June 30, 2015

MRIC FAR CALCULATIONS

1. FAR Calculations for original MRIC proposal (October 21, 2014)

A. Total Overall Site Area: 212 AC

Open Space: 71.7 AC
This includes all green spaces, plazas, walkways, buffer areas, transit plaza

- The Oval 5.1 AC
- North-South Commons 7.0 AC
- East-West Commons 6.7 AC
- Courtyard Plazas/Walkways 9.3 AC
- Transit Plaza .60 AC
- Buffer Zones 43 AC
- Total 71.7 AC

Public Roadways: 16.4 AC
This includes all publicly accessible roadways

Total Building Area: 2,654,000 sq. ft.

Total Site Area Calculation
212 AC - (71.7 AC + 16.4 AC)= 123.9 AC or 5,397,084 sq. ft

2,654,000 sq. ft (Building Area) / 5,397,084 sq. ft = .5 (.491) FAR Total for Overall Site

B. Site Area within designated Boundary: 110 AC

Open Space: 43.3 AC
This includes all green spaces, plazas, walkways, buffer areas, transit plaza

- The Oval 5.1 AC
- North-South Commons 4.5 AC
- East-West Commons 3.9 AC
- Courtyard Plazas/Walkways 9.3 AC
- Transit Plaza .60 AC
- Buffer Zones 19.9 AC
- Total 43.3 AC

Public Roadways: 10 AC
This includes all publicly accessible roadways

Total Building Area within Boundary: 1,730,000 sq. ft.
Total Site Area within Boundary
110 AC - (43.3 AC + 10 AC) = 56.7 AC or 2,469,852 sq.ft.

1,730,000 sq. ft (Building Area) / 2,469,852 sq. ft = .70 FAR for Site Area within Boundary

II. FAR for MRIC Mixed Use Alternative Proposal (June 23, 2015)

Total Overall Site Area: 212 AC

Open Space: 78.4 AC
This includes all green spaces, courtyards, plazas, walkways, buffer areas, transit plaza

<table>
<thead>
<tr>
<th>Area</th>
<th>AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Oval</td>
<td>5.1 AC</td>
</tr>
<tr>
<td>North-South Commons</td>
<td>5.1 AC</td>
</tr>
<tr>
<td>East-West Commons</td>
<td>6.0 AC</td>
</tr>
<tr>
<td>Courtyards/Plazas/Walkways</td>
<td>13.5 AC</td>
</tr>
<tr>
<td>Transit Plaza</td>
<td>.60 AC</td>
</tr>
<tr>
<td>Buffer Zones</td>
<td>48.1 AC</td>
</tr>
<tr>
<td>Total</td>
<td>78.4 AC</td>
</tr>
</tbody>
</table>

Public Roadways: 12.7 AC
This includes all publicly accessible roadways

Total Building Area: 2,654,000 sq. ft. (R&D, Manufacturing/Hotel) + 1,693,532 sq.ft. (Housing) = 4,347,532 sq. ft.

Total Site Area
212 AC - (78.4 AC + 12.7 AC) = 120.9 AC or 5,266,404 sq ft

4,347,532 sq. ft (Building Area) / 5,266,404 sq. ft = .82 FAR Total for Overall Site