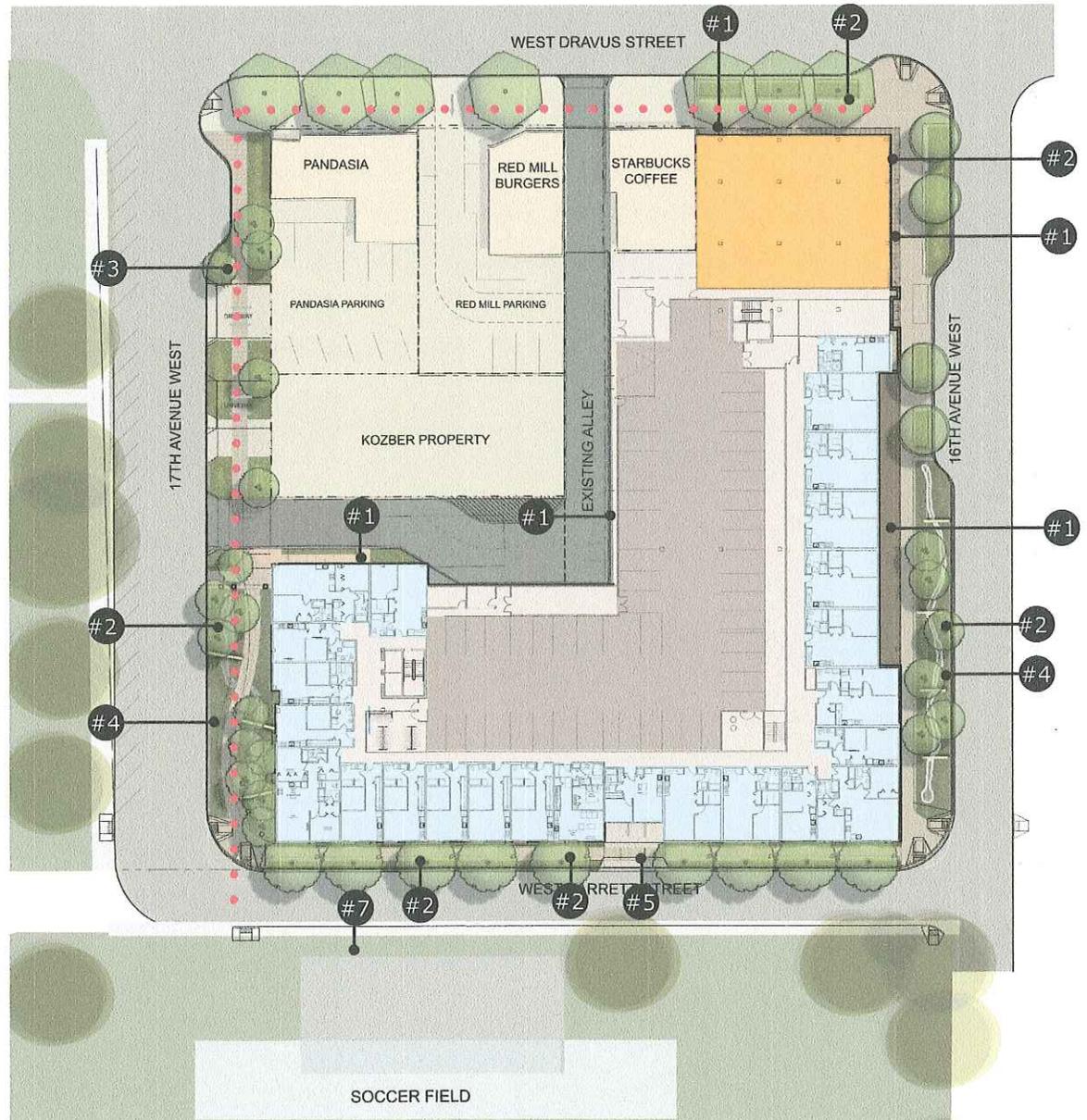


Public Benefits

- #1 Voluntary Building Setbacks**
 - Setbacks along alley
 - Street-level setbacks
 - Upper-level setbacks
- #2 Streetscape Amenities**
 - a. Public bike racks
 - b. Canopy lighting at 16th/Dravus and Lobby
 - c. Pedestrian street lights at Barrett
 - d. Building-mounted alley light fixtures
 - e. Upgraded alley paving at 17th Ave.
 - f. Dog bag dispenser on Barrett
 - g. Weather protection over sidewalk at Dravus & 16th
 - h. Greenscreen/landscape enhancement at alley
 - i. Street trees
 - j. Street tree size
 - k. Planting improvements in R.O.W.
 - l. Pedestrian wayfinding elements at Dravus
 - m. Waste receptacles at each entry
 - n. Seating elements at Dravus
 - o. Seating elements at 17th
- #3 Street Improvements at Neighboring Properties**
 - a. Street trees on 17th north of Alley
 - b. Sidewalk replacement on 17th north of Alley
 - c. Planting improvements on 17th north of Alley
- #4 Sustainable Stormwater Controls**
 - Daylit raingardens & enhanced plantings at 16th & 17th
- #5 Reduce Curb Cuts around Site**
 - Increase continuous pedestrian frontage by reducing curbcuts around the site
- #6 Screening of Parking Garage**
 - Screen parking garage from street with commercial and residential uses, above 30% code requirement
- #7 Soccer Stadium Improvements**
 - a. Upgraded light fixtures along Barrett
 - b. Financial contribution to stadium improvement



PUBLIC BENEFIT KEY PLAN

