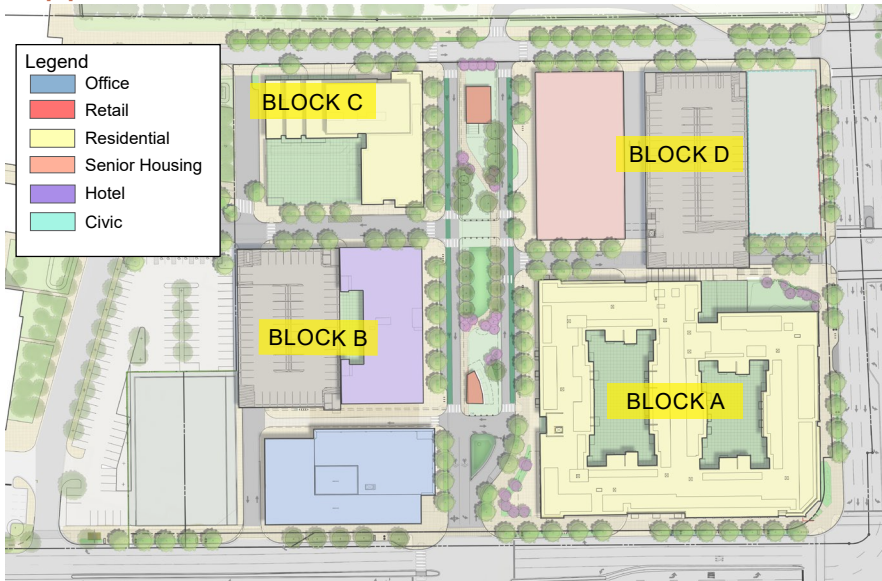
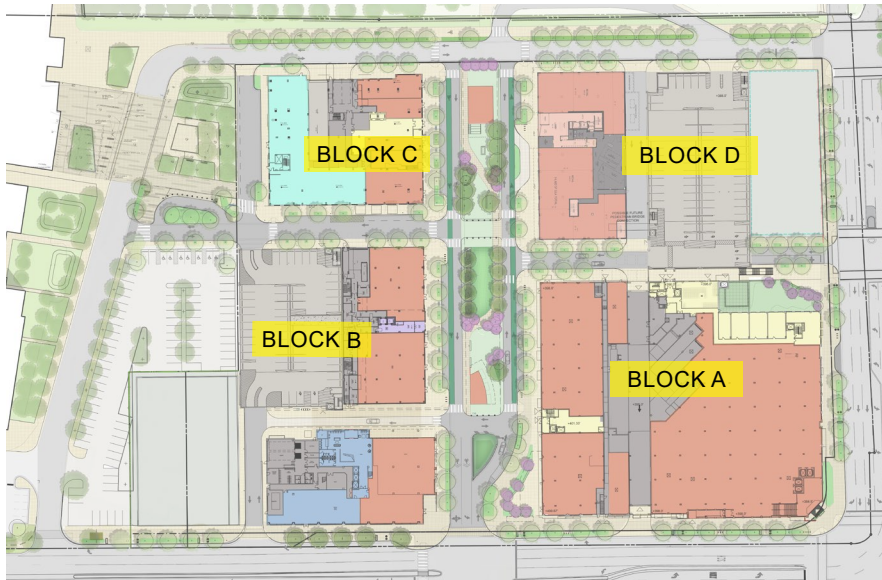


Upper Floor Land Use



Ground Floor Land Use



Phase 2 Proposed Development Plan Program: Unit Ranges

Type	Proposed GSF	Approx. Avg GSF / Unit	Proposed Unit Count	Proposed Unit Count Range	
				Low End	High End
Block D Condominium (Phase 2)	148,600	1,000	149	70	175
TOTAL	148,600		149	70	175

Note: Provided
Note: Average unit sizes and unit counts are conceptual in nature and subject to change at SESP.
Note: Parking for Block D Phase 2 will be provided within the Phase 2 Block D parcel and constructed concurrently with the units (anticipated to be above-grade structured parking with residential units above).

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: SEE Unit Ranges with SESP Phase I Proposal

Type	SESP Phase I Proposed Unit Count	Approved SEE 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

Approved SEE Notes:

Note: Applicant reserves the flexibility to shift GSF from block to block.

Note: Multifamily buildings designated as condominium may become rental, and vice versa, so long as the total GSF maximums are respected.

Note: Average unit sizes and unit counts are approximate and may change during SESP review

Note: Senior Housing is a placeholder (per governing documents). Subject to future SESP submission for Block D-1 by Senior Developer

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

Approved SEE Notes:

Note: Applicant reserves the flexibility to shift GSF from block to block.

Note: Multifamily buildings designated as condominium may become rental, and vice versa, so long as the total GSF maximums are respected.

Note: Average unit sizes and unit counts are approximate and may change during SESP review