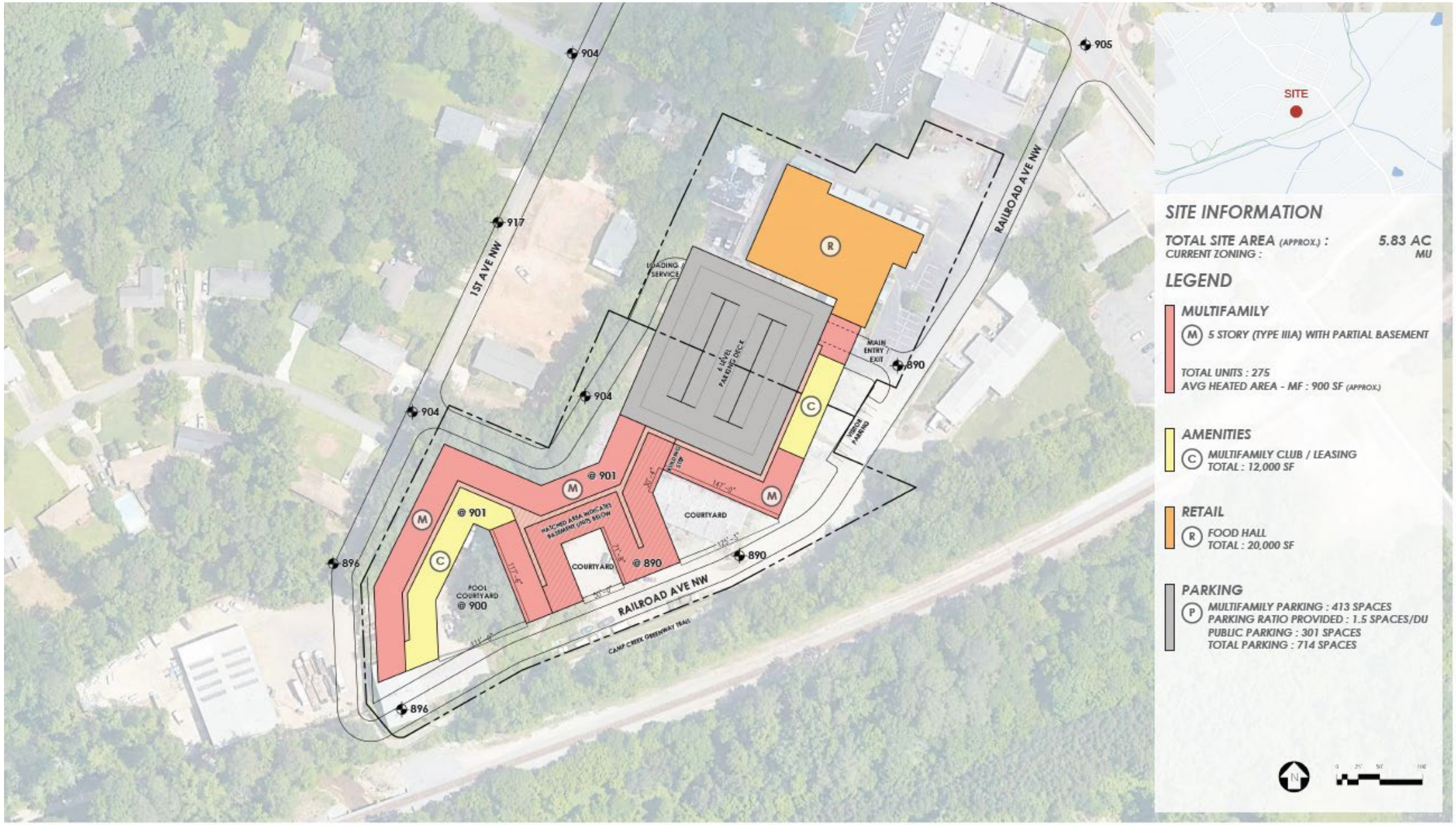
Special Presentation

Public/Private Partnership between City of Lilburn, Lilburn DDA, and RangeWater



RANGEWATER

LILBURN MF

LILBURN, GA

DENSITY STUDY • 04-19-2022

RNG2022-02

DYNAMIK DESIGN

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Project Description

- Site: 5.7 acres on land lot 135 – 6th district
- Parking deck: 6-level precast parking garage with 300 public spaces on lower levels and 400 private spaces on upper levels, separated by a controlled-access gate.
- Residential. 269 units in a 5-story structure with leasing office, club, fitness, co-work, pet spa, and other amenity areas. A sky deck amenity space will be on the top level. Pool courtyard will have a large pool as designed by the Landscape Architect.

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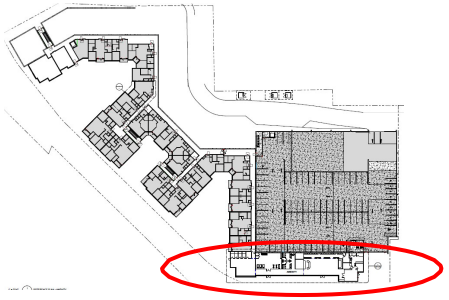
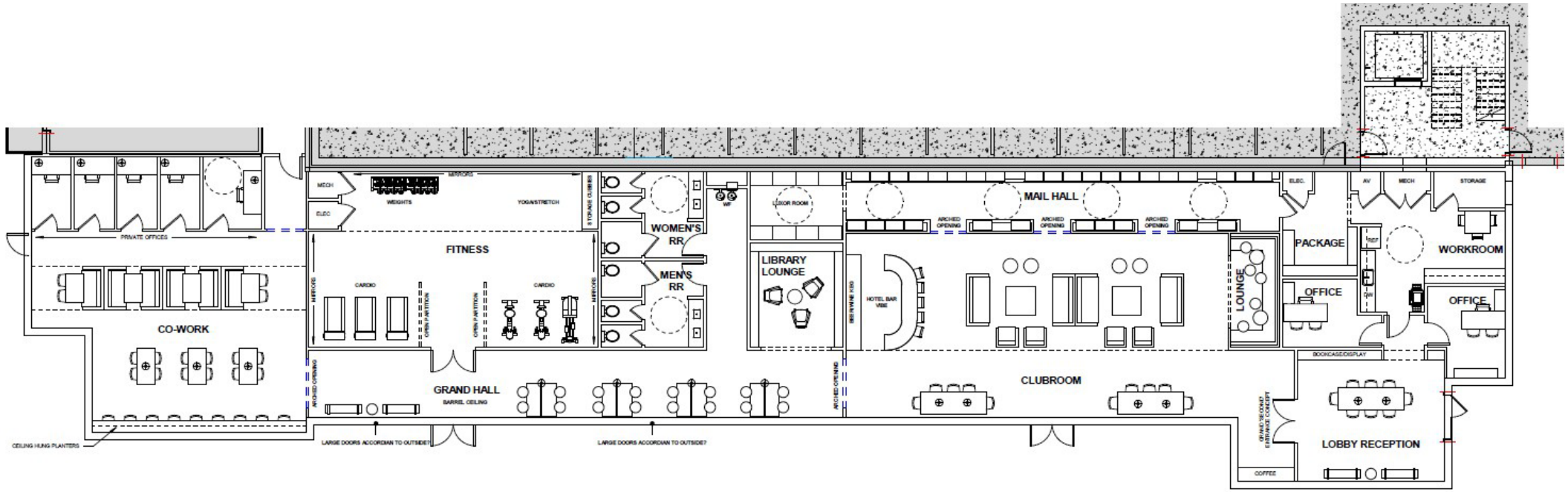


Amenities wrap the parking deck



1/8" = 1'-0" 1 ID7.01 FURNITURE PLAN - AMENITY

GCPS predicts low impact on school enrollment.

- The largest factor in projecting the impact of a new development on school enrollment is the number of bedrooms per unit.
- 94% of all units in the RangeWater luxury apartment development will have 2 bedrooms or less.

Residential Rezoning Impact on Local Schools
Prepared for City of Lilburn, January, 2024

											Proposed Zoning
		2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
	School	Enroll	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
Rangewater-Lilburn	**Parkview HS**	3,271	2,900	371	3,307	2,900	407	3,330	2,900	430	12
	Trickum MS	2,211	1,775	436	2,236	2,275	-39	2,258	2,275	-17	10
	Knight ES	893	900	-7	882	900	-18	904	900	4	18
Ansbury Park-Lilburn	**Parkview HS**	3,271	2,900	371	3,307	2,900	407	3,330	2,900	430	48
	Trickum MS	2,211	1,775	436	2,236	2,275	-39	2,258	2,275	-17	35
	Knight ES	893	900	-7	882	900	-18	904	900	4	62

Design concepts

Luxury apartments with public/private parking deck on Railroad Avenue

Preliminary Design

Preliminary Design

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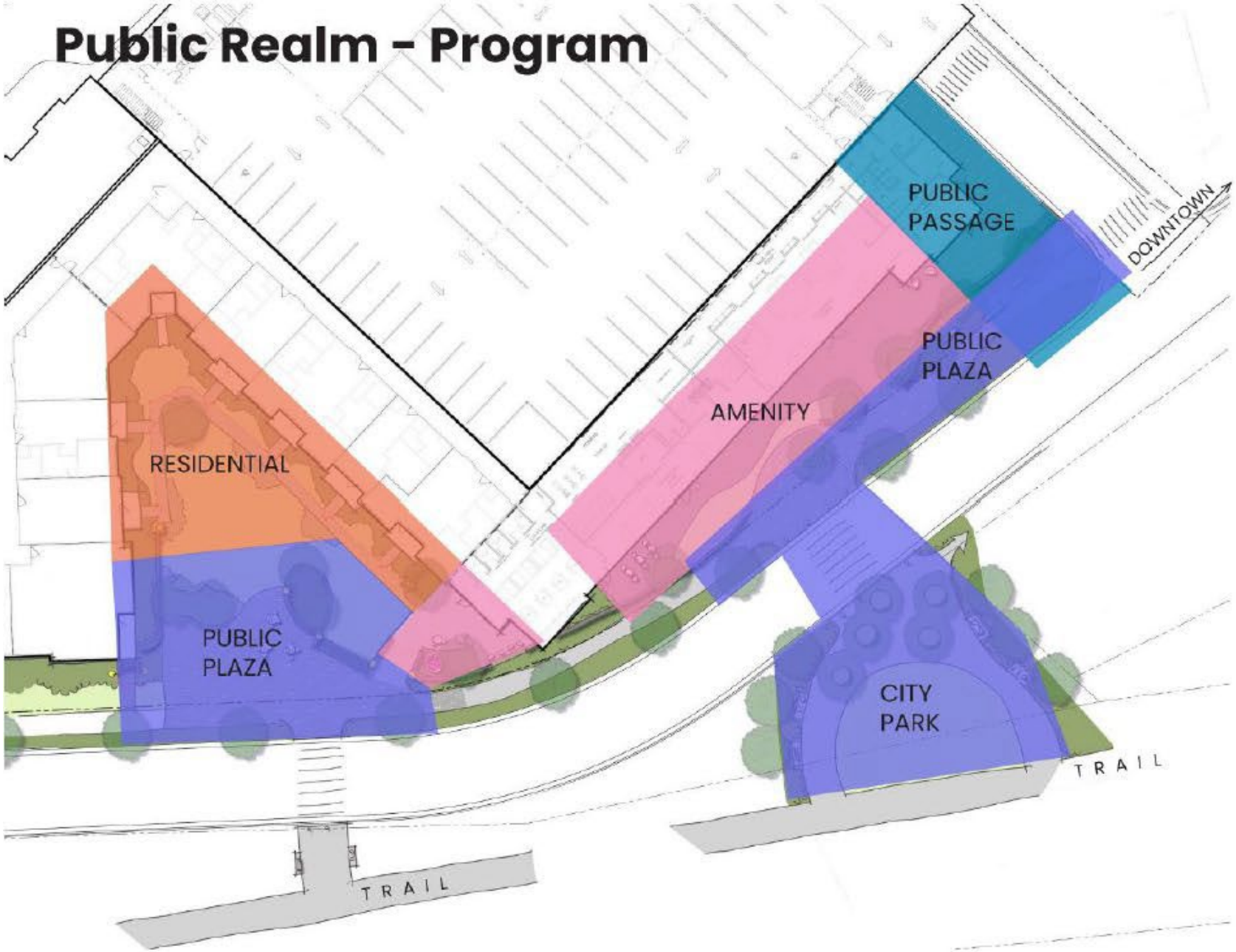
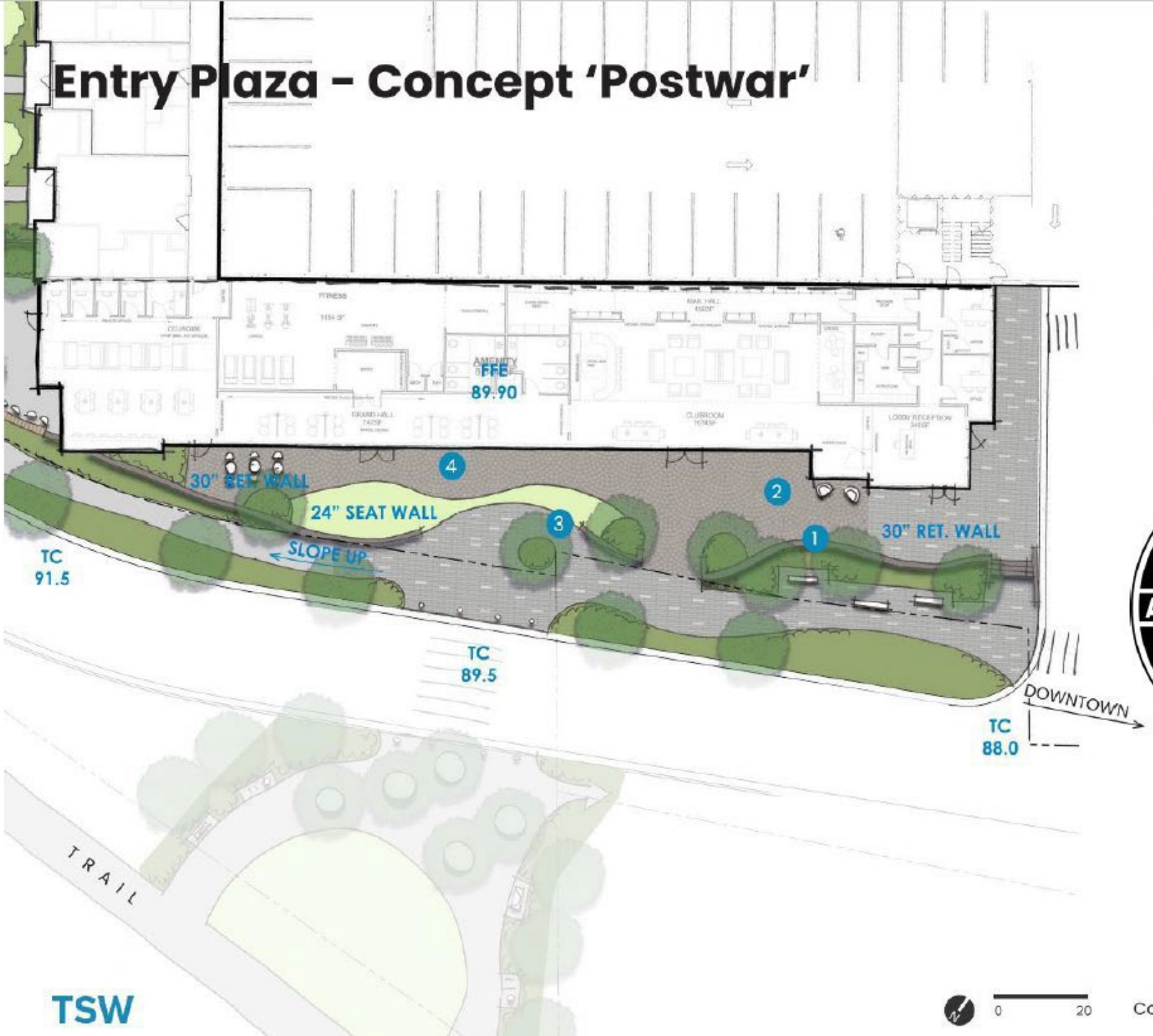
Public Realm - Program



Entry Plaza - Concept 'Postwar'



1. Brick walls to form spaces
2. Paving as wayfinding
3. Softscaping with landscape and lawn
4. Flow out space to complement interior programming

Community Outpost – Concept 'Postwar'

1. Curved wall with globe lights
2. Patio perch
3. Fountain relic planter
4. Rail station bench

TSW

0 20

Public/Private Partnership

Summary

Three bonds are included in the deal structure.

RangeWater will make payments in lieu of taxes to the City of Lilburn General Fund totaling **$10.6M** over 22 years. This revenue will be used to fund new police officer positions starting in 2025!

RangeWater will make monthly payments of $74,271 to the DDA to rent 400 parking spaces in the DDA's deck. Each year, the rental paid by RW will pay the annual bond principal and interest for the taxable bond.

1. Bond for Title for property tax exemption
2. Taxable Bond for the 400 private spaces: $10,895,000
3. Non-Taxable Bond for the 300 public spaces: $7,385,000

The City of Lilburn's Tax Allocation District revenue will pay the annual bond principal and interest for the nontaxable bond.

Payments in lieu of taxes keep the City's millage rate as low as possible.

- The City has maintained 34 sworn police officers since 2015, and the population has grown by 25%.
- 4 additional sworn officer positions are required at a cost to the General Fund of $353,468 per year.
- Funding Options:
    1. Increase the millage rate by 0.518 mills from 4.430 to 4.948.
    2. Allocate $300,000 in revenue from RangeWater's PILOT payments to the Police Department and increase the millage rate by 0.078 mill.

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The public/private partnership results in a net positive public benefit.

- Absent the partnership, the City would need to buy ROW appraised at $1.3M from the private property owners for the Railroad Avenue Extension Project.
- Absent the partnership, the City would need to locate and purchase property suitable for a public parking deck. The construction of 300 public parking spaces would cost the City at least $6.7M.
- Absent the partnership, the City would have no influence over the design, building materials, and orientation of the multifamily project as zoning is already in place.
- Absent the partnership, the City would not likely receive the enhanced trailhead and public plazas RangeWater will build at their cost for dedication to the City.

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