

cautious about imposing a heavy-handed, top-down change upon the thriving communities. It chooses to be respectful of the existing culture and proposes a project that will enrich the existing thriving culture, rather than detract from it.

**GP-D8.** Include a diversity of uses (mixed retail, residential, commercial, active and passive recreation).

**Response:** Our proposal adheres to this principle. A mixed-use retail and residential development is proposed with public and open park space for recreation use.

**GP-D9.** Agree to community benefits through participation by a broad-based stakeholder group.

**Response:** Our proposal adheres to this principle. In addition to processing our proposal through ULURP, Extell fully intends to discuss a fair and appropriate Community Benefits Agreement (CBA) with the community

### **Specific Development Guidelines For Vanderbilt Yards**

#### *Guidelines Applicable To Both The Developer And The Government:*

The Developer and the Rezoning Authority are to work together to establish a *Special Zoning District* that would:

**SG-DG1.** Mandate a height and bulk of buildings consistent with the host communities.

**Response:** See SG-DG7 and SG-DG8

**SG-DG2.** Encourage a diversity of uses

**Response:** See SG-DG9

**SG-DG3.** Create incentives for affordable housing development

**Response:** This is applicable to the government agencies, rather than the developer. However, Extell will take advantage of whatever incentives are available to maximize its affordable housing offering. See SG-D1

**SG-DG4.** Create incentives for sustainable, "green" development

**Response:** This is applicable to the government agencies, rather than the developer. However, Extell will take advantage of whatever incentives are available to develop LEED-certified 'green' buildings.

**SG-DG5.** Set aside land for open space and new streets,

**Response:**

Our proposal adheres to this guideline.

Extell will create open park space for the public. In addition to this, if land is set aside by the MTA at no cost to the developer, Extell is receptive to allowing this land to be used to create even more streets and open space within the development proposed.

**SG-DG6.** Establish design guidelines that will give the overall development the shape and quality that our community deserves.