

## **EXHIBIT C-1**

### **Channel Center Project**

#### **Development Phases and Mitigation Commitments**

<b><u>Phase</u></b>	<b><u>Mitigation</u></b>
I - Completed Beacon and Midway residential developments with accessory retail (428,700 s.f.; 209 d.u., 27,972 ± s.f. commercial)	N/A
II - Channel Center office rehabilitation (250,000 ± s.f.; some ground floor commercial)	1. Install signal and monitoring camera at A/Melcher Street intersection and interconnect to A/Congress Street signal.  2. Fund design of West Connector per City requirements. <sup>1</sup>
IIA - Rehabilitation (by others) of 40 Channel Center for office, restaurant uses (26,400± s.f.)	N/A
III - New Residential/Parking Construction at 5 Channel Center (207,000 ± s.f.; 175 ± d.u., 15,000 ± s.f.)	1. Modify signal at A/West Broadway to provide a new traffic signal controller, one PTZ camera, up to 8 vehicle signal housings, and up to 200 feet of conduit to accommodate left turn phases on West Broadway.

<sup>1</sup> West Connector = construction of West Connector Road (a/k/a Richards Street) and modification of the signal at the West Connector's intersection with the Haul Road.

IV – New construction on Lots 10 and 11,  
a/k/a 1 and 2 Channel Center (280,000 ± s.f  
office building and garage).

1. If West Connector is not constructed by the completion of Phase II then at A Street/W. 2<sup>nd</sup> Street intersection, install pavement markings, two vehicle signal housings, and up to 200' of conduit; and repair sidewalks as needed per this intersection work, including providing ADA access as necessary.

2. Modify signal at A/W. 2<sup>nd</sup> Streets to provide mast arm/camera.

3. Contribute the sum of \$10,000 towards the installation of conduit from A/Melcher Street signal to a future Binford/A Street signal.