

EXHIBIT "A"

**BH3 PROJECTION VARIATION COMPARISON CHART**

	<b>Purchase and Sale Agreement (Atla West) April 22, 2019</b>	<b>Fabrik Development February 27, 2020 (Site Plan and Conditional Use Applications submitted to City for approval)</b>	<b>Fabrik Development December 3, 2020 (BH3 Request Letter)</b>	<b>Fabrik Development January 7, 2021 (BH3 Memorandum)</b>
<b>Grocery Store Space</b>	33,000 square feet	Proposed 34,911 square feet  Proposed second level location	No square footage is provided  Proposed one-story building on grade level with surface parking on the 600 Block	Up to 30,000 SF
<b>Residential Rental Units</b>	A total of 165 units comprised of:  16 apartment units 1 bedroom/1 bathroom  24 apartment units two bedrooms/two bathrooms  8 apartment units three bedrooms/two bathrooms  35 flat units two bedrooms/two and a half bathrooms  82 two-story townhomes over flats or retail	A total of 167 units is proposed and comprised of:  16 apartment units one bedroom  64 apartment units two bedrooms  8 apartment units three bedrooms  Proposed 79 townhomes	A total of 69 units is proposed and all will be workforce/affordable residential rental units comprised of:  26 apartment units one bedroom  30 apartment units two bedrooms  8 apartment units three bedrooms  To be located on the 700 Block in a three- story building Proposed 5 townhomes To be located on the southern portion of the 600 Block	Same  Same  Same  Same  Same
<b>Residential Amenity Space</b>	28,532 square feet (including a swimming pool, club room, and fitness center)	No specific square footage or amenities were noted in the site plan documents	Proposed 3,189 square feet (including internal green space, club room, fitness center)	Same
<b>Retail Space</b>	43,300 square feet (ground floor retail/food and beverage)	Proposed 47,400 square feet	Proposed 19,586 square feet (excluding 600 Block) To be located on the 700 and 800 Blocks	23,500 SF

<b>Professional Office Space</b>	21,600 square feet (with the ability to right size space for small local businesses)	Proposed 22,056 square feet	Proposed 26,680 square feet (with ability to right size space for small local businesses)	22,630 SF
<b>Public Open Space</b>	40,000 square feet (including Frog Alley, pedestrian greenways, and pocket parks)	Proposed 38,041 square feet  No specific notes were provided in the site plan documents for pedestrian greenways; one playground was marked on the south end of the 600 Block	Proposed 30,868 square feet (including Frog Alley, open space, and green space)	Same
<b>Frog Alley</b>	32,000 square feet (shall be a three block pedestrian walkway, lined with ground floor retail, including a full-service grocery store, and residential flats)	No square footage was provided for Frog Alley in the site plan documents	Proposed 8,672 square feet  Frog Alley is mentioned to include a water feature	N/A
<b>Parking Spaces</b>	Amount required by the City as part of site plan approval PLUS at least 206 parking spaces (including the construction of two structured parking facilities and one surface lot)	Proposed 768 parking spaces  (748 required by the City LDRs or 558 required by City LDRs with an accepted Shared Parking Analysis)	Proposed 352* parking spaces total 220 parking spaces on the 700 and 800 Blocks (202 onsite and 18 on Atlantic Avenue)  158 parking spaces <i>anticipated</i> on the 600 Block (150* on site (grocer parking) and 8 on Atlantic Avenue)	Amount required by the City plus 24 parking spaces
<b>Workforce Housing (30 units)</b>	18 units (Offsite)  12 units (Onsite) (included as part of the 165 Residential Rental Units)	Proposed 18 units (Offsite)  No other Workforce Housing units were specifically noted in the site plan documents	Proposed 69 workforce/affordable units (included as the 69 Residential Rental Units)	Same