

January __, 2015

Plano Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358
Attention Christina Day, Director

Dear Commissioners and Director Day:

I am writing to express my views on the Plano Tomorrow Plan. Please distribute this as appropriate to the Commissioners and City Staff. First all, of I would like to thank you again for taking the time to meet with us in late December to discuss the Plano Tomorrow Plan. I have reflected on the Open House I attended at the Parr Library and the conversation I had P&Z Commissioners and staff. I have also studied the Recommendations and Proposed Vision and Policy Statements on Land Use and Urban Design from the September 29 2014 P&Z meeting, which as you pointed out is the underlying basis for the Policy Statements for Open House Meetings and the Future Land Use and Growth & Change Maps. I have read the Plano Tomorrow Survey, the results of various outreach campaigns and public statements by Chairman Grady, Assistant City Manager Turner and Mayor LaRosiliere.

My thoughts are best summarized as follows:

- I believe the Plan needs substantial revisions to reflect the views of the citizens of Plano.
- I believe the communications about the Plan to the citizens of Plano are flawed. I believe the communications need to be amended and then the Plan re-exposed to the citizens of Plano because they have not communicated the significance of the changes in population and housing (apartments).
- The Plan ignores the results of the outreach to the citizens of Plano and mischaracterizes the survey results and comments of citizens. I have been amazed by the public statements of city officials that infer the Plan was developed based upon survey results and citizen input.
- The Plan strongly encourages high density residential development, and it appears city officials, P&Z and the city council tout this as economic development. In my view, building apartments is not economic development and the Survey and other outreach confirms the citizens of Plano share this view, nor do we see the benefit of increasing Plano's population by 30%.
- I object to the designation of "Expressway Corridor" which is defined as a mix of high intensity retail, office restaurant, hotel and high density housing such as mixed use and mid-rise / high rise multifamily development. The Plano Tomorrow Plan designates the Dallas North Tollway south of Tennyson, and most land along Highway 121 and Central Expressway as "Expressway Corridor." I do not agree with the high intensity designation for land use in these areas. I note that much of this land has been successfully developed already for retail and office applications that are robust but are not high intensity. I do not believe it is appropriate to try to increase the intensity of use from of available land or redevelop existing land beyond the type of development we already experience along these corridors under the existing CC, RE and RC designations, which is generally suburban office buildings of medium density (two to ten stories), malls and strip shopping centers.
- If the Plan is adopted as is, Plano will have earned the moniker, "Apartment City, USA" as already P&Z has approved new developments that will increase the number of apartments in Plano from 30,000 to 40,000 and it appears the Plan wants the city double this to 60,000 apartments.

Objections to the Plano Tomorrow Plan and Related Communications

I have read the Draft Plano Tomorrow Plan and attended the P&Z Open House in November 2014. I have also read the Survey, the Survey results included in the Phase II Public Outreach Campaign Summary Report and minutes of discussions at joint Planning and Zoning and City Council meetings. While I recognize a lot of time, effort and money have been put into this Plan, I have a number of concerns about the conclusions reached in the Draft of the Plano Tomorrow Plan and I believe substantial revisions are necessary to reflect thoughts and wishes of the citizens of Plano.

Most importantly, I believe that the public relations and communications around the Plano Tomorrow Plan have understated the significance of the planned changes and that if the communications about the Plan fully and honestly communicated the significance of the planned changes there would be a much larger reaction from the Community. The Communications should explicitly acknowledge that this Plan is a major change in direction for the City of Plano. Specifically, the following should be communicated:

- For at least the past 10 years, the City communicated to the citizens of Plano that it would essentially be built of new residential development when the population reached 270,000. The Plan seeks to increase the population of Plano to 320,000 to 350,000 people and much of this increase will occur in the next five years.
- The Plan seeks to redevelop several existing retail sites in Plano by adding apartments, including dense mid-rise urban mixed use developments and the number of apartments in Plano can be expected to increase from 30,000 to 50,000 to 60,000. The retail sites suggested for redevelopment in this manner include location such as Park & Preston, and for four corner retail sites along Parker at Independence, Custer and Alma. Many other sites could also be considered under the Plan.
- When new housing, including multifamily development is added along existing housing development, the Plan encourages connecting the new development to the existing development, adding traffic to quiet neighborhood streets.

In the Plano Tomorrow survey, the residents' responses on this related to dense housing development can be summarized as follows:

- Question 6 of the Survey – respondents stated that the number one priority should be to attract employment to the city, followed by improving the appearance of the environment while increasing the variety of HIGHER DENSITY HOUSING SCORED LAST.
- Question 9 of the Survey – most respondents said the remaining undeveloped land in Plano should be used for general office space followed by retail and entertainment and then other commercial uses. Residential uses ranked last. The respondents do NOT believe population growth is an imperative.
- Question 8 of the Survey - respondents ranked single family detached homes as the housing product they would prefer to see built in Plano today while high density apartments in urban centers and mid-rise residential were rated the LEAST Desirable. The respondents do NOT support urbanization.

I believe the fundamental misdirection of the draft Plan is its emphasis on population growth and the “Urbanization” of Plano. I do not believe that “Urbanization” is seen as virtuous by the majority of Plano citizens. That does not mean we object to some urban development, but the authors of the draft Plan seem to believe that significant population growth and urbanization is a goal the city should strive to achieve. The citizens of Plano understand that building more apartments is NOT quality economic growth

The planned growth will fundamentally change the character of Plano and that is the reason we chose to live here. Our citizens have long understood that that the population of Plano was expected to max-out at around 270,000 to 280,000. For instance a 2007 report by the City of Plano projected Plano's population would be 270,000 in 2015 and 271,100 in 2020 and the 2011 Comprehensive Annual Financial Report reported similar projections with the population in 2030 projected to be 276,000. Now as we approach that 270,000 level in our city, the forces behind the Plano Tomorrow Plano appear to be desperately striving to find ways to increase our population by looking for every nook and cranny to squeeze in more multi-family development,

using terms like “urban mixed use” and “mid-rise residential” as if they were some new-found gold standard far different and better than apartments.

Unfortunately, this aspect of the draft Plano Tomorrow Plan reads like a pre-determined answer looking for justification. As explained below, the survey itself was flawed because it used very general questions and respondents had no concept of how their responses might be used to justify certain policies or actions. In spite of its flaws, the desires of our citizens can be discerned but somehow they were misinterpreted to support a result that is very different from the message the citizens of Plano wished to send.

Although I could go on at great length about the number of points and areas I disagree with, in the interest of keeping this short, I am going to hit on some direct points.

Population Growth

Draft Plano Tomorrow Policy:

Regionalism: Population Growth: Plano should develop a policy on new growth, which would identify where it should occur.

The draft Plano Tomorrow Plan makes some broad statements about protecting the quality of development, not placing housing in areas that are unsuitable for residential development that are supported by citizens at large. The draft Plan also states that residential development should not take place where there are better commercial opportunities consistent with existing adjacent development; however, every time this statement is made there is a carve-out for midrise residential or high density residential, typically as part of a “compact center” or an “urban mixed use development.” Underlying these statements is a desire by the Plan’s authors to significantly increase the amount of multi-family housing units and therefore the population of Plano. The P&Z and City have never publicly stated how much they want to increase the population of Plano, however, based on the Plano Tomorrow Plan and statements at various meetings, it appears that the population will increase between 50,000 and 80,000. It is my opinion that this has not been disclosed because the P&Z and City believe it would without doubt generate strong opposition. The citizens of Plano and the survey respondents do not share the view that the population of Plano needs to significantly increase. According to Question 6 of the Survey, attracting more employment to the city should be its highest priority, followed by improving the appearance of the overall built environment and enhancing open space. Increasing the variety of higher density housing was rated the “least important” and this highly negative score should be taken as the respondent saying they do not want significantly more high density housing.

Based on 2014 actions, it appears that the Planning & Zoning Commission and the City Council have already demonstrated how they intend to use the Plano Tomorrow Plan to radically change the face of Plano. In spite of residents’ concerns as shown in the Plano Tomorrow Survey and at various planning and zoning meetings, the Commission and Council have already approved construction of over 7,500 multifamily units during 2014 alone, which will result in 13,000 additional residents and is a 25% increase in multifamily units in Plano. When the 1,045 townhomes, patio homes and single family homes approved in 2014 are included, the projected population increase is over 16,000. When the approximately 4,000 new housing units approved prior to 2014 but still in development are considered, the population of Plano can be expected to increase by 30,000 to 295,000 from the 265,000 residents as of the end of December 2013. This is a staggering increase when Plano was supposed to be fully built-out and yet is only the beginning under the Plano Tomorrow Plan, and yet the population could ultimately grow to between 320,000 and 350,000 under the Plan.

Urbanization of Plano and increasing the density of housing.

Draft Plano Tomorrow Policy:

Plano will encourage reinvestment, redevelopment, and urbanization of identified high intensity corridors to create mixed use developments that incorporate higher density housing, commercial, and retail opportunities.

With respect to housing choices, the Plano Tomorrow Plan keeps coming back to allowing high density developments that include multi-family housing and includes the following:

- Requiring a minimum 40 dwelling units per acre for new multifamily zoning. Prior to 2012, the City of Plano zoning focused on a maximum concentration in multi-family units not a minimum. This change was adopted to maximize the value of remaining undeveloped land; however, the everyday citizen does not understand the significance of this change, as it is only starting to take effect. Most multi-family housing in Plano has a density far less than 40 units per acre and the implications of greater than 40 dwelling units is shocking. For instance, most people I talk to believe that Austin Ranch development on Windhaven Parkway in The Colony is very dense. Yet in a response to a question posed at a Plano Planning and Zoning meeting, Lucy Billingsley informed the P&Z that the density at Austin Ranch is 32 units per acre.
- Although adopting the minimum of 40 dwellings per unit, Plano zoning has continued to maintain limitations on multi-family housing, primarily limiting apartment complexes to a maximum of 500 units and required spacing of 1500 feet between groupings of 500 units. It appears that these limitations are rendered toothless by instead making wide use of exceptions for mid-rise residential and mixed use developments below.
- Establishing Mid-Rise Residential housing that can be extremely dense. Although defined as 5 to 12 stories, Mid-Rise Residential has already been allowed as high as 20 stories. Mid-rise residential projects have been approved with a density in excess of 100 units per acre and 1,000 or more units in a single project. Additionally, Mid-Rise Residential housing requirements do not include any provisions requiring open space. This is at odds with longstanding zoning requirements and requires the rest of the population to shoulder the burden of providing open space to these residents. As these developments mature they will inevitably begin to have greater percentages of families but will have no constructive place for children to go.
- Establishing two new zoning districts: Urban Mixed-Use and Neighborhood Mixed-Use. For instance mixed use projects recently approved included dense projects well in excess of 1,000 residential units

The draft Plan states, “The consensus from the Plano Tomorrow Survey, joint work session survey, and map exercise is that undeveloped land should be reserved for economic development purposes. However, based on the map exercise results, staff has interpreted that the city is open to the development of residential and retail uses on remaining undeveloped land as long as it is incorporated into a mixed-use environment and is integrated with the employment centers. Based on this analysis, staff has drafted a proposed policy statement for the Commission’s review.” When the staff states that the city is open the development of (high density) residential they appear to be referring to the city council rather than the citizens of Plano.

Draft Plano Tomorrow Policy:

Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.

Here the Plan authors seem to be confused, stating undeveloped land should be reserved for employment except in compact complete centers, but this contradicts the discussion of Rail Corridors and High Intensity (Expressway) Corridors that advocate, “urbanization of identified high intensity corridors to create mixed use developments that incorporate higher density housing, commercial, and retail opportunities.” Most of the

undeveloped land in Plano is either in a Rail Corridor, Expressway Corridor or a proposed Compact Center so the apparent limitation on apartment development is rendered meaningless.

Question 8 of the Plano Tomorrow Survey asked respondent to rank the “order of choices for new housing products you would prefer to see built in Plano today.” The survey clearly shows on page 17 that respondents rated single family homes the most desirable for Plano development while high density apartments in urban centers and mid-rise residential were rated the LEAST Desirable. Yet at every opportunity, the Plano Tomorrow Plan seems to advocate midrise and other high density multi-family housing.

The fundamental problem I have with this recommendation is that it seeks to place urban living and mixed use developments all over the city. In Plano, we have the benefit of probably one of the most successful urban mixed developments in the country, in Legacy Town Center. It is exceptional because it has a number of things going for it. First and foremost, it is in the middle of a very high quality employment center that has attracted several large corporate campuses. It was only after these companies were attracted to Plano and built a large base of employment, however, that the need arose for hotels, restaurants and entertainment, which then made this a desirable area for mixed use housing development. We now see urban mixed use developments popping up all over DFW and it feels like the draft Plan is proposing to put a UMU on every corner in Plano. The concern should be what happens when these UMU developments are not successful. Leading a project with residential development should be viewed as a big red flag. That is the incorrect way to build a successful mixed use development and many are destined to never be anything but dense multi-family housing with a Subway, a nail salon, dry cleaners and a mail-it center. The problem will then become having a high density residential development with no caché and as it eventually fades, it is a monstrosity that is impossible to get rid of and close to impossible to fix. Examples? The proposed “Compact Center” along Plano Parkway west of the Dallas North Tollway. Placing urban mixed use in an area surrounded by Costco, Home Depot, car dealerships and mini-storage is hard to imagine as a high quality development with distinctive character. In my view – that is bound to end up just another dense apartment development with no character. The “Compact Center” stretching from Custer to Central Expressway along PBGT – 190 and then north to Park Boulevard is hardly “Compact,” especially if you consider immediately north is “Expressway Corridor” and the opposite side of Central Expressway is designated “Rail Corridor” which in practicality are virtually indistinguishable from Compact Centers since they can be filled with Mid-Rise and UMU multi-family projects.

Although the policy states that the remaining land should be reserved for “*high quality development with distinctive character*” some of the recent planned / urban mixed use residential development recently approved by P&Z and city council lacks this character and I note that several exceptions were made to the UMU guidelines that shows the standards will not be upheld. These include allowing multi-family to take place in a planned development along Coit with almost no other uses, allowing a nearby UMU to count adjoining single story retail strip shopping center as part of the UMU development to meet the secondary use criteria and allowing UMU to count the first floor of multi-story rental residential units as office / retail based upon the lower level designation as an in-home office / studio, even though there is no requirement that the space be used to receive the public. Although that development included townhomes, the developer stated some would be retained and rented out. That virtually assures they are all rental since Fannie Mae guideline proscribe insured mortgage loans to townhomes where the developer or single owner controls more than 15% of the units.

At the January 20, 2015 P&Z meeting, another midrise apartment complex was approved at the corner of Plano Parkway and Preston Road. This apartment complex violates many of the “Distinctive Quality” criteria of the Plano Tomorrow Plan, including: it is residential closer than 1200 feet from the center line of a major freeway (PBG), it is an island not connected to any other residential or retail, there is no associated open space nearby (the closest place to walk your dog without crossing a major road are the private grounds Prince of Peace elementary school about 3 blocks away), and, most importantly, this is a high visibility corner close to a major hospital and easily could have been held for economic development including office space.

Neighborhood Centers

Draft Plano Tomorrow Policy:

The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and should be integrated into the center. Neighborhood centers will be based on the concepts of mixed-use, urban design and transit-oriented design, where possible.

The Neighborhood Center is defined as corner retail sites along major arterials. So here is another place the draft Plano Tomorrow Plan recommends mixed use housing be added. I find this deeply concerning to say apartments are going to be put on top of neighborhood strip shopping centers, particularly because it is listed as a “recommendation.” Our residents are not asking to have more people packed into their neighborhoods, nor do they want to fight congestion at their neighborhood grocery store. While I understand that some strip shopping centers in the city are underperforming, the addition of multi-family housing is not the cure-all and would be a poor outcome in most situations. I find it hard to accept that this should be a recommendation. I do understand that there may be some unique possibilities to add such a development to a strip shopping center if it is done in a very restricted and high quality manner, but I believe those opportunities will be far and few between and so this should not be a recommendation. If this concept is acknowledged at all, it should be that the city would be willing to listen to proposals that meet a high standard of development. A much better use to the excess space in such centers is the development of general office space. Yes it is much easier to slap up an apartment building and begin collecting rents immediately – that is what developers want. The city can hold out for better. Thoughtful development that will bring employment and services to the city may not be easy, but as the remaining available land in Plano continues to diminish, demand for such re-development opportunities will rise.

Urban Mixed Use Justification

The Draft Plano Tomorrow Survey results appears to use the “Map Exercise” outreach where at certain “outreach” public events, residents were asked to place a dot on places they liked and Legacy Town Center received the most number of dots. I note that residents could place multiple dots on the map and the total number of dots received by Legacy Town Center was 23. This is can hardly be seen as a ringing endorsement in a city of 270,000 people. The fact that the total dots collected for all sites were 128 says this “outreach” did not reach the public and so should be discounted. Additionally, I note that the picture of Legacy Town Center showing the primary two blocks of restaurants and bright lights at night looks very appealing and was intended to elicit a reaction. Many people visit there to enjoy one of the restaurants, but this does not mean that they want to live there or want such a development in their back yard or think Plano should try to have 10 more just like it. Many Plano residents also like to go to Greenville Avenue and to the Texas State Fair, but that does not mean they want to live in those neighborhoods or believe they are the right attractions for their neighborhood or even the city of Plano.

The Survey in Question 4 asked respondents to list their favorite places in Plano, and the “Shops at Legacy” received the most votes (15.8% of the votes cast) just ahead of “bike trails and greenbelts” also at 15.8%. This result is flawed, however, since the survey only listed 8 suggestions four of which were parks and bike trails and skipping over areas like “restaurants and shopping along Highway 75,” “retail and restaurants at Preston and Highway 121” or “John Clark Field.”

What the Draft Plano Tomorrow report is missing.

The Plano Tomorrow report does not spend enough time focusing on what is important to the citizens of Plano and how zoning should support those priorities.

Maybe because it was already apparent, the survey never asked the obvious question – What is the most important factor for living in Plano? Without doubt, our school system would have blown any way any other choice. Question 2 did ask, “How would you rate the following opportunities in Plano?” to which “education” was the top response. This question does not do justice to the point of education and our school system which always has been and always will be the number one reason people choose to live in Plano. Question 1 responses ranked the city as a place to live and raise our children as being key to the quality of life in Plano. Our citizens are very concerned that we protect the quality of our schools and know that the quality of life will follow by protecting our neighborhoods. I am most concerned that increasing our population beyond its designed capacity and particularly doing it by increasing the number of people residing in multi-family residential will lead to deterioration in the quality of our schools and neighborhoods. I know that some on the P&Z Commission and the city council try to argue that children do not live in these developments. That is a red herring. The reality is that children do in fact live in these developments and while initially the number of children may be small, I assert that if you did a study of multi-family housing you would find that as each year passes, the number of school age children in these developments increases. I do not believe that our schools can absorb this additional population and I note that these urban designs are so popular with developers because they do not have to set aside any acreage or funding for future school development. Finally, multi-family residents are much more transient in nature and less willing and less able to invest in the public schools through taxes and personal commitment.

I believe schools are our most important asset and the Plano Tomorrow Plan should address how its policies promote the advancement of our schools.

Please don't try to fix what is not broken.

Question 5 of the Survey asked the respondents what areas of Plano they would like to see change. West Plano got the fewest votes by far, receiving 55 votes out of 3,855 votes cast or less than one-half of 1% (respondent could cast multiple votes). I think that is a pretty resounding message that things are just fine in West Plano and don't need to change. Yet the changes proposed in draft Plano Tomorrow Plan would dramatically change the character of West Plano. Already since the survey was taken, dramatic changes have been announced and approved by P&Z. Some of these, such as Legacy West and the Toyota headquarters could be viewed as consistent with current development and not a concern to the residents of Plano. Other changes, such as designating the whole area between Parkwood Boulevard and Communications Parkway south of Tennyson as “high intensity development” is a very major change, is not consistent with the historical development in this corridor and is a major concern to the residents of West Plano. We have understood this it is valuable land and will be developed as employment centers and retail consistent with the development that has already taken place. I do not find it appropriate for it to be labelled “high intensity” development and seek to add several 20 story buildings with a 4 to 1 floor to area ratio or higher and to insert midrise, high rise and urban mixed use residential throughout this corridor. I also find it very troubling to extend these concepts, including high density housing outside of the Parkwood to Communications boundaries as we believe is about to happen east of Parkwood at Haggard Farm West. At the Harrington Library Open House, I discussed this area with Chairman Grady and asked him whether Urban Mixed Use development could be approved in the area east of Parkwood along Spring Creek and he answered affirmatively. This constitutes a major change to the existing zoning and nature of this area we do not like it. Growth for growth's sake is not a deserving justification, so why try to fix what is not broken?

I am available to discuss any of these matters with you at any time.

Sincerely,

Jim Dillavou

Appendix A – Schedule of New Apartments Approved in 2014

New Apartment Approvals 2014			# units
Date	Complex		
1	15th & I, LLC replat		
10/20/2014	15th Street and avenue I, Downtown Block A Lot 1 Multi family		279
2	Visions5 Midrise (Haggard Place)		
10/20/2014	Parkwood & Springcreek (Note 1) 2014-33		1,200
3	Beacon Square (Billingsley)		
10/20/2014	West of Coit at Mapleshade (Townhomes are rental)		1,491
4	Rosewood Heritage 190		
10/6/2014	Custer & 190 (Excludes additional 181 townhomes)		1,300
5	Tollway & 121 Midrise / Legacy West		
9/15/2014	2014-28 Midrise at Tollway & 121 Lot A		1,000
6	Legacy West		
9/15/2014	2014-27 Midrise and UMU Legacy West - Lot C		800
7	Aura Onalp, LP		
5/19/2014	2013-34 Aura Block A Plano Pkwy & Executive Dr		386
8	Coit Center		
1/21/2014	Block A - Mapleshade & Coit		495
9	Coit Center		
1/21/2014	Block B Mapleshade & Silverglen		300
10	West Plano Village		
2/3/2014	2013-37		265
	Total 2014		<u>7,516</u>

Note 1. Visions5 midrise has no stated number of units; however, P&Z approved an increase in the Floor to Area ratio of 4 to 1 on the 10.7 acres, which translates to 1.84 million square feet. Even with generous average unit size of 1,000 square feet + 25% common area, this square footage could accommodate 1,500 apartments (1,200 units used in schedule).

Appendix B – Projected Increase in Population Based on 2014 Zoning Approvals:

Housing Approved in 2014
 Apartments - See Appendix A 7,516

Townhomes & patio homes Approved 2014

Jul 20 - Townhomes at The Canal On Preston - 29 Planned Development at Towne Square & Gratitude Trail	29
Villages of Prairie Commons East - 169 attached homes and 120 patio homes on 54 acres at SE corner of 121 and Ridgeview Dr	289
Villages of Prairie Commons West - 65 attached homes and 146 patio homes on 50 acres at SW corner of 121 and Razor Drive	211
Jul 7 - Harvard Villas - 88 attached homes on 12.7 acres Preston Road N of Spring Creek	88
Jul 7 - Central Park at Preston - 66 patio homes on 17.2 acres Preston Road at Tulane	66
Oct 6 Townhomes at Rosewood Heritage 190	181
Nov 17 Haggard Estates Phase 2 Patio homes	38
Feb 17, Timber Brook North, Phase II - 83 Patio Homes, Jupiter & Chaparral	83
June 16 Renaissance Addition - 31 Patio homes Custer & Bent Horn	31
Jul 21 - Parkway Heights, Phase 3 Addition - 81 Single-Family Residence Attached lots	81
Aug 4 - Rice Field - 61 Planned Devel-179 -Downtown single-family res. (detached) lots on 5.2± acres 18 & Ave G 2014-17	<u>61</u>
Townhomes & patio homes	<u>1,158</u>

Single family homes Approved 2014

Nov 17 Haggard Estates Phase 2 Single family homes 11//2	53
Sabine Park Estates 15th and Rio Grande	38
Feb 17 Villas of Pecan Creek, Phase 2,	8
Mar 17 Hudson Heights, Phase One - 57 Single-Family Residence Plano Pkwy & Bradshaw (SF6)	57
Jun 16 The Trails of Glenwood, Phase 4 - 76 Single-Family 7 at Acorn & Oceanview	76
Jul 21 Oak Point Estates, Phase 2 - 83 Single-Family Residence-6	<u>83</u>
Total Single Family	<u>315</u>

SUMMARY

	<u># units</u>	Occupancy <u>/ unit</u>	<u>Population</u>
Development approved by P&Z 2014			
Apartments - From Appendix A	7,516	1.8	13,529
Townhomes & Patio Homes	1,158	2.8	3,242
Single Family Homes	<u>315</u>	2.8	<u>882</u>
Total	<u>8,989</u>		<u>17,653</u>

Development in process, approved prior to 2014, per City of Plano Annual Housing Study - 2014

Apartments (excludes 795 approved in early 2014)	2,009	1.8	3,616
Townhomes & Patio Homes (excludes 186 app in early 2014)	423	2.8	1,184
Single Family Homes (Excludes 392 approved in early 2014)	<u>1,697</u>	2.8	<u>4,752</u>
Total	<u>4,129</u>		<u>9,552</u>

Total planned additions to housing and population

Apartments	9,525	1.8	17,145
Townhomes & Patio Homes	1,581	2.8	4,427
Single Family Homes	<u>2,012</u>	2.8	<u>5,634</u>
Total	<u><u>13,118</u></u>		<u><u>27,205</u></u>

Estimated occupancy per unit per the City of Plano Annual Housing Study - 2014. This Study is the source of approved housing as of March 2014