



06.13.17

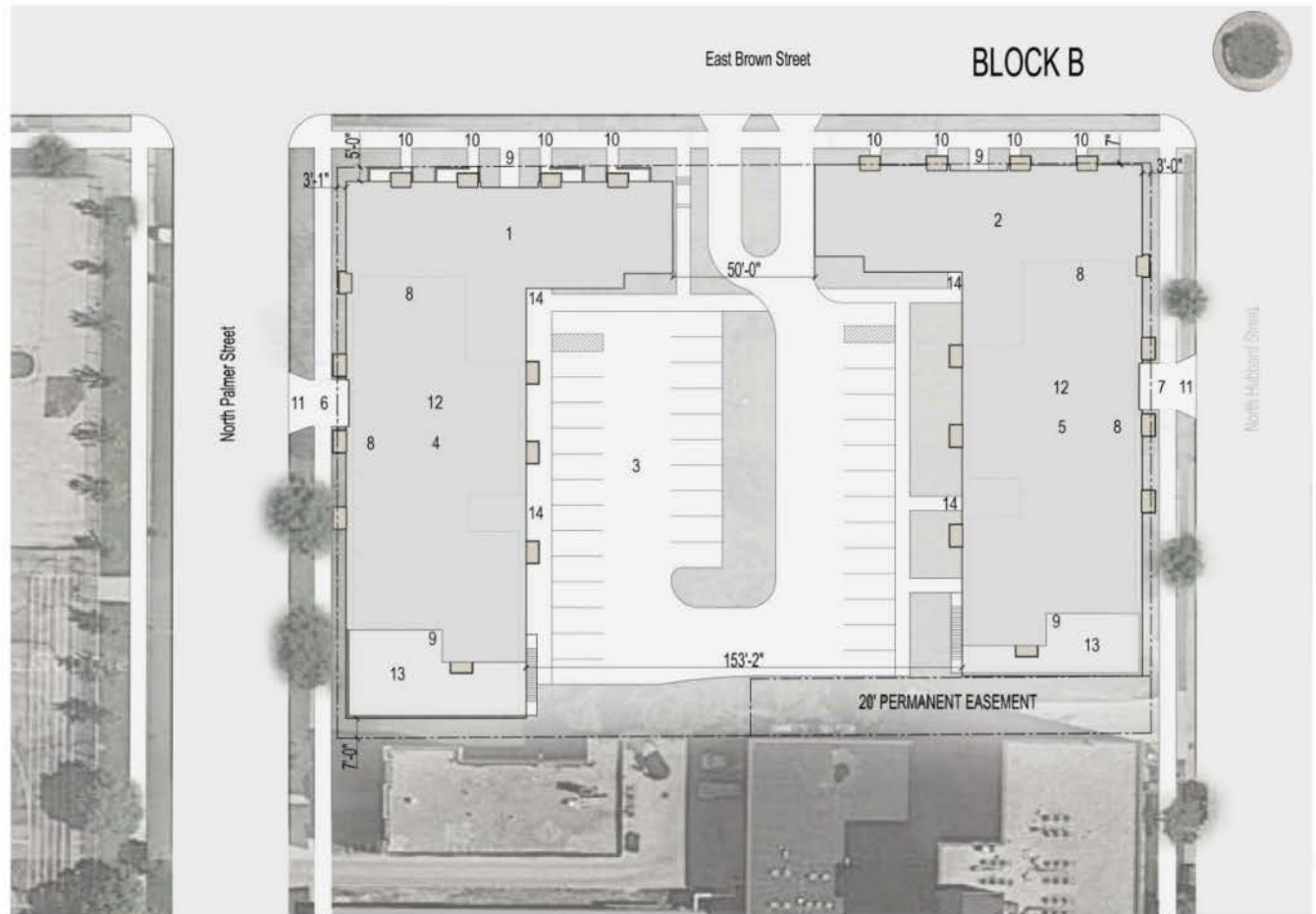
The Hills Luxury Commons - Block B

SITE PLAN KEY

1. BUILDING 1 (FOUR FLOORS)
2. BUILDING 2 (FOUR FLOORS)
3. SURFACE PARKING
4. BUILDING 1 PARKING GARAGE
5. BUILDING 2 PARKING GARAGE
6. BUILDING 1 GARAGE ENTRANCE
7. BUILDING 2 GARAGE ENTRANCE
8. INTERIOR BICYCLE PARKING
9. MAIN PEDESTRIAN ENTRANCE
10. WALK UP UNITS
11. REFUSE COLLECTION
12. LOADING FACILITY
13. COMMUNITY DECK (ONE FLOOR)
14. PEDESTRIAN ENTRY

88 PARKING SPACES

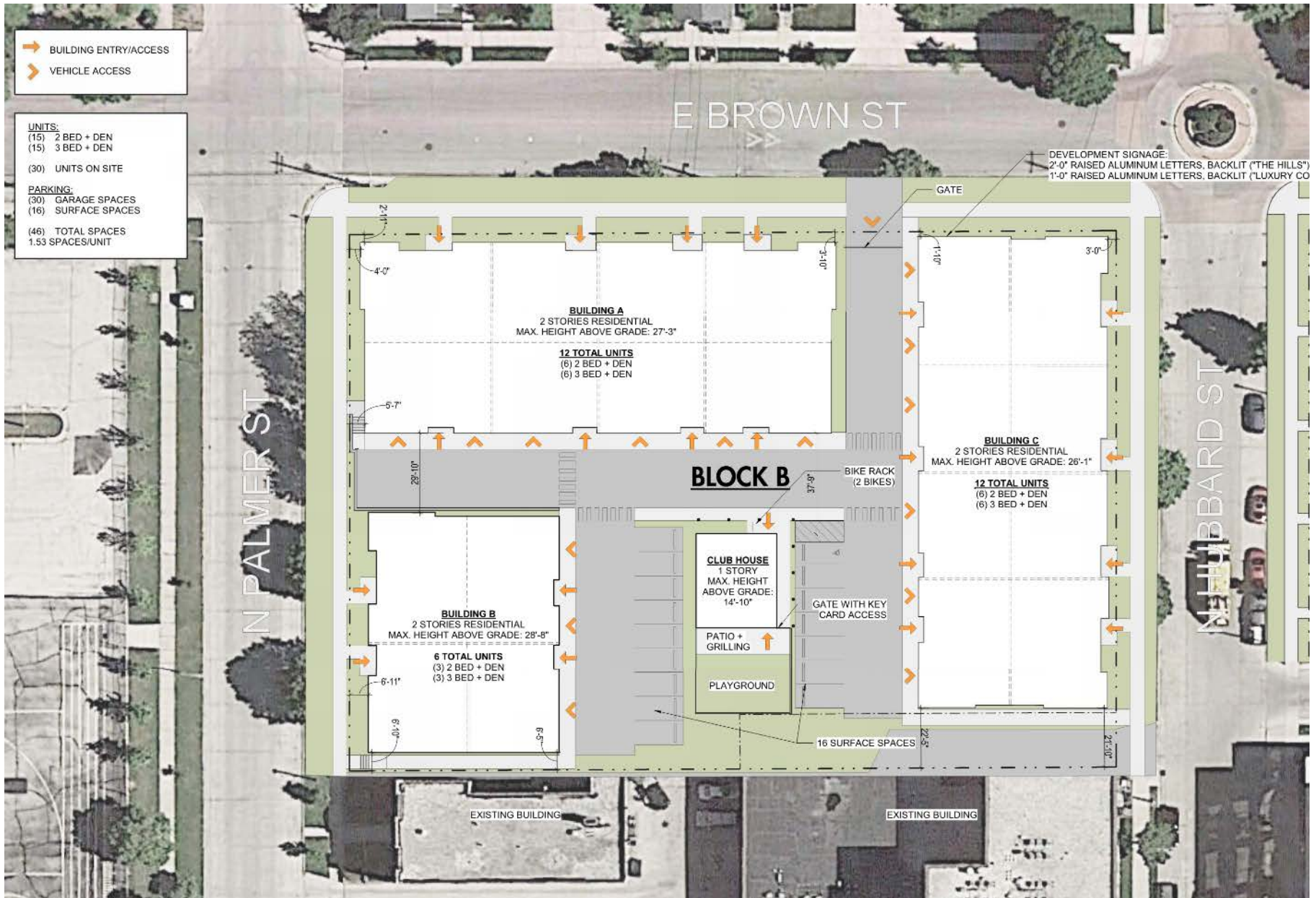
- 38 SPACES- SURFACE PARKING
- 25 SPACES- GARAGE 1
- 25 SPACES- GARAGE 2





PREVIOUSLY APPROVED DESIGN - RENDERING

ROYAL CAPITAL
Group LLC





PROPOSED DESIGN – VIEW ALONG E. BROWN ST.



PROPOSED DESIGN – CORNER OF E. BROWN AND N. HUBBARD



1 E. BROWN ST. ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



2 BUILDING A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 N. PALMER ST. ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



4 BUILDING A - EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS – BUILDING A



1 N. PALMER ST. ELEVATION - BUILDING B

SCALE: 1/4" = 1'-0"



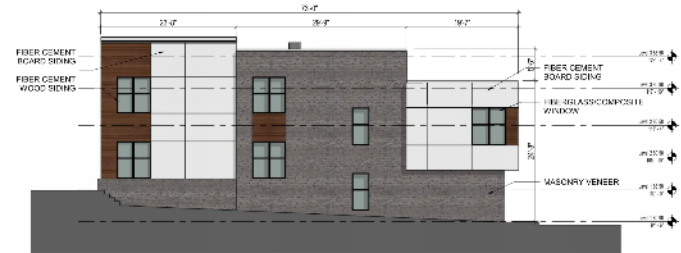
2 BUILDING B - WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 BUILDING B - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



4 BUILDING B - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 N. HUBBARD ST. ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



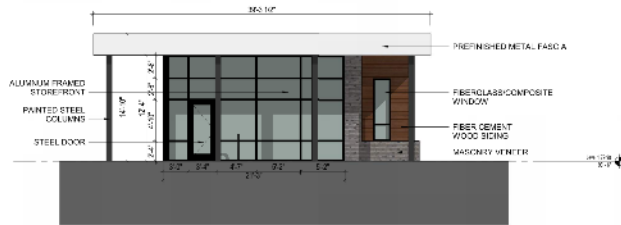
2 BUILDING C - WEST ELEVATION
SCALE: 1/8" = 1'-0"



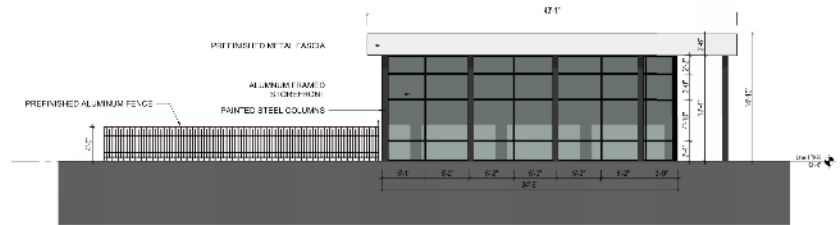
3 E. BROWN ST. ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



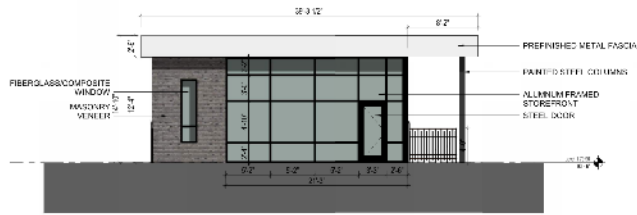
4 BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 CLUB HOUSE NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 CLUB HOUSE WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 CLUB HOUSE SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 CLUB HOUSE EAST ELEVATION
SCALE: 3/8" = 1'-0"

THE HILLS LUXURY COMMONS - BLOCK B (PHASE VI) UPDATE

Unit-Mix Per DPD Approval - 7/26/2016

Unit Type	Total Units	Total Bedrooms Per Unit	Total Bedrooms
Junior 1-Bedroom	6	1	6
1-Bedroom	54	1	54
1-Bedroom + Den	12	1	12
1-Bedroom (W/Up)	8	1	8
2-Bedroom	0	2	0
3-Bedroom	4	3	12
Total	84		92

Current Unit-Mix Per Updated Plans

Unit Type	Total Units	Total Bedrooms Per Unit	Total Bedrooms
Junior 1-Bedroom	0	1	0
1-Bedroom	0	1	0
1-Bedroom + Den	0	1	0
1-Bedroom (W/Up)	0	1	0
2-Bedroom + Den	15	2	30
3-Bedroom + Den	15	3	45
Total	30		75

PARKING TOTAL PER DPD APPROVAL - 7/26/2016

Parking Type	Total Spaces Per Parking Type
At Grade/Covered	50
Surface	38
Total Spaces	88
Total Spaces Per Unit	1.05

PARKING TOTAL PER CURRENT PLANS

Parking Type	Total Spaces Per Parking Type
At Grade/Covered	30
Surface	16
Total Spaces	46
Total Spaces Per Unit	1.53

THE HILLS LUXURY COMMONS - BLOCK B
HISTORIC BREWERS HILL ASSOCIATION & GENERAL COMMUNITY MEETING INFORMATION

Meeting Date	With Whom	Reason
Friday, March 24, 2017	HBHA Board Members	RCG provided detail of the amendment to the development plans for Block B
Tuesday, March 28, 2017	HBHA & General Community	Presented development changes and obtained community feedback
Friday, May 5, 2017	HBHA Board Members	Reviewed the updated development plans inclusive of community input
Tuesday, May 23, 2017	E-Mail to HBHA Board President	Provided updated plans inclusive of HBHA Board input

COMMUNITY INPUT & INCORPORATION

Community Suggestion, Concern, (and/or) Feedback	Development Team Response
Increase façade articulation, so that the building is not flat	Provided depth by further articulating bays and inseting unit entries
Introduce differential vertical roof line	Stepping buildings (and roof line), and changing parapet height for vertical articulation
Increase the amount of stone/veneer materials	Designed 4-sided buildings with an increased % of masonry in comparison to approved design
Utilize more natural colors	Added additional fiber cement wood siding in place of some of the lighter color cement board panel