

<b>SUMMARY</b>	<b>Core Spaces</b>
<b>Total SF</b>	352,496
<b>Hotel SF/Keys</b>	71,788/131
<b>Ground Floor Retail SF</b>	3,353
<b>Apartments SF/Units</b>	257,157/360
<b>Office SF</b>	20,198
<b>Purchase Price</b>	\$10.0 million (City to allocate 50% to Affordable Housing)
<b>Incentives</b>	None
<b>Design</b>	<ul style="list-style-type: none"> <li>• Design - will reinforce the positive characteristics of adjacent site and enrich the pedestrian experience</li> <li>• Massing – building elements are stepped away from adjacent lower height buildings along Fifth Ave and provide distinction between levels</li> <li>• Pedestrian friendly – entries punctuated with architectural canopies and accent light. Architectural details and art features will provide sense of scale that invites pedestrian activity, including window design and ground floor storefronts.</li> <li>• Open space – located where highest level of pedestrian activity is anticipated with dining, seating, public art, lighting, water features, architectural details, decorative paving, and uncovered and covered areas.</li> <li>• Pedestrian connectivity – utilize spatial opportunities to create efficient circulation. Location and size of driveways, access points, alleys, and trash receptacles will be designed to minimize pedestrian impact and focus on safety and circulation.</li> <li>• Plants to feature shade in the summer and sun in the winter</li> <li>• Core Spaces will have an early Design Review Board meeting, completed the 2 presentations recommended by the City, and participate in the Optional Pre-Application meeting with Planning staff.</li> </ul>
<b>Parking</b>	Lease at market rate 196 spaces in the Library Lane structure with 24x7 access, plus 85 spaces located at another structure at market rate with 24/7 access for a total of 281 spaces. Additional off peak spaces may be requested.
<b>Public Plaza</b>	<p>12,000 (development above)</p> <p>Space to be maintained by developer.</p> <p>Developer will facilitate programming of space.</p> <p>Space will be operated with rules substantially similar to the City's Parks Dept.</p> <p>Commits to engage with the City and public on the preliminary design of the space.</p>
<b>Sustainability</b>	Commit to equivalent of LEED Gold under LEED 2009 (additional details are available in developer's letter dated March 9, 2017.

**Connectivity**

- Define continuous pathways that frame the site connecting adjacent parcels with public plaza.
- Anticipate future pedestrian linkages and connect Liberty Plaza and the Blake Transit Center.
- Existing ally is a potential opportunity for connectivity for the entire block.

**Workforce Housing**

- Core Spaces will commit up to 12% of anticipated 354 units (43 units) at rental rates based on 150% of Fair Market Tents, or 9% of the currently anticipated 354 units (32 units) at 120% of Fair Market Rent.
- Additionally, Core Spaces will increase the 150% of Fair Market Rate units from 12% to 14.5% (9 units) with City contribution of \$1,475,000.
- Units with 150% of Fair Market Rent will be leased to applicants with income of 60% to 100% AMI (equivalent to 1 person household income of \$38,364 to \$63,940).
- Units with 120% of Fair Market Rent will be leased to applicants with income of 50% to 80% AMI (equivalent to 1 person household income of \$31,000 to approx. \$46,000).
- Units will be limited to a mix of efficiencies, studios, and one (1) bedroom units.
- Units are first come first serve and will not be held open. A waiting list will be maintained.
- Units will not be materially differentiated from units rented at standard rates.