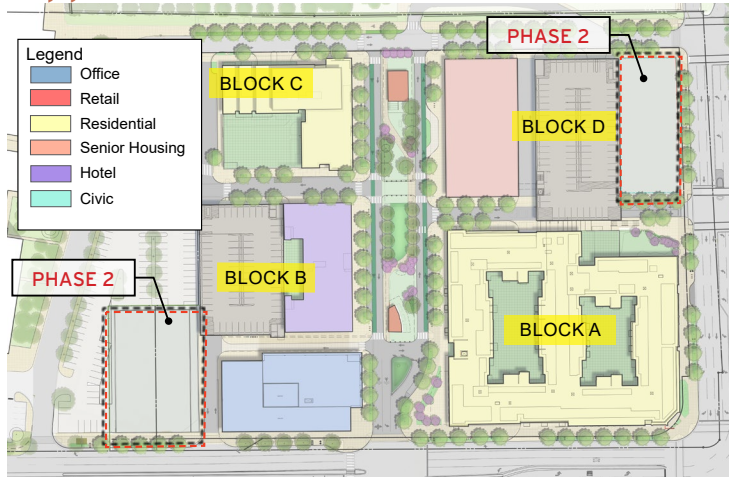
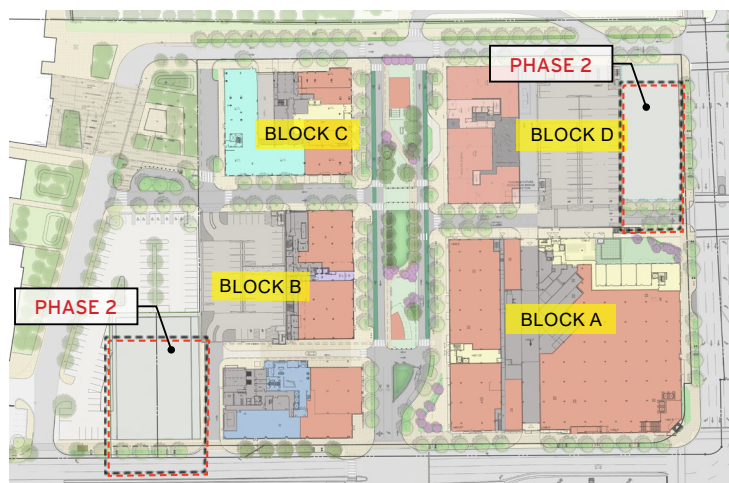


Upper Floor Land Use



Ground Floor Land Use



Phasing and Program Summary

Phase I SESP Development Plan Program

Use	Block A	Block B-1	Block B-2	Block C	Block D	Kiosk	Per Use Totals
Retail	52,500	7,900	12,300	11,100	10,500	3,000	97,300
Grocery	40,100	-	-	-	-	-	40,100
Civic*	-	-	-	10,100	-	-	10,100
Hotel	-	-	95,700	-	-	-	95,700
Office	-	126,100	-	-	-	-	126,100
Multi-family Rental	271,100	-	-	-	-	-	271,100
Multi-family Micro Rental	100,000	-	-	-	-	-	100,000
Condominium	-	-	-	177,800	-	-	177,800
Senior Housing	-	-	-	-	260,000	-	260,000
Per Block Totals	463,700	134,000	108,000	199,000	270,500	3,000	1,178,200

Note: Numbers rounded, final SF will be calculated at building permit

Note: Senior Housing and Block D Retail are placeholders (per governing documents). Subject to future SESP submission for Block D-1 by Senior Developer

*Civic space could be expanded if a suitable tenant is identified; Additional 4,000 SF is proposed to be in the Commons

Proposed Development Plan Program - Phased

Use	Phase 1	Phase 2	Per Use Totals
Retail	97,300	6,400	103,700
Grocery	40,100	-	40,100
Civic	10,100	-	10,100
Hotel	95,700	-	95,700
Office	126,100	200,000	326,100
Multi-family Rental	271,100	-	271,100
TBD Multi-family Rental Micro or Condominium	100,000	-	100,000
Condominium	177,800	148,600	326,400
Senior Housing	260,000	-	260,000
Total	1,178,200	355,000	1,510,600

SEE Amendment Proposed Binding Development Plan Program

Phase 1 Use	Min GSF	Max GSF
Retail	117,600	None
Civic	12,740	None
Office	122,500	None
Condominium	None	280,500
Multi-Family Rental	None	561,000
Senior Housing	125,000	265,200
Hotel	78,400	204,000
Phase 2 Use	Min GSF	Max GSF
Retail	6,272	None
Office	147,000	None
Condominium	None	157,080
TOTAL Use	Min GSF	Max GSF
Retail	123,872	None
Civic	12,740	None
Office	122,500	None
Condominium	None	437,580
Multi-Family Rental	None	561,000
Senior Housing	125,000	265,200
Hotel	78,400	204,000

Proposed Development Plan Program: Unit Ranges

Type	Proposed Unit Count	Proposed Unit Count Range	
		Low End	High End
Block A			
Multi-Family Rental	269	275	375
Multi-Family Rental Micro	131	125	200
Block B			
Hotel	146	100	250
Block C			
Condominium (Phase 1)	125	70	175
Block D			
Senior Housing	215	150	250
Condominium (Phase 2)	149	70	175
TOTAL	1,035	790	1,425

NOTES:

1. The "Proposed Development Plan Program" is conceptual in nature and is subject to change. Applicant reserves the right to shift square footage from block to block so long as the minimum and maximum square footages indicated in the "Binding Development Plan Program" are satisfied.
2. If the proposed grocer is smaller than 40,000 GSF, a total of at least 40,000 GSF of retail space will be occupied by grocer and/or a retail sales (not service) use with an equivalent or better fiscal impact as compared to the grocery use.
3. If the SF of condominiums is reduced from 275,000 GSF, a corresponding amount of additional GSF of up to 100,000 GSF of apartments may be created, but only as micro units as defined in the IA. This will result in an increase in total unit count but not an increase in GSF.
4. If, in accordance with the Interim Agreement, the Applicant chooses to convert up to 100K GSF of condominiums to micro rental units, the unit sizes would be reduced to an average maximum of 675 NRSF for 1BR units and 500 NRSF for studios. This will result in an increase in total unit count but not an increase in GSF.
5. Applicant reserves the flexibility to shift GSF from block to block.
6. Multifamily buildings designated as condominium may become rental, and vice versa, so long as the GSF maximums are respected.
7. Average unit sizes and unit counts are conceptual in nature and subject to change at SESP.