

**PUD IZ WORKSHEET - ALL RENTAL  
ZC CASE #15-27**

|  |                | <b>Building A1</b> | <b>Building A2</b>          | <b>Building B</b>  | <b>Building C1</b> | <b>Building C2</b> | <b>Building D</b>           | <b>Total</b> |
|--|----------------|--------------------|-----------------------------|--------------------|--------------------|--------------------|-----------------------------|--------------|
|  |                | <b>Residential</b> | <b>Residential (option)</b> | <b>Residential</b> | <b>Office</b>      | <b>Residential</b> | <b>Residential (option)</b> |              |
| <b>Total Residential GFA (Approx.)</b> |                | 422,605            | 249,323                     | 86,005             | N/A                | 211,784            | 121,484                     | 1,091,201    |
| <b>Total Units (Approx.)</b>           |                | 453                | 198                         | 105                | N/A                | 232                | 115                         | 1,103        |
| <b>Market Rate GFA (Approx.)</b>       |                | 376,117            | 221,897                     | 76,543             | N/A                | 188,488            | 108,120                     | 971,165      |
| <b>11.0% IZ GFA (Approx.)</b>          | [1] Note Below | 46,488             | 27,426                      | 9,462              | N/A                | 23,296             | 13,364                      | 120,036      |

|                              |                      |        |        |       |     |        |       |        |
|------------------------------|----------------------|--------|--------|-------|-----|--------|-------|--------|
| <b>5.5% IZ at 80% of AMI</b> | <b>Square Feet</b>   | 23,244 | 13,713 | 4,731 | N/A | 11,648 | 6,682 | 60,018 |
|                              | <b>Approx. Units</b> | 26     | 12     | 5     | N/A | 13     | 6     | 62     |
| <b>5.5% IZ at 50% of AMI</b> | <b>Square Feet</b>   | 23,244 | 13,713 | 4,731 | N/A | 11,648 | 6,682 | 60,018 |
|                              | <b>Approx. Units</b> | 26     | 12     | 5     | N/A | 13     | 6     | 62     |
| <b>Total at 80%</b>          | <b>Square Feet</b>   | 23,244 | 13,713 | 4,731 | N/A | 11,648 | 6,682 | 60,018 |
|                              | <b>Approx. Units</b> | 26     | 12     | 5     | N/A | 13     | 6     | 62     |
| <b>Total at 50%</b>          | <b>Square Feet</b>   | 23,244 | 13,713 | 4,731 | N/A | 11,648 | 6,682 | 60,018 |
|                              | <b>Approx. Units</b> | 26     | 12     | 5     | N/A | 13     | 6     | 62     |

| <b>TOTALS BY PHASE AND FULL BUILDOUT</b> |                      |         |
|--|----------------------|---------|
| <b>Total Phase I at 80%</b>              | <b>Square Feet</b>   | 27,975  |
|  | <b>Approx. Units</b> | 31      |
| <b>Total Phase I at 50%</b>              | <b>Square Feet</b>   | 27,975  |
|  | <b>Approx. Units</b> | 31      |
| <b>Total Phase II at 80%</b>             | <b>Square Feet</b>   | 32,043  |
|  | <b>Approx. Units</b> | 31      |
| <b>Total Phase II at 50%</b>             | <b>Square Feet</b>   | 32,043  |
|  | <b>Approx. Units</b> | 31      |
| <b>Total Affordable at Buildout</b>      | <b>Square Feet</b>   | 120,036 |
|  | <b>Approx. Units</b> | 124     |

|              |   |
|--------------|---|
| <b>NOTES</b> | [1] PUD (residential) at 11% GFA affordable versus 8% by-right. If A2 developed as for-sale housing then (i) 5.5% IZ at 80% AMI included in A2 and (ii) 5.5% IZ at 50% AMI split evenly between Buildings A1 & B. |
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