

EXHIBIT A

ZONING AMENDMENT APPLICATION NARRATIVE

Lamplighter Site — 1629 S Foothill Drive / 2475 E 1700 South, Salt Lake City, UT 84108

Project Summary

- Project Name: Lamplighter Square
- Applicant: Jon Galbraith, Element Design (on behalf of Monterra Capital LLC), with owner consent provided in Exhibit B
- Property Owner: TP Lamplighter LC
- Property Address: 1629 S Foothill Drive and 2475 E 1700 South, Salt Lake City, UT 84108
- Approximate Site Area: 1.40 acres (1.29 acres originally; 0.11 acres added)
- Current Zoning: Split-zoned MU-2 / MU-3 (Mixed Use)
- Requested Zoning: MU-3 (Mixed Use) over the entire site
- Parcels: See Exhibit C for full legal descriptions and parcel numbers

1. Purpose and Justification for the Proposed Amendment

The Applicant respectfully requests a zoning map amendment to rezone the subject property to MU-3 (Mixed Use) so that the entire approximately 1.40-acre site shares a single, consistent MU-3 designation. The amendment has two components: (a) rezoning the southerly portion of the original 1.29-acre development site from MU-2 (Mixed Use) to MU-3, eliminating the existing split-zoning condition; and (b) rezoning a small 0.11-acre parcel (16-15-278-009-0000) located immediately east of the original development site from R-1/7,000 (Single-Family Residential) to MU-3, consolidating that parcel into the unified mixed-use site. The northerly portion of the original site is already zoned MU-3, and the abutting parcel immediately to the north is also zoned MU-3.

The purpose of the requested amendment is to (i) eliminate the existing split-zoning condition, which creates unnecessary administrative complexity and arbitrary internal lot lines for design review purposes, (ii) align the zoning of the site with the predominant MU-3 zoning of the immediately surrounding mixed-use area, (iii) enable a coordinated mixed-use development consisting of for-rent townhomes and a neighborhood-serving commercial building that the MU-2 designation cannot accommodate in a unified site plan, and (iv) provide the additional building height available under MU-3 to allow the townhomes to incorporate a fourth-story element and/or private rooftop deck; and (v) incorporate parcel 16-15-278-009-0000 — a small 0.11-acre rear-lot fragment that is functionally part of the adjacent residential context, is currently empty and unused, and would otherwise remain an underutilized residual lot — into the unified MU-3 site to allow it to be planned and developed coordinately with the larger Lamplighter Square mixed-use program. The additional height envelope is fundamental to delivering a livable, design-forward product on a site that fronts a major arterial corridor and that benefits from the East Bench's

sweeping views of the Salt Lake Valley and Wasatch Range. It also expands the interior square footage of each townhome, directly enhancing the family-sized housing community benefit described in Section 5 below.

The MU-2 to MU-3 component of the requested amendment represents the smallest possible upzone available under Salt Lake City's consolidated form-based mixed-use framework. The R-1/7,000 to MU-3 component applies to a small 0.11-acre rear-lot fragment whose redevelopment together with the larger Lamplighter Square site is the most rational planning outcome and avoids leaving a sub-buildable residual parcel stranded between an MU-3 mixed-use site to the west and an established R-1/7,000 single-family neighborhood to the east. Together, the requested amendment is a modest, incremental change that preserves the mixed-use character already established on this segment of Foothill Drive while enabling the kind of moderate-density, walkable infill development that adopted City policy expressly directs to major corridors such as Foothill Drive.

The amendment is not sought to relieve any particular hardship or to confer any special privilege. Rather, it responds to changed conditions — specifically, the consolidation of Salt Lake City's twenty-six legacy mixed-use zones into the new form-based MU-1 through MU-5 framework effective October 2025 — and to the City's adopted policy direction to encourage moderate-density mixed-use infill along Foothill Drive.

2. General Description of the Proposed Development

Subject to the approval of this amendment and subsequent design review and entitlements, the Applicant intends to develop the site as a coordinated mixed-use project comprising:

- **Fourteen (14) for-rent residential townhomes** designed for older millennial households or empty nesters, young families, and professionals affiliated with the University of Utah and its associated medical, research, and academic institutions. The townhomes are designed to incorporate a fourth-story element and/or private rooftop deck taking advantage of the site's East Bench location and views, which is a key reason the MU-3 height envelope is required. The townhomes will be initially operated as for-rent housing and are intended to be sold individually to owner-occupants over time, returning ownership-quality housing stock to the East Bench community.
- **A two-level commercial building of approximately 14,500 square feet** providing neighborhood-serving retail, restaurant, office, and/or service uses oriented to Foothill Drive. The commercial component is sized and located to serve daily needs of surrounding East Bench residents, employees of the University and Research Park, and visitors traveling along the Foothill corridor.

Anticipated Use, Density, and Scale

Use: Mixed-use, consisting of multifamily residential (for-rent townhomes intended for future individual sale) and ground-floor commercial.

Density: 14 dwelling units on approximately 1.40 acres, with an approximately 14,500 square foot commercial building and approximately 32 on-site parking stalls — consistent with the moderate density contemplated by the East Bench Master Plan for the Foothill Drive corridor.

Scale: Building heights, setbacks, massing, and ground-floor activation will comply with the applicable MU-3 form-based standards. The townhomes are anticipated to range from three to four stories, with rooftop deck space utilizing the upper height envelope available under MU-3. The commercial building is anticipated to be one to two stories. Specific dimensional metrics (heights in feet/stories, FAR, lot coverage, setbacks, parking requirements) will be aligned with the zone's detailed requirements.

Anticipated Timing of Development

- **Closing on land acquisition, feasibility, and entitlements:** calendar year 2026
- **Groundbreaking:** anticipated Q2 2027
- **Construction duration:** approximately 15 to 18 months
- **Anticipated stabilized occupancy:** 2028

Anticipated Impact on Existing Land Uses and Occupants

The site is currently vacant. There are no current residential tenants, no current commercial tenants, and no current occupants of any kind on the property. The proposed amendment and subsequent development will not displace any person or business.

Surrounding land uses include the new State of Utah Department of Alcoholic Beverage Services facility on the abutting parcel to the north (also zoned MU-3), additional mixed-use and commercial uses fronting Foothill Drive, and lower-density single-family residential neighborhoods set back from the corridor. The proposed development is consistent in use, scale, and density with the predominant character of this segment of Foothill Drive and is expected to have a positive impact on adjacent properties by replacing a vacant site with a coordinated, professionally designed mixed-use project.

Additional Land Use Petitions Anticipated

Following approval of the requested map amendment, the Applicant anticipates submitting:

- Design review for the mixed-use project under the applicable MU-3 form-based standards;
- Standard administrative permits associated with site work, building construction, and right-of-way improvements.

Visual References

A draft conceptual site plan prepared by the project team is included below. A current zoning map identifying the subject property and its split-zoning condition appears in Section 3. Final architectural renderings will be submitted as part of the subsequent design review process. An image of the R-1/7,000 portion of the project (Parcel #6: 16-15-278-009) is also included as a helpful visual reference – while this 0.11-acre parcel is zoned for single-family, it's currently not “attached” to the adjacent home. It's attached to the broader parcels and currently vacant.

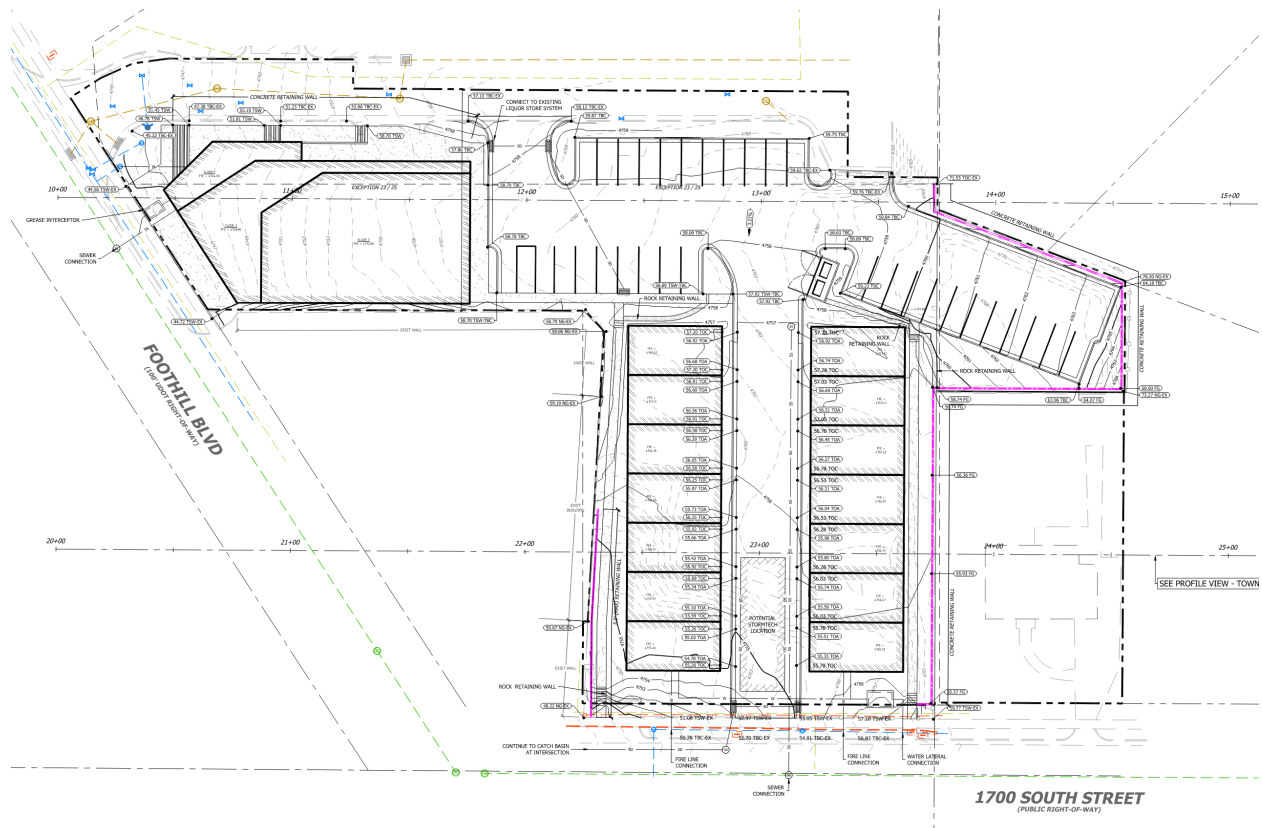


Figure 1. Draft Conceptual Site Plan — Lamplighter Site (subject to refinement during design review).



Figure 2. Parcel #6: 16-15-278-009, the 0.11-acre lot zoned R-1/7,000.

Townhome Design Intent and Ground Floor Activation

This section describes the design intent for the two street-facing townhome units that front 1700 South and explains how those units will comply with the applicable MU-3 row house building form standards and the ground floor use standards of Salt Lake City Code Section 21A.37.050. The Applicant provides this design intent to demonstrate, at the rezone stage, that a residential row house frontage along 1700 South can satisfy the City's ground floor activation objectives. Final compliance will be confirmed at design review.

Row House Building Form

The two units fronting 1700 South are designed as attached row house dwellings and will be developed to the MU-3 row house building form standards of Table 21A.25.030.C.2, including the 35-foot maximum height, the 5-foot minimum front and corner side yard, the 4-foot interior side yard, the 10-foot rear yard, and the 110-foot maximum lot width. Each street-facing unit will provide a primary entrance oriented to and facing 1700 South, consistent with the ground floor residential entrance standard of Subsection 21A.37.050.L and the per-unit entry feature requirement of Subsection 21A.37.050.P. Each entrance will include a permitted entry feature with a walkway connecting to the public sidewalk along 1700 South.

Ground Floor Active Use

The 1700 South frontage will satisfy the ground floor use standard of Subsection 21A.37.050.A.1, which requires that allowed uses occupy a minimum of seventy-five percent (75%) of the length of the street-facing ground floor facade. Under Subsection 21A.37.050.A.1, unless other uses are specifically required by the title, residential uses count toward the ground floor use requirement. The row house dwellings therefore satisfy this standard as a residential active use.

Each street-facing unit is organized so that a continuous band of habitable residential space, a minimum of ten feet (10') in depth, extends along the 1700 South frontage between the dwelling's street-facing entrance and the parking located behind it. This configuration meets the 10-foot minimum ground floor use depth applicable to residential dwellings under Subsection 21A.37.050.A.4.a, and the active residential space is positioned to occupy the street frontage rather than the garage. Vehicle parking for each street-facing unit is provided in an attached two-car tandem garage located behind the active residential space, drawing the parking depth away from the street so that the ground floor frontage presents habitable space and a primary entrance to 1700 South rather than garage doors. Because the row house building form is not subject to the sixteen-foot (16') minimum ground floor floor-to-ceiling height, the residential ground floor may be designed at a typical residential floor height.

Outdoor Space Credit

To reinforce ground floor activation, each street-facing unit incorporates private outdoor space — patio and landscaped area — that wraps the outer corner of the unit within the provided front and corner side yard. Pursuant to Subsection 21A.37.050.A, qualifying outdoor space located within a required or provided front or corner side yard, including patio space with seating, may count for

up to twenty-five percent (25%) of the length of the required ground floor use area, calculated on a linear-foot-for-linear-foot basis. The wrap-around patio and outdoor space are designed to qualify for this allowance and to contribute to a pedestrian-oriented, activated street edge along 1700 South.

Applicant's Position on the Ground Floor Use Standard

The Applicant's position is that the standard ground floor active use requirement of Subsection 21A.37.050.A.1 — and not the enhanced active ground floor use requirement of Subsection 21A.37.050.A.2 — governs the 1700 South row house frontage. Under Subsection 21A.25.030.B, enhanced active ground floor use is required only in defined circumstances, including along an enumerated list of streets (which does not include 1700 South) and on a corner property located at the intersection of two arterial or collector streets, for a minimum of 100 feet from the intersection. The subject row house units do not front any enumerated enhanced-use street, and the units are located on a mid-block portion of the site rather than on the corner property at the Foothill Drive and 1700 South intersection, which is a separate parcel under separate ownership and is not part of the development site. The Applicant therefore reads the enhanced active use requirement as attaching to the corner property at that intersection and not extending to the Applicant's mid-block row house frontage along 1700 South.

The Applicant respectfully requests that the City confirm this interpretation as part of its review. In the alternative, and without waiving the foregoing position, the Applicant notes that the design described above — street-facing primary entrances, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — substantially advances the City's ground floor activation objectives for the 1700 South frontage. To the extent any portion of the street-facing frontage is ultimately determined to be subject to the enhanced active use requirement, the Applicant will address that determination through the design review process under Chapter 21A.59, including through the modifications available under the ground floor use standards.

3. Zoning Map Amendment — Parcels and Current Use

This application amends the Zoning Map. The parcels subject to the amendment are:

- **Parcel #1: 16-15-258-027-0000** (1629 South Foothill Drive)
- **Parcel #2: 16-15-258-028-0000** (1633 South Foothill Drive)
- **Parcel #3: 16-15-258-030-0000** (1621 South Foothill Drive)
- **Parcel #4: 16-15-258-016-0000** (2475 East 1700 South)
- **Parcel #5: 16-15-258-031-0000** (1615 South Foothill Drive)
- **Parcel #6: 16-15-278-009-0000** (2475 East 1700 South)

Full legal descriptions for each parcel are provided in Exhibit C. A zoning map graphic showing the subject property, the existing MU-2/MU-3 split, and the surrounding zoning context is provided below.



Figure 2. Existing Zoning Map — Subject Property outlined in dashed blue. The original development site spans MU-3 (north portion) and MU-2 (south portion); a small 0.11-acre parcel (16-15-278-009-0000) currently zoned R-1/7,000, located immediately east of the original development site, is included within the dashed boundary as an addition to be rezoned to MU-3 together with the rest of the site. The abutting parcel immediately to the north is also zoned MU-3.

Current Use of the Subject Property

The subject property is currently vacant. The southeasterly portion of the original development site was historically improved with the Skyline Inn Motel, in continuous operation as a motel from approximately the 1960s. The northerly portion was historically improved with apartments. TP Lamplighter LC has owned the property since 2016. All structures previously located on the original development site have been demolished, and the parcels are presently unoccupied. The 0.11-acre parcel (16-15-278-009-0000) being added to the amendment is also presently unoccupied and unused; it is a small rear-lot fragment historically associated with the adjacent single-family residence and has been empty for years.

Current Use of Adjacent Properties

- **North:** MU-3 — newly constructed State of Utah Department of Alcoholic Beverage Services facility, with additional mixed-use parcels beyond.
- **South:** Across 1700 South — a mix of commercial and lower-density residential uses associated with the Foothill / I-80 interchange area.
- **East:** R-1/7,000 single-family residential, separated from the subject property by existing topography and lot configuration.
- **West:** Foothill Drive (a state-maintained arterial), with R-1/7,000 single-family residential beyond.

4. Consistency with the City's Adopted Planning Documents

The proposed amendment is directly supported by, and advances multiple express initiatives of, Salt Lake City's adopted planning documents. The most directly applicable plans are the East Bench Master Plan (2017) and Plan Salt Lake.

East Bench Master Plan

The East Bench Master Plan identifies Foothill Drive as one of the City's most important Major Corridors and as the primary location, alongside Parley's Way, where future residential, employment, and commercial growth in the East Bench should be focused. The Plan is unambiguous on this point: in a community otherwise characterized by stable, low-density single-family neighborhoods, the Foothill corridor is the area that should accept moderate-density mixed-use infill.

The proposed development directly implements the following East Bench Master Plan initiatives:

- **Initiative N-3.2 (Housing Affordability, Access, and Choices)** expressly states that "higher density housing should be focused along Foothill Drive and Parley's Way, both of which are major transportation corridors that can support future transportation options." The proposed 14-unit townhome development squarely advances this policy by directing new housing to the corridor rather than into adjacent stable neighborhoods.
- **Initiative MC-4.1 (Develop the Nodes along Foothill Drive)** calls for accommodating future growth at "community nodes" with a focus on "housing, retail, office, entertainment, and institutional services that serve the needs of the surrounding neighborhoods." The proposed mixed-use program of for-rent townhomes plus a neighborhood-serving commercial building precisely matches this prescription.
- **Initiative MC-4.2 (Allow Additional Housing Choices along Foothill Drive)** specifically endorses townhomes, apartments, and condos as appropriate housing types along the Foothill corridor between intersection nodes.
- **Guiding Principle MC-04 (People-Oriented, Mixed-Use Development)** directs that development along Foothill Drive "provide a mix of housing and commercial choices" that is "people-oriented, built at a community level scale, compatible with adjacent neighborhoods, and maximizes the City's investment in public infrastructure."
- **Guiding Principle N-03 (Housing Choices)** calls for a "diverse mix of housing choices for all stages of life and income ranges," and the for-rent-to-for-sale strategy described in Section 2 will, over time, return ownership housing to the East Bench community at a price point distinct from the surrounding single-family stock.

Plan Salt Lake

The proposed amendment also advances multiple Plan Salt Lake initiatives, including:

- Locating new development in areas with existing infrastructure and amenities, such as transit and transportation corridors;
- Promoting infill and redevelopment of underutilized land;

- Increasing the number of medium-density housing types and options;
- Encouraging housing options that accommodate aging in place;
- Supporting neighborhood businesses and a balanced local economy;
- Accommodating and promoting an increase in the City's population through responsible growth.

Consistency with Surrounding Development

The proposed development is consistent in scale, density, and use with surrounding development. The abutting parcel to the north is similarly zoned MU-3 and was recently improved with a new State of Utah commercial facility. Approving the requested amendment will produce a uniform MU-3 frontage along this segment of Foothill Drive and will enable a development that respects the scale of the existing single-family neighborhoods set back from the corridor.

Precedent — The 1300 South & 2300 East Rezoning (J Development)

The City has a recent, directly comparable precedent in the East Bench for the kind of corridor-edge, single-family-to-mixed-use rezoning the Applicant proposes here. In 2025, J Development, LLC (jdevutah.com) filed a zoning map amendment petition (PLNPCM2025-00558) for the properties at approximately 2260, 2270, and 2290 East 1300 South, seeking to rezone them from R-1/7,000 (Single-Family Residential) to a more intensive mixed-use-type district (Community Business, CB). Like the subject property, those parcels were established single-family lots in the East Bench, held in common ownership and operated as rentals, located along a busy corridor where the adopted plans call for additional housing and neighborhood-serving uses.

The 1300 South & 2300 East proposal contemplates an approximately 30-unit infill development combining for-sale townhomes (built first) with condominiums, a shared lobby fronting the corridor, and structured underground resident parking, paired with the retention of existing surface parking for an adjacent neighborhood business. It represents exactly the type of moderate-density, corridor-oriented infill that adopted City policy directs to the East Bench's major corridors rather than into the stable single-family interior.

The Applicant shares substantially the same goals as the 1300 South & 2300 East project: rezoning underutilized, rental-occupied single-family parcels along an established corridor to deliver a coordinated, professionally designed, moderate-density residential infill product that emphasizes for-sale ownership housing, integrates well-managed on-site parking, and respects the surrounding neighborhood through thoughtful massing and a graceful transition to the adjacent single-family pattern. The Applicant's community-benefit strategy here centers on the delivery of family-sized, ownership-quality housing and neighborhood-serving local commercial space. The two projects pursue the same core planning objectives, and the City's favorable treatment of comparable corridor-edge rezonings in the East Bench supports approval of the present amendment.

Transportation, Utilities, and Public Safety

The site is served by Foothill Drive, a state-maintained arterial with existing capacity that is expressly identified in adopted City and regional plans as the appropriate location for moderate-

density mixed-use development. The Utah Transit Authority operates bus service along the Foothill corridor, and the East Bench Master Plan calls for expanded transit service on the corridor over time. The proposed development, which directs new residents to a transit-served corridor rather than to lower-density areas, advances the City's mode-shift and air-quality goals.

Existing City water, sewer, and storm drainage infrastructure serves the site. Capacity analyses and any required upgrades will be addressed through the City's standard development review process. The Applicant does not anticipate that the proposed amendment will require capacity expansion outside the immediate vicinity of the site.

The proposed amendment is not anticipated to materially increase the burden on public safety services beyond what is appropriate for moderate-density mixed-use development on a major arterial.

Displacement

The site is currently vacant. No residential tenants and no businesses occupy the property as of the date of this application, and the proposed amendment will not result in any displacement of current occupants. Historical use information is provided in Section 6 (Data Collection) below.

5. Proposed Community Benefits (21A.50.050.C)

Pursuant to Salt Lake City Code 21A.50.050.C, every zoning amendment application must include a proposed community benefit that is roughly proportional to the increase in development potential resulting from the amendment. The Applicant proposes the following two community benefits, both of which are listed among the categories enumerated in 21A.50.050.C:

A. Housing — Provision of Family-Sized Housing

The proposed development will deliver fourteen (14) family-sized townhome units to the East Bench community. Each townhome is designed as an attached for-sale-quality home suitable for family occupancy, with multiple bedrooms and attached two-car garages. For all units other than the two street-facing units along 1700 South, the garages are accessed from the shared internal drive and the private front entries are located on the opposite side of each unit, opening onto the side courtyards. The two units that face 1700 South are designed with their front doors oriented to the street, each with a primary street-facing entrance and entry feature, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — activating the 1700 South street edge as described in the Townhome Design Intent section above.

The community benefit goes beyond simply adding new housing units. The Applicant's explicit business strategy is to operate the homes as for-rent housing during initial lease-up and stabilization, and thereafter to sell the units individually to owner-occupants. The result, over the project's life cycle, is fourteen new family-sized owner-occupied homes returned to the East Bench community in a neighborhood where ownership-quality housing stock is virtually fixed and where the East Bench Master Plan expressly calls for additional housing choices for all stages of life.

This benefit is proportional to the increase in development potential associated with the amendment because the additional development capacity enabled by MU-3 (across both the rezoned MU-2 area and the small R-1/7,000 fragment) is the specific factor that allows fourteen family-sized townhomes (rather than a smaller, less viable count) to be developed alongside the commercial component on this site.

B. Support for Local Businesses — Inclusion of Neighborhood-Serving Commercial Space

The proposed development will include a two-level commercial building of approximately 14,500 square feet, designed to accommodate locally owned and operated small businesses, including neighborhood-serving retail, restaurant, professional service, and/or office tenants. The Applicant intends to lease the commercial component in a manner that prioritizes local operators over regional or national chains, consistent with the East Bench Master Plan's repeated emphasis on locally owned neighborhood businesses (Initiatives N-4.1, N-4.2, and N-4.3) and Plan Salt Lake's direction to support neighborhood businesses and a balanced local economy.

The commercial component activates the Foothill Drive frontage with active uses and pedestrian-scaled design, contributing to the corridor's evolution from an auto-dominated thoroughfare into a more people-oriented mixed-use environment as envisioned in the East Bench Master Plan.

Proportionality

Both benefits would not otherwise be available without the proposed amendment. Under the existing split-zoning condition, a unified mixed-use site plan combining fourteen family-sized townhomes with an approximately 14,500 square foot commercial building is not feasible. The MU-3 designation across the entire site is what makes both the housing benefit and the local-business commercial benefit achievable in a single coordinated development.

The Applicant acknowledges that any community benefit required as a condition of approval will be secured through a Development Agreement, and the Applicant is prepared to engage with City staff and Council on the terms of such an agreement at the appropriate stage of the process.

6. Data Collection (21A.50.040.A)

The required data collection information has been submitted via the City's online data collection portal. A summary of that information is provided below for the convenience of staff.

Residential Property Information

- **Current number of dwellings on site:** Zero (0). The site is currently vacant.
- **Prior number of dwellings on site:** Apartments were historically located on the northerly portion of the site. There were eighteen (18) units, each a small one-bedroom unit of approximately 500–600 square feet.
- **Square footage and number of bedrooms for each prior dwelling unit:** Each of the eighteen (18) prior apartment units was approximately 500–600 square feet and contained one (1) bedroom.

- **Current cost of rent:** Not applicable; no current dwellings.
- **Cost of rent for the previous 36 months:** Historical apartment rents on the northerly portion of the site were approximately \$600 per unit per month. Units became progressively vacant during the period leading up to demolition, which occurred at the end of 2024. There have been no rented dwellings on the site since demolition.
- **Total number of people currently residing on the property:** Zero (0).

Nonresidential Property Information

- **Nature of the existing use:** The site is currently vacant. No nonresidential use is currently being conducted on the property.
- **Nature of the prior use:** The southeasterly portion of the site was historically improved with the Skyline Inn Motel, operated as a motel from approximately the 1960s. TP Lamplighter LC purchased the Motel in 2016 and operated the property more as an apartment building than a traditional motel during its period of ownership. All structures have been demolished and the property is currently vacant. Demolition occurred at the end of 2024, with demolition permits pulled on October 10, 2024.
- **Square footage of the prior leasable area:** ~10,000 square feet (18 units of ~600 square feet).
- **Detailed list of current or prior occupants:** Current occupants: none. Prior occupant: Skyline Inn Motel (operator: TP Lamplighter LC since 2016).
- **Current cost to lease and cost to lease for the previous 36 months:** During the latter period of ownership, the Skyline Inn Motel was operated more like an apartment building, with monthly tenancies at approximately \$500 per month per unit. Occupancy declined progressively in advance of demolition, and no leasable area has existed on site since all structures were demolished by the end of 2024.

For the reasons set forth above, the Applicant respectfully requests that the Planning Commission recommend, and the City Council adopt, the requested amendment to rezone the subject property to MU-3 (consisting of both the MU-2 to MU-3 component for the southerly portion of the original development site and the R-1/7,000 to MU-3 component for the 0.11-acre parcel to the east), producing a uniform MU-3 designation across the entire approximately 1.40-acre site. The amendment is consistent with the City's adopted planning documents, advances express initiatives of the East Bench Master Plan and Plan Salt Lake, will not displace any current occupant, and is paired with proportionate community benefits in the form of family-sized ownership-quality housing and neighborhood-serving local commercial space.

End of Exhibit A.