

EXHIBIT J

SECTION 2403.12 ANNOTATED TABLE*

Public Benefit	In Excess of Matter-of-Right C-2-B Development
<u>Urban Design/Architecture</u>	High-quality, adaptive reuse of an existing public garage into a mixed-use design with ground floor neighborhood-serving commercial; sustainable development; design relates architecturally with and respects massing and height of immediately adjacent building.
<u>Site Planning</u>	Adaptive reuse of existing building. Proposed scale and density is appropriate for the Property and neighborhood.
<u>Transportation</u>	Effective and safe vehicular and pedestrian access. Project will provide up to three (3) car-charging stations; incentives for high fuel efficiency vehicles, 20 bicycle parking spaces within garage; bike share station.
<u>First Source Employment Program</u>	Participation in the Department of Employment First Source Program.
<u>Housing</u>	Provision of 125 – 130 new residential units with ten percent (10%) of the total devoted to affordable housing.
<u>Environmental</u>	Project will be designed in accordance with the LEED Silver Rating; use of low VOC adhesives, paints and other construction material; courtyards and roof planted with native or adapted vegetation.
<u>Revenue</u>	Recordation, transfer, property, income, sales, use, and employment tax revenue.
<u>Special Neighborhood Value</u>	Employment, retail and housing opportunities; "green" design; redevelopment of an outdated and unattractive parking garage; provision of 875 square feet of community space.

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