

OPDC emailed the following to Wexford on Friday, July 12, 2019 at 5:00 p.m.

As we discussed, please let me know your thoughts on the following:

Youth programming: community members find your counter-offer amount to be insufficient. We would be interested in seeing a higher amount, either in a one-time contribution, or through some sustainable function such a share of proceeds from a particular portion of the development annually.

Neighborhood programming: \$50,000 for farmers' market is likely sufficient for planning and initial launch, but not to support over any period of time. A related item to this would be \$50,000 for public space improvement planning/implementation for the Louisa Steps improvement project or similar public space improvements in residential streets adjacent to your site.

Affordable housing: Your counter-offer amount again is insufficient to the neighborhood need. We request a grant of \$250,000 to support the Oakland CLT. The letter you provided for our SPP application is great and does in fact allow you to utilize tax credits (via a partner entity) so that outlay is only \$25,000. The lack of a more sustainable, annual support of housing is an issue given that you will not be a NAP partner. Is there a possibility of other assistance in addition to the one-time grant – please consider and provide your thoughts.

Community access: this is fair.

TDM: this needs to be much stronger in terms of definitive actions and incentives Wexford will deploy to ensure that tenants and visitors choose means of transportation other than single occupancy vehicles beyond the parking you have provided. The parking will not be sufficient to serve all users of the building. The TDM commitment will need to be performance based, measurable, and involve outlays of resources to achieve the performance goals. The \$2,500 for RPPP enforcement should be higher if it remains in the agreement.

Employment opportunities: we will seek to have this more detailed.

The lot behind the site on Iroquois Way and Coltart: we would be interested to have this site be parking for your development and thus the parking internal to the building be reduced by one level and the height variance request therefore reduced. The site would then remain as is and not developed by another use in the future.

Regular meetings and attractive public realm: both of these are required by city process so somewhat redundant to the agreement which is specifically to offset the impact of your variances.