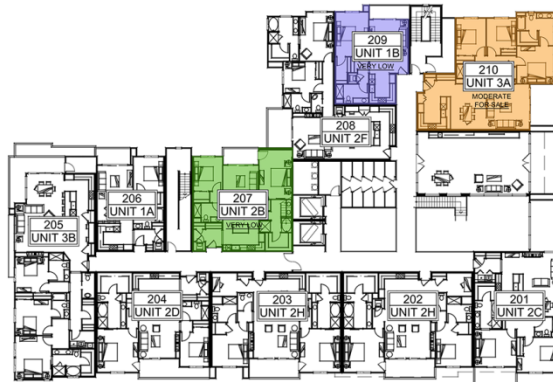
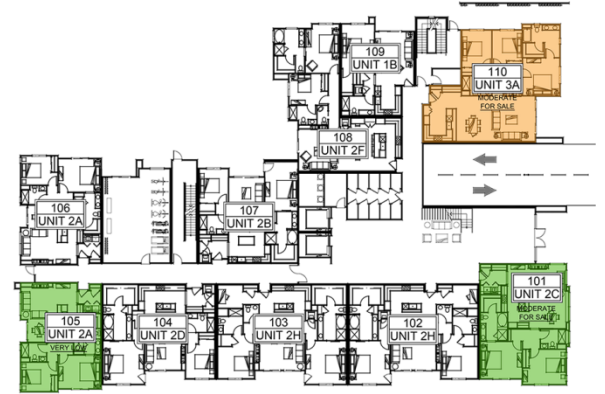




THIRD FLOOR



SECOND FLOOR

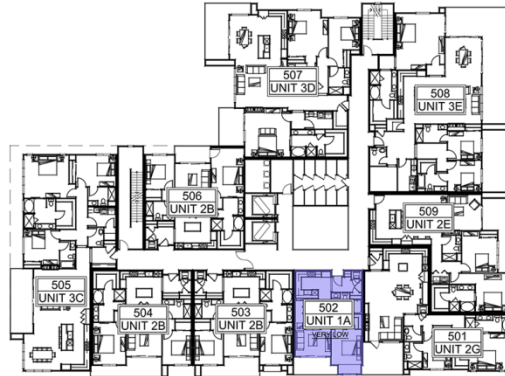


FIRST FLOOR

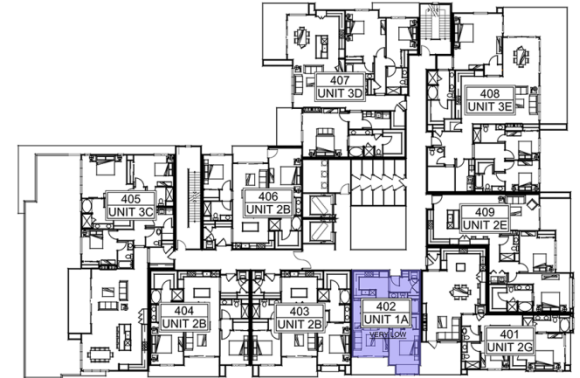
BELOW MARKET RATE UNITS

FIRST FLOOR:					
UNIT 101:	MODERATE	FOR SALE	TYPE 2C	+/-1308 SF	2 BEDROOM / 2 BATHROOM
UNIT 105:	VERY LOW	RENTAL	TYPE 2A	+/-1081 SF	2 BEDROOM / 2 BATHROOM
UNIT 110:	MODERATE	FOR SALE	TYPE 3A	+/-1569 SF	3 BEDROOM / 2 BATHROOM
SECOND FLOOR:					
UNIT 207:	VERY LOW	RENTAL	TYPE 2B	+/-1169 SF	2 BEDROOM / 2 BATHROOM
UNIT 209:	VERY LOW	RENTAL	TYPE 1B	+/- 785 SF	1 BEDROOM / 1 BATHROOM
UNIT 210:	MODERATE	FOR SALE	TYPE 3A	+/-1569 SF	3 BEDROOM / 2 BATHROOM
THIRD FLOOR:					
UNIT 302:	VERY LOW	RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM
UNIT 307:	LOW	FOR SALE	TYPE 2B	+/-1169 SF	2 BEDROOM / 2 BATHROOM
FOURTH FLOOR:					
UNIT 402:	VERY LOW	RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM
FOURTH FLOOR:					
UNIT 502:	VERY LOW	RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM

BMR LEGEND	
1-BEDROOM UNITS	
2-BEDROOM UNITS	
3-BEDROOM UNITS	



FIFTH FLOOR



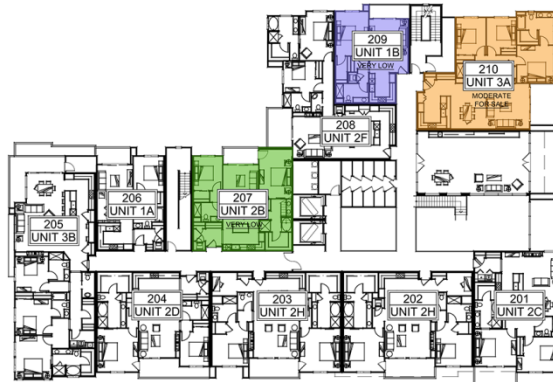
FOURTH FLOOR

50 UNIT BUILDING

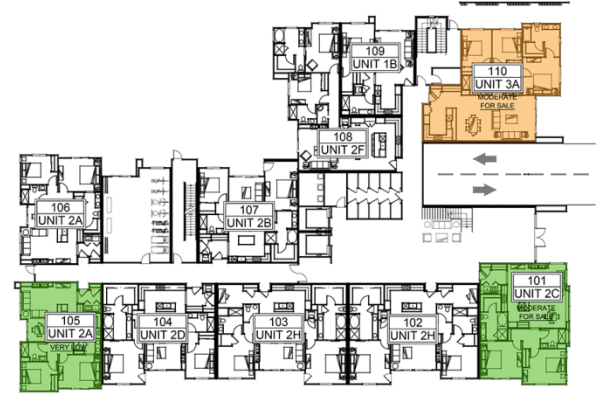
0 2 4 6 8 16'  
T3A  
BMR ALLOCATION 50 UNITS



THIRD FLOOR



SECOND FLOOR



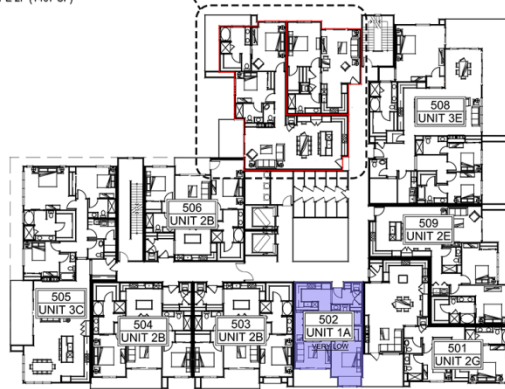
FIRST FLOOR

**BELOW MARKET RATE UNITS**

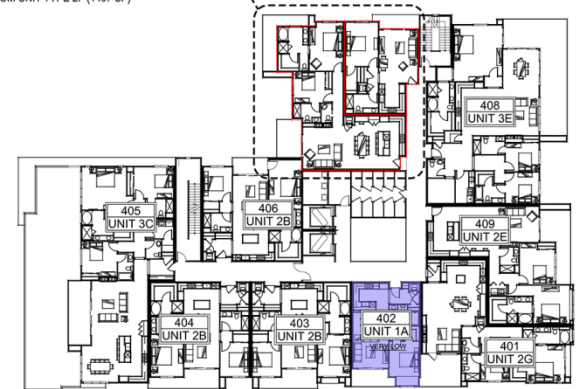
FLOOR:	UNIT:	STATUS:	TYPE:	SQ. FT.:	BEDROOMS / BATHROOMS:
FIRST FLOOR:	UNIT 101:	MODERATE FOR SALE	TYPE 2C	+/-1308 SF	2 BEDROOM / 2 BATHROOM
	UNIT 105:	VERY LOW RENTAL	TYPE 2A	+/-1081 SF	2 BEDROOM / 2 BATHROOM
	UNIT 110:	MODERATE FOR SALE	TYPE 3A	+/-1569 SF	3 BEDROOM / 2 BATHROOM
SECOND FLOOR:	UNIT 207:	VERY LOW RENTAL	TYPE 2B	+/-1169 SF	2 BEDROOM / 2 BATHROOM
	UNIT 209:	VERY LOW RENTAL	TYPE 1B	+/- 785 SF	1 BEDROOM / 1 BATHROOM
	UNIT 210:	MODERATE FOR SALE	TYPE 3A	+/-1569 SF	3 BEDROOM / 2 BATHROOM
THIRD FLOOR:	UNIT 302:	VERY LOW RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM
	UNIT 307:	LOW FOR SALE	TYPE 2B	+/-1169 SF	2 BEDROOM / 2 BATHROOM
FOURTH FLOOR:	UNIT 402:	VERY LOW RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM
FOURTH FLOOR:	UNIT 502:	VERY LOW RENTAL	TYPE 1A	+/- 782 SF	1 BEDROOM / 1 BATHROOM

3-BEDROOM UNIT TYPE 3D (2140 SF) CONVERTED TO--  
 1-BEDROOM UNIT TYPE 1B (785 SF)  
 2-BEDROOM UNIT TYPE 2F (1407 SF)

3-BEDROOM UNIT TYPE 3D (2140 SF) CONVERTED TO--  
 1-BEDROOM UNIT TYPE 1B (785 SF)  
 2-BEDROOM UNIT TYPE 2F (1407 SF)



FIFTH FLOOR



FOURTH FLOOR

BMR LEGEND	
1-BEDROOM UNITS	<span style="background-color: #ccccff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>
2-BEDROOM UNITS	<span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>
3-BEDROOM UNITS	<span style="background-color: #ffe0b2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>

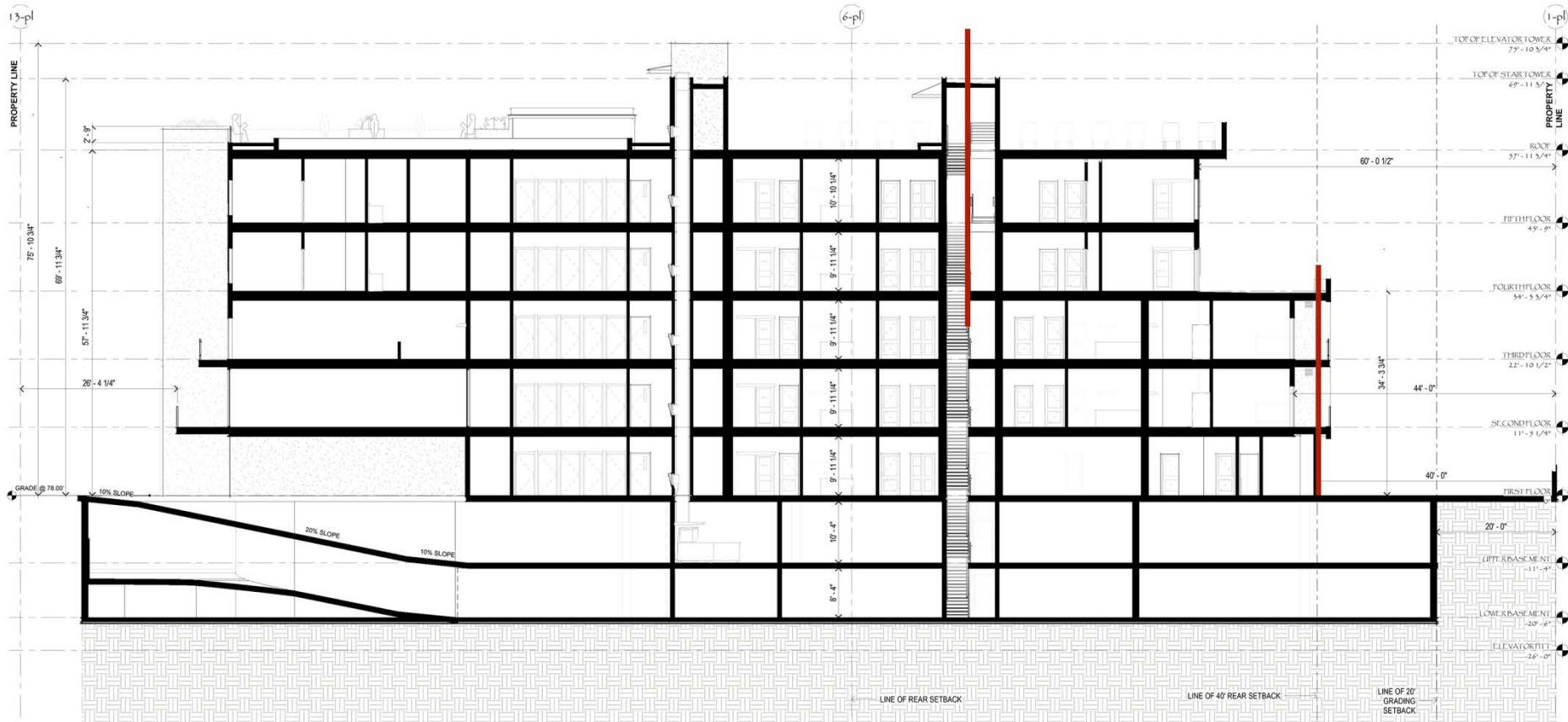


52 UNIT BUILDING

T3B  
 BMR ALLOCATION 52 UNITS

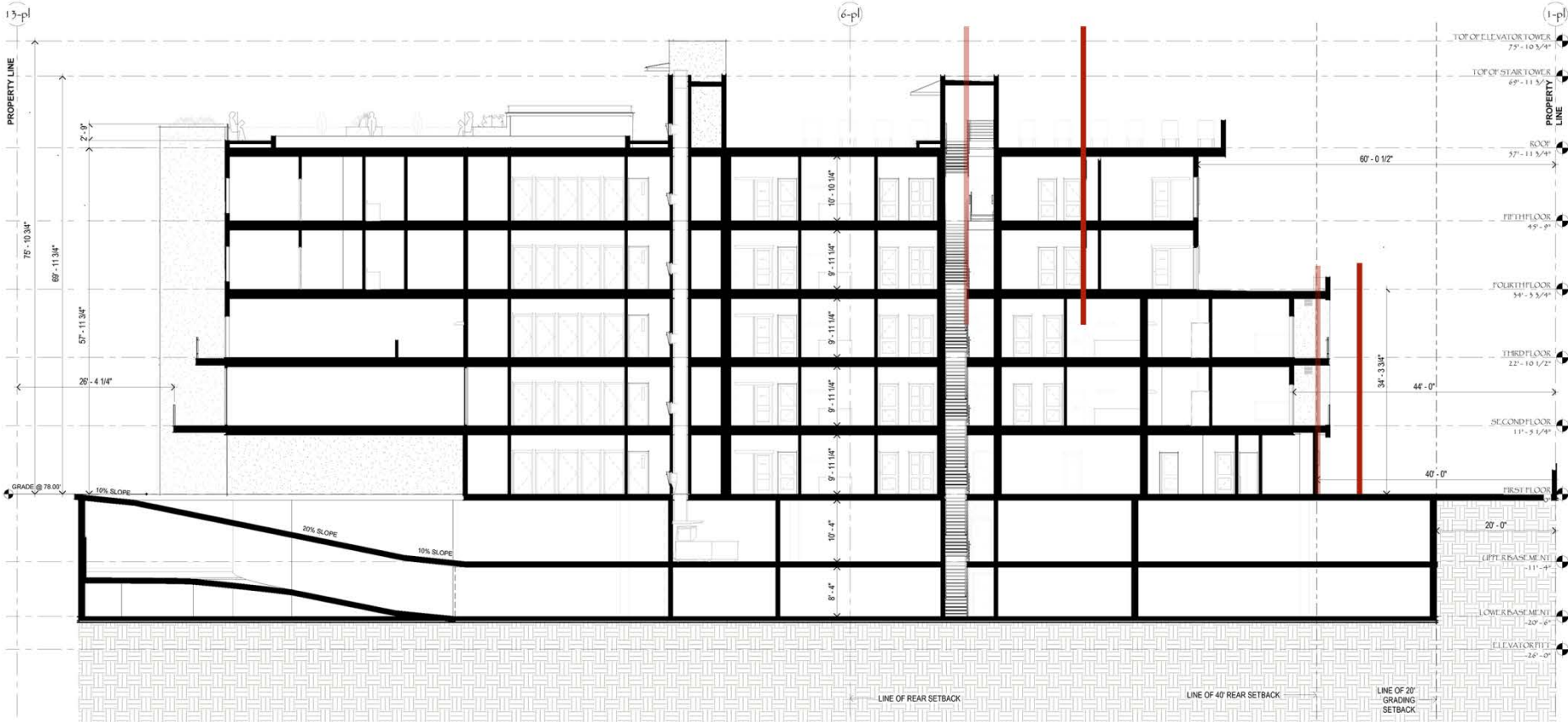
THANK YOU

# DEVELOPMENT INCENTIVES



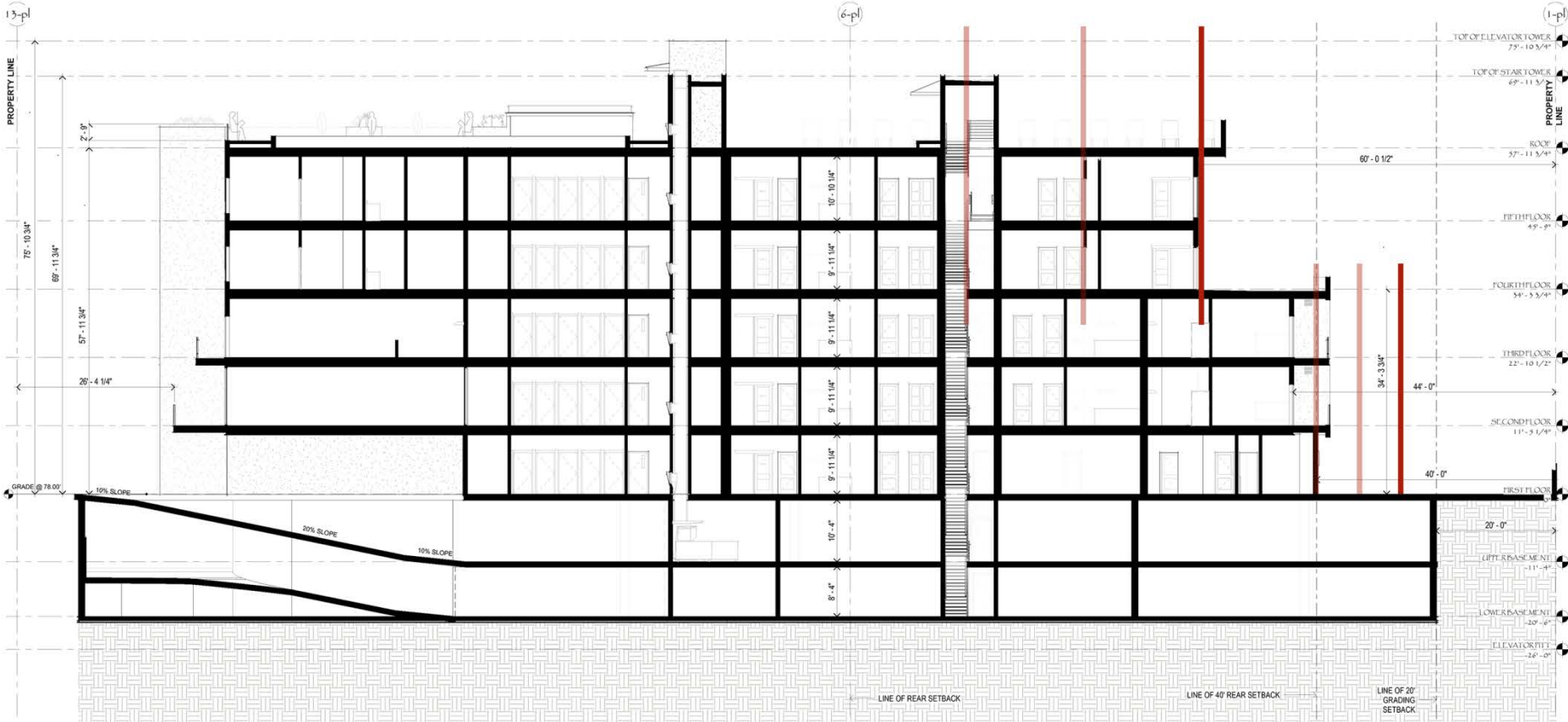
- INCENTIVES ARE A REDUCTION IN A DEVELOPMENT STANDARD SUCH AS HEIGHT, SETBACK OR OPEN SPACE
- REAR YARD SETBACKS ARE A SINGLE DEVELOPMENT STANDARD

# DEVELOPMENT INCENTIVES



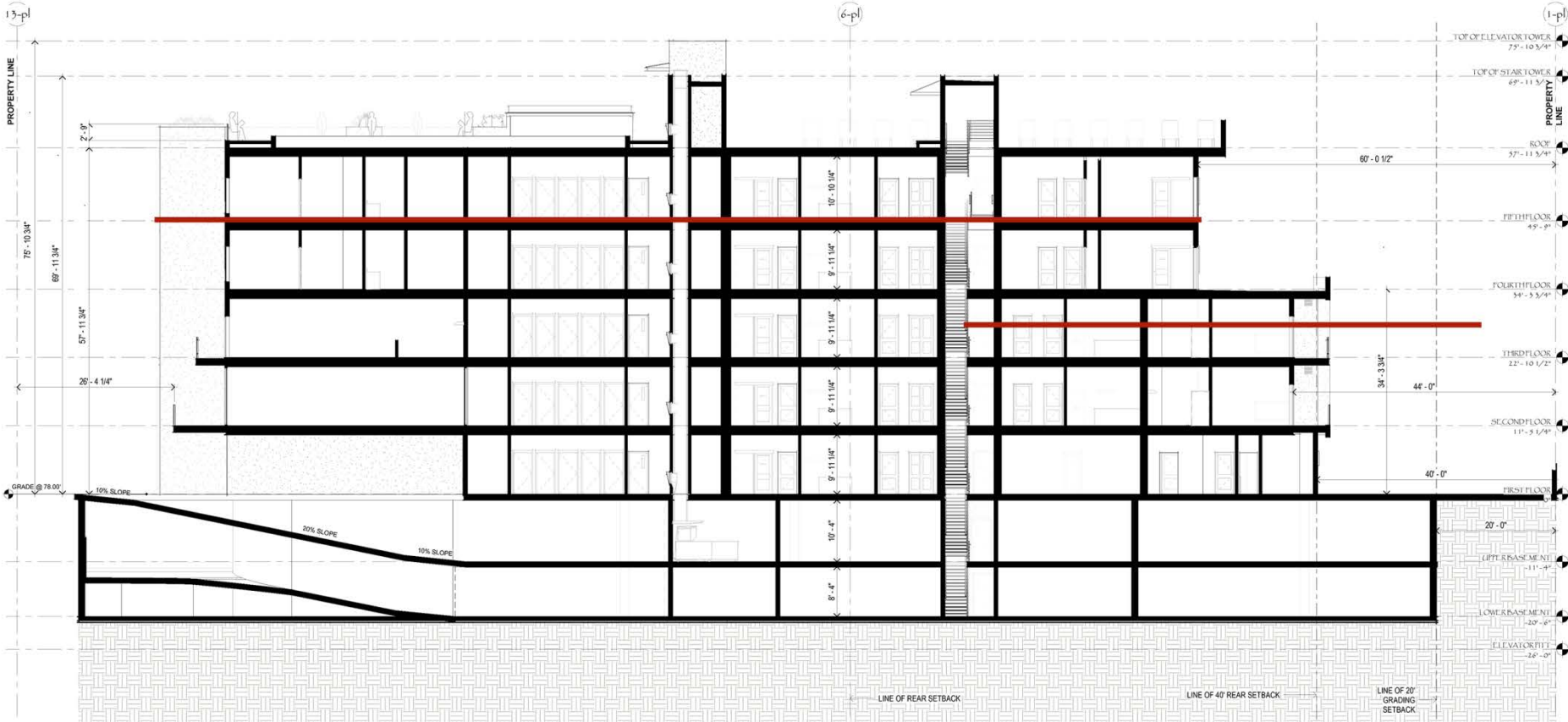
- REDUCED REAR YARD SETBACK (20% ON MENU)

# DEVELOPMENT INCENTIVES



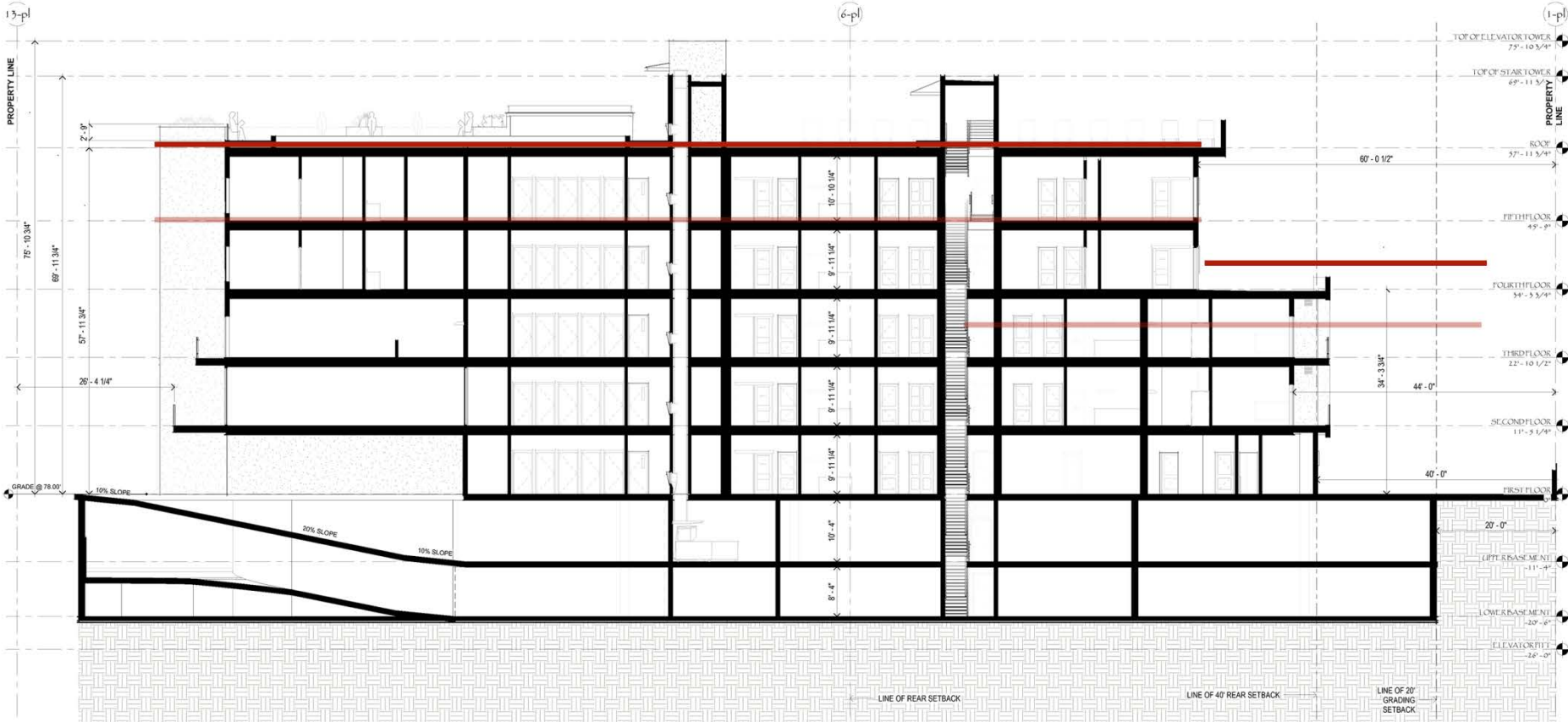
- ADDITIONAL REAR YARD SETBACK REDUCTION (20% ON MENU)

# DEVELOPMENT INCENTIVES



- HEIGHT IS A SINGLE DEVELOPMENT STANDARD APPLIED TO THE ENTIRE PROJECT

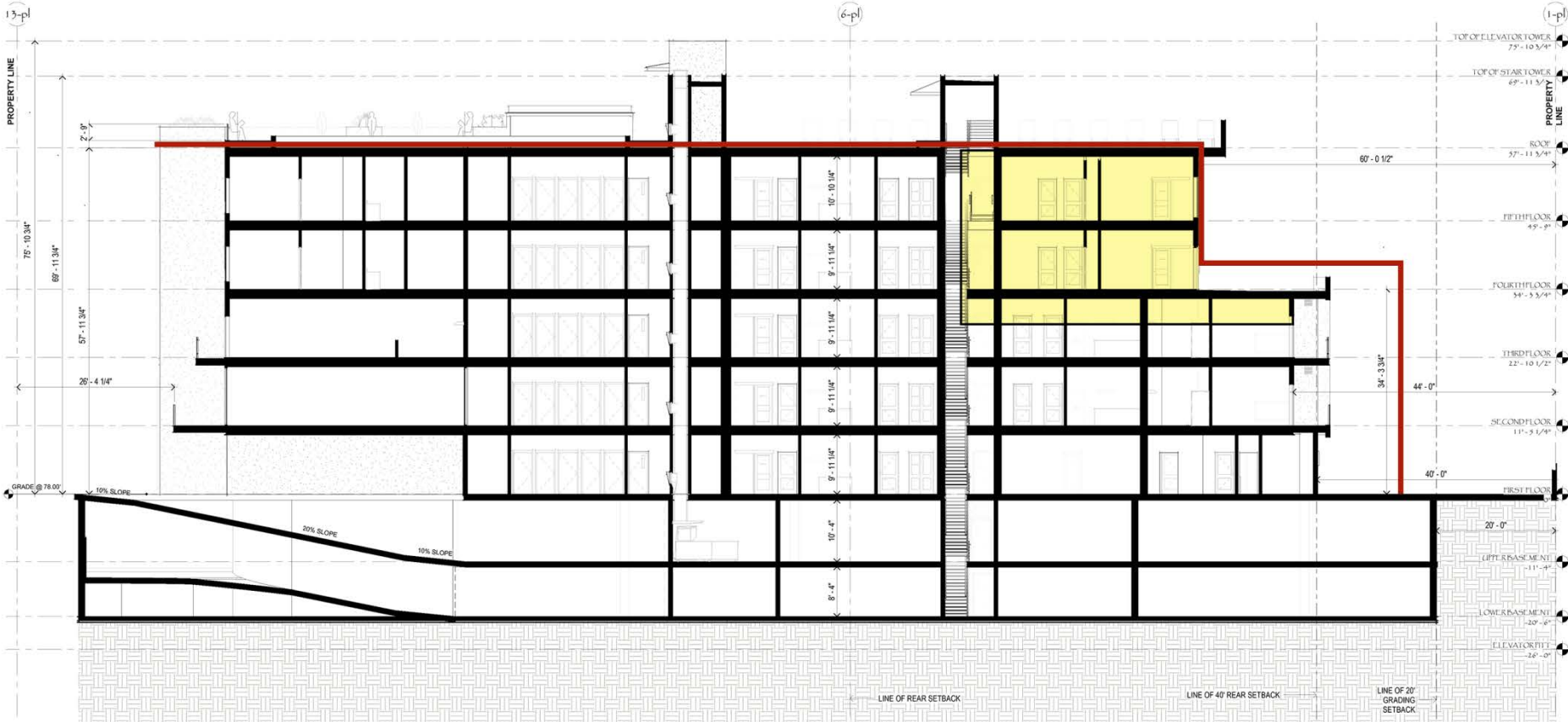
# DEVELOPMENT INCENTIVES



- 13' HEIGHT INCREASE (OFF MENU)



# DEVELOPMENT INCENTIVES



- RESULTING BUILDING MASSING BASED ON (3) INCENTIVES

