

PUD IZ WORKSHEET - A2 AS FOR-SALE

ZC CASE #15-27

		Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
		Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)		422,605	249,323	86,005	N/A	211,784	121,484	1,091,201
Total Units (Approx.)		453	198	105	N/A	232	115	1,103
Market Rate GFA (Approx.)		376,119	221,897	76,545	N/A	188,487	108,120	971,168
8.0% IZ GFA (Approx.)	[1] Note Below	33,808	19,946	6,880	N/A	16,943	9,719	87,296
3.0% Additional IZ GFA (Approx.)	[2] Note Below	12,678	7,480	2,580	N/A	6,354	3,645	32,737

4% IZ at 80% of AMI	Square Feet	16,904	19,946	3,440	N/A	8,472	4,860	53,621
	Approx. Units	19	18	4	N/A	10	4	55
4% IZ at 50% of AMI	Square Feet	16,904	-	3,440	N/A	8,472	4,860	33,675
	Approx. Units	19	-	4	N/A	10	4	37
1.5% Additional IZ at 80% of AMI	Square Feet	8,209	-	3,160	N/A	3,177	1,822	16,368
	Approx. Units	9	-	4	N/A	4	2	19
1.5% Additional IZ at 50% of AMI	Square Feet	8,209	-	3,160	N/A	3,177	1,822	16,368
	Approx. Units	9	-	4	N/A	4	2	19
Total at 80%	Square Feet	25,113	19,946	6,600	N/A	11,649	6,682	69,989
	Approx. Units	28	18	8	N/A	14	6	74
Total at 50%	Square Feet	25,113	-	6,600	N/A	11,649	6,682	50,043
	Approx. Units	28	-	8	N/A	14	6	56

TOTALS BY PHASE AND FULL BUILDOUT		
Total Phase I at 80%	Square Feet	31,713
	Approx. Units	36
Total Phase I at 50%	Square Feet	31,713
	Approx. Units	36
Total Phase II at 80%	Square Feet	38,276
	Approx. Units	38
Total Phase II at 50%	Square Feet	18,330
	Approx. Units	20
Total Affordable at Buildout	Square Feet	120,032
	Approx. Units	130

NOTES	[1] IZ GFA offered at 4% at 80% AMI and 4% at 50% AMI vs. IZ requirement of 8% at 80% AMI. [2] PUD (residential) at 11% GFA affordable. If A2 developed as for-sale housing then (i) 8% Required IZ at 80% AMI included in A2 and (ii) 3% Additional IZ split evenly between 50% & 80% AMI and half of square footage in A1 & B respectively.
--------------	--