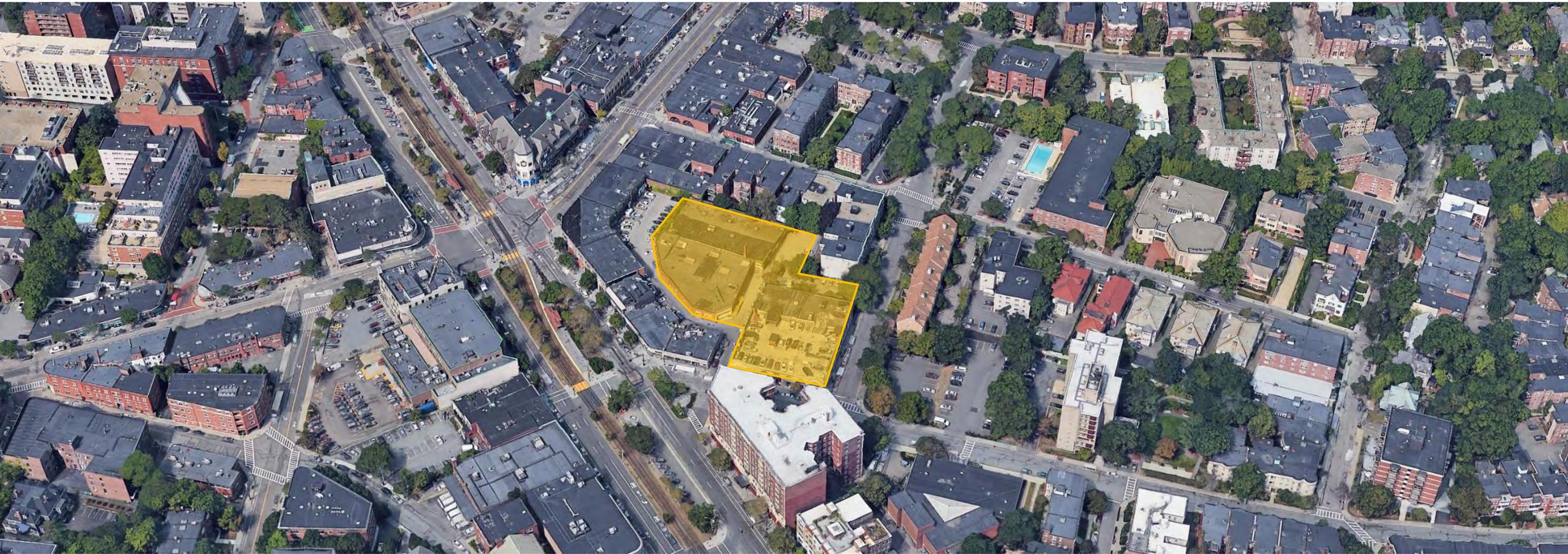


WALDO STREET – NEIGHBORHOOD COMMUNITY MEETING

5 November 2018



Goals for Tonight's Meeting

1. UPDATE community on the Committee's work
2. ANSWER questions about information analyzed to date
3. LEARN from the community whether there is a preference between:
 - a. Mixed-use and 40B proposal
 - b. Different massing scenarios of the mixed-use proposal

Tonight's discussion will inform the Committee's vote next month about whether to recommend a zoning change that would allow for the mixed-use proposal. This recommendation would then go to Town Meeting in Spring 2019.

Coolidge Corner Study Committee Members

- Neil Wishinsky, Chair
- Lauren Bernard
- Roger Blood
- Frank Caro
- Alan Christ
- Catherine Donaher
- Elton Elperin
- Linda Hamlin
- Ken Lewis
- Anne Meyers
- Sergio Modigliani
- Linda Olson Pehlke
- Susan Roberts
- Maura Toomey
- Kara Brewton, staff
- Pam McKinney, Town's consultant

Agenda

- 7:15 Site Analysis by Committee
- 7:30 Q&A
- 7:45 Architecture Presentation by Chestnut Hill Realty
- 8:15 Q&A
- 8:30 Fiscal Impact Analysis by Committee
- 8:40 Q&A
- 8:55 Next Steps & Wrap-Up, Neil Wishinsky

Feel free to pass us any notecards with burning questions during presentations

All information available on Town website at www.brooklinema.gov/1367



M-2.0

M-2.0

Basile

Pelham Hall
Parking

CC Library

JOHN STREET

Coolidge Green Condos

GREEN STREET

John St.
Park. Lot

Durgin Garage

Green St. Condos

WALDO STREET
(private R/W)

PLEASANT STREET

Pelham Hall

HARVARD STREET

Waldo Garage

Tuck

G-1.75(C)

Banks

G-1.75 (CC)

Stoller

BEACON STREET

S.S. Pierce





M-2.0

M-2.0

Basile

Pelham Hall
Parking

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BEACON STREET

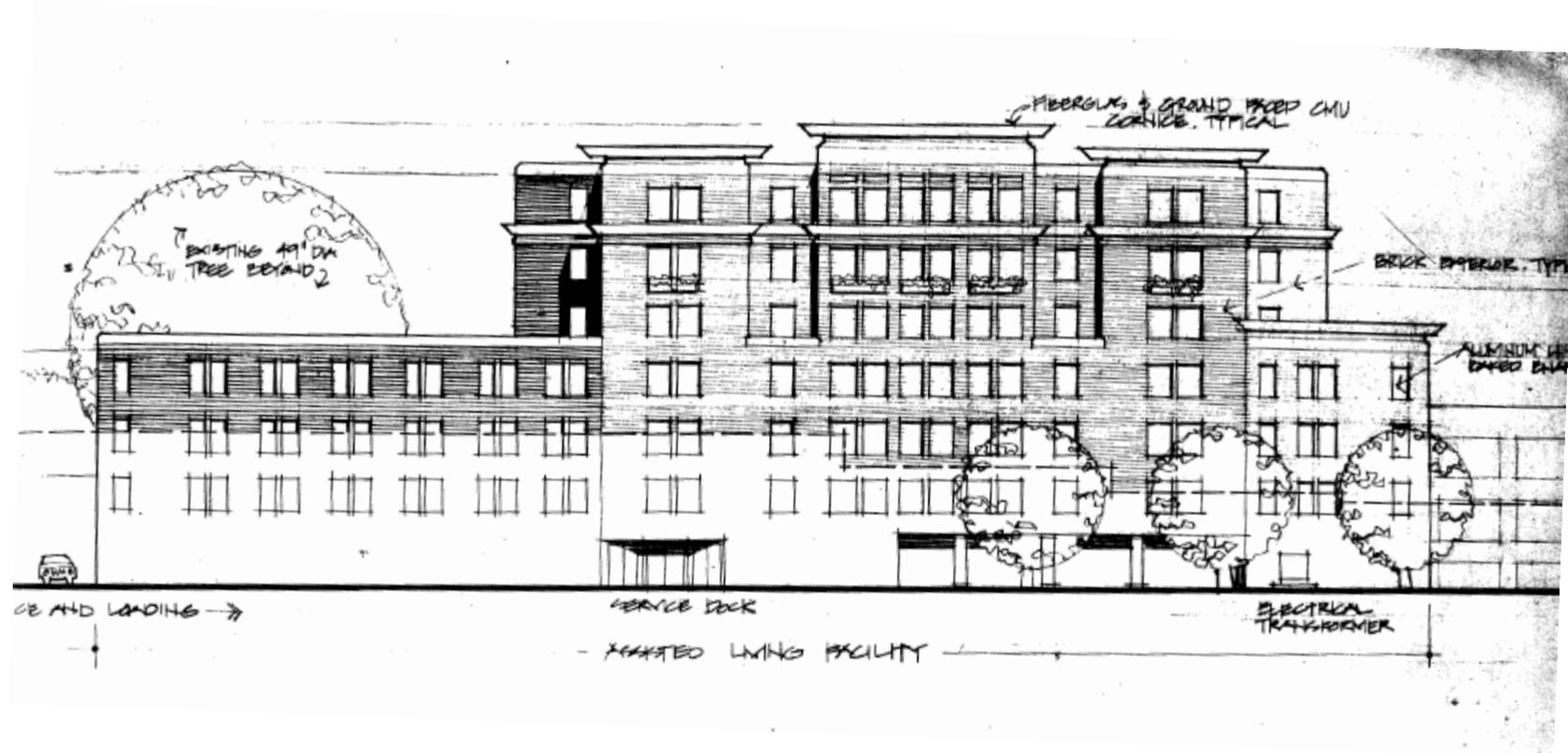
S.S. Pierce



Timeline of Past Proposals

1991

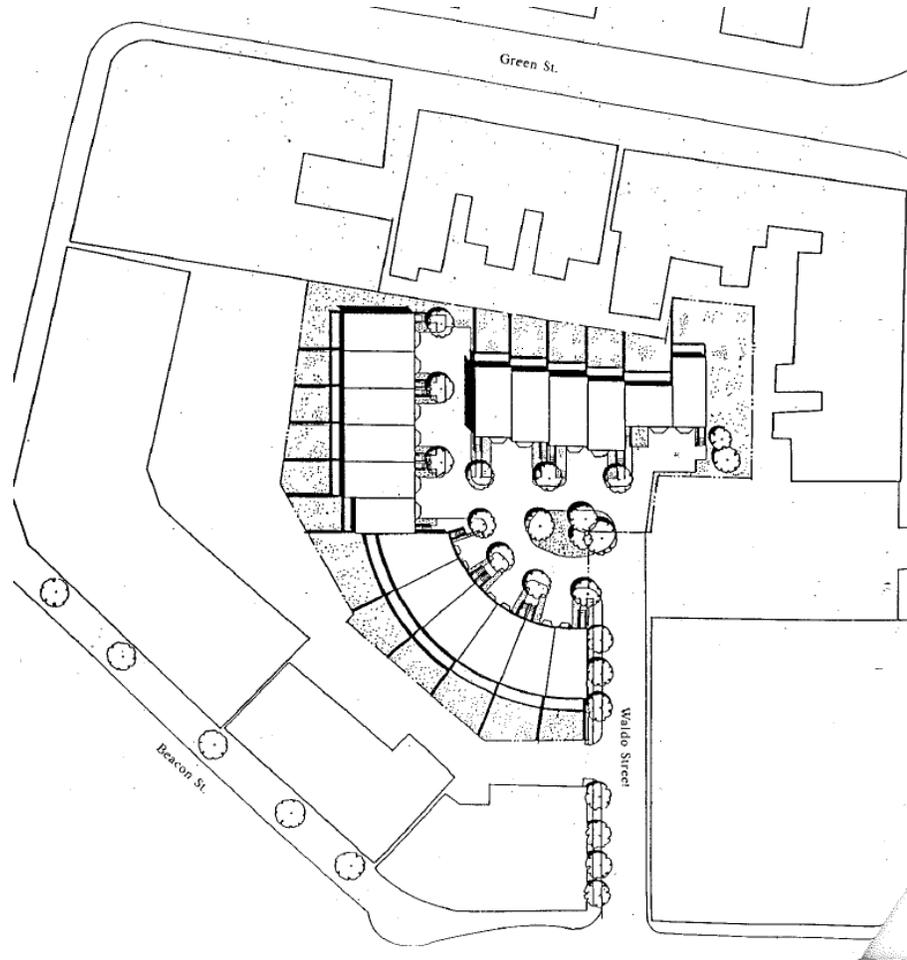
90 units
assisted living
4-7 stories
Waldo lot only



Timeline of Past Proposals

1999

15 townhomes
fire access
concern
not approved
Waldo lot only



Timeline of Past Proposals



2007

60 units
8 stories
Town study
above-ground parking
Waldo lot only

Timeline of Past Proposals

Structures North 
CONSULTING ENGINEERS, INC.

Durgin Garage
Waldo & Pleasant Streets, Brookline, MA

Existing Conditions & Re-use Feasibility



Existing Conditions & Re-Use Feasibility Report

28 June 2013 (revised 9/26/13)

Town of Brookline
Department of Planning and Community Development
333 Washington Street
Brookline, MA

2013

Re-Use Feasibility
Structural Preservation
Town study
Durgin Garage only

- Any use with public assembly (library, school, restaurant, food court) considered prohibitively expensive
- Retrofit for school space without public assembly (e.g., adult ed, tutoring services): \$15 Million
- Retrofit for non-medical office space: \$11.4 Million

Timeline of Past Proposals



2014

Waldo-Durgin
Study Committee
Town study
Hotel or Residential
2 – 9 stories
173,000 sf
Above-ground parking
Floor Area Ratio ~ 2.8

Timeline of Past Proposals



2014

Waldo-Durgin
Study Committee
Town study
Hotel or Residential
2 – 9 stories
173,000 sf
Above-ground parking
Floor Area Ratio ~ 2.8

Timeline of Past Proposals



2016

Waldo-Durgin
320 Residential Units
40B Comp. Permit
Above- and below-
ground parking
333 spaces
21 stories
413,198 sq ft
Floor Area Ratio ~ 6.8

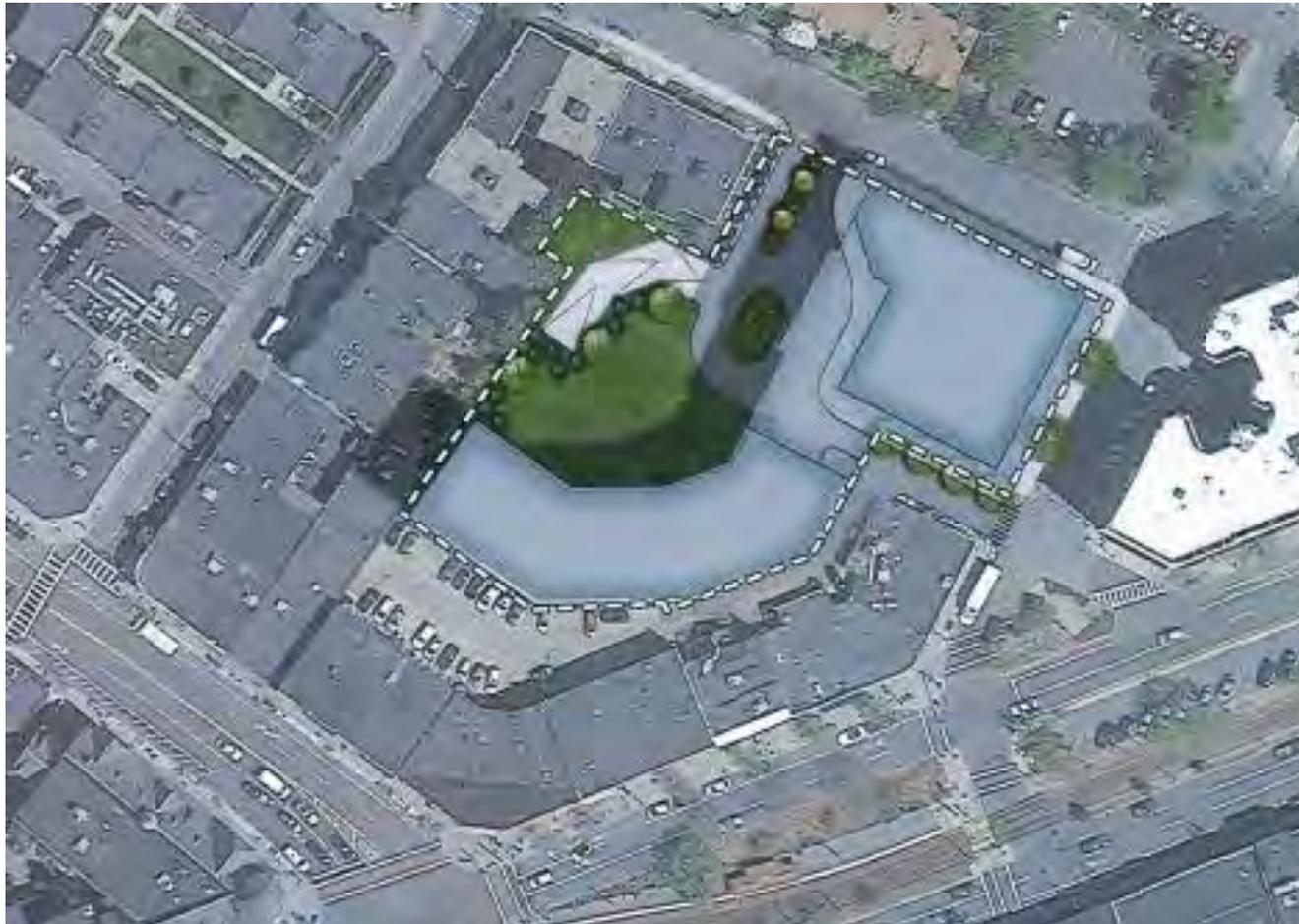
Current Proposal: 40B (on hold)



2017

Waldo-Durgin
299 Residential Units
40B Comp. Permit
Above- and below-
ground parking
333 spaces
12 stories
346,000 sq ft
Floor Area Ratio ~ 5.7

Current Proposal: 40B (on hold)



2017

Waldo-Durgin
299 apartments
40B Comp. Permit
Above- and below-
ground parking
333 spaces
12 stories
346,000 sq ft
Floor Area Ratio ~ 5.7

Current Proposal: Mixed-Use Scenario (Committee's focus)



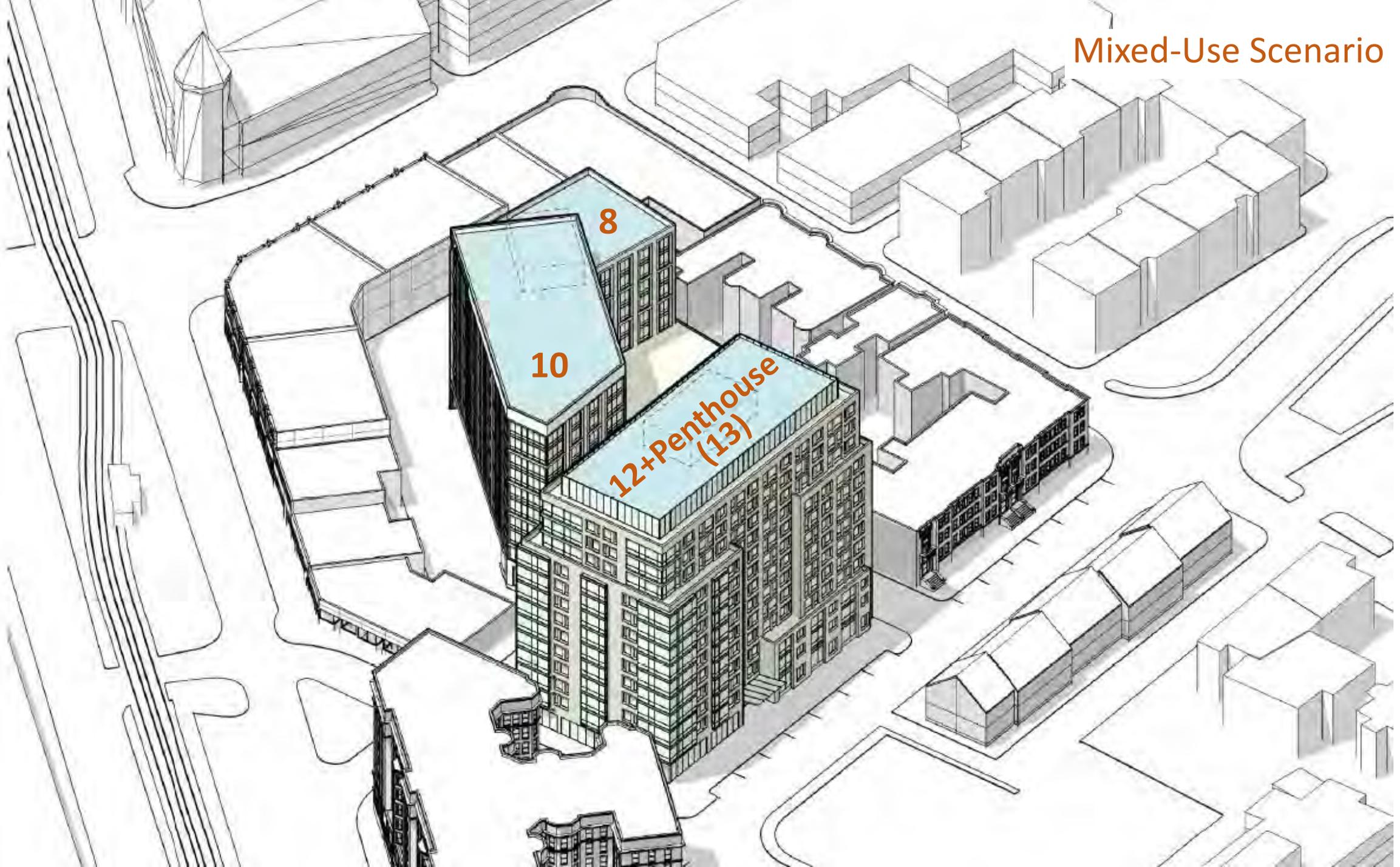
2018

Coolidge Corner
Study Committee
134 apartments
200 hotel rooms
Below-ground parking
228 spaces
+ 23 neighborhood spaces
8 - 13 stories
345,000 sq ft
Floor Area Ratio ~ 5.7

Mixed-Use Scenario



Mixed-Use Scenario



Committee Goals

- Overall Goals
- Site Circulation
- Neighborhood Compatibility
- Desired Uses

Committee Goals: OVERALL

- ✓ 1. Optimizing tax revenue, but not at the expense of facilitating a development that is detrimental to the neighborhood.
- ? 2. Incorporating sustainability elements into the project
- ✓ 3. Promote economically sustainable uses
- ? 4. Provide economic opportunities for small and growing businesses

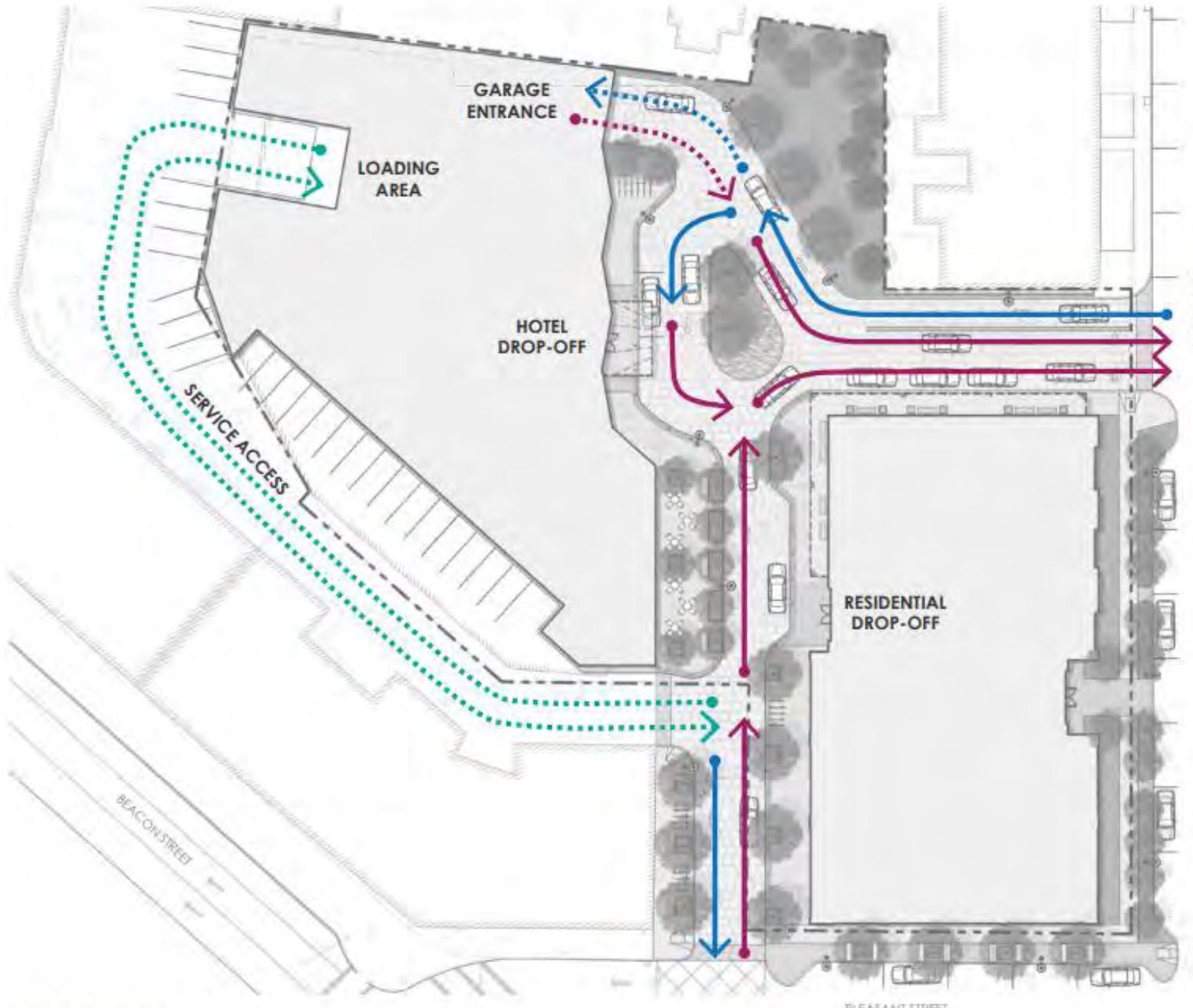
Committee Goals: SITE CIRCULATION

- ✓ 1. Improving site access and circulation.
- ✓ 2. Improving access through the site for pedestrians.
- ✓ 4. Integrate development into CC pedestrian network.
- ✓ 3. Improving the public realm with pedestrian scale furniture, lighting and landscaping, wider sidewalks.
- ✓ 5. Appropriate parking requirements.
- ✓? 6. Do not further exacerbate traffic.
- ✓ 7. Not allowing parking at grade or on the first floor.

Committee Goals: SITE CIRCULATION

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Site Circulation



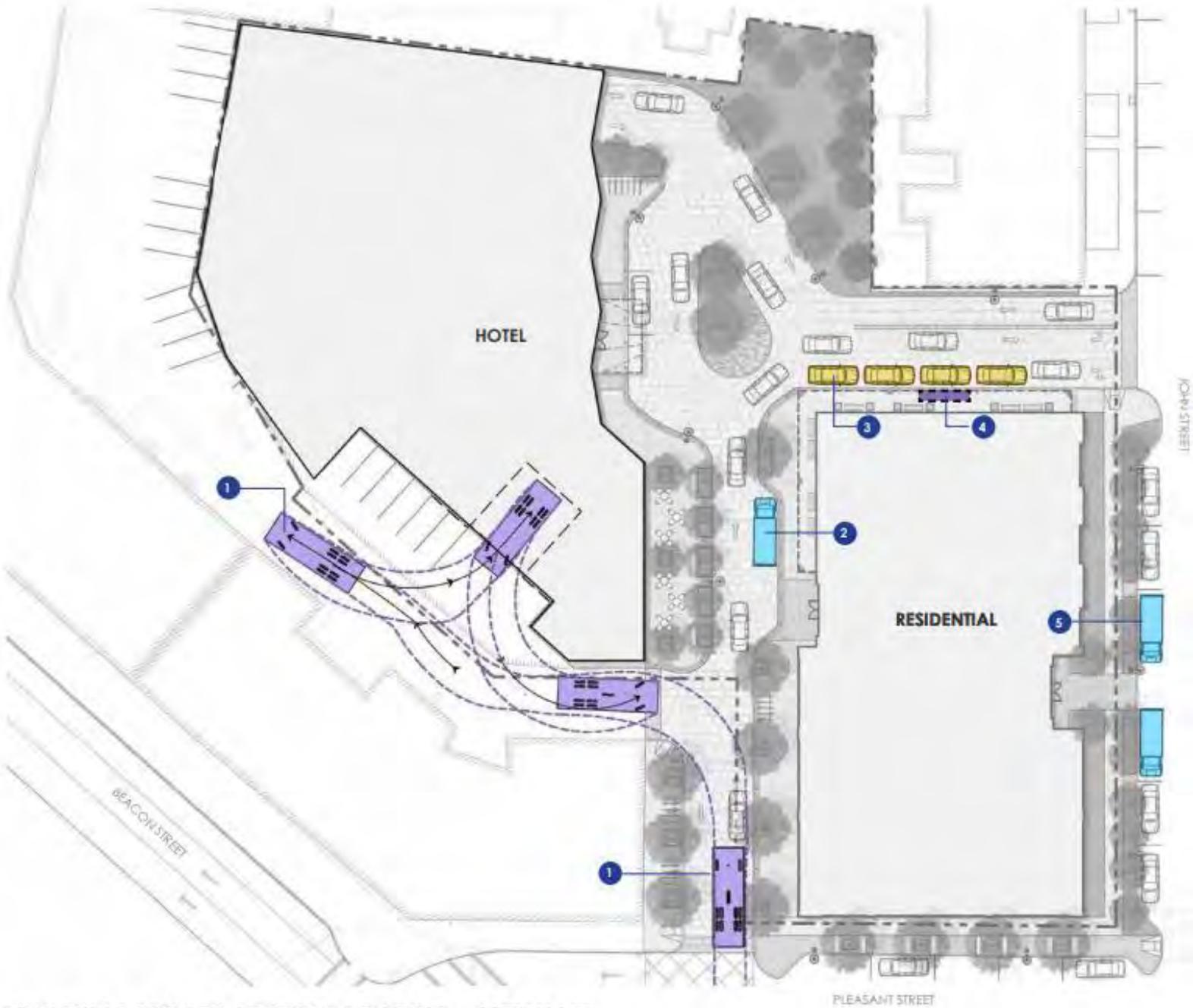
SITE CIRCULATION

KEY

- ← South Bound
- ← Garage - Inbound
- North Bound
- Garage - Outbound
- ← Service Vehicle Access

0 30' 60'

Site Circulation



- KEY
- 1 Alternative Hotel Loading & Trash Pick-Up Route
 - 2 Residential Drop-Off Used for Moving Truck
 - 3 Uber & Lyft Pick-Up and Drop-Off Zone
 - 4 Residential Trash Pick-Up Area
 - 5 Street Parking for Moving Truck (Permit Req.)



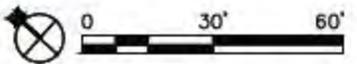
VEHICULAR SERVICE ACCESS & LOADING - ALTERNATE

Site Circulation

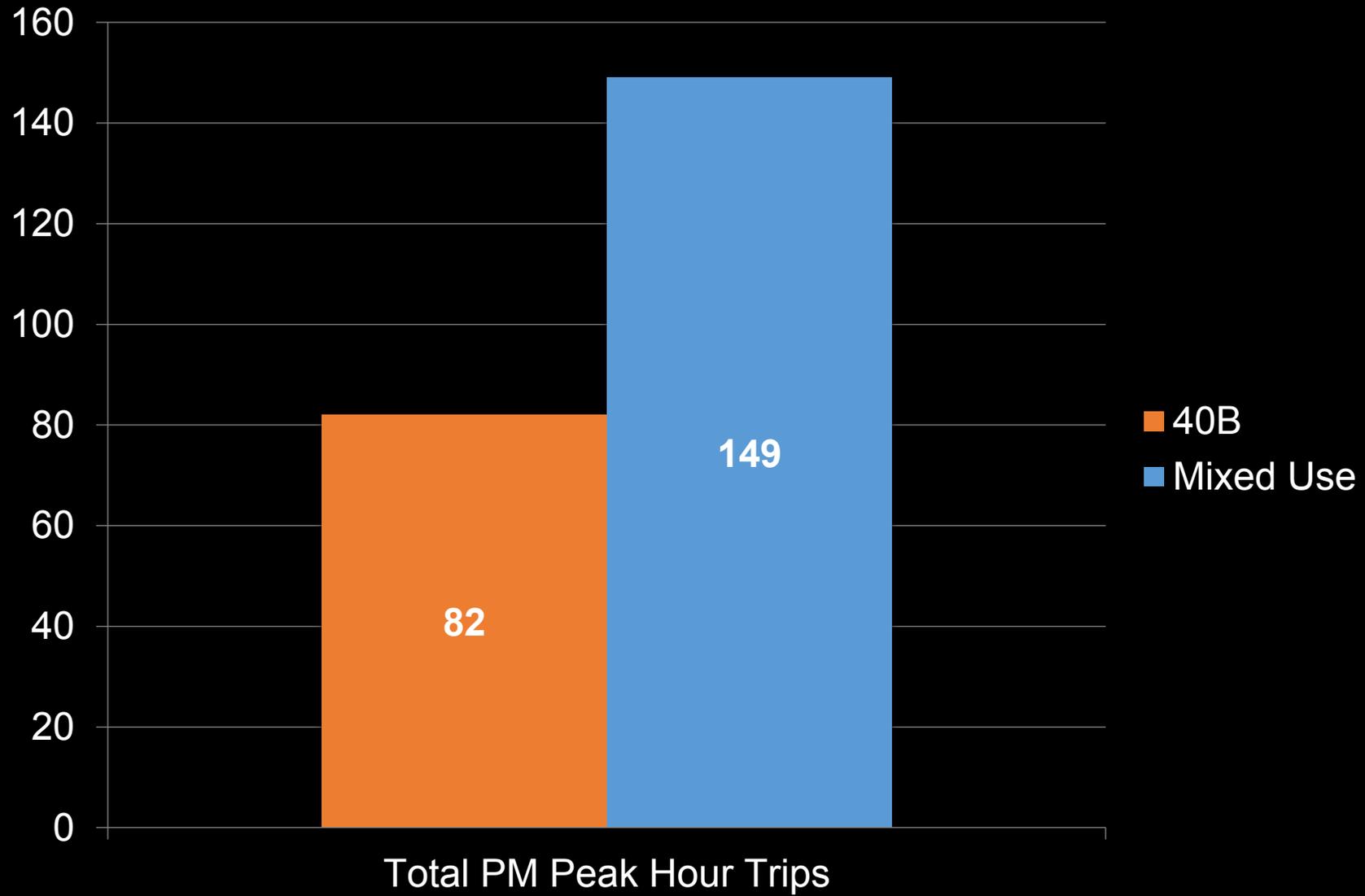


KEY

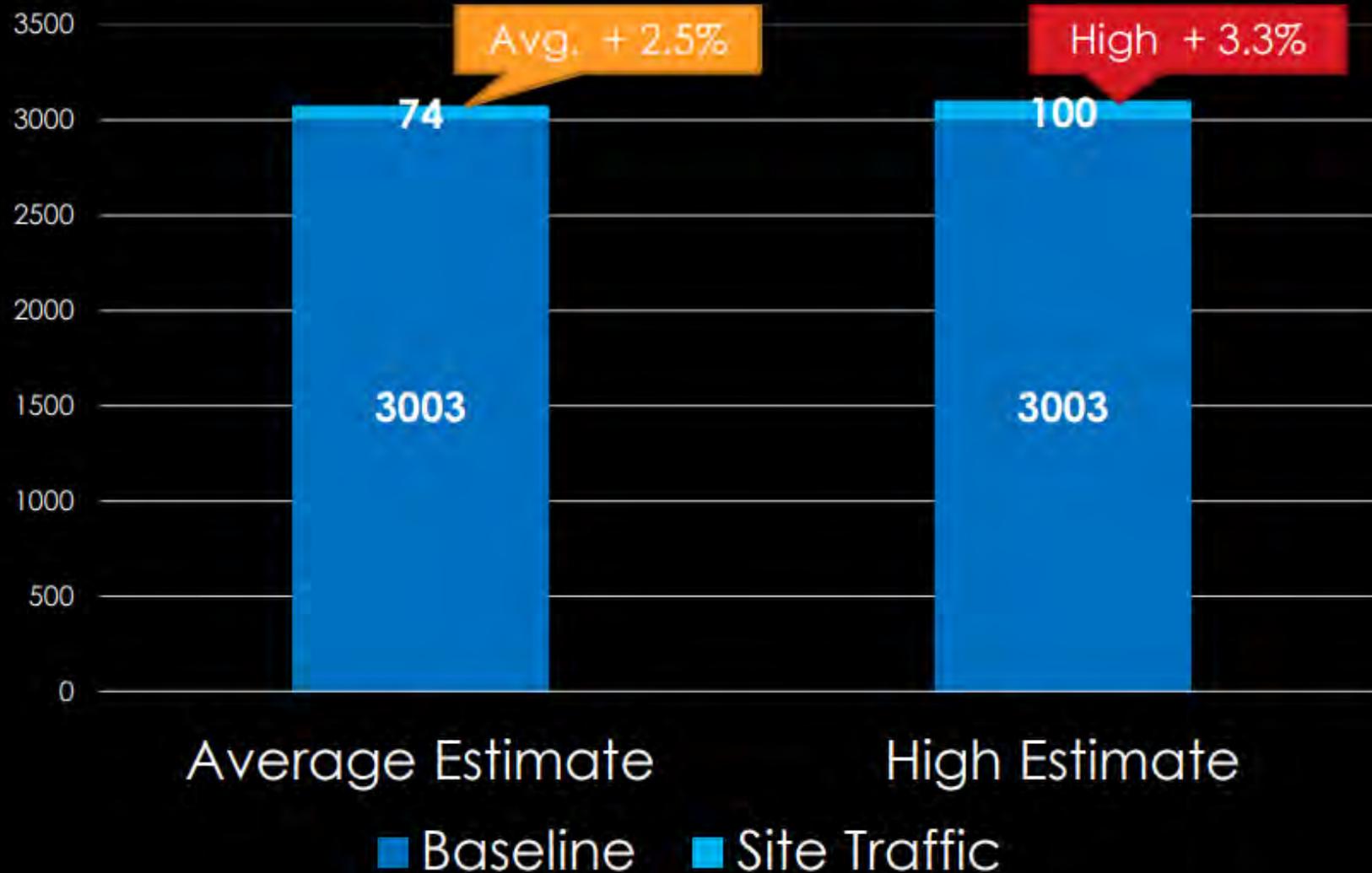
- 1 Bike Racks
- 2 Hotel Drop-off / Pick-Up
- 3 Flexible Plaza with Moveable Tables and Chairs
- 4 Benches at Raised Planters
- 5 Bike Share Stations
- 6 Trees and Benches with Specialty Paving
- 7 Tree-lined Street
- 8 Uber/Lyft/Cab Pick-Up & Drop-off; Residential Trash Pick-Up Area
- 9 Residential Drop-off / Pick-Up



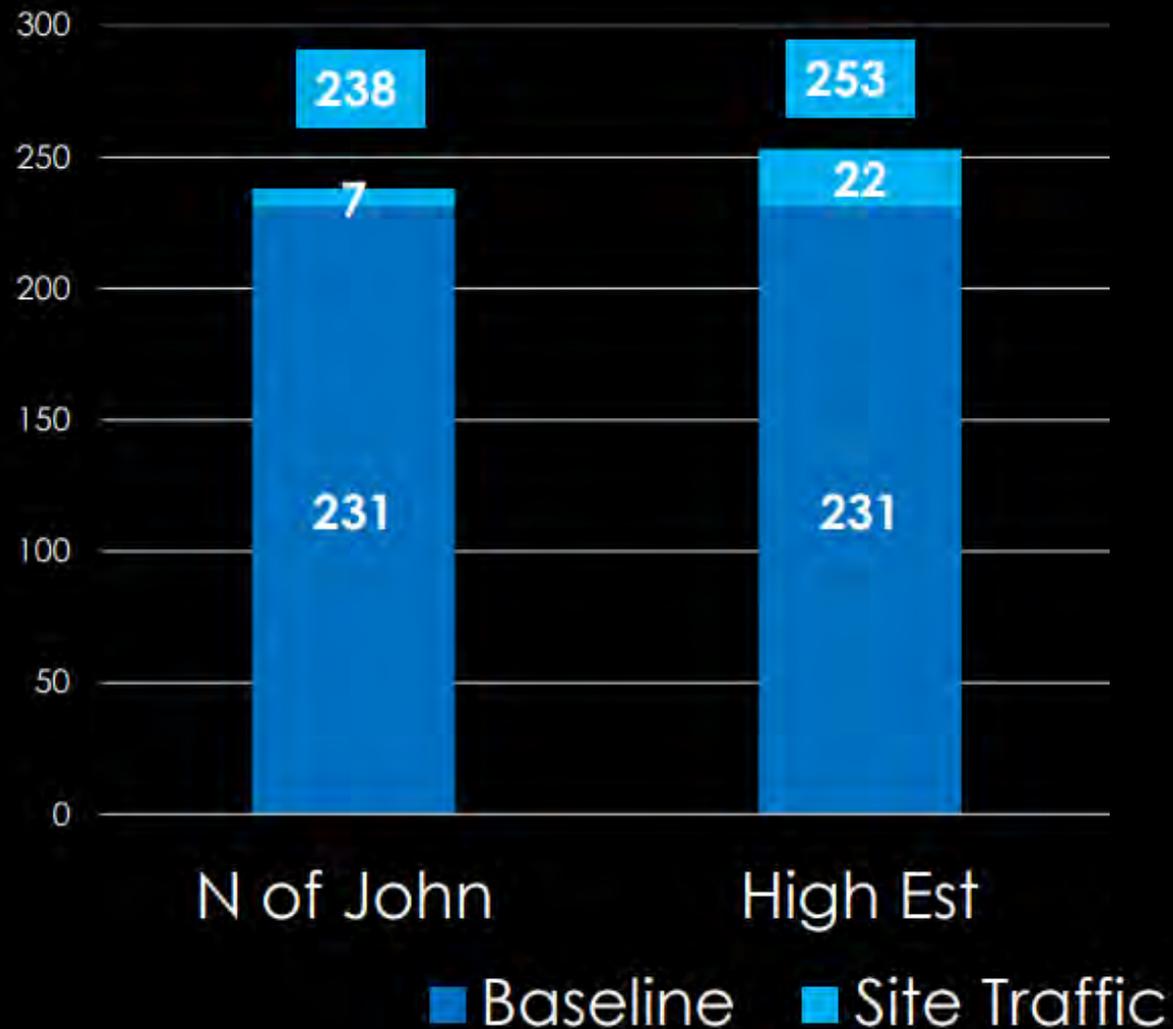
Vehicle Trip Generation



Vehicle Trips – Beacon/Harvard



Vehicle Trips – Pleasant Street



Traffic Mitigation



KEY

- 1 "Don't Block the Box" at Waldo St
- 2 Bike Share Stations
- 3 New Crosswalk Striping
- 4 Proposed Curb Bump Outs Along John St



Committee Goals: NEIGHBORHOOD COMPATABILITY

- ✓ 1. Appropriate height and visual break between building lines.
- ✓ 2. Look at program use & unit size to further reduce overall bulk.
- ✓ 3. Utility, programming & appropriateness of open space.
- ✓ 4. Minimizing shadow impacts to the extent possible.
- ✓ 5. Ground level with active uses, transparent façade, higher floor to floor height.
- ✓ 6. Gaining public amenities, such as:
 - ✓• Open Space
 - x• Promote the creation of community arts & cultural spaces
 - ✓• Significant pedestrian improvements
 - ?• Shared Work Space
 - ✓• Restaurant space (including outdoor space)

Committee Goals: NEIGHBORHOOD COMPATABILITY

- ? 7. Provide partnerships and/or infrastructure that bolsters the capital needs of our cultural institutions in Coolidge Corner and Brookline as a whole, e.g.:
 - Coolidge Corner Library
 - Coolidge Corner Theatre
 - ✓? • The Booksmith
- ✓ 8. Reinforce existing commercial uses, provide for other compatible use(s) or facilities not currently present - not including competing large amounts of retail; adding customers; adding through-block connections

Committee Goals: NEIGHBORHOOD COMPATABILITY

- ✓ 1. Appropriate height and visual break between building lines.
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Committee Goals: NEIGHBORHOOD COMPATABILITY

REDUCING BULK OR HEIGHT

Studied, but did not result in significantly less bulk/height:

- Reduced parking
- Mechanical parking
- Building over Waldo Street entrance
- Building over John Street entrance

Still being studied:

- Smaller hotel (smaller room count or less hotel common area)



*Earlier Study of Building
Over John Street Entrance*

Committee Goals: NEIGHBORHOOD COMPATABILITY

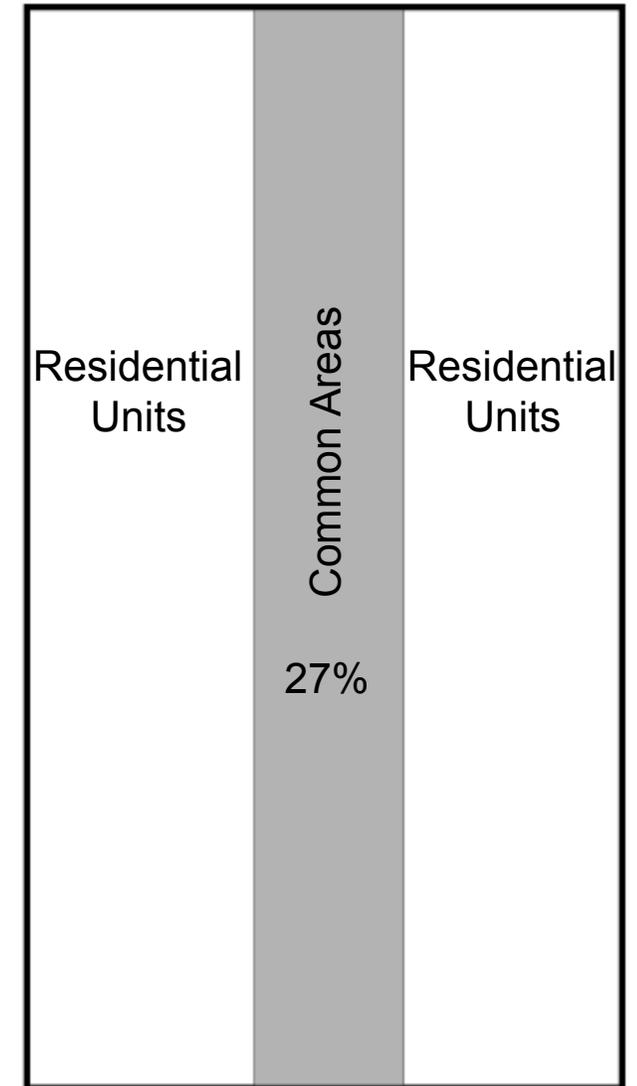
REDUCING BULK OR HEIGHT

Studied, resulting in one story less of residential building:

- More efficient building
- Smaller unit sizes
- Combining On-Site Affordable Housing Units + In-Lieu Payment to Housing Trust Fund

More Efficient Residential Building & Smaller Average Unit Size

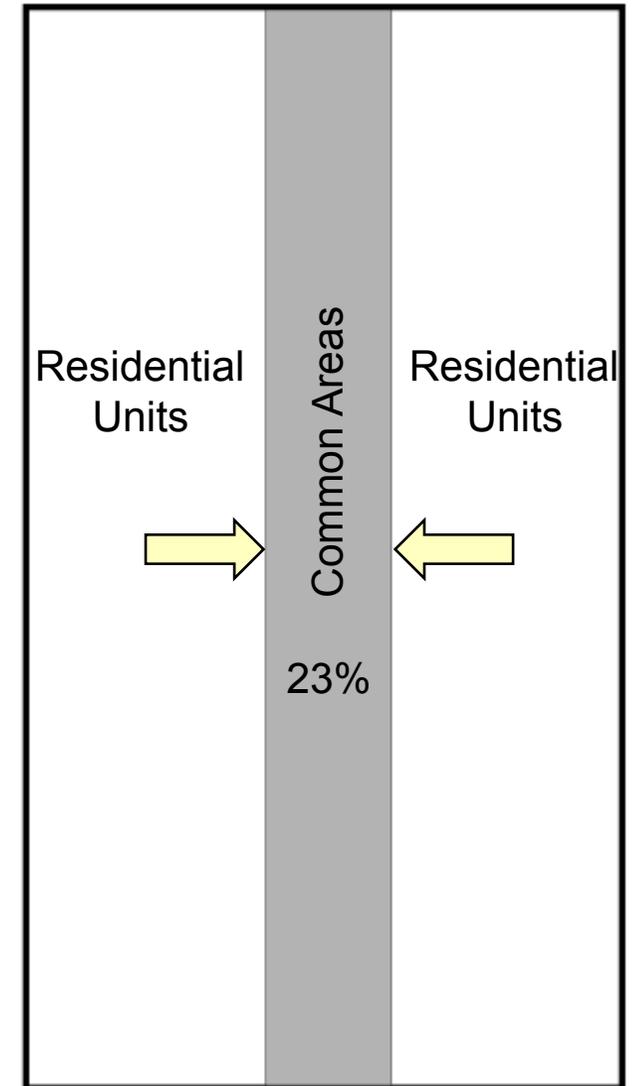
- Common areas (e.g., hallways, amenity areas) reduced from 27% to 23%



Average Floorplan

More Efficient Residential Building & Smaller Average Unit Size

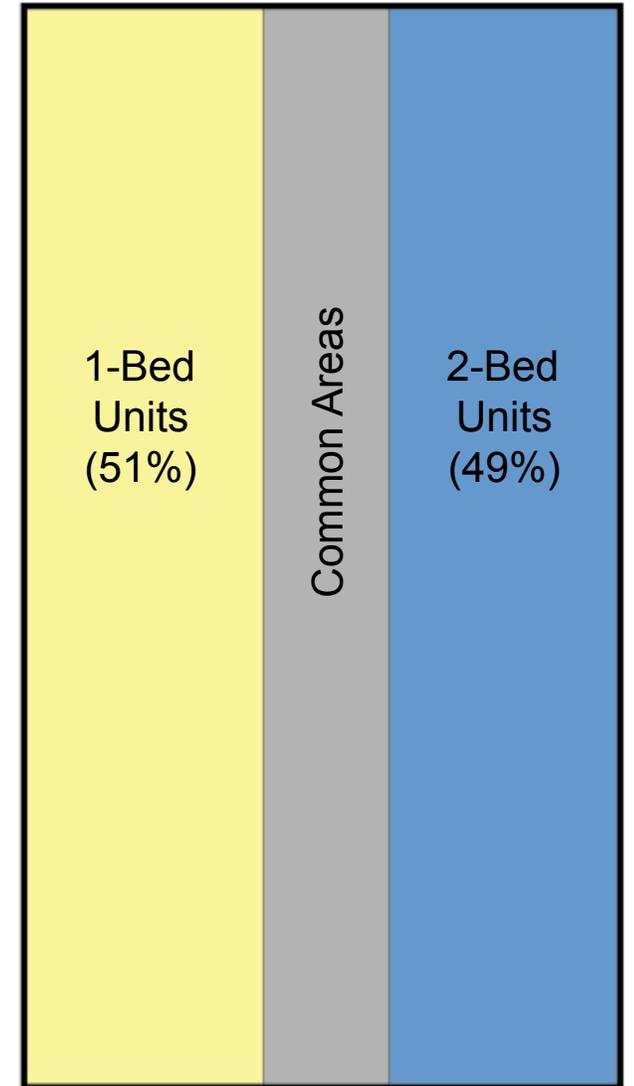
- Common areas (e.g., hallways, amenity areas) reduced from 27% to 23%



Average Floorplan

More Efficient Residential Building & Smaller Average Unit Size

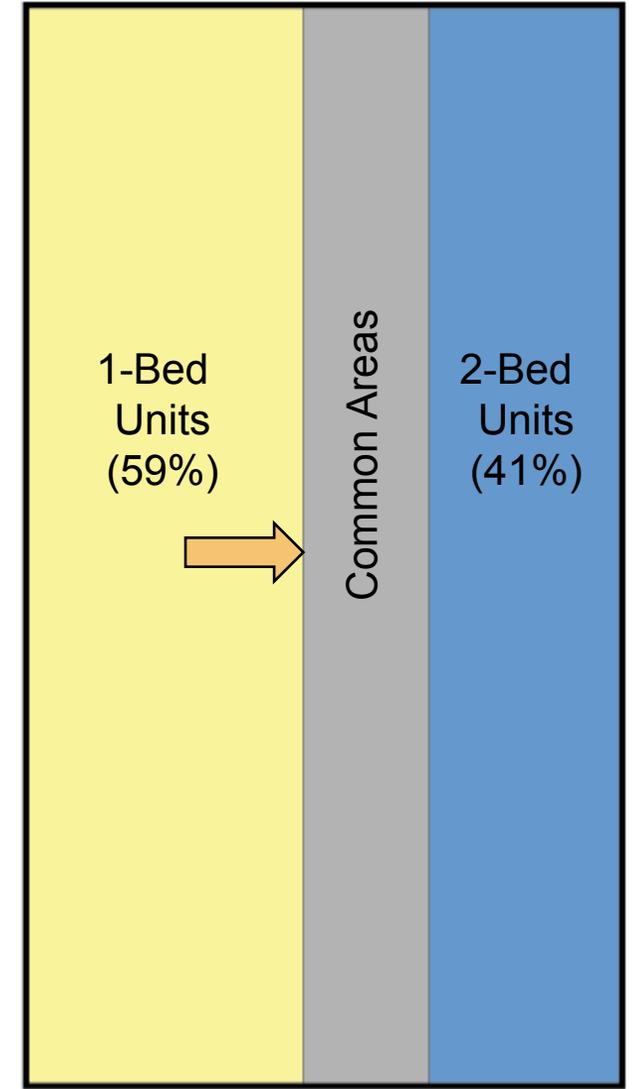
- Common areas (e.g., hallways, amenity areas) reduced from 27% to 23%
- % of Units as 1-Bedrooms increased from 51% to 59%



Average Floorplan

More Efficient Residential Building & Smaller Average Unit Size

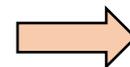
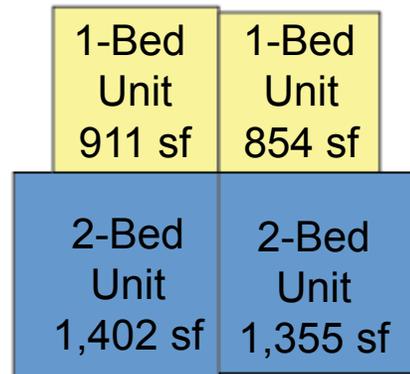
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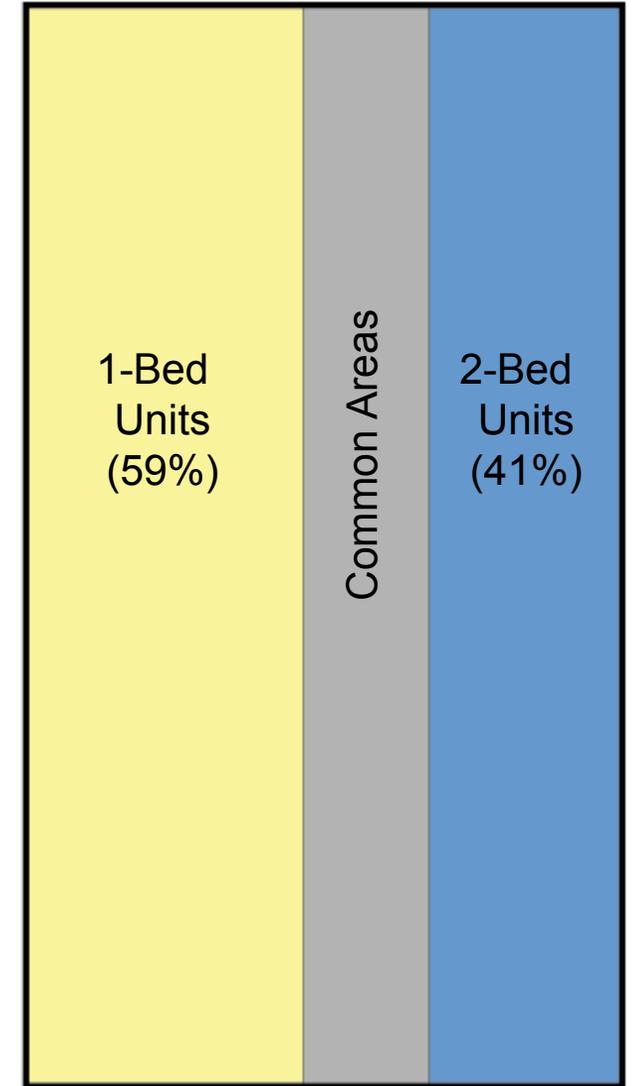
Average Floorplan

More Efficient Residential Building & Smaller Average Unit Size

- Common areas (e.g., hallways, amenity areas) reduced from 27% to 23%
- % of Units as 1-Bedrooms increased from 51% to 59%
- Average Unit Size of 1- and 2-Bedrooms decreased



Average Unit Size



Average Floorplan

Committee Goals: NEIGHBORHOOD COMPATABILITY

- ✓ 1. Appropriate height and visual break between building lines.
- ✓ 2. Look at program use & unit size to further reduce overall bulk.
- ✓ 3. Utility, programming & appropriateness of open space.
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John Street looking towards Pleasant Street



Existing

John Street looking towards Pleasant Street



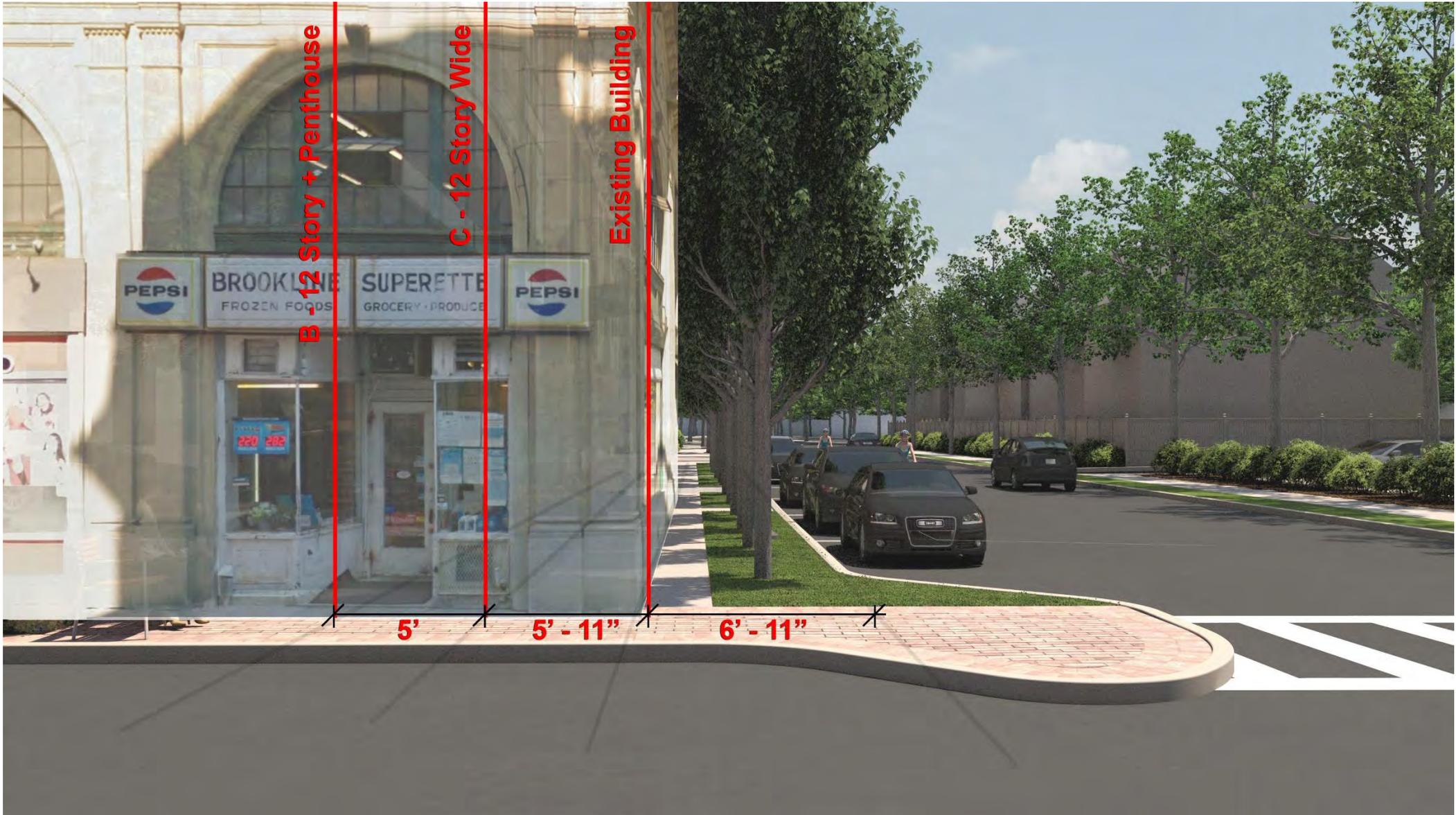
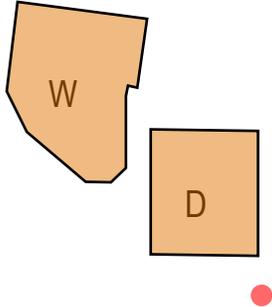
Early concept that pushed building mass over sidewalk

John Street looking towards Pleasant Street

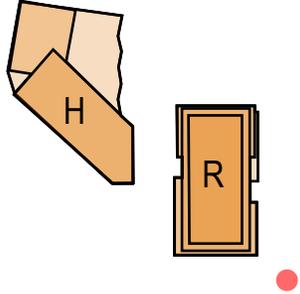


Current Mixed Use Scenario

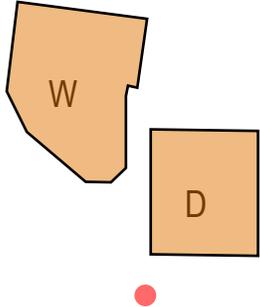
John Street looking towards Green Street



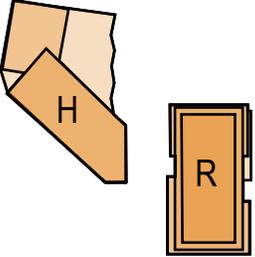
Pleasant Street looking towards Beacon Street



Waldo Street from Pleasant Street



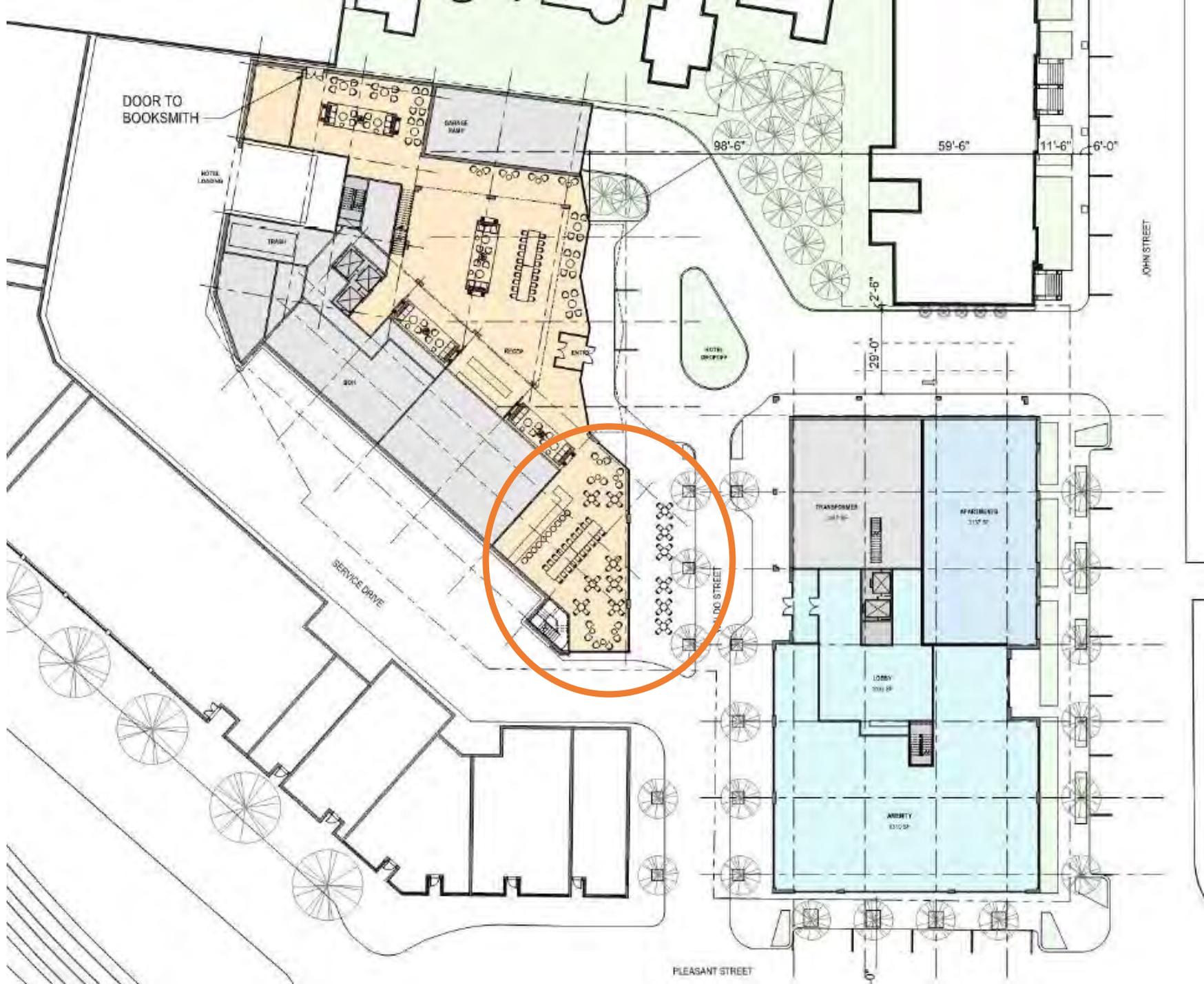
Waldo Street from Pleasant Street



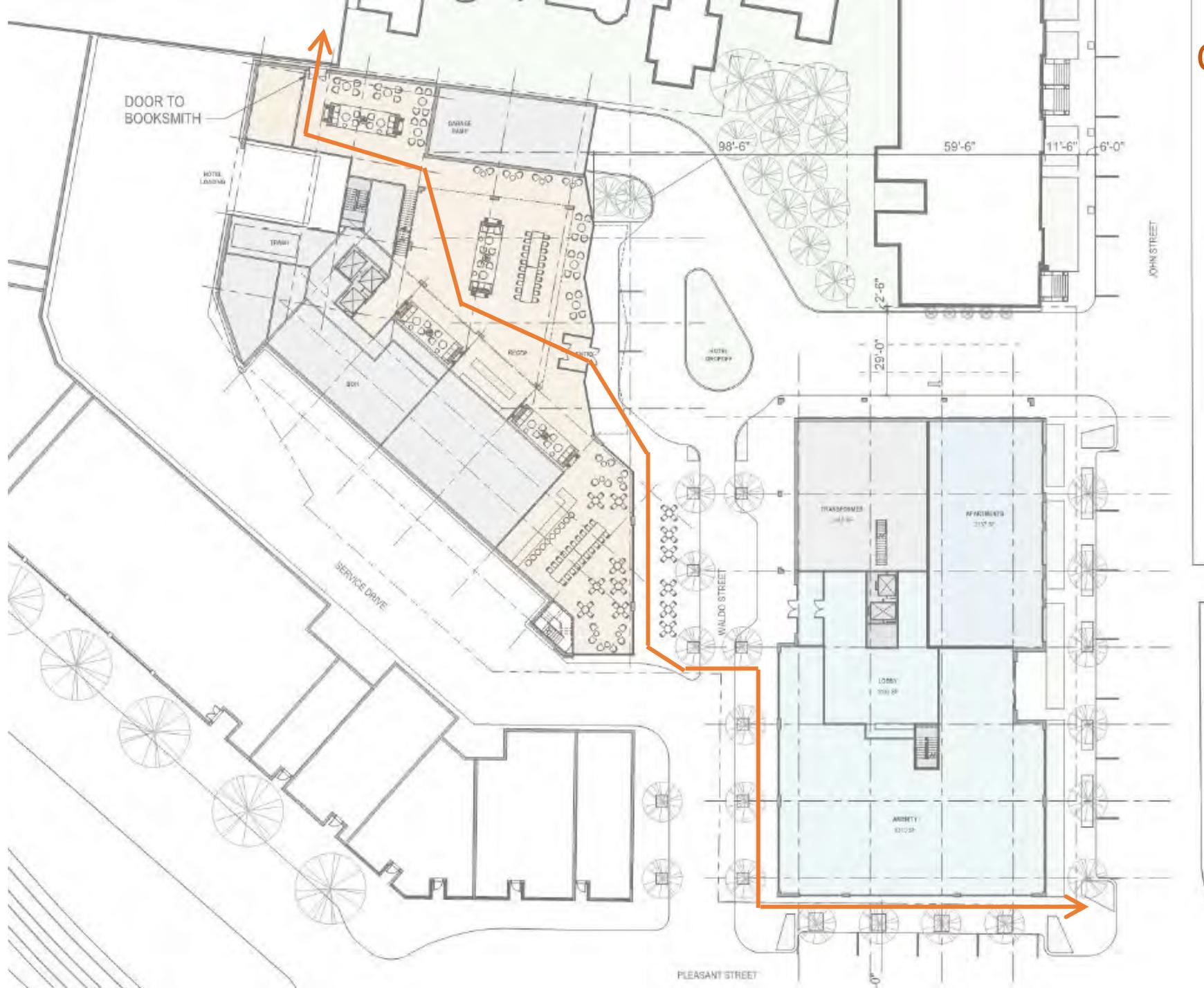
Committee Goals: DESIRED USES

- ✓ 1. Creating public gathering space including incentivizing the type of hotel that behaves as public gathering space and is not exclusive to hotel patrons.
- x 2. Creating incentives for civic uses on the site
- 3. Neighborhood desired community oriented uses
 - ✓ Restaurant
 - ✓? Connection to The Booksmith
 - x Additional park space in neighborhood

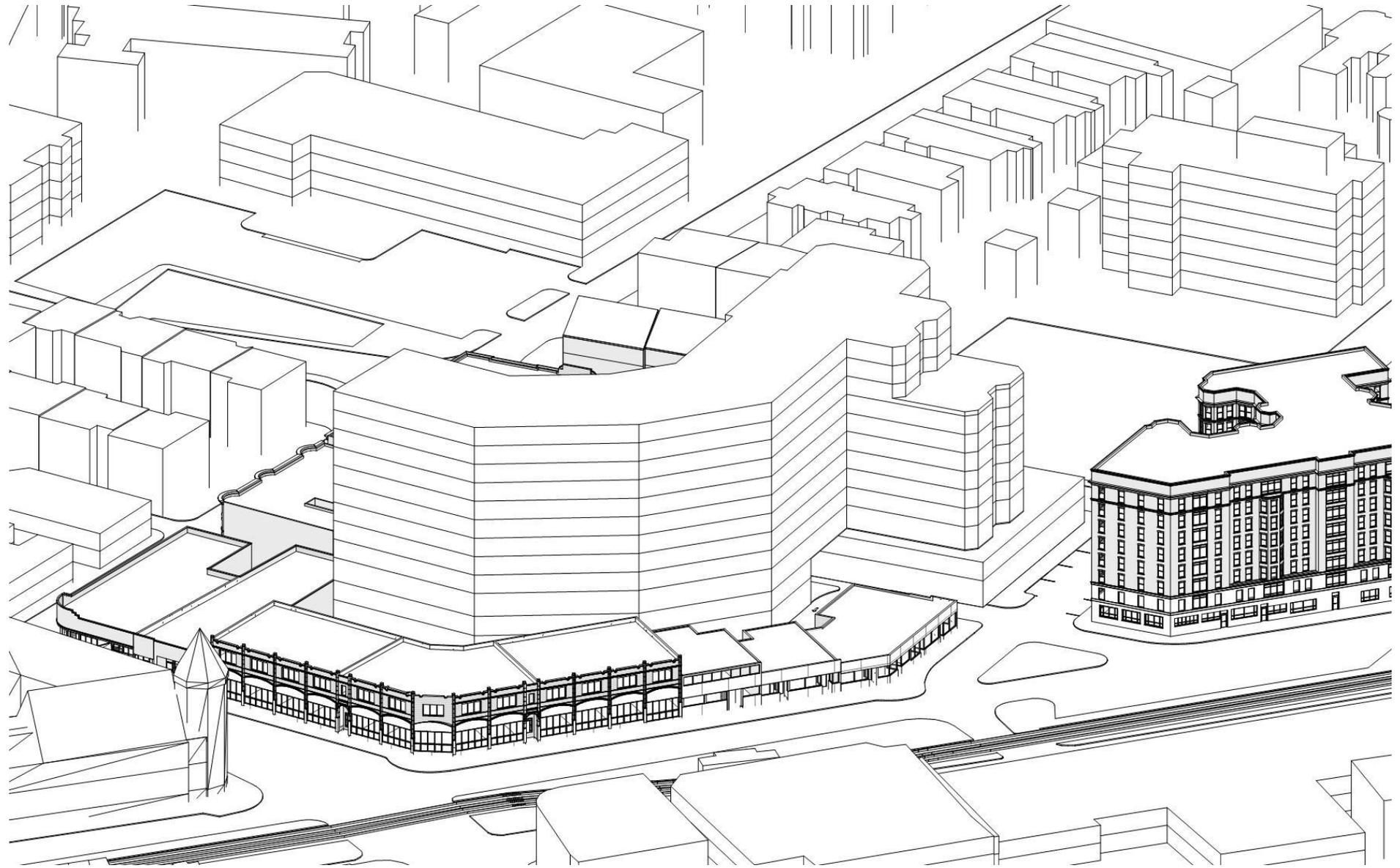
Restaurant



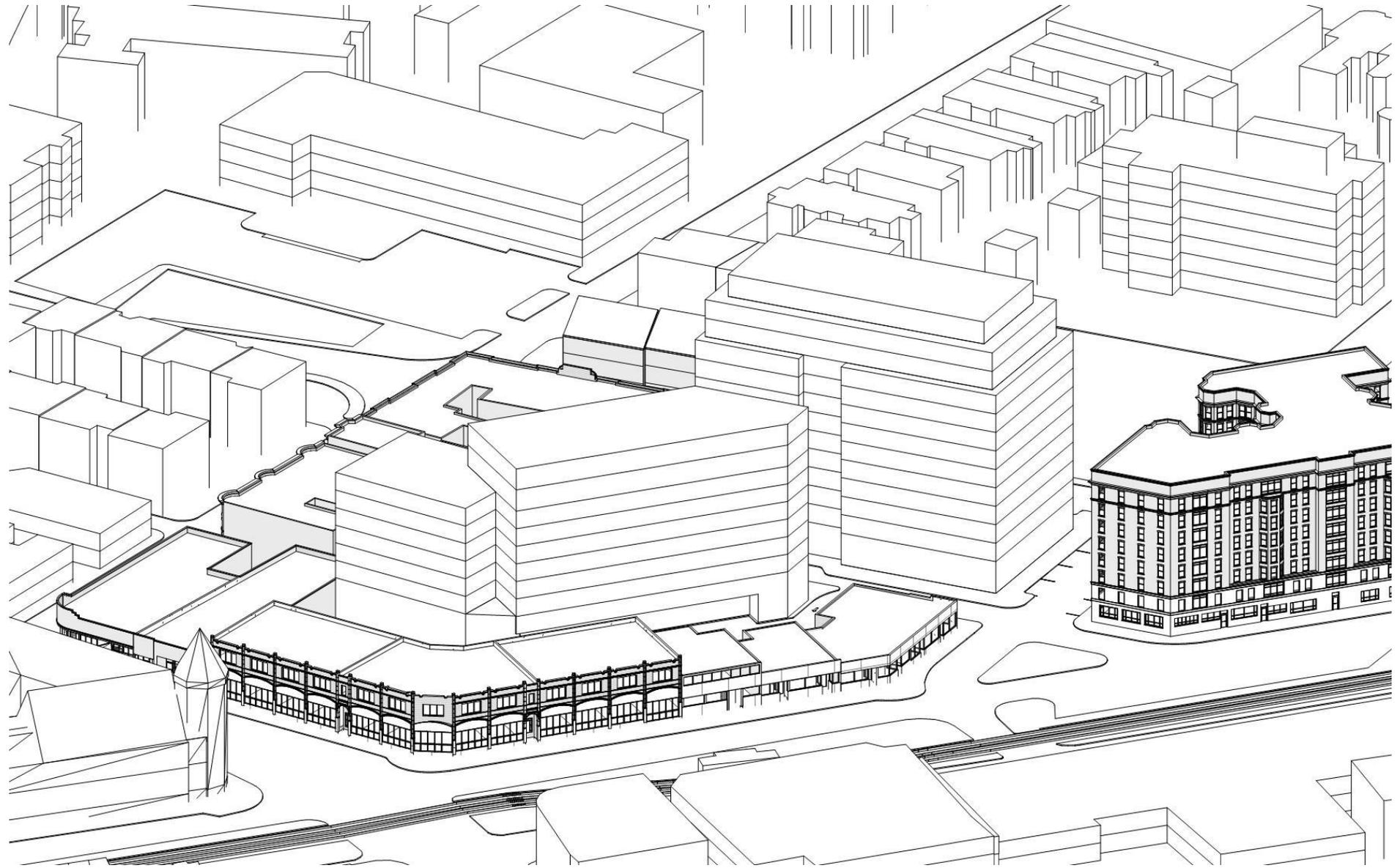
Connection to Booksmith



40B Scenario



Mixed-Use Scenario



Mixed-Use Scenario



Comparing 40B & Mixed Use Summary

	40B	Mixed Use
Total Number of Units	299 apartments	143 apartments + 200 hotel rooms
Residential Units	165 1-bedrooms 104 2-bedrooms 30 3-bedrooms	85 1-bedrooms 58 2-bedrooms
Affordable Units	33 1-bdrms @ 50% AMI 21 2-bdrms @ 50% AMI <u>6 3-bdrms @ 50% AMI</u> Total: <u>60</u> @ 50% AMI	9 1-bdrms @ 80% AMI 5 2-bdrms @ 80% AMI <hr/> Total: <u>14</u> @ 80% AMI
Units that would count as part of State Housing Inventory	299	14
Payment to Town's Affordable Housing Trust	\$ 0	✓ \$3,275,000

Comparing 40B & Mixed Use Summary

	40B	Mixed Use
Traffic Generation	<i>similar</i>	
Traffic Mitigation	<i>similar</i>	
Parking Spaces for Project	333	✓ 228
Parking Spaces for neighborhood	0	✓ 23
Building Setback	0' on Pleasant Street 0' on John Street	✓ 2' on Pleasant Street 12' on John Street
Shadow Impacts	<i>similar</i>	
Floor Area Ratio	5.7	5.7
On-Site Amenity Uses for Neighborhood, Town		✓ Available Connection to Booksmith



Google Earth

feet
meters



COOLIDGE CORNER STUDY COMMITTEE - WALDO DURGIN SITE FISCAL IMPACT

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Revenue Projection

Disclaimer

"Wall Street indexes have predicted nine out of the last five recessions" - Paul Samuelson

"It's tough to make predictions, especially about the future" - Yogi Berra

Four Key Factors Impacting Difference Between Two Options

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Tax Revenue - Key Differences

1 Tax Rate Per \$1,000 AV	<u>Commercial</u> \$15.72	<u>Residential</u> \$9.46	<u>% Difference</u> 166%
----------------------------------	------------------------------	------------------------------	------------------------------------

2 Apartment Rental Rates	<u>Mixed Use*</u>	<u>40-B</u>	<u>40-B</u>
Market Rent	85%	80%	75%
100% AMI*	5%	0%	0%
80% AMI	10%	0%	25%
50% AMI	0%	20%	0%
Total	100%	100%	100%

* AMI = Area Median Income

* Per Inclusionary ZBL; excluding Cash in Lieu payment to Housing Trust Fund

3 Hotel Occupancy Excise Tax	Room Revenue x 6%
-------------------------------------	-------------------

4 Project Size	<u>Mixed Use</u>	<u>40-B</u>	<u>Difference</u>
Gross Square Feet	333,165	346,568	13,403
Parking Spaces	254	333	79

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Development Program Summary

	Mixed Use	40-B	Difference
Plan Date	August 17, 2018	March 28, 2018	
Site Size (GSF)	61,000	61,000	0
Building Size			
Hotel Gross SF	141,800	0	141,800
Apartment Gross SF	191,365	346,568	-155,203
Total Gross SF	333,165	346,568	-13,403
Revenue Space % of Gross SF	79.1%	78.2%	0.9%
Parking Spaces	254	333	-79
Hotel Rooms	210	0	210
Apartment Unit Mix by Bedroom			
Studio	0	7	-7
1-Bedroom	87	158	-71
2-Bedroom	56	104	-48
3-Bedroom	0	30	-30
Total Units	143	299	-156
Total Bedrooms	199	463	-264
Total Family Bedrooms (2nd & 3rd)	56	164	-108

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Property Tax Estimate @ Stabilized Occupancy

Allocation of Building SF by Category

Conservative A/V & RET Assumptions - Quantifying Difference

Multi-Family Residential	Tax Rate Per RSF Range		
	Lower	Upper	"Conservative"
<u>Rental Rate</u>			
Market	\$5.00	\$7.00	\$5.00
100% AMI	\$3.00	\$4.00	\$4.00
80% AMI	\$2.50	\$3.50	\$3.50
50% AMI	\$2.00	\$3.00	\$3.00
 Hotel	 \$9.00	 \$10.00	 \$9.00
 Ancilliary Space			
Residential	\$3.00	\$4.00	\$3.00
Commercial	\$5.00	\$6.00	\$5.00

Estimated Property Tax @ Stabilized Occupancy

Mixed Use Hotel & Apartment Project	<u>Annual</u> \$2,324,377
40-B Multi-Family Apartment	\$1,635,898
Difference	\$688,479

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Hotel Room Occupancy Excise Tax Estimate

Number of Hotel Rooms	210
Average Occupancy	72.5%
Average Daily Rate	\$240
Revenue Per Occupied Room	\$174
Total Annual Revenue	<u>\$13,337,100</u>

	<u>% of Room Revenue</u>	<u>Per Room</u>	<u>Total</u>
Occupancy Excise Tax	6.0%	\$3,811	\$800,226

COOLIDGE CORNER STUDY COMMITTEE

FISCAL IMPACT - WALDO DURGIN DEVELOPMENT OPTIONS

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Revenue Summary - Annual @ Stabilized Occupancy

<u>Revenue Source</u>	<u>Mixed Use</u>	<u>40-B</u>	<u>Difference</u>
Property Tax	\$2,324,377	\$1,635,898	\$688,479
Hotel Occupancy Excise Tax	\$800,226	\$0	\$800,226
Totals	\$3,124,603	\$1,635,898	\$1,488,705

COOLIDGE CORNER STUDY COMMITTEE

FISCAL IMPACT - WALDO DURGIN DEVELOPMENT OPTIONS

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Revenue Summary - Key Implications

Long term impact as annual difference will grow over time

Additional tax revenue increases Town's borrowing capacity for capital projects

Bond Financing

Additional Annual Revenue	\$3,124,603
Amortization Period	25
Interest Rate	5.0%
Principal *	\$44,541,228

* *Approximately Equivalent to Coolidge Corner School Debt Exclusion Override*

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Key Conclusions

Mixed Use development would generate substantially more tax revenue

Mixed Use development would result in lower costs for Town services

Choice of development option has long term consequences for the Town

Additional tax revenue could help Town pay for school expansion & other CIP

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Supplement Slides - Q&A

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Impact on Town Services?

Key Variables

- Enrollment Generation
- Margin Cost Per Additional Student

Town Expenditures FY 2018/19 (Excluding CIP)

	Amount	% Total
Education	\$160,678,033	59.2%
Library & Recreation	\$4,726,268	1.7%
Police & Fire	\$34,431,898	12.7%
Public Works	\$12,991,685	4.8%
Non-School Employee Benefits	\$36,072,659	13.3%
Other	\$22,403,553	8.3%
Total	<u>\$271,304,096</u>	<u>100.0%</u>

Source: M. Goff

PSB Enrollment FY 2018	7,526
Average Operating Cost Per Student	\$21,350

COOLIDGE CORNER STUDY COMMITTEE

Fiscal Impact Waldo Durgin Site Development Options

Mixed Use Hotel & Apt. Project vs 40-B Multi-Family Apartment

Proposed Residential Development

Apartment Mix	<u>Mixed Use</u>	<u>40-B</u>	<u>Difference</u>
Studio	0	7	-7
1-Bedroom	87	158	-71
2-Bedroom	56	104	-48
3-Bedroom	0	30	-30
Total Units	143	299	-156
Total Bedrooms	199	463	-264
Total Family Bedrooms (2nd & 3rd)	56	164	-108

2017-18 Enrollment Projection Report Public Schools of Brookline – April 2018

New Housing / Development Projection Model

Project	Total # Units	Studio	1-Bed	2-Bed	3-Bed	4-Bed	Projected Students	District	Year Complete	School Year Impacted
	Student Generation Ratio		8.37%	49.31%	85.14%	160.61%	K through 12			
40 Centre St	40	16	14	5	5				08/17/2019	2019-2020
Projected Students			1	2	4		7	Devotion		
420 Harvard	25	3	6	11	5				07/18/2019	2019-2020
Projected Students			1	5	4		10	Devotion		
Waldo/Durgin	299	7	158	104	30				04/13/2021	2021-2022
Projected Students			13	51	26		90	Devotion		
455 Harvard	17		10	5	2				07/22/2019	2019-2020
Projected Students			1	2	2		5	Devotion		
134 Babcock	52	22	19	5	6				10/12/2019	2019-2020
Projected Students			2	2	5		9	Devotion		
1200 Beacon (Holiday Inn)*	142	14	78	50					04/13/2021	2021-2022
Projected Students			7	25			32	Lawrence		
21 Crowninshield	8				8				06/30/2019	2019-2020
Projected Students					7		7	Devotion		
Hancock Village - ROSB	161		57	59	22	23			02/18/2020	2020-2021
Projected Students			5	29	19	37	90	Baker		
Hancock Village - Puddingstone	230		65	133	20	12			02/06/2021	2021-2022
Projected Students			5	66	17	19	107	Baker		
TOTALS	974	62	407	372	98	35				
Projected Students			35	182	84	56	357			

COOLIDGE CORNER STUDY COMMITTEE

Waldo Durgin Apartment Tower - Proposal by Chestnut Hill Realty

Affordable Units Buy Out Analysis

CHR Proposed Buy Out Schedule

80% AMI Units

<u>Unit Type</u>	<u>Buy Out Per Unit</u>	<u># of Units</u>	<u>Buy Out Amount</u>
1-Bedroom	\$325,000	2	\$650,000
2-Bedroom	\$375,000	1	\$375,000
Total		3	\$1,025,000

100% AMI Units

<u>Unit Type</u>	<u>Buy Out Per Unit</u>	<u># of Units</u>	<u>Buy Out Amount</u>
1-Bedroom	\$300,000	4	\$1,200,000
2-Bedroom	\$350,000	3	\$1,050,000
Total		7	\$2,250,000

Total

<u>Unit Type</u>	<u>Weighted Ave. / Unit</u>	<u># of Units</u>	<u>Buy Out Amount</u>
1-Bedroom	\$308,333	6	\$1,850,000
2-Bedroom	\$356,250	4	\$1,425,000
Total	\$327,500	10	\$3,275,000