

WHY SUPPORT ONE TWO EAST?

1. Consistent with Planning Efforts

One Two East delivers a mixed-use project, including a full-service grocery store (with pharmacy) and a senior living facility, at this site, consistent with all City plans for the site since 1991.

2. Appropriate Density

One Two East provides appropriate density on the I-35 Frontage Road, directly across I-35 from the new medical center.

3. The Most Important 35 Feet

One Two East prioritizes and energizes the 35 feet above ground level with a grocery store/pharmacy and residential units versus a parking garage.

4. Architectural Superiority

One Two East utilizes an innovative, 2-tower design over a podium, rather than a more massive courtyard design. One Two East is a three-sided project, rather than a project with its back toward Branch Street.

5. Traffic

One Two East will deliver the grocery store/pharmacy in a manner that eliminates truck traffic on Branch Street and limits traffic east of the project to neighbors accessing the grocery store/pharmacy. The project will result in the expansion of Branch Street. Additionally, the developer has committed to relocating the retail entry on Branch Street to a new location on 12th Street.

6. Affordable Housing

One Two East will deliver 17 affordable MF units, plus the developer will contribute \$250,000 to assist area residents stay in their homes.

7. Chilled Water Plan

One Two East will bring chilled water service east of I-35.

8. Employment Center

One Two East will deliver more than 100 permanent retail jobs to the area.