

EXHIBIT C
PROJECT ALTERNATIVES

Table V-1
Summary of Project Alternatives

	Residential	Commercial/ Retail	Hotel	Hotel Restaurant	Restaurant	Science Center	Meeting Space	Theater	Public Open Space	BUILDING HEIGHT
Proposed Project	325 units	191,475 s.f.	100 rooms	4,368 s.f.	21,092 s.f.	4,175 s.f.	3,510 s.f.	99 seats	219,134 s.f.	150 feet (12 stories)
Alternative 1 - No Project/No Development	0 units	2,500 s.f.	240 rooms	2,800 s.f.	5,600 s.f.	0 s.f.	13,450 s.f.	0 seats	140,873 s.f.	35 feet (2 stories)
Alternative 2 - No Project/ Existing Zoning	0 units	646,000 s.f.	0 rooms	0 s.f.	0 s.f.	0 s.f.	0 s.f.	0 seats	142,833 s.f.	35 feet (2 stories)
Alternative 3 - Reduced Intensity Alternative A	275 units (15% Reduction)	155,000 s.f. (20% Reduction)	100 rooms	4,368 s.f.	20,000 s.f.	4,175 s.f.	3,510 s.f.	0 seats	219,134 s.f.	150 feet (12 stories)
Alternative 4 - Reduced Intensity Alternative B	215 units (33% Reduction)	125,000 s.f. (35% Reduction)	100 rooms	4,368 s.f.	20,000 s.f.	4,175 s.f.	3,510 s.f.	0 seats	219,134 s.f.	82 feet max. (6 stories)
Alternative 5 - Reduced Intensity Alternative C	100 units (70% Reduction)	115,000 s.f. (40% Reduction)	100 rooms	4,368 s.f.	21,092 s.f.	4,175 s.f.	3,510 s.f.	0 seats	219,134 s.f.	<82 feet (<6 stories)
Alternative 6 - Reduced Intensity Alternative D	0 units (100% Reduction)	115,000 s.f. (40% Reduction)	100 rooms	4,368 s.f.	21,092 s.f.	4,175 s.f.	3,510 s.f.	0 seats	219,134 s.f.	<82 feet (<6 stories)

s.f. = square feet

Source: PCR Services Corporation, 2011