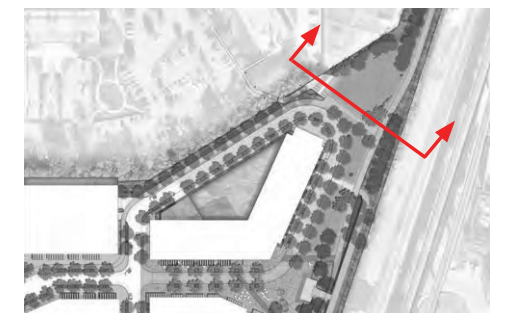
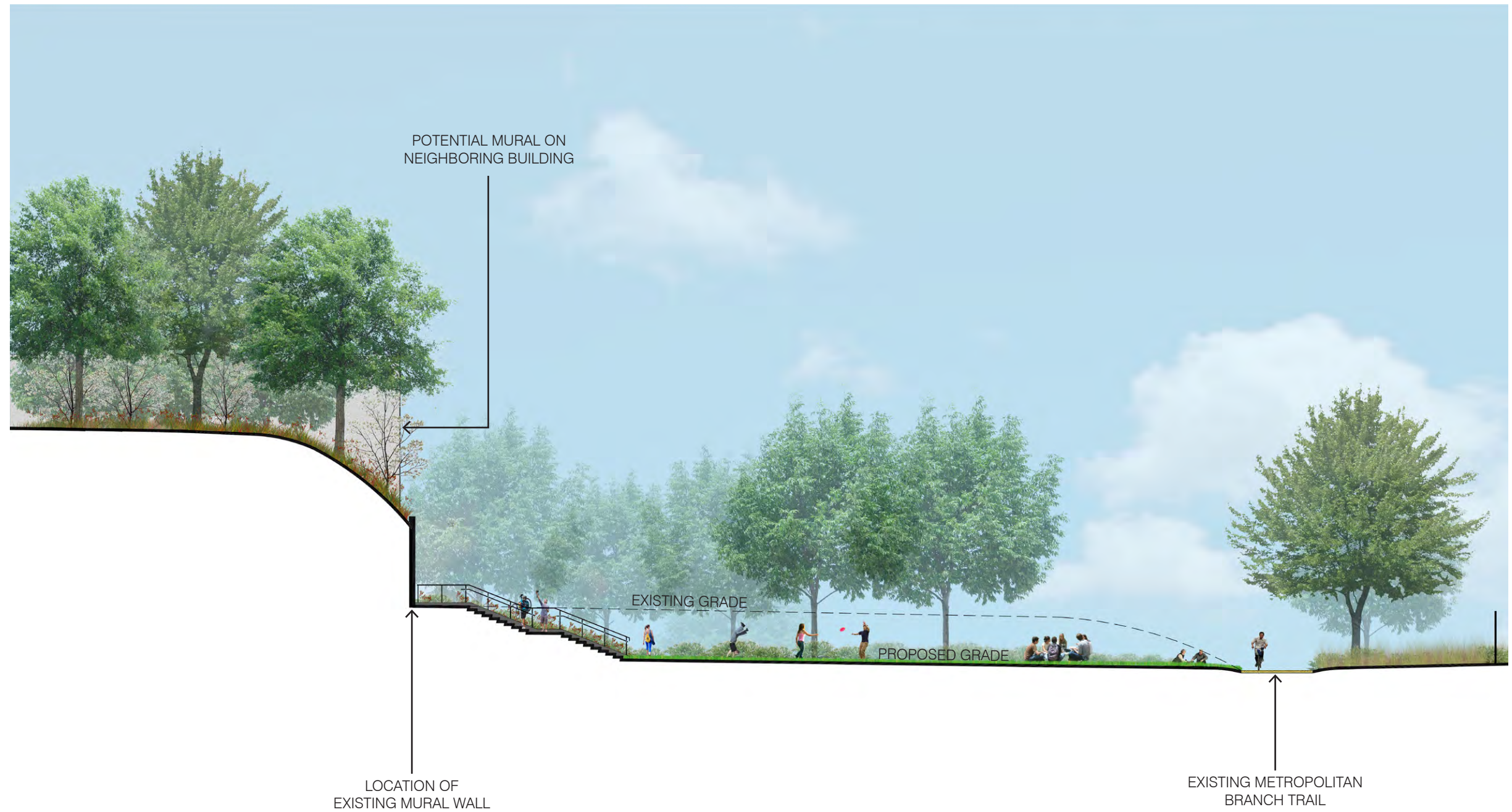


REQUIRED GAR: 0.250
GAR SCORE: 0.415

Green Area Ratio Scoresheet					
Address	Ward	Lot	Square		
Other / BZA Order	enter sq ft of lot		multiplier		
	161,005		SCORE 0.415		
Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	26263	0.6	15,757.8	
3	Bioretention facilities	0	0.4	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	6565	0.2	1,313	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	3945	35505	0.3	10,652
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	85	4250	0.5	2,125.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	0	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	0	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	0	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	23,029	0.6	13,817.4	
2	Over at least 8" of growth medium	21518	0.8	17,214.4	
D Permeable Paving***					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	230	0.4	92.0	
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-	
E Other					
1	Enhanced tree growth systems***	10217	0.4	4,086.8	
2	Renewable energy generation	0	0.5	-	
3	Approved water features	0	0.2	-	
		sub-total of sq ft = 127,577			
H Bonuses					
1	Native plant species	17000	0.1	1,700.0	
2	Landscaping in food cultivation	0	0.1	-	
3	Harvested stormwater irrigation	0	0.1	-	
				Green Area Ratio numerator = 66,758	

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.



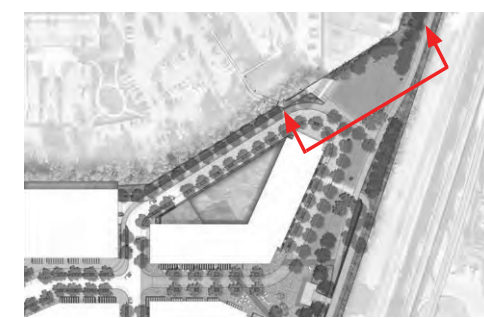
KEY PLAN

Note: Section for illustrative purposes only and does not reflect the exact design to be proposed





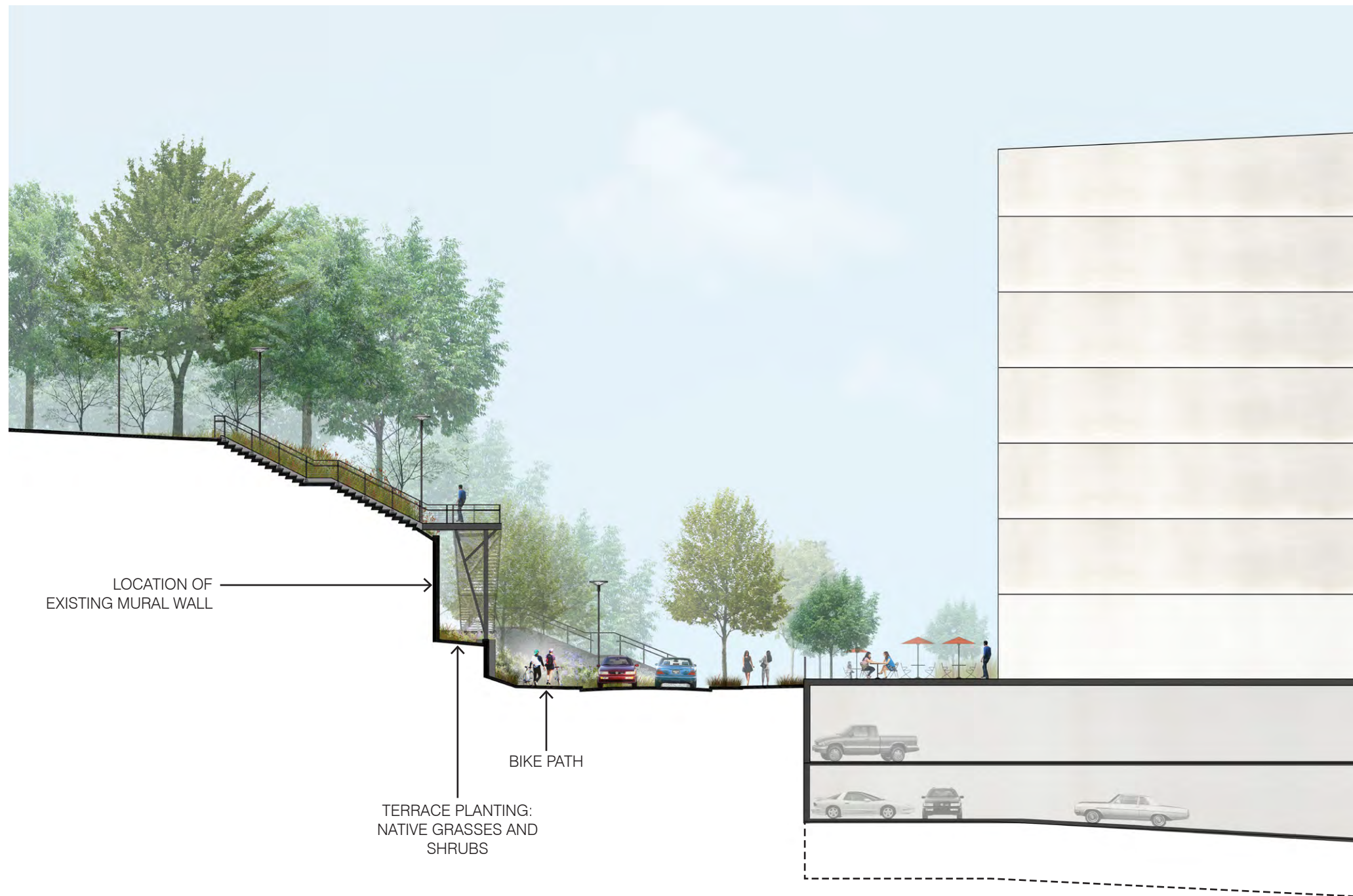
EXISTING METROPOLITAN
BRANCH TRAIL



KEY PLAN

Note: Section for illustrative purposes only and does not reflect the exact design to be proposed

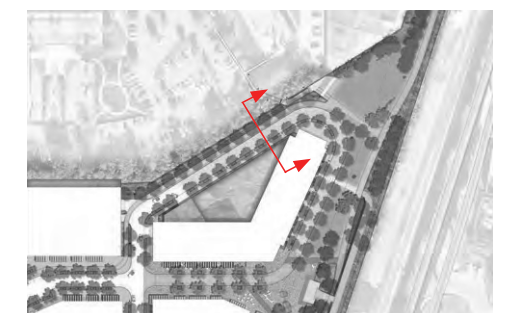




LOCATION OF
EXISTING MURAL WALL

BIKE PATH

TERRACE PLANTING:
NATIVE GRASSES AND
SHRUBS



KEY PLAN

Note: Section for illustrative purposes only and does not reflect the exact design to be proposed





KEY PLAN

Note: Section for illustrative purposes only and does not reflect the exact design to be proposed



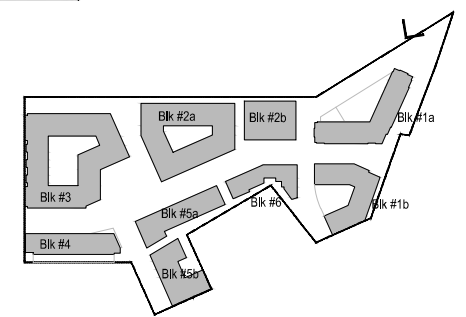
DEVELOPMENT DATA													
Total PUD Area		579,835 SF											
		BREAKDOWN BY BLOCK											
		MATTER OF RIGHT C3-A	C-3-A PUD	PROPOSED PUD	Blocks 1A	Blocks 1B	Block 2A	Block 2B	Block 3	Block 4	Block 5A	Block 5B	Block 6
Zone		C-3-A	C-3-A	PUD / C-3-A									
FAR Residential		4.8	4.8	2.78	2.31	2.60	3.79		2.73	3.47	3.99	2.93	2.59
FAR Residential Range		-	-	2.66 to 2.83	2.15 to 2.31	-	-	-	2.52 to 2.73	3.40 to 3.47	3.60 to 3.99	2.93 to 3.55	2.30 to 2.59
Residential GFA		-	-	1,279,625 to 1,362,149	171,956 to 185,252	122,572	282,322		288,243 to 312,225	124,569 to 127,033	114,984 to 127,319	99,093 to 119,997	75,886 to 85,429
FAR Commercial		2.5	2.5	0.65	0.09	0.96	0.40	1.87	0.72	0.53	0.55	0.38	0.268
FAR Commercial Range		-	-	0.53 to 0.65	0.09 to 0.29	-	0.19 to 0.40	1.87 to 1.97	-	-	-	0.15 to 0.84	-
Commercial GFA (min. / max.)		-	-	257,757 to 312,528	7,400 to 20,156	45,237	14,473 to 30,106	56,868 to 60,000	82,558	19,595	17,685	5,113 to 28,363	8,828
Parking GFA		-	-	65,930 to 81,563	-	-	30,824 to 46,457	9,600	7,400	3,613	-	14,493	-
FAR Parking		-	-	0.14 to 0.17	-	-	0.41 to 0.62	0.32	0.06	0.10	-	0.43	-
FAR Total **		4.8	4.8	3.33 to 3.64	2.24 to 2.60	3.56	0.61 to 0.62	2.18 to 2.29	3.31 to 3.52	4.03 to 4.10	4.15 to 4.54	3.51	2.57 to 2.86
Number of Dwelling Units		-	-	1,461 to 1,631	212	133	311	-	343	138	139	106	91
Range		-	-	-	200 to 212	133 to 141	311 to 336	-	343 to 368	138 to 163	139 to 164	106 to 131	91 to 116
Building Height		65 feet	90 feet	90'	90'	90'	90'	90'	90'	90'	90'	90'	90'
Lot Occupancy **		80% (residential), 100% (commercial)	80% (residential), 100% (commercial)	48.65% , 65.96%	35.08% , 36.15%	51.86% , 69.74%	62.54% , 82.44%	0.00% , 72.00%	54.80% , 71.54%	56.67% , 70.08%	65.15% , 74.41%	57.52% , 77.22%	41.51% , 46.51%
Side Yard (none required)		if provided 3" per ft. of height or 8' min.	if provided 3" per ft. of height or 8' min.	see breakdown	21'-8" and varies	13'-3" and 25'-8"	15'-0" and 29'-0"	11' and 23'-0"	52'-0" and 43'-0"	0 and 34'-0"	0 and 32'-0"	0 and 32'-0"	29'-0"
Rear Yard (Residential) / to property line		2.5' per ft of height or 12' min.	18.75'	see breakdown	50'-0"	30'-8"	18'	0'	29'-9"	28'-9"	varies	28'-0"	varies
Rear Yard (Commercial) / to center of alley		2.5' per ft of height or 12' min.	18.75'	see breakdown	59'-10"	30'-8"	0'	0'	29'-9"	28'-9"	0'	28'-0"	0
Parking Residential Use [parking/unit]		0.5	0.5	-	-	-	-	-	-	-	-	-	-
Parking Retail Use [parking/sf if >3,000sf]		1/300 sf > 3,000sf	1/300 sf > 3,000sf	-	-	-	-	-	-	-	-	-	-
Total Residential parking required		-	780	736	106	67	155	0	172	69	69	53	46
Total Retail Parking Required		-	620	688	15	141	38	98	265	55	49	7	19
Total Combined Parking Required		-	1,400	1,424	121	207	194	98	437	125	118	60	65
Bike Parking		-	-	502	72	48	104	5	114	46	46	37	30
Total Residential Parking Provided per phase	Parking Range	-	-	870	127 ***	80 ***	186	0	206	69	83	63	55
Total Retail Parking Provided per phase	Parking Range	-	-	748 to 1,240	(shared with 1B)	156 to 291	38 to 78	142	265 to 480	55	17 to 67	41 to 93	33
Total Combined Parking provided	Parking Range	-	-	1,617 to 2,069	127	236 to 371	225 to 265	142 plus Block2A	471 to 646	125	100 to 150	104 to 156	88
Loading Berths Residential Use		1@55' 1@ 20' 1@200sf	8@55' 8@ 20' 8@200sf	Shared with Retail	(Shared with Retail)	(Shared with Retail)		(Shared with Retail)	1@40' 1@ 20' 1@200sf	(Shared with Retail)	(Shared with Retail)	(Shared with Retail)	(Shared with Block 5)
Loading Berths Retail Use		loading varies per size of retail 1@ 20' delivery platform varies per size of retail	2@55' 11@ 30' 11@100sf / 2@200sf	3@55' / 6@40' 5@ 20' 6@200sf	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' --- 1@200sf	-	1@40' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' ---' 1@200sf	1@40' 1@ 20' 1@200sf
Loading Berths Grocery Use		varies per size of grocery	1@55' 1@ 30' 1@200sf	see breakdown	-	-	-	-	3@55' 1@ 20' 1@200sf	-	-	-	-
lot size **			1@30'										
				481,915	80,034	47,187	74,507	30,449	114,382	36,638	31,940	33,784	32,994
		** excluding roadways and bikeways											
		*** blocks 1A and 1B share garage structure											
		NOTE: For GAR (See Landscape)											

floor	UNIT MIX Block 1A						TOTALS	Gross Residential
	2 Bedroom		1 Bedroom		Efficiency			
7th	8		15		8		31	28,076
6th	8		15		8		31	28,076
5th	8		15		8		31	28,076
4th	8		15		8		31	28,076
3rd	8		15		8		31	28,076
2nd	8		15		8		31	28,076
1st	6		12		8		26	16,796
Total	54	0	102	0	56	0	212	185,252
Percentage	25.5%	0%	48.1%	0%	26.4%	0%	100%	
Affordable Housing	Units @ 80%AMI	Units @ 50%AMI	Units @ 80%AMI	Units @ 50%AMI	Units @ 50% AMI		8.00%	14,820
	3	2	7	1	4	1		

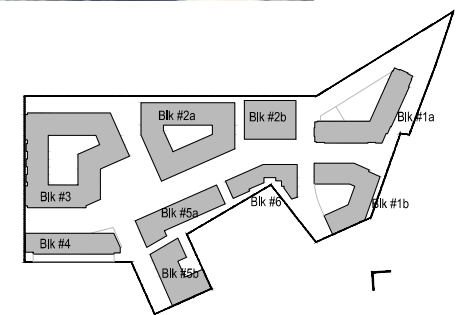
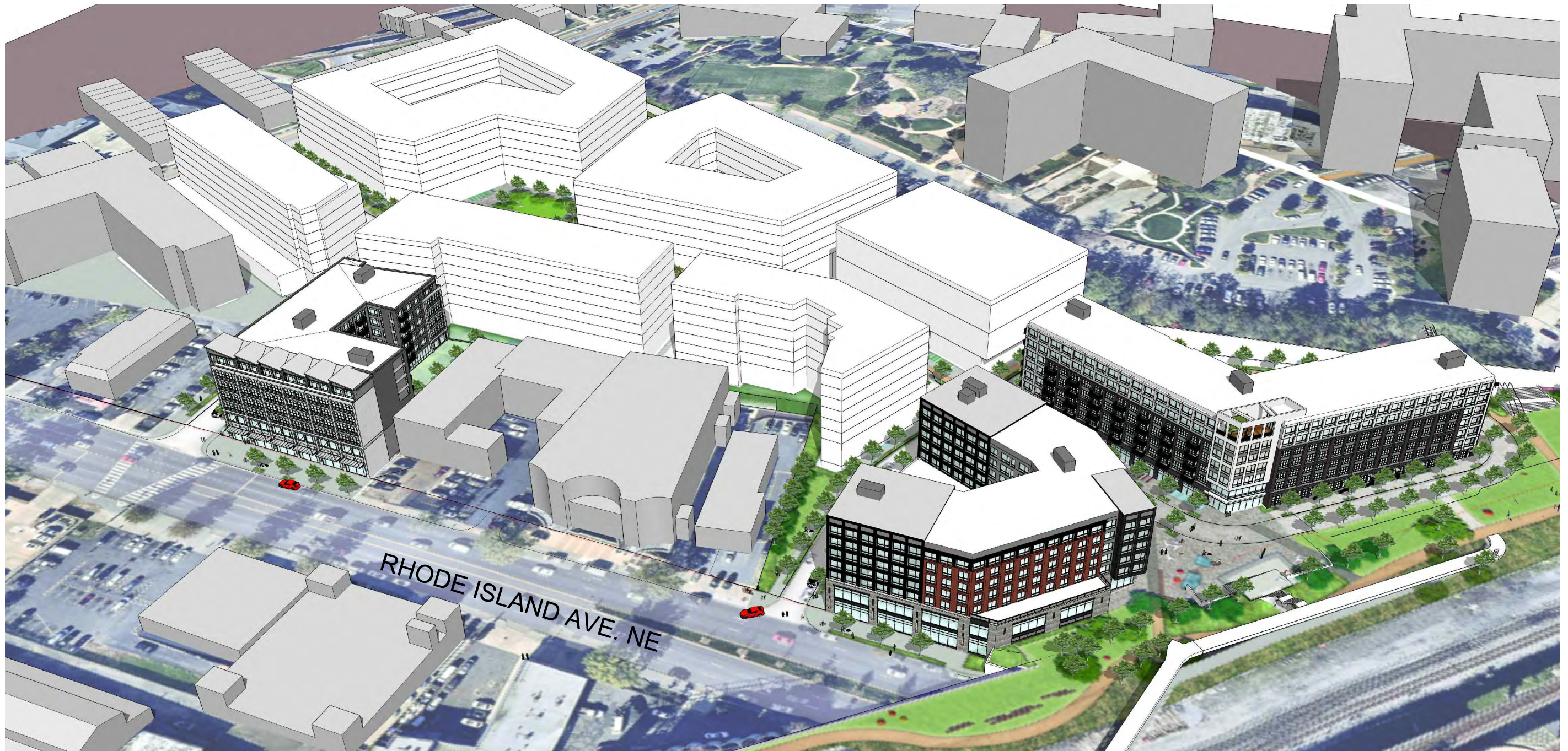
floor	UNIT MIX Block 1B						TOTALS	Gross Residential
	2 Bedroom		1 Bedroom		Efficiency			
6th	7		13		7		27	24,470
5th	7		13		7		27	24,470
4th	7		13		7		27	24,470
3rd	7		13		7		27	24,470
2nd	7		12		6		25	22,020
1st	0		0		0		0	2,672
Total	35	0	64	0	34	0	133	122,572
Percentage	26%	0%	48%	0%	26%	0%	100%	
Affordable Housing	Units @ 80%AMI	Units @ 50%AMI	Units @ 80%AMI	Units @ 50%AMI	Units @ 50% AMI		8.00%	9,806
	2	1	3	1	2	0		

floor	UNIT MIX Block 5B						TOTALS	Gross Residential
	2 Bedroom		1 Bedroom		Efficiency			
7th	5		9		5		19	17,220
6th	6		10		6		22	19,434
5th	6		10		6		22	19,434
4th	6		10		6		22	19,434
3rd	6		10		6		22	19,434
2nd	0		0		0		0	0
1st	0		0		0		0	4,137
Total	29	0	49	0	29	0	107	99,093
Percentage	27%	0%	46%	0%	27%	0%	100%	
Affordable Housing	Units @ 80%AMI	Units @ 50%AMI	Units @ 80%AMI	Units @ 50%AMI	Units @ 50% AMI		8.00%	7,927
	2	1	3	1	2	0		

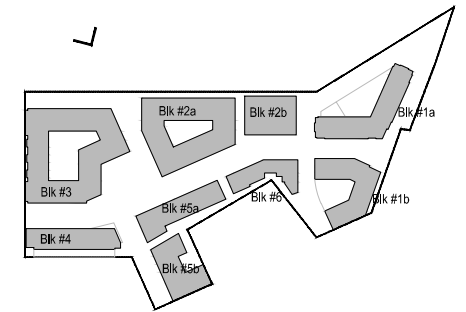
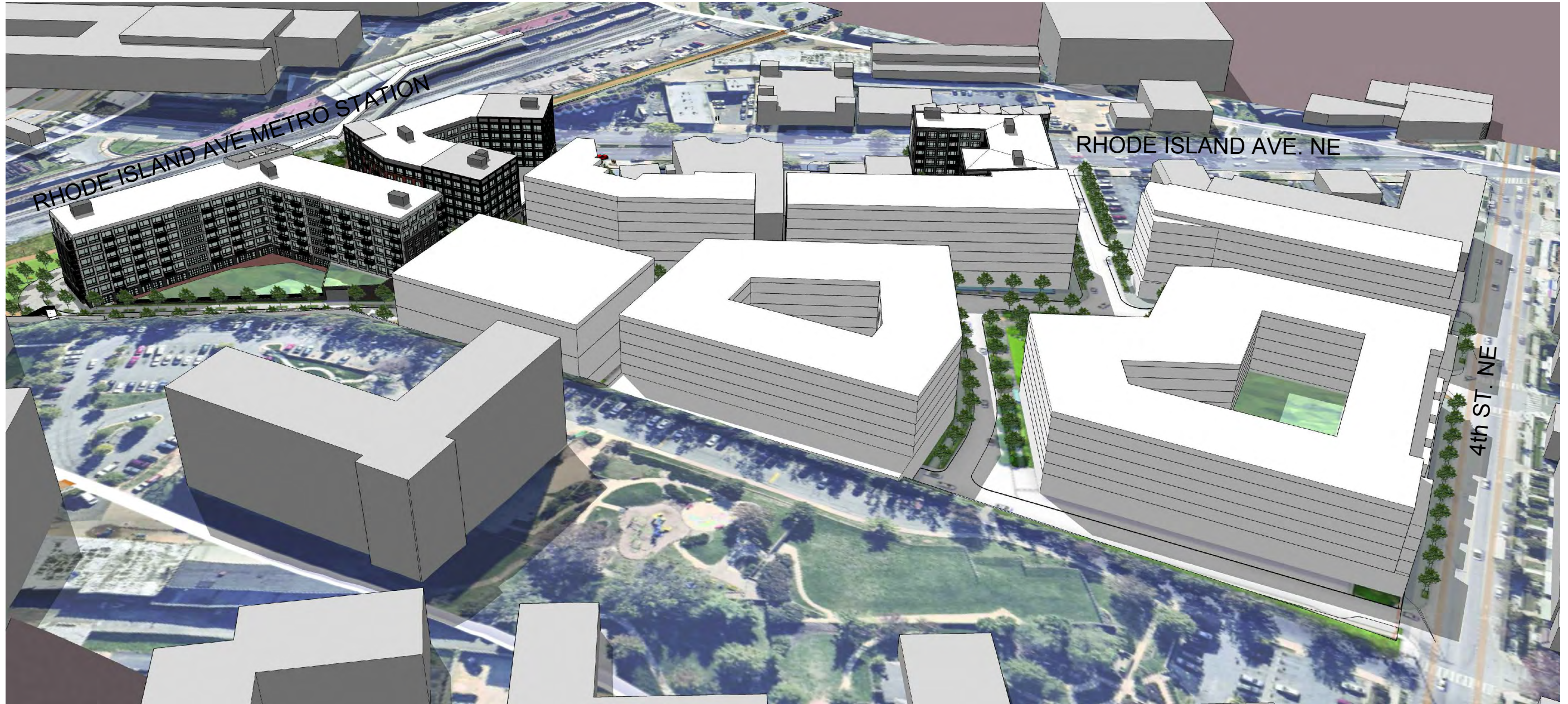
		TOTAL							
Total	118	0	215	0	119	0	452	406,917	
Percentage	26%	0%	48%	0%	26%	0%	100%		
Affordable Housing	Units @ 80%AMI	Units @ 50%AMI	Units @ 80%AMI	Units @ 50%AMI	Units @ 50% AMI		8.00%	32,553	
	7	4	13	3	8	1			



KEY PLAN



KEY PLAN



KEY PLAN

