

EXHIBIT J
Development Program Summary

July 2006

Square	Site	Site Coverage Assumption	Maximum Height (FT)	Gross GFA (includes new and retained GFA)	Net New GFA Academic/Administrative/Medical ⁴	Net New GFA Residential/Campus Life/Athletic ⁴	Net New GFA Commercial/Investment	Potential Net New Beds (370SF/bed)	Potential Net New Parking (350SF/space)
39	A ¹	90%	90	115,549	93,465	0	0	0	(24)
41	A	100%	90	130,466	94,466	0	0	0	0
	B	100%	90	109,563	96,563	0	0	0	0
55	A1	90%	110	65,336	53,009	0	0	0	102
	A2	90%	110	334,908	1,304	0	0	0	(1,004)
56	A	90%	110	275,390	232,507	0	0	0	401
75	A ²	100%	130	122,990	(8,560)	0	109,710	0	0
	B	90%	110	134,914	52,583	0	0	0	193
77	A	75%	110	316,500	0	174,712	0	374	136
	B1	90%	110	98,546	96,284	0	0	0	127
	B2	90%	110	156,017	76,175	0	0	0	0
	B3	90%	110	166,154	68,569	0	0	0	76
	C	100%	90	65,036	0	48,777	0	0	0
	D	100%	90	9,504	0	9,504	0	26	0
79	A1	90%	110	148,666	131,166	0	0	0	227
	A2	100%	110	9,080	9,080	0	0	0	0
	A3	100%	110	259,251	59,856	0	0	0	0
101	A ³	75%	90	127,245	0	127,245	0	344	42
102	A	90%	65	79,186	67,681	0	0	0	0
	B	90%	65	26,271	26,271	0	0	0	0
103	A	90%	80	185,983	181,628	(13,750)	0	(47)	307
CAMPUS PLAN TOTAL					1,332,047 ⁵	346,488	109,710	697	583

Sites To Be Addressed Under Separate Zoning Process

54		100%	130	867,169	0	0	867,169	0	362
80	A	75%	90	183,119	0	183,119	0	474	178

OVERALL CAMPUS TOTALS (NET NEW BEDS & PARKING)

1,171 1,123

NOTES:

- 1- 39A included as academic use (designated as academic or commercial/investment)
- 2- 75A included as commercial/investment use (designated as commercial/investment or academic)
- 3- 101A included as residential use (designated as residential or academic)
- 4- GFA includes contemplated first floor retail space on sites 41A, 55A2, 75B, 77A, 77B1, 77B3 (the I Street Retail Corridor concept)
- 5- **The academic program space yielded by this development program is 1,665,651 GFA.** This differs from net new GFA in the Academic/Administrative/Medical category, as the net new GFA reflects the demolition of the existing above-grade University Parking Garage (333,604 GFA), which does not provide academic program space (though its above-grade square footage counts as existing GFA in the Academic/Administrative/Medical category).

