

EXHIBIT C

ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 178,236 s.f.
Existing Zoning: MW/C-1 & R-5-A

Proposed C-2-A Portion (152,848 s.f.)

Requirement	Proposed Zoning (PUD Guidelines / Matter of Right)	Project Design
Height	65 feet (PUD) 50 feet (MOR)	61 feet (North Parcel) 37 feet (South Parcel)
FAR (total/commercial)	3.0/2.0 (PUD) 2.5/1.5 (MOR)	2.16 FAR (total) 1.24 FAR (commercial)
Gross Floor Area (total/commercial)	458,544 s.f. / 305,696 s.f. (PUD) 382,120 s.f. / 229,272 s.f. (MOR)	330,808 s.f. (total) 190,022 s.f. (commercial)
Lot Occupancy	60% (MOR - residential only) 75% (IZ - residential only)	75.1% (residential portions)

Proposed R-5-A Portion (25,388 s.f.)

Requirement	Proposed Zoning (PUD Guidelines / Matter of Right)	Project Design
Height	60 feet (PUD) 40 feet (MOR)	40-43 feet (curb to top of roof) 32 feet (f.f.g. to ceiling top story)
FAR (residential only)	1.0 (PUD) 0.9 (MOR)	0.95 FAR
Gross Floor Area (residential only)	25,388 s.f. (PUD) 22,849 s.f. (MOR)	24,012 s.f.
Minimum Lot Size	1,800 s.f. of lot area per unit	25,388 s.f. (minimum)
Lot Occupancy	40%	30%

Combined Project (178,236 s.f.)

Requirement	Proposed Zoning (PUD Guidelines / Matter of Right)	Project Design
Gross Floor Area (total/commercial)	483,932 s.f. / 305,696 s.f. (PUD) 404,969 s.f. / 229,272 s.f. (MOR)	354,820 s.f. (total) 190,022 s.f. (commercial)
FAR (total/commercial)	2.72/1.72 (PUD) 2.27/1.29 (MOR)	<u>1.99 (total)</u> 1.07 (commercial)
Lot Occupancy	n/a	<u>69% (residential portions)</u>

Tabulation of Zoning Data – Combined Project

Requirement	Proposed Zoning (PUD Guidelines / Matter of Right)	Project Design
Rear Yard	15 feet	Minimum of 60 feet
Side Yard	None Required	None provided
Court Width	Nonresidential Use: 3 in./ft. height, not less than 12 ft. Residential Use: 4 in./ft. height, not less than 15 feet	North Parcel Court 1 – 35 ft. North Parcel Court 2 – 84 ft. South Parcel Court 1 – 37 ft. South Parcel Court 2 – 135 ft. South Parcel Court 3 – 145 ft. South Parcel Court 4 – 35 ft.
Closed Court Area	Residential Use: twice the square of the width, not less than 350 s.f.	South Parcel Court 4 – 3,490 s.f.
Roof Structures	Per Section 411	Relief Requested
Parking	<u>Total: 512 spaces</u> - North Parcel: 155 total spaces 30,799 s.f. retail = 93 retail spaces 62 units = 62 residential spaces - South Parcel: 349 total spaces 105,685 s.f. retail = 342 retail spaces, 14 units = 7 residential spaces - Townhouse Parcel: 8 total spaces 8 townhouses = 8 spaces <u>Requirements:</u> <u>Retail</u>: in excess of 3,000 s.f., 1 per 300 s.f. GFA and CFA <u>Multi-Family Dwelling</u>: 1 per 2 dwelling units <u>One-Family Dwelling</u>: 1 space per dwelling unit	<u>Total: 536 spaces</u> - North Parcel: 124 spaces - South Parcel: 396 spaces - Townhouse Parcel: 16 spaces

Requirement	Proposed Zoning (PUD Guidelines / Matter of Right)	Project Design
Loading	<u>North Parcel:</u> <u>Retail Space (30k – 100k s.f.)</u> 1 Berth @ 30 ft. deep 1 Berth @ 55 ft. deep 1 Platform @ 100 s.f. 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep <u>Multi-Family Dwelling (50+)</u> 1 Berth @ 55 ft. deep 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep <u>South Parcel:</u> <u>Grocery Store (20k – 100k s.f.)</u> 1 Berth @ 30 ft. deep 1 Berth @ 55 ft. deep 1 Platform @ 100 s.f. 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep <u>Retail Space (30k – 100k s.f.)</u> 1 Berth @ 30 ft. deep 1 Berth @ 55 ft. deep 1 Platform @ 100 s.f. 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep	<u>North Parcel:</u> • 2 berths @ 30 ft. deep • 2 platforms @ 100 s.f. • 1 platform @ 200 s.f. <u>South Parcel:</u> • 2 berth @ 55 ft. deep • 2 berths @ 30 ft. deep • 2 platforms @ 100 s.f. • 2 platforms @ 200 s.f. • 2 service spaces @ 20 ft. deep

Tabulation of Public Benefits and Project Amenities

Public Benefit	Atypical of C-2-A Development
Urban Design/Architecture	Contextual design; high quality materials; conformance with characteristics of the neighborhood; improvement of streetscape and creation of public gathering spaces.
Site Planning	Compatible uses; pedestrian-oriented design; use of natural grade.
Transportation	Underground parking and on-site circulation system; underground loading facilities; use of public transit.
Housing	Provision of new market-rate housing with affordable units.
Special Neighborhood Value	New state-of-the-art grocery store built to LEED certification standards; other neighborhood-serving retail; “green” building initiatives; First Source employment opportunities.

- * The full scope and importance of the public benefits of the Project are more fully articulated in Section IV of the PUD Statement.