Exhibit L

Applicant Responses to: Recommended Conditions for Ballpark Commons

March 30, 2016

Summary and Tracking of the Recommended Conditions for the PDD No. 37 Amendment/Ballpark Commons Project

Recom. # from the Draft PDD Ord.	Conditions of Approval	Deadline	Staff Rec	PC Rec	Appli Rec	Applicate Responses	CC Rec	Citizen Suggestions	Staff Suggestions	Changes
1	All detailed approvals to be made by Council	n/a	x	x	NO					
2	Add $ value of project breakdown by area	prior to CC	x	x	X	Exhibit "A"				
3	Add architectural sketches by building type	prior to CC	x	x	X	Exhibit "B"				
4	Add info. about sewer and water service issues	prior to CC	x	x	X	Exhibit "C"		extend sewer & water into Whitnall View subd at no cost to residents		
5	Add compatibility with adjacent land uses info.	prior to CC	x	x	X	Exhibit "D"				
6	Prepare a sound study for The Rock	prior to dev in The Rock	x	x	X	Consultant chosen by Dev, approved by CC, Paid by Dev,			apply to existing dev. within	PC also recommended this
7	Prepare a lighting study for The Rock	prior to dev in The Rock	x	x	X	Consultant chosen by Dev, approved by CC, Paid by Dev,			apply to existing dev. within	PC also recommended this
8a	Obtain landfill area approvals	prior to landfill disturbance	x	x	X					
8b	Obtain prelim. landfill area approvals and map	prior to submittal of plans	x	x	X	Revise to Staff Comfort level		obtain an engineering report showing the location of private wells in relation to the landfill		
9	Remove 1 multi-purpose field at NW corner of The Rock	prior to submittal of plans	x	x	NO	Change Staff suggestion to address buffer, not fields			remove 2 existing ballfields at Sports Village, combine 10 parcels by CSM	
10	Add apartment standards to Sports Village	n/a	x	x	X					
11a	Obtain MMSD gas pipeline approval	prior to pipeline disturbance	x	x	X	Revise to Staff Comfort level				
11b	Obtain prelim. MMSD gas pipeline approval	prior to submittal of plans	x	x	X					
12a	Add multi-fam res. details for Sports Village	prior to submittal of plans	x	x	X					
12b	Add prelim. multi-fam res. details for Sports Village	prior to CC	x	x	NO	Exihibit "B"				
13	Add apartment standards to Commercial area	n/a	x	x	X					
14	Add multi-fam res. details for Commercial area	prior to CC	x	x	NO	Exihibit "B"			move parking lots to east of apartment buildings	
15	Add note to Dev. Plan Map re: others approvals	prior to CC	x	x	NO	We will prepare in Civil Design Documents				
16a	Prepare TIA for all of Ballpark Commons	prior to submittal of any plans	x	x	X					
16b	Prepare prelim. TIA	prior to CC	x	x	X	Exhibit "E"				
17	Provide 20-year bond for any public roads on landfill	prior to dev in the landfill area	x	x	NO	Pending legal council, Meeting with County, and TIF Discussions.			public portion of Crystal Ridge to be south of stadium	
18	Redesign proposed road intersections with right angles	prior to submittal of plans	x	x	X	Will work with all Government agencies to design.				
19a	Prepare Street Design Plan	prior to submittal of plans	x	x	X					
19b	Rawson Ave as 4 lanes to be extended further westward	prior to submittal of plans	x	x	NO	Exhibit "E", Based on future TIA as discribed in 16A		Extend Rawson Ave 4 lanes west to at least Woefel Road		
20a	Prepare Bike & Ped Plan for all of Ballpark Commons	prior to submittal of any plans	x	x	X				add sidewalk to west side of 76th St, widen Rawson Ave sidewalks	
20b	Prepare prelim. Bike & Ped Plan, with a public space	prior to CC	x	x	NO	We will prepare in Civil Design Documents			extend Rawson Ave sidewalks west to at least Hawthorne, add ped connection to Stone Hedge	
21a	Prepare Streetscaping Plan for all of Ballpark Commons	prior to submittal of any plans	x	x	X					
21b	Prepare prelim. Streetscaping Plan	prior to CC	x	x	NO	We will prepare in Civil Design Documents				
22	Prepare Parking Study for all of Ballpark Commons	prior to submittal of any plans	x	x	X					
23	Prepare prelim. Land. Plan for all of Ballpark Commons	prior to submittal of any plans	x	x	X					
24	Prepare prelim. Land. Plan w. 60' berm & 40' setback	prior to submittal of any plans	x	x	X					
25	Prepare Snow Storage Plan	along with plans	x	x	X					
26	Add NRPP mitigation general info.	prior to CC	x	x	NO	We plan on complying with DNR and City standards,open to onsite mitigation discussions.				
27	Prepare Lighting Plan	along with plans	x	x	X					
28a	Prepare Arch. Plan for all of Ballpark Commons	prior to submittal of any plans	x	x	X					
28b	Prepare prelim. Architectural Plan	prior to CC	x	x	NO	Exhibit "B"				
29	Prepare Storm. Manage. Plan for all of Ballpark Commons	prior to any dev	x	x	X				Staff suggests change deadline to prior to submittal of any plans	
30	Prepare Master Sign Program for all of Ballpark Commons	prior to any dev	x	x	X				Staff suggests change deadline to prior to submittal of any plans	
31	Prepare Market Analysis for all of Ballpark Commons	prior to submittal of any plans	x	x	X					DONE, condition has been addressed
n/a	n/a	n/a	n/a	n/a				City to hire consultants to assist staff with implementation and site inspection of all conditions		

Exhibits

Exhibit "A"

Break-out of anticipated total project taxable value, it isn't meant to represent a total construction cost and does not include infrastructure costs or the stadium.

* Indoor Venue -- $6MM to $8MM

* Sports Village -- $25MM to $35MM

* Commercial South of Rawson -- $15MM to $20MM

* Multifamily South of Rawson -- $40MM to $50MM

* Total Project -- $86MM to $113MM

Exhibit "B"

We desire to match the design elements for all Residential & Commercial buildings with that of the City and its residents. We propose to design a format that will allow local input, in an effort to meet or surpass the expectations of our surrounding neighbors and the community. The intent is to have a cohesive design that runs thought out the development.

Below are some possible examples…..

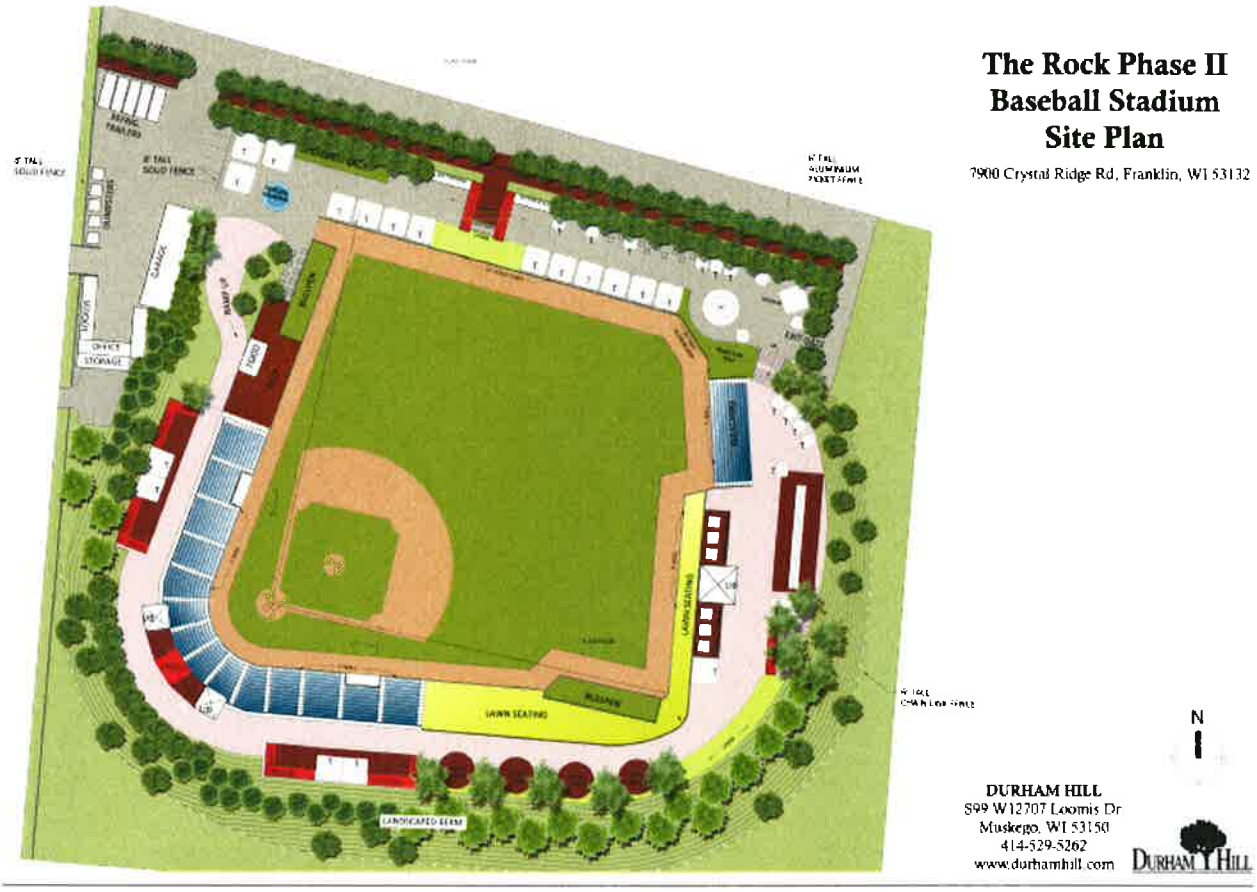

Exhibit "C"

We intend to serve the proposed Ballpark Commons development with public sewer and water, which is presently available north of the site along South 76th Street and opposite the site on West Rawson Avenue, respectively. We also expect that the public utilities extended to our site will be made available to surrounding lands, should those connections be desired by the residents in those areas. We understand that there will be significant survey, investigative work, design and approval processes necessary in order to extend those existing facilities, and we intend to begin work in earnest on those items upon approval of the General Planned Development District.

Exhibit "D"

As a part of the subject approval process, we are requesting amendment to the current Comprehensive Master Plan (CMP). The type of map change requested varies by location within the proposed development, but can generally be described as follows:

- North of W. Rawson Avenue: Amend the CMP map to reclassify the existing Crystal Ridge Drive and West Loomis Road lands from "transportation" to "mixed use".

- South of W. Rawson Avenue: Amend the CMP map to reclassify existing "R3-E" and "transportation" lands to "mixed use". Mixed use in this area would potentially consist of retail, office, transportation and multi-family residential development.

In the area north of W. Rawson Avenue, the proposed Indoor Sports Facility will be located adjacent to the residential lands and will provide a physical buffer / transition from those residences to the more active commercial area to the east. Furthermore, a berm with significant landscaping will be provided along that common property line in order to block headlights from the parking areas within the development. The proposed Stadium and associated Plaza Area will be partially placed behind the Indoor Sports Facility so that the Stadium is somewhat shielded from the residences.

South of W. Rawson Avenue, we are proposing a layout that follows good planning practices of transition from single-family areas to more intense commercial areas. Specifically, we have situated a berm and landscape buffer immediately adjacent to the single-family properties, and located lower-density townhome-style buildings along the bufferyard. We have then incorporated into the plan higher-density multi-family buildings east of the townhomes, with the two buildings closest to the single-family angled to reduce the visual impact. The highest density and largest number of multi-family buildings is then located immediately adjacent to West Loomis Road, immediately opposite the commercial lands lying on the opposite side of Loomis and farthest away from the less dense single-family properties.

Exhibit "E"

The TIA prepared for the city of Franklin by Graef dated 2-10-16 and submitted to the DOT on 2-10-16, is a close representation to what this development is proposing. We give the city permission to use this TIA as our preliminary TIA.