

**Mintbrook**  
**Development Comparison Table**

	<b>2012</b> REZN11-LE-002 Approved	<b>2014</b> REZN14-LE-004 Approved      Change from 2012 Approval		<b>2016</b> REZN-16-005320 Proposed      Change from 2012 Approval	
<b>PRD RESIDENTIAL DEVELOPMENT - 198.36 Acres</b>					
Single Family Detached - Front Load Units	228	228	0	228	0
Single Family Detached - Alley Load Units	75	75	0	75	0
Attached Single Family - Alley Load Units - MINIMUM	100	100	0	100	0
<b>Total PRD Residential Units - MAXIMUM</b>	<b>403</b>	<b>403</b>		<b>403</b>	
PRD Residential Density (du/acre)	2.03	2.03		2.03	
<b>MU-B RESIDENTIAL DEVELOPMENT - 43.19 Acres</b>					
Attached Single Family - Alley Load Units - MINIMUM				60	60
Stacked Multi Family Units - MINIMUM	54	54	0	0	-54
Multi Family over Commercial Units - MINIMUM	18	18	0	0	-18
Multi Family Age Restricted Units - MAXIMUM		100	+100	100	100
Multi Family Units - MAXIMUM				102	+102
<b>Total MU-B Residential Units - MAXIMUM</b>	<b>72</b>	<b>172</b>	<b>+100</b>	<b>262</b>	<b>+190</b>
MU-B Residential Density (du/acre)	1.67	3.98	2.31	6.07	4.40
<b>Total Residential Units - MAXIMUM</b>	<b>475</b>	<b>575</b>	<b>+100</b>	<b>665</b>	<b>+190</b>
PRD/MU-B Residential Density (du/acre)	1.97	2.38	0.41	2.75	0.78
Project Wide Density (du/acre)	1.42	1.72	0.30	2.00	0.58
<b>Total Commercial/Office SF - MAXIMUM</b>	<b>345,000</b>	<b>305,378</b>	<b>-39,622</b>	<b>280,000</b>	<b>-65,000</b>

**Mintbrook**  
**Proffer Contribuiton Comparison Table**

	2012 REZN11-LE-002			2014 REZN14-LE-004			2016 REZN-16-005320		
	Approved SF or DU	Cash Proffer Amount	Cash Proffer Contribution	Proposed SF or DU	Cash Proffer Amount	Cash Proffer Contribution	Proposed SF or DU	Cash Proffer Amount	Cash Proffer Contribution
Total Commercial/Office SF - MAXIMUM	345,000	\$ 4.00	\$ 1,380,000.00	305,378	\$ 4.00	\$ 1,221,512.00	280,000	\$ 4.00	\$ 1,120,000.00
Difference from Original 2012 Approval	--	--	--	-39,622	--	<b>-\$158,488.00</b>	-65,000	--	<b>-\$260,000.00</b>
PRD Attached Dwelling Units	100	\$ 6,240.00	\$ 624,000.00	100	\$ 6,240.00	\$ 624,000.00	100	\$ 6,240.00	\$ 624,000.00
PRD Detached Dwelling Units	303	\$ 8,740.00	\$ 2,648,220.00	303	\$ 8,740.00	\$ 2,648,220.00	303	\$ 8,740.00	\$ 2,648,220.00
MUB Dwelling Unts	72	\$ -	\$ -	172	\$ -	\$ -	262	\$ -	\$ -
Total Residential Units - MAXIMUM	475		\$ 3,272,220.00	575		\$ 3,272,220.00	665		\$ 3,272,220.00
Residential Proffer per Unit			\$ 6,888.88			\$ 5,690.82			\$ 4,920.63
						<b>-\$1,198.07</b>			<b>-\$1,968.25</b>
Total Cash Proffer Contribution		\$	4,652,220.00		\$	4,493,732.00		\$	4,392,220.00
Difference from Original 2012 Approval			--			<b>-\$158,488.00</b>			<b>-\$260,000.00</b>
Total Cash Proffer Per Unit		\$	9,794.15		\$	7,815.19		\$	6,604.84
						<b>-\$1,978.96</b>			<b>-\$3,189.31</b>

## Mintbrook

### Residential vs. Commercial Development Comparison Table

<b>2012</b>			
REZN11-LE-002			
PRD Units Permitted		403	
MU-B Units Permitted		72	
<b>TOTAL RESIDENTIAL</b>		<b>475</b>	
<b>TOTAL COMMERCIAL</b>		<b>345,000</b>	
Residential Occupancy Permits (DU)			Commercial Occupancy Permits (SF)
PRD	MU-B	TOTAL UNITS	
--	--	150	8,000
--	--	225	20,000
--	--	300	30,000
--	--	350	50,000
--	--	400	70,000
--	--	<b>475</b>	<b>100,000</b>

<b>2014</b>			
REZN14-LE-004			
PRD Units Permitted		403	
MU-B Units Permitted		172	
<b>TOTAL RESIDENTIAL</b>		<b>575</b>	
<b>TOTAL COMMERCIAL</b>		<b>305,378</b>	
Residential Occupancy Permits (DU)			Commercial Occupancy Permits (SF)
PRD	MU-B	TOTAL UNITS	
150	154	304	8,000
225	154	379	20,000
300	154	454	30,000
350	154	504	50,000
400	154	554	70,000
475	154	629	100,000

<b>2016</b>			
REZN-16-005320			
PRD Units Proposed		403	
MU-B Units Proposed		262	
<b>TOTAL RESIDENTIAL</b>		<b>665</b>	
<b>TOTAL COMMERCIAL</b>		<b>280,000</b>	
Residential Occupancy Permits (DU)			Commercial Occupancy Permits (SF)
PRD	MU-B	TOTAL UNITS	
285	262	547	8,000
350	262	612	30,000

**Notes:**

1. Both PRD and MU-B Units counted towards the Commercial Phasing Requirements.
2. The 475 du represents the maximum residential buildout of the project (including the 18 residential units over commercial in the MU-B). At this stage of the development the applicant would have 245,000 sf of Commercial / Office development remaining.

**Notes:**

1. With this approval, MU-B units were exempt from counting towards the the Commercial Phasing Requirements.
2. The project only permitted 403 DU in the PRD area, therefore the 100,000 sf requirement would have never been triggered. Additionally if the applicant chose to limit the PRD to 399 DU (by not building 4 of the permitted units) the 70,000 sf requirement would never be triggered.
3. The 18 residential units over commercial are not included in MU-B totals, as they would likely be build amongst the last phases of Commercial Development.
4. At full buildout of the PRD development (403 du) the applicant would have 235,378 sf of Commercial / Office development remaining.

**Notes:**

1. With this proposal, MU-B units all stand alone and can be developed independently of any Commercial development.
2. With this proposal, the applicant can build out the residential development with only building 30,000 sf of Commercial / Office Development. Additionally if the applicant chose to limit the PRD to 349 DU (by not building 54 of the permitted units) the 30,000 sf requirement would never be triggered.
3. At full buildout of the Residential development (665 du) the applicant would have 250,000 sf of Commercial / Office development remaining.

**Mintbrook**  
**Mixed Use Bealeton Development Table**

	1st Floor	2nd Floor	3rd Floor	4th Floor	NEIGHBORHOOD B		Residential		Total	
					Commercial		Units	Total Area	MIN Area	Max Area
					MIN Area	MAX Area				
<b>Building A</b> GROCERY/RETAIL/OFFICE/REST.	<b>53,000</b>				53,000	53,000				
<b>Building B</b> RETAIL/OFFICE/RESTAURANT	<b>12,250</b>	<b>12,250</b>			24,500	24,500				
<b>Building C</b> RETAIL/OFFICE/RESTAURANT	<b>5,700</b>	<b>5,700</b>			5,700	11,400				
<b>Building D</b> FAST FOOD/DAY CARE	<b>2,700/12,500</b>				2,700	12,500				
<b>Building E</b> HOTEL/RETAIL/OFFICE/REST.	<b>13,200</b>	<b>13,200</b>	<b>13,200</b>	<b>13,200</b>	13,200	52,800				
<b>Building F</b> RETAIL/OFFICE/RESTAURANT	<b>12,500</b>	<b>12,250</b>			24,750	24,750				
<b>Building G</b> RETAIL/OFFICE/RESTAURANT	<b>9,300</b>	<b>9,300</b>			9,300	18,600				
<b>Building H</b> BANK/RETAIL/OFFICE/REST	<b>4,700</b>	<b>4,700</b>			4,700	9,400				
<b>Building I</b> PHARMACY/OFFICE/RESTAURANT	<b>14,700</b>	<b>14,700</b>			14,700	29,400				
<b>Building J</b> MULTI-FAMILY RESIDENTIAL										
<b>Building K</b> MULTI-FAMILY RESIDENTIAL	<b>X</b>	<b>X</b>	<b>X</b>				102	138,000		
<b>Building L</b> MULTI-FAMILY RESIDENTIAL										
<b>Village Units</b> SINGLE FAMILY ATTACHED	<b>X</b>	<b>X</b>	<b>X</b>				60	115,200		
<b>NEIGHBORHOOD B SUB TOTAL*</b>	<b>128,050</b>				<b>152,550</b>	<b>195,000</b>	<b>162</b>	<b>253,200</b>	<b>405,750</b>	<b>448,200</b>
Percent Retail vs Commercial	60%				38%	44%		62% / 56%		
	1st Floor	2nd Floor	3rd Floor	4th Floor	NEIGHBORHOOD A		Residential		Total	
					Commercial		Units	Total Area	MIN Area	Max Area
					MIN Area	MAX Area				
<b>Building M</b> RETAIL/OFFICE/RESTAURANT	<b>8,700</b>	<b>8,700</b>			8,700	17,400				
<b>Building N</b> RETAIL/OFFICE/RESTAURANT	<b>5,000</b>	<b>5,000</b>			5,000	10,000				
<b>Building O</b> RETAIL/OFFICE/RESTAURANT	<b>5,000</b>	<b>5,000</b>			5,000	10,000				
<b>Building P</b> RETAIL/OFFICE/RESTAURANT	<b>5,000</b>	<b>5,000</b>			5,000	10,000				
<b>Building Q</b> RETAIL/OFFICE/RESTAURANT	<b>5,000</b>	<b>5,000</b>			5,000	10,000				
<b>Building R</b> RETAIL/OFFICE/RESTAURANT	<b>8,000</b>	<b>8,000</b>			8,000	16,000				
<b>Building S</b> RETAIL/OFFICE/RESTAURANT	<b>8,700</b>	<b>8,700</b>			17,400	17,400				
<b>Building T</b> MULTI-FAMILY RESIDENTIAL	<b>X</b>	<b>X</b>	<b>X</b>				100	91,800		
<b>Building U</b> RETAIL/OFFICE/RESTAURANT	<b>5,250</b>	<b>5,250</b>			5,250	10,500				
<b>Building V</b> RETAIL/OFFICE/RESTAURANT	<b>5,250</b>	<b>5,250</b>			5,250	10,500				
<b>NEIGHBORHOOD A SUB TOTAL*</b>	<b>55,900</b>				<b>64,600</b>	<b>85,000</b>	<b>100</b>	<b>91,800</b>	<b>156,400</b>	<b>176,800</b>
Percent Retail vs Commercial	65%				41%	48%		59% / 52%		
<b>MIXED-USE BEALETON (CORE) TOTAL*</b>	<b>183,950</b>				<b>217,150</b>	<b>280,000</b>	<b>262</b>	<b>345,000</b>	<b>562,150</b>	<b>625,000</b>
Percent Retail vs Commercial	62%				39%	45%		61% / 55%		

- Notes:
1. Bolded Area Font (i.e. **12,250**) indicates floor required to be built
  2. Grey shaded cells illustrate a potential buildout of the project using proposed buildings and the COD maximum area for each neighborhood.
  3. Maximum areas represent the maximum contained in the COD