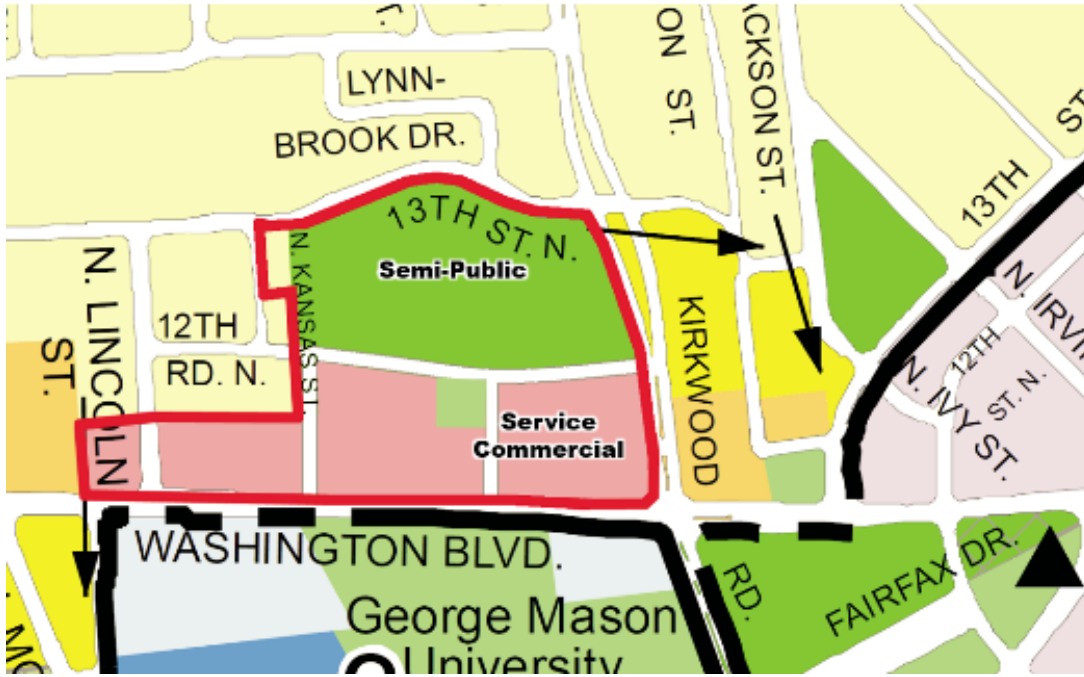
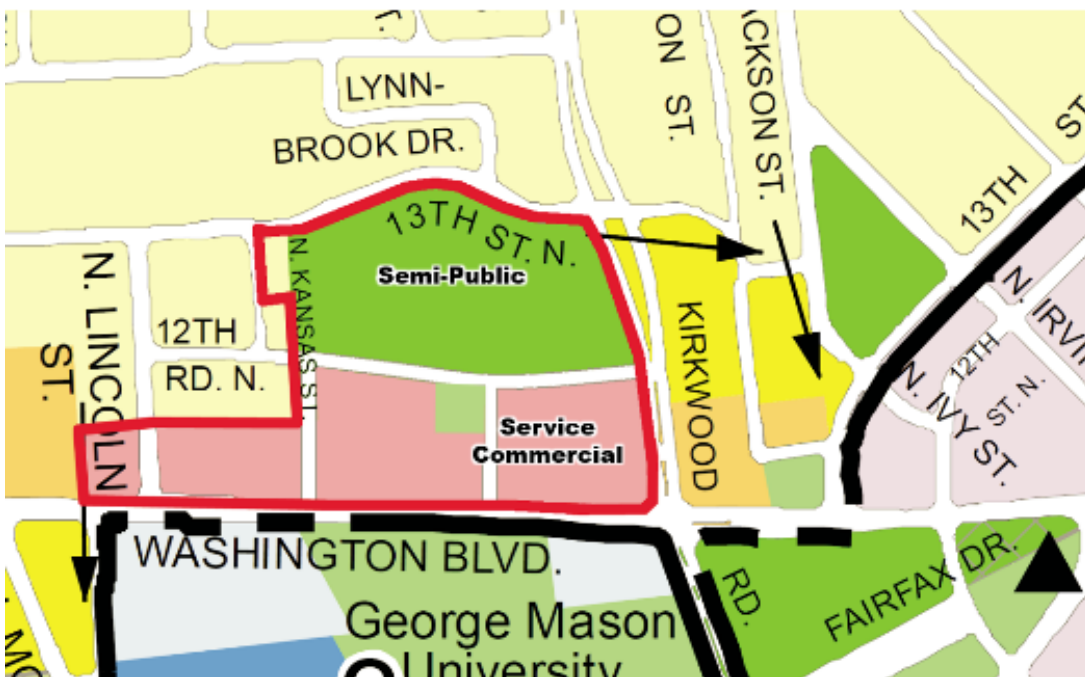


## SCENARIO 1 – A (UCMUD)



GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Service Commercial" [UCMUD]	C-2	0.9 FAR	1.1 FAR	2.0 FAR	45 feet
"Semi-Public"	R-6	-	7 units/ac	7 units/ac	45 feet

## SCENARIO 1 – B (C-O-1.0 Residential)



GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Service Commercial" [C-O-1.0]	C-O-1.0	-	40 units/ac	40 units/ac	6 stories
"Semi-Public"	R-6	-	7 units/ac	7 units/ac	45 feet

Base parameters (bonus adds approx. 38-40%)

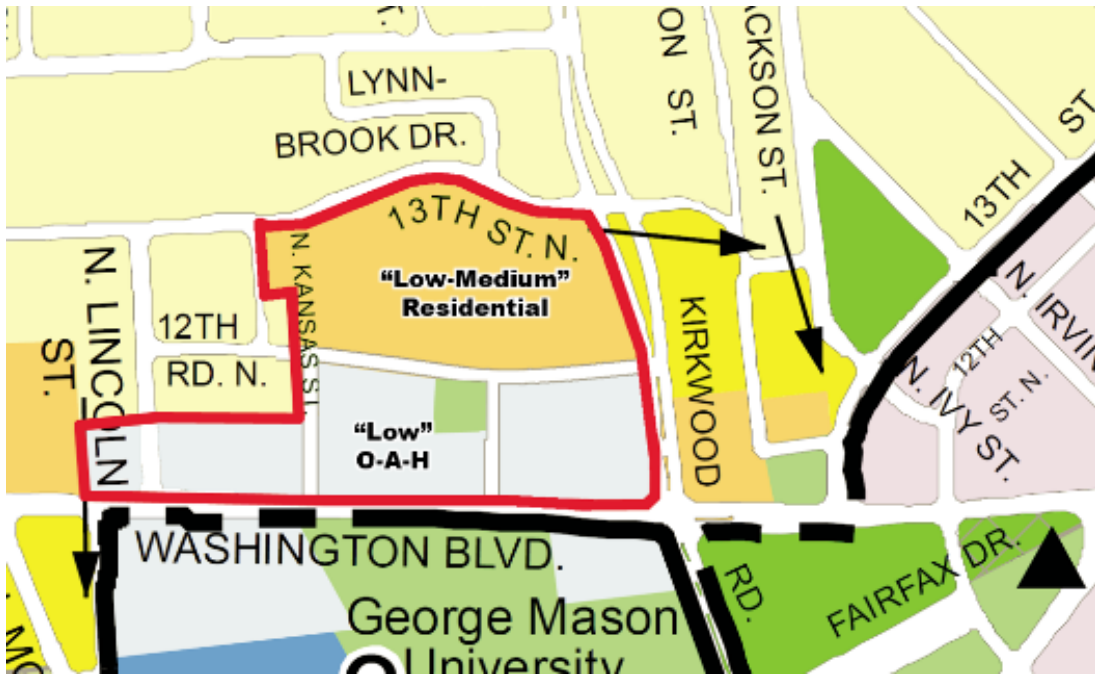
## SCENARIO 4



GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Low" Office-Apartment-Hotel	C-O-1.5	-	72 u/ac	72 u/ac	8 stories (office) 10 stories (res./hotel)
"Low" Residential	R15-30T	-	15 u/ac	15 u/ac	45 feet

Base parameters (bonus adds approx. 38-40%)

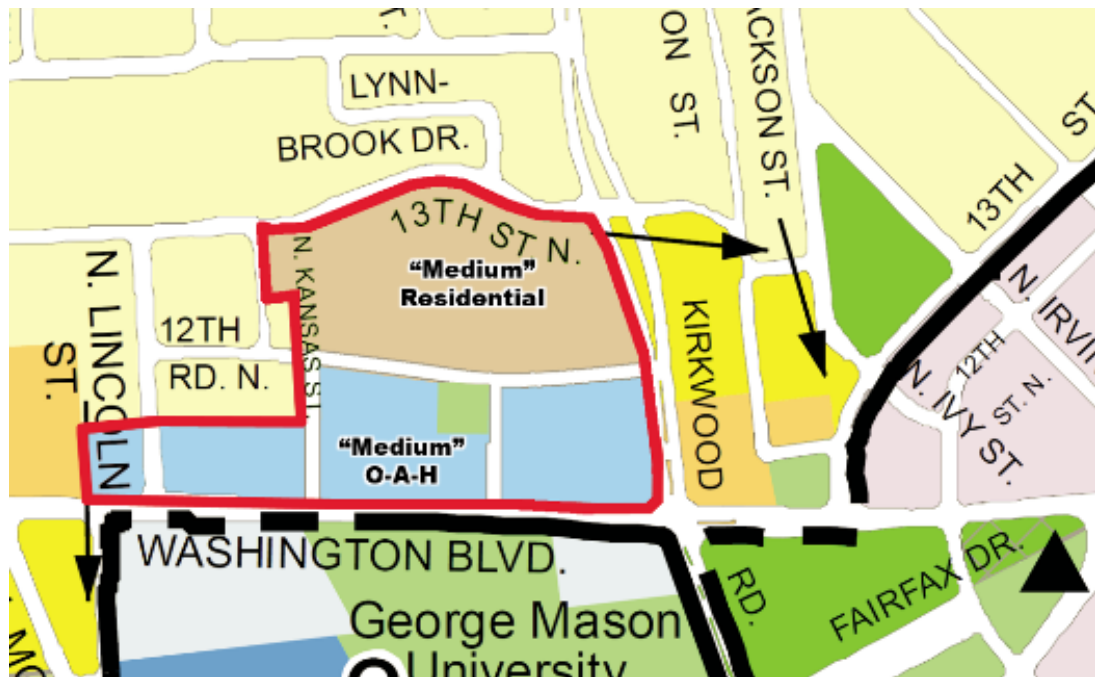
### SCENARIO 3



Base parameters (bonus adds approx. 38-40%)

GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Low" Office-Apartment-Hotel	C-O-1.5	-	72 u/ac	72 u/ac	8 stories (office) 10 stories (res./hotel)
"Low-Medium" Residential	RA8-18	-	36 u/ac	36 u/ac	60 feet (including bonus)

### SCENARIO 2



Base parameters (bonus adds approx. 38-40%)

GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Medium" Office-Apartment-Hotel (& "Medium" Residential)	C-O-2.5	-	115 u/ac	115 u/ac	12 stories (office) 16 stories (res./hotel)
"Medium" Residential*	RA-H	-	72 u/ac	72 u/ac	125 feet 12 stories 95 feet (other)

\* For modeling purposes, "Medium" Residential development formed based on "Low" O-A-H parameters, including up to 72 dwelling units/acre.

### SCENARIO 5



Base parameters (bonus adds approx. 38-40%)

GLUP Desig.	Zoning District	Density (maximum per GLUP/ zoning sans bonus)			Building Height (max.)
		Off.	Res.	Total	
"Medium" Office-Apartment-Hotel (& "Medium" Residential)	C-O-2.5	-	115 u/ac	115 u/ac	12 stories (office) 16 stories (res./hotel)
"Medium" Residential*	RA-H	-	72 u/ac	72 u/ac	125 feet 12 stories 95 feet (other)
"Low-Medium" Residential	RA8-18	-	36 u/ac	36 u/ac	60 feet (including bonus)

\* For modeling purposes, "Medium" Residential development formed based on "Low" O-A-H parameters, including up to 72 dwelling units/acre.