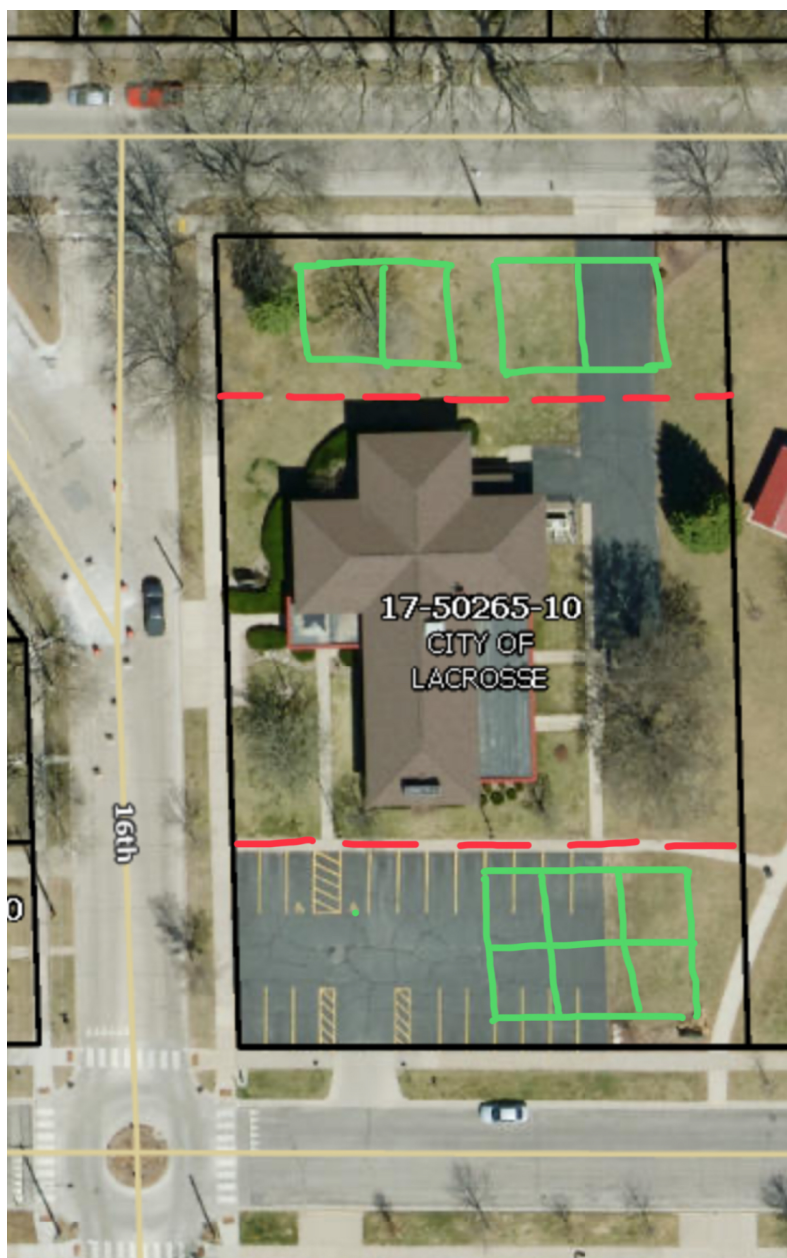


## **AMENDMENTS TO THE PROPOSAL FOR PURCHASE OF THE SOUTH COMMUNITY LIBRARY FROM WILLOW GROVE LLC**

There is overwhelming community support for keeping and repurposing the existing library building. This aligns perfectly with our vision and proposal. The approval of landmark status further protects the building but also imposes significantly higher costs for its redevelopment.

To address the concerns about traffic and parking and to be sensitive to the neighborhood's concerns about overdevelopment, while addressing the need for both rental and owner occupied housing we propose the following amendments

1. Redevelop the library building as planned with 6 units.



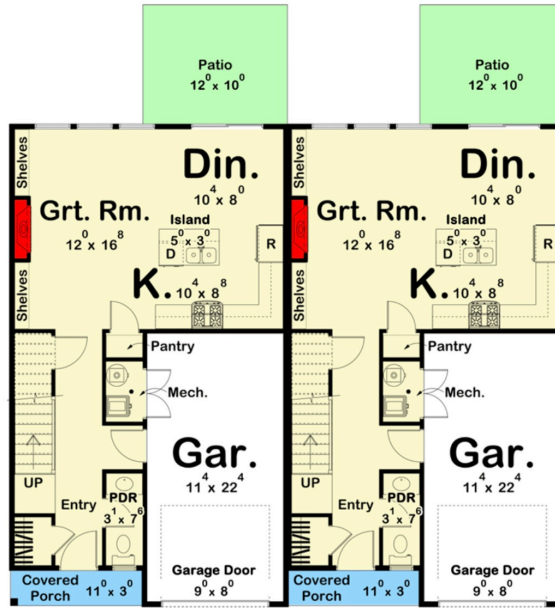
2. Build two twin townhouses (4 units) on the north side of the property that will be offered for sale at \$300,000 each for a total value of \$ 1.2 million dollars. These will be 3 bed units with attached garages.
3. Add a building with six unit one bedroom units on the eastern half of the parking lot . This maintains up to 16 parking spots on the property providing adequate parking for the property. The townhouse units will have attached garages.
4. Purchase price of \$351,000.00 but asking for a \$200,000.00 credit to help defray the cost of bringing water and sewer to the property. Net purchase price will be \$151,000.00

This adds up to 16 new housing units and households and 2.5 to 3 million dollars worth of new assessments on one acre of land. This is the most fiscally sound and the best use of the property.



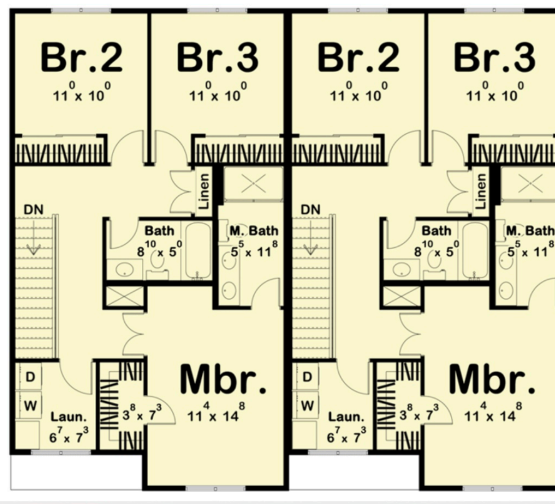
Main Level

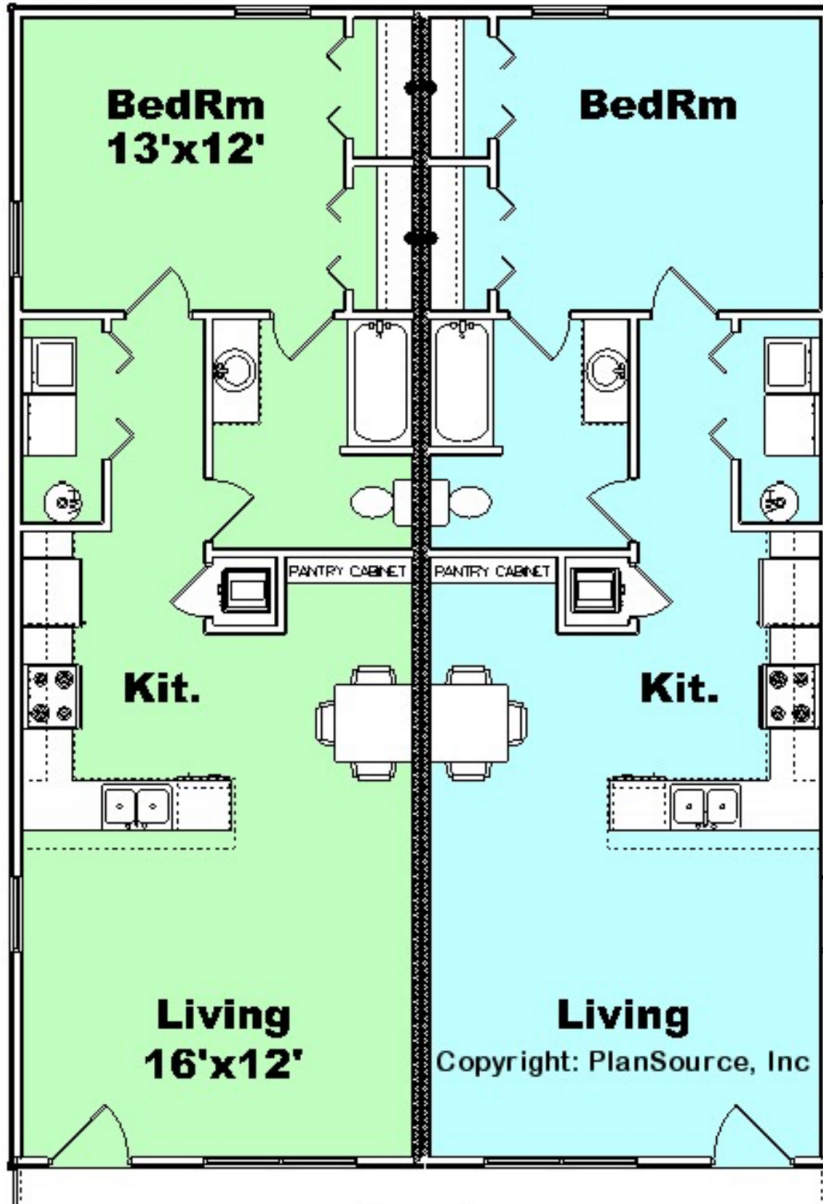
⇌ REVERSE FLOOR PLAN



Second Level

⇌ REVERSE FLOOR PLAN





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