

Phase 2

TABLE 1

EQUIVALENCY MATRIX
DG FARMS_PHASE II

Change To: Change From:	Retail	Office	Multi - Family	ALF
Retail	N/A	2.52 ksf/ksf (2.5206) ³	5.86 dus/ksf (5.8628) ³	9.695 Beds/ksf (9.6946) ³
Office	397 sf/ksf (0.3967) ³	N/A	2.326 du/ksf (2.3256) ³	3.846 Beds/ksf (3.8462) ³
Multi - Family	171 sf/du (0.1706) ³	430 sf/du (0.4300) ³	N/A	1.654 Beds/du (1.6538) ³

¹Land use exchanges are based on Phase II net external p.m. peak hour two-way project traffic.

²Example exchanges:

Add 50,000 sfgla of Retail by reducing Office, 50,000 sf ÷ 0.3967 (office factor) = 126,039.83; reduce office by 126,040 sf

³Actual Equivalency factor for use in calculations