

**Letter of Intent – The Commons at Secret Places
Presented by Duane Reed (Developer)
June 12, 2007 (Revised)**

The Intent of this project is to provide reasonably priced multi-family rental housing as part of the larger Secret Places development that is located at the southeast edge of the city.

The proposed project will occupy that portion of the site as indicated on plans and as bounded by Canyon Parkway and Bautista Drive which is located on the Southeast side of Madison. The development consists of (3) two-unit buildings, (4) three-unit buildings and (3) four-unit buildings for a total of (30) units in ten buildings on a 2.67 acre site.

(20) two-bedroom Townhouse Style residential rental units ranging in size from approximately 2300 sq. ft. to 2500 sq. ft. (2) two-bedroom units are single story accessible units – one Type A and the other Type B. (6) two-bedroom w/den Townhouse Style residential rental units ranging in size from approximately 2,600 sq. ft. to 2,800 sq. ft. The 30 units have 60 bedrooms and 6 dens. Typical units will include front and/or rear porch patios.

The townhouse units will be detailed with high quality finishes and amenities and be targeted toward young professionals, singles, physically disabled and senior citizens. All units are designed with zero height entry and meet accessibility requirements and current codes. Full ADA accessibility will be provided in one unit.

All units have attached Garage entry with either one (26 units) or two car (4 units) garages. (19) 10x18 parking surface stalls will be provided for guest parking for a total of 53 parking spaces. There are 3 handicap spaces – one of which is van accessible.

Bike racks will be provided for up to 33 bicycles.

A net area open space of 55,294 sq. ft. will be provided for outdoor use.

The townhouse buildings are designed to maintain the scale of the single family residential homes that are located within the nearby neighborhood. Stylistically the townhouses will utilize traditional elements such as brick veneer and composite board siding and trim with asphalt shingles.

This urban development project is ideal for the neighborhood providing affordable living that is well suited for young professionals, singles, the elderly and the physically disabled.