



August 10, 2016 Planning Commission Meeting

Woodruff UEs Do Not Add Up to Current Claims

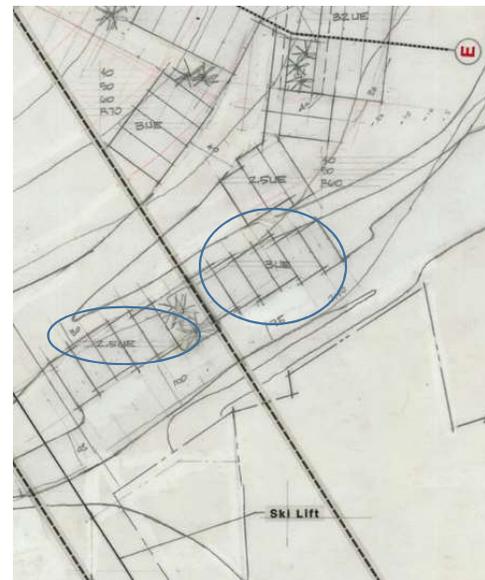
Building E – Lowest Levels – Current Claim



North:
L(-3) 2,972 sf
L(-2) 2,972 sf
Total: 5,944 sf

South:
L(-3) 2,602 sf
L(-2) 2,602 sf
Total: 5,204 sf

Woodruff UEs Correspond to Current Claimed Square Footage



North:
3 UEs
 $3 \times 2,000 = 6,000 \text{ sf}$

South:
2.5 Ues
 $2.5 \times 2,000 = 5,000 \text{ sf}$
 $5,000 \times 5\% = 250 \text{ sf}$
5,250 sf

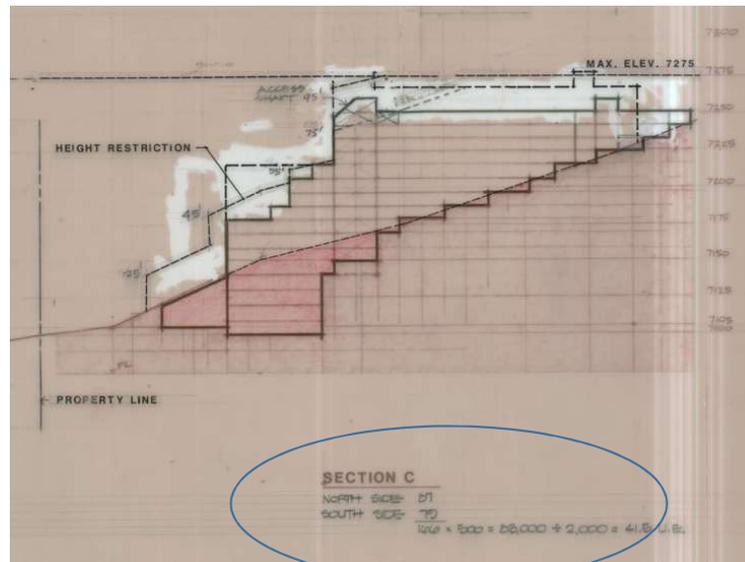
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Building C – Current Claim



Exhibit Y Total:
154,406 sf

Original Woodruff Drawing Shows Far Less

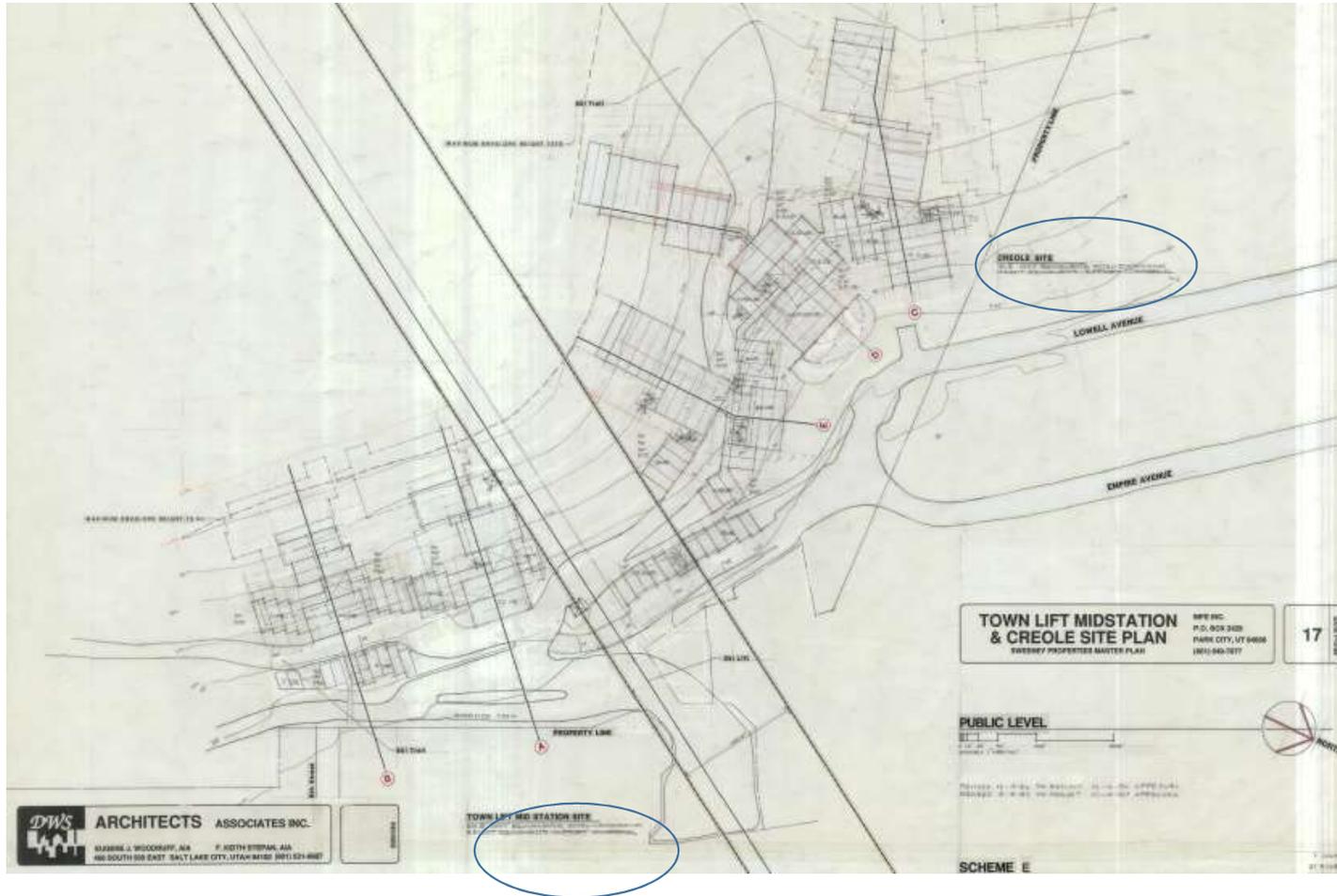


North Side 87
South Side 79

$166 \times 500 = 82,000 \text{ sf}$
 $82,000 \div 2,000 = 41.5 \text{ UE}$

Add 5% = **92,400 sf**

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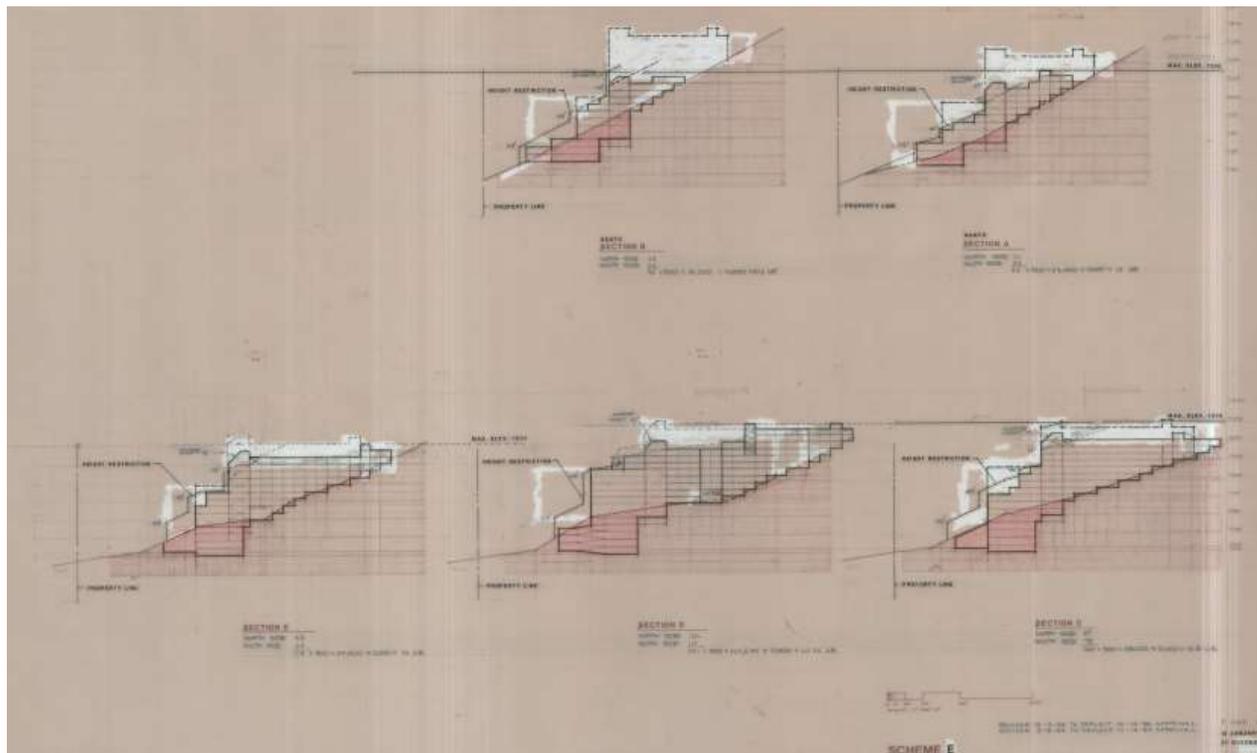


Creole Site:
161.5 UEs Residential
15.5 UEs Support Commercial

Town Lift Mid Station Site:
35.5 UEs Residential
3.5 UEs Support Commercial

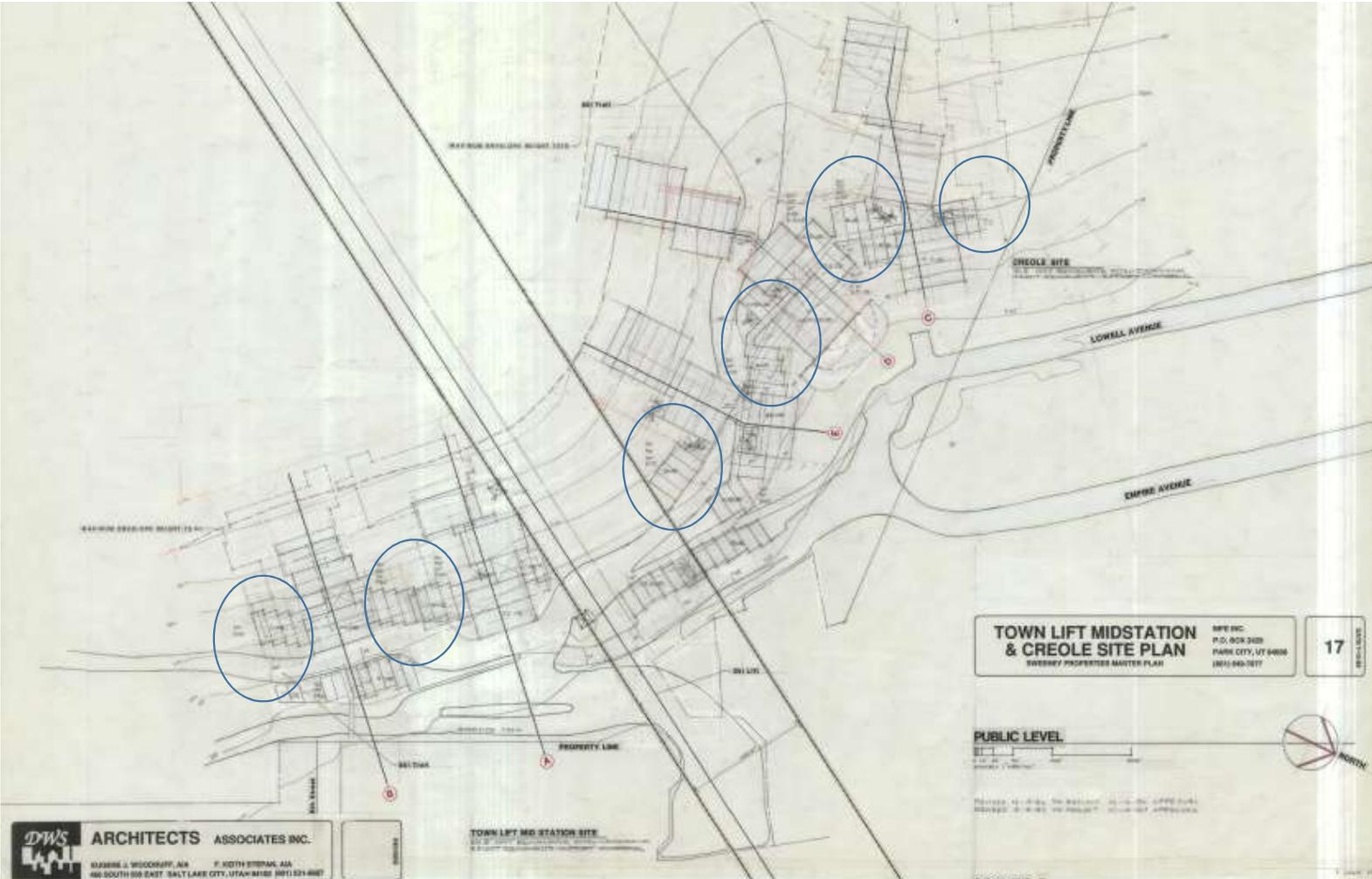
Total:
197 UEs Residential
19 UEs Support Commercial

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Section A: 24,000 sf, 12 UEs
Section B: 21,000 sf, 10.5 UEs
Section C: 88,000 sf, 166 UEs
Section D: 120,500 sf, 60.25 UEs
Section E: 64,000 sf, 32 Ues
Total: 347,500 sf, 173.75 Ues
(Leaves: 23.25 UEs Res., 19 UEs Comm.)

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Increased Massing is Extensive



1986 WOODRUFF CONCEPT & 2009 TREASURE CUP