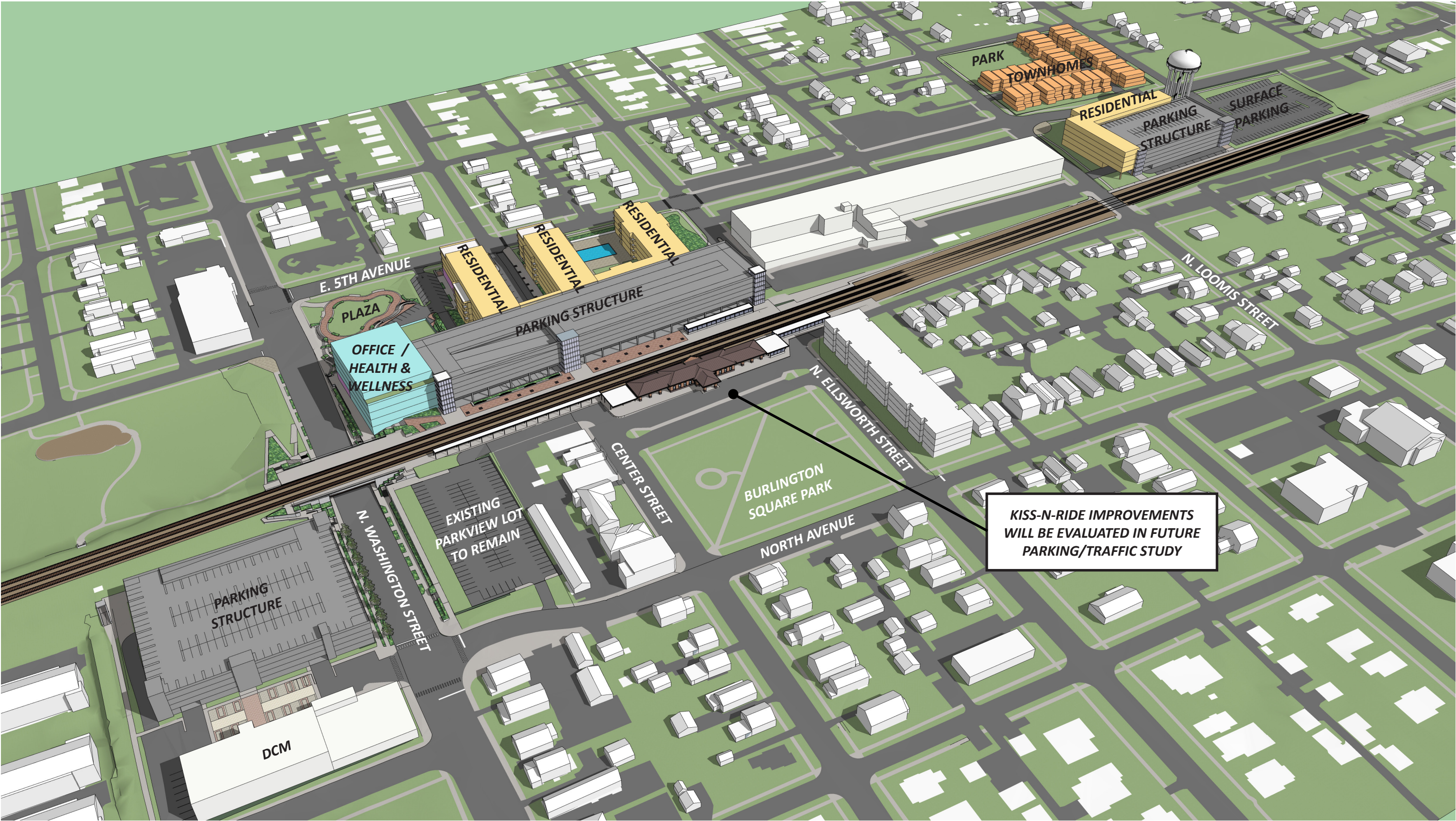


REVISED MASTER PLAN - CONCEPT MASSING

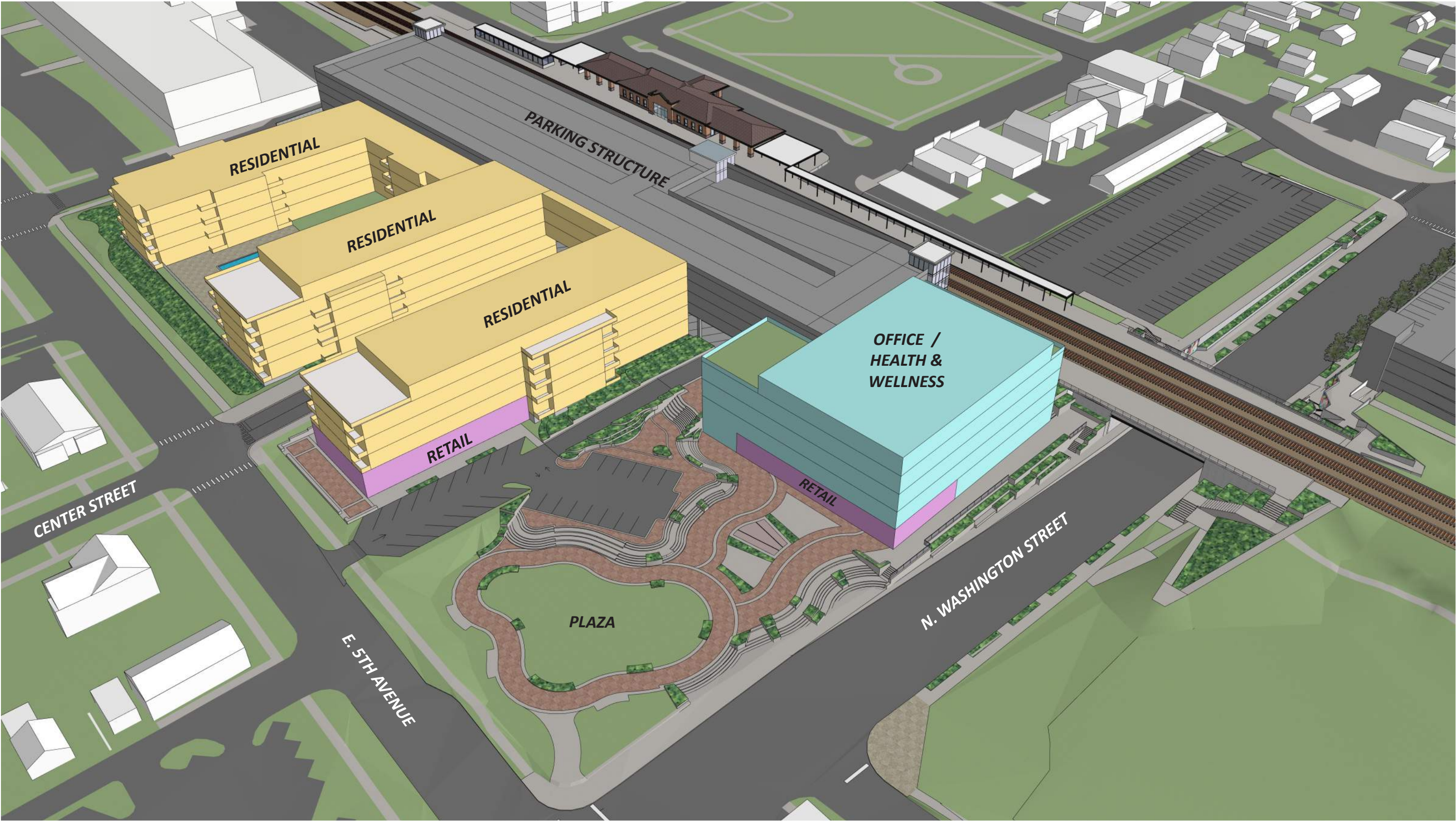








REVISED BURLINGTON LOT - CONCEPT MASSING





REVISED BURLINGTON LOT - CONCEPT PLAN





REVISED PUBLIC PLAZA - 5TH AVE. & WASHINGTON ST.





ARCHITECTURAL CHARACTER IMAGES - OFFICE & RESIDENTIAL





ARCHITECTURAL CHARACTER IMAGES - CENTER STREET





ARCHITECTURAL CHARACTER IMAGES - PARKING GARAGE & TRANSIT CENTER





ARCHITECTURAL CHARACTER IMAGES - PARKING GARAGE & TRANSIT CENTER





CONCEPT PLAN COMPARISON					
	Existing		September Concept		Proposed Concept
Total Development					
Retail	- SF		21,500 SF		15,000 SF
Health/Wellness	- SF		30,000 SF		30,000 SF
Office	- SF		100,000 SF		60,000 SF
Market Rate	- Units		300 Units		184 Units
Affordable	- Units		50-70 Units		71 Units
Townhomes	- Units		30-35 Units		37 Units
Multi-Use Stalls	130 Stalls		1,304 Stalls		842 Stalls
Dedicated Commuter Stalls	1681 Stalls		1934 Stalls		1934 Stalls
(New + Existing to Remain)					
Total Parking Stalls	1811 Stalls		3238 Stalls		2,776 Stalls
Height Comparison					
Office Building	- ft.		83/83 ft.		70/60 ft.
(Measured from Plaza/Tracks)					
Burlington Residential	- ft.		76 ft.		65 ft.
(Measured from 5th Ave)					
DCM Parking Deck	- ft.		49 ft.		40 ft.
Commuter Parking by Location					
DCM	54 Stalls		676 Stalls		580 Stalls
Parkview	122 Stalls		13 Stalls		122 Stalls
Burlington	719 Stalls		189 Stalls		356 Stalls
Public Works	115 Stalls		659 Stalls		588 Stalls
Kroehler	327 Stalls		109 Stalls		0 Stalls
Street /Existing to Remain	344 Stalls		288 Stalls		288 Stalls
Total Commuter Stalls	1681 Stalls		1934 Stalls		1934 Stalls