

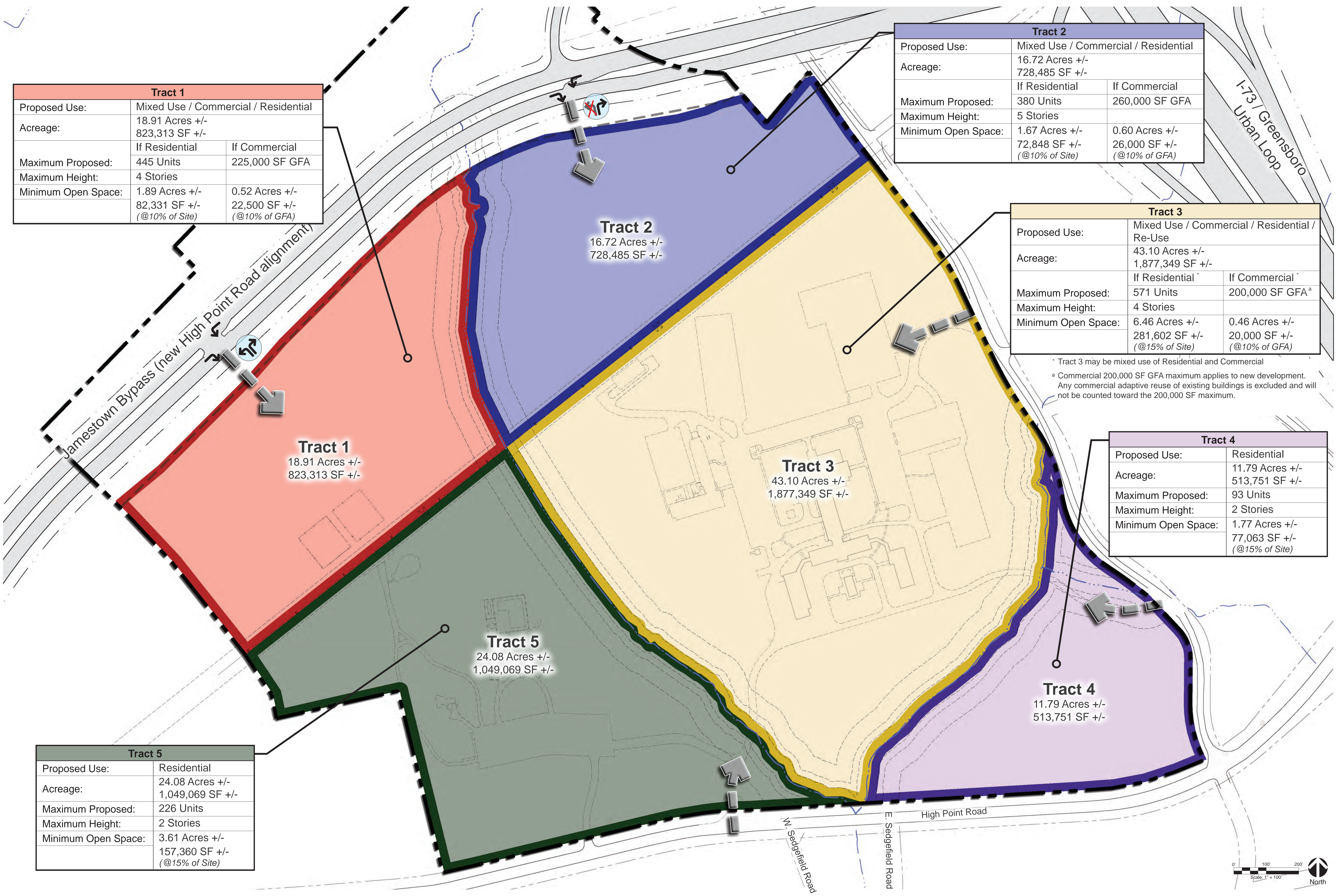
Tract 1		
Proposed Use:	Mixed Use / Commercial / Residential	
Acreage:	18.91 Acres +/- 823,313 SF +/-	
	If Residential	If Commercial
Maximum Proposed:	445 Units	225,000 SF GFA
Maximum Height:	4 Stories	
Minimum Open Space:	1.89 Acres +/- 82,331 SF +/- (@10% of Site)	0.52 Acres +/- 22,500 SF +/- (@10% of GFA)

Tract 2		
Proposed Use:	Mixed Use / Commercial / Residential	
Acreage:	16.72 Acres +/- 728,485 SF +/-	
	If Residential	If Commercial
Maximum Proposed:	380 Units	260,000 SF GFA
Maximum Height:	5 Stories	
Minimum Open Space:	1.67 Acres +/- 72,848 SF +/- (@10% of Site)	0.60 Acres +/- 26,000 SF +/- (@10% of GFA)

Tract 3		
Proposed Use:	Mixed Use / Commercial / Residential / Re-Use	
Acreage:	43.10 Acres +/- 1,877,349 SF +/-	
	If Residential	If Commercial
Maximum Proposed:	571 Units	200,000 SF GFA <sup>a</sup>
Maximum Height:	4 Stories	
Minimum Open Space:	6.46 Acres +/- 281,602 SF +/- (@15% of Site)	0.46 Acres +/- 20,000 SF +/- (@10% of GFA)

Tract 4	
Proposed Use:	Residential
Acreage:	11.79 Acres +/- 513,751 SF +/-
Maximum Proposed:	93 Units
Maximum Height:	2 Stories
Minimum Open Space:	1.77 Acres +/- 77,063 SF +/- (@15% of Site)

Tract 5	
Proposed Use:	Residential
Acreage:	24.08 Acres +/- 1,049,069 SF +/-
Maximum Proposed:	226 Units
Maximum Height:	2 Stories
Minimum Open Space:	3.61 Acres +/- 157,360 SF +/- (@15% of Site)



\* Tract 3 may be mixed use of Residential and Commercial  
<sup>a</sup> Commercial 200,000 SF GFA maximum applies to new development. Any commercial adaptive reuse of existing buildings is excluded and will not be counted toward the 200,000 SF maximum.