



Memorandum

November 22, 2023

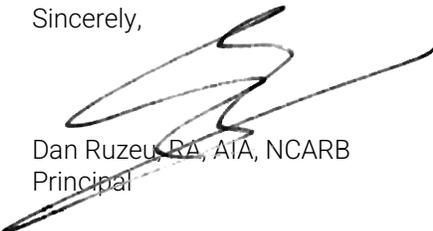
To the Smyrna Council,

On behalf of the development entity that has proposed the Creekside Towers development and in conjunction with Jason Lewis of Great South Development – we would like to assure you that we are committed to the design & construction of a Class A building the council can be proud of. To that end, I'd like to confirm the proposed development would consist of:

- 295 residential units; 60% reserved for 55+ occupants; 40% will have no age restriction
- 4 residential units will be set aside for first responders working in Smyrna
- Approximately 314,000 SF of residential & amenity area
- Amenities shall include a communal kitchen, event space, lounge, fitness, indoor pool, sky deck, pet spa, remote office & conferencing space for residents
- 12 stories (133 feet) as per the original approval – no additional bulk has been added to the building or footprint
- Approximately 8,200 SF of commercial area anticipated to include 1 restaurant and 1 coffee shop

We want to thank you again for the opportunity to present our proposal. If you have any questions, please do not hesitate to contact us.

Sincerely,



Dan Ruzewski, RA, AIA, NCARB
Principal