.00	7.30%	834,403.00	6.00%
UTILITIES	71,750.00	0.40%	69,885.00	0.50%
PAYMENTS TO OTHER AGENCIES	912,350.00	5.70%	836,044.00	6.00%
OTHER EXPENDITURES & FINANCING USES	823,500.00	5.10%	100,000.00	0.70%
TOTAL ALL SOURCES	**$ 16,004,000.00**	**100.00%**	**$ 13,997,894.00**	**100.00%**

- GF expenditures exceeded revenues by $280,000 (not including below)
- An additional $100,000 is proposed to be added to the GF budget
  - ✓ Senior Coordinator ($25,000)
  - ✓ Summer Help for Parks & Rec ($25,000)
  - ✓ Comprehensive Plan ($50,000)

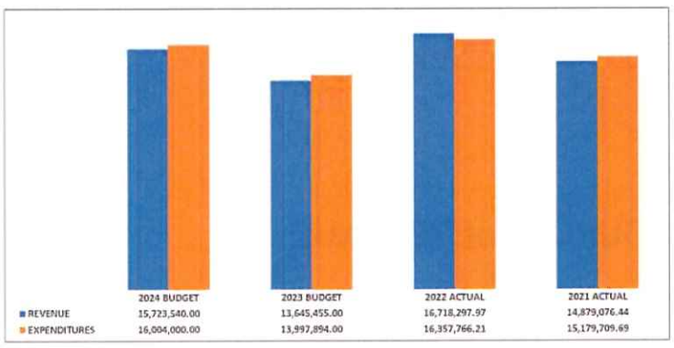
GENERAL FUND – WHERE IT IS SPENT (page 25)



GENERAL FUND EXPENDITURES BY DEPARTMENT (page 25)



GENERAL FUND – REVENUE v EXPENDITURES (page 26)



THANK YOU

MONDAY, NOVEMBER 20 2023



Highland Park
Painesville, OH.

PAYNE & PAYNE BUILDERS

Payne & Payne Builders



Mike Caito
Lead Architect



Brett Dawson
Division Vice President

Highland Park Project Team



Two Story Exterior Elevations

Garage Elevations





Varying Architectural Styles that blend with the existing neighborhood

Highland Park Concept – Former Lake East Hospital Site



Housing Types:
- Single Family Homes
  - Ranch plans
  - Two Story Plans
- Townhomes
  - Master down concepts
  - 2-3 story

One Story - Exterior Elevations



Phase 1: 2 Lots with alley access



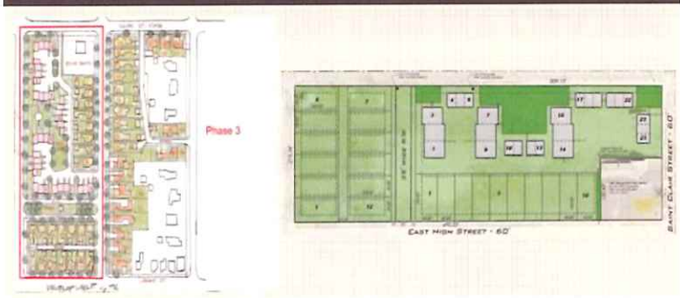
Phase 2 – Single Family Homes



Cottage Floor Plan



Phase 3: Mix of single-family homes and townhomes



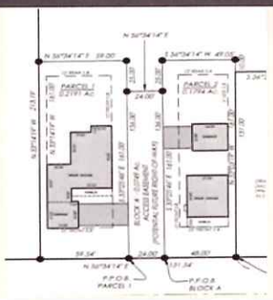
Parcel 2: Two story exterior elevation



Phase 1: First 2 lots

Lot Split





Two Story: Pre-Lim Floor Plans





Parcel 1 – Cottage - Front and alley elevations

