

## **Hines Responses**

As a general response regarding process, we would begin design in earnest if we are the selected developer for 309 S. Ashley. Through the various phases of design and planning, we would refine and optimize the unit mix, sizes, floorplan layouts, sustainable features and create renderings. Also note that we will likely complete a market study to ensure that our project meets the needs of Ann Arbor residents. That said, I've added responses below based on our experience in developing high rise apartment projects.

### **What is your Unit Mix including bath count?**

A starting point for market rate apartments is 30% studios, 40% one BR, 25% two BR, 5% (max) three BR. We'd customize this mix based on market study and feedback. Bath counts typically are one per studio/1BR, 1.5 or 2 for 2BR, and 2-2.5 for 3BR.

### **What are your Unit Sizes?**

Likely average of about 800 SF ranging from 475 SF to 1,300 SF.

### **If you are doing more than an all-electric building, what specifically are you planning to do sustainability wise?**

Similar to our approach at The Harlan (Briarwood apartments), and all Hines developments, we will evaluate and include as many sustainable features as possible. For example at The Harlan, we will have 20,000 SF of rooftop solar panels, EV charging stations in the garage and surface parking areas, upgrades mechanical systems that are more energy efficient than standard code-compliant systems, 100% electric building (no gas), water management to minimize stormwater runoff through permeable landscaped areas and native plantings to minimize use of irrigation water. The downtown site promotes walking and biking (on-site bicycle storage) to help reduce carbon emissions from automobile use.

### **Do you have renderings you can share?**

Not at this time, but if helpful, we could provide images of Hines-developed apartments around the Midwest/US.

### **Do you have floorplans you can share?**

We would develop floorplans through conceptual and schematic design phases over the coming months if we are selected as the developer.

## Banner Responses

### **What is your Unit Mix including bath count?**

We are planning for approximately 320 units with unit mix skewed towards smaller units consisting of approximately 21% Studios, 27% One Bedroom units, 37% Two Bedroom units, 14% Two Bedroom plus Den and Three Bedroom units. Based on this mix, the resulting bathroom count is 483.

### **What are your Unit Sizes?**

Our units will have an overall average unit size of 750 – 775 SF where our Studios range from 450-525 SF per unit, One Bedroom Units range from 600-725 SF per unit, Two Bedroom Units range from 800-1,000 SF per Unit, Two Bedroom plus Den and 3 Bed Units range from 1,150-1,250 SF per unit.

### **If you are doing more than an all-electric building, what specifically are you planning to do sustainability wise?**

Our plan is to aim for a LEED Silver certified project at minimum, which in addition to being All Electric would focus on overall energy efficiency, water efficiency & conservation, use of sustainable materials and indoor air quality.

### **Do you have renderings you can share?**

We have not created true renderings yet. Here is a basic block massing plan that allows us to arrive at the area of the building and various uses where the resulting unit mix is derived from. This does not consider any architecture or design at this point.



### **Do you have floorplans you can share?**

We have not created detailed floor plans yet.

## Quad-First Responses

What is your Unit Mix including bath count?

Kline's Lot Unit Mix				
Unit Type	Baths	Units	%	SF
Studio	1	54	20%	500
1 Bedroom	1	150	55%	745
2 Bedroom	2	54	20%	1,125
3 Bedroom	2	14	5%	1,325
<b>Total / Avg.</b>	<b>340</b>	<b>272</b>	<b>100%</b>	<b>802</b>

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**If you are doing more than an all-electric building, what specifically are you planning to do sustainability wise?**

Current underwriting expects an all-electric building with solar rooftop. Additional sustainability measures will be defined during design and engineering.

**Do you have any current renderings you can share?**

Project renderings would be produced post-selection, during concept design.

**Do you have floorplans you can share?**

Project floorplans would be produced post-selection, during schematic design.