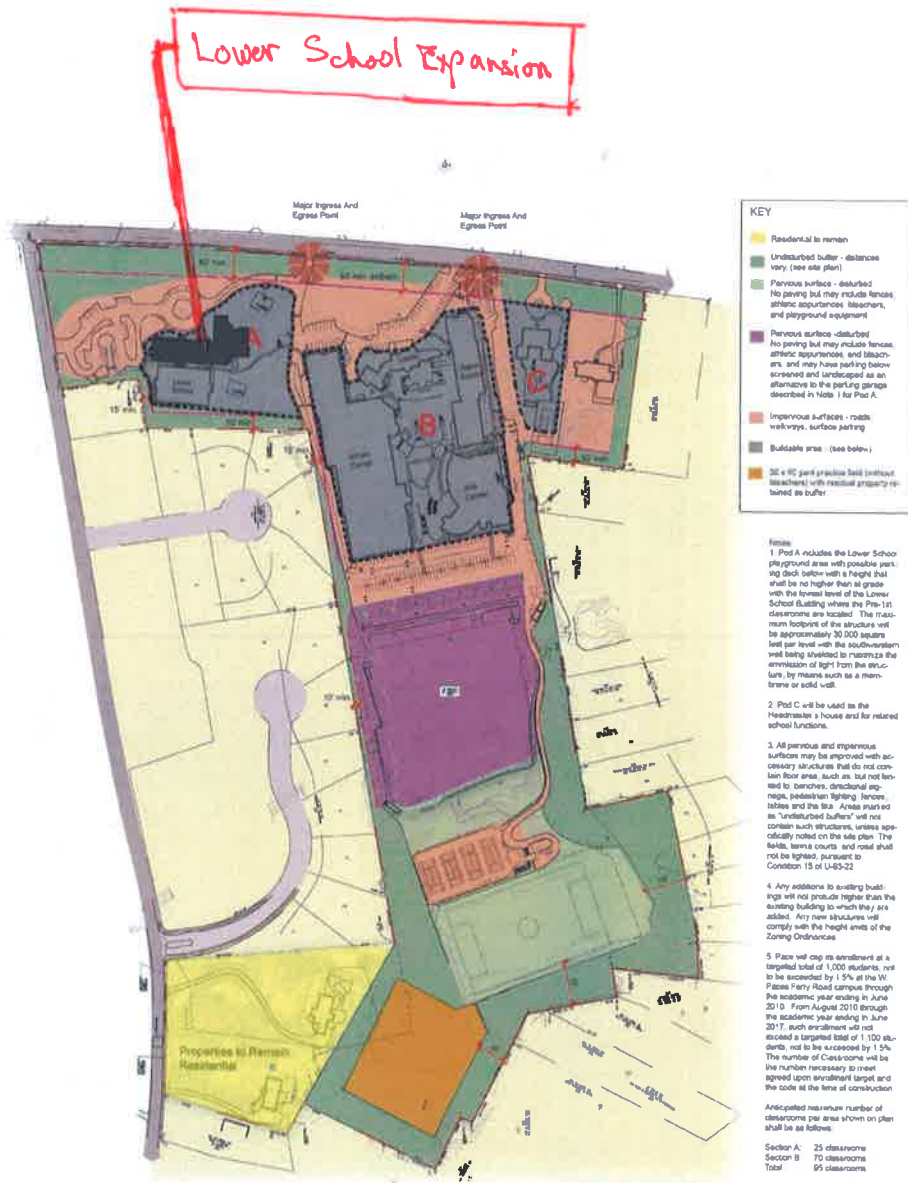


**Term Sheet – Revised 10-18-18**

**2018 Amendment (the “Amendment”) to  
Neighborhood Long Term Cooperation Agreement (the “Agreement”)**

1. WPNA approves expansion of the Lower School by replacement of the existing Randall House with a new three (3) story building containing approximately 36,000 square feet to be constructed within “Section A” of the Master Plan at the approximate location shown on Exhibit A attached hereto.
2. Extend Agreement to October 31, 2028.
3. Pace to provide written assessment of current hydrological profile of the campus by October 31, 2018. Pace will comply with current City standards for management of surface water runoff applicable to construction of the new lower school building and will correct any failure to comply with then current city standards (without regard to grandfathering) applicable to construction and development activities authorized by, or undertaken following the date of, the existing Agreement.
4. Pace to provide either the Flock or Bluelight camera safety system, at the election of the WPNA, for neighborhood streets immediately adjacent to the campus, provided that the cost does not exceed \$25,000 per year (*i.e.*, \$250,000 total) for the remainder of the Agreement. The details for funding and operations of the camera system to be worked out with WPNA Board leadership.
5. Current Neighborhood Relations Committee (NRC) to be repurposed and reconstituted with new members who will serve 3 year terms to review, and make recommendations to the Pace Board and the WPNA Board on, future proposals to modify the Master Campus Plan and modernize the campus.
6. The NRC will issue its recommendations to the Pace Board and the WPNA Board within 60 days after receiving a proposed modification. The WPNA Board will approve or disapprove any change to the Master Campus Plan proposed by Pace within 60 days after receiving a recommendation from the NRC and public presentation of the proposed changes by Pace to the neighborhood. The parties will participate in nonbinding mediation in the event a mutually acceptable outcome is not achieved. The Boards of Pace and the WPNA shall act in good faith in connection with any request by Pace for a modification of the Master Campus Plan

# Exhibit A



Pace Academy

**Total Lot Size** 1,335,463 sf

**FLOOR AREA**

Per R-2 Zoning Sec 16-04.008 (5)  
Maximum Floor Area Ratio (FAR) shall not exceed 0.30.

Existing Site Area	1,335,463 sf
Maximum Allowable FAR (0.30) x 1,335,463 sf =	400,639 sf
Section A Total square footage allowed	83,524 sf
Section B Total square footage allowed	328,115 sf
Section C** Total square footage allowed	0,000 sf
<b>Total FAR:</b>	<b>400,639 sf</b>

\*\*square footage number includes existing headmasters house

Note: Offstreet parking facilities, including parking garages, do not count as floor area under the Zoning Ordinance per 16-29.001 (13) (b).

**LOT COVERAGE**

Per R-2 Zoning Sec 16-04.008 (6)  
Maximum Lot Coverage shall not exceed 35%

Existing Site Area	1,335,463 sf
Maximum Allowable lot coverage 35% x 1,335,463 sf =	467,412 sf
Current Lot Coverage	370,039 sf
Remaining Allowable Lot Coverage	97,373 sf

**KEY**

- Residential to remain
- Undisturbed buffer - distances vary (see site plan)
- Pervious surface - disturbed (No paving but may include fences, athletic opportunities, bleachers, and playground equipment)
- Pervious surface - undisturbed (No paving but may include fences, athletic opportunities, and bleachers; and may have parking below screened and landscaped as an alternative to the parking garage described in Note 1 for Pod A.
- Impervious surfaces - roads, walkways, surface parking
- Buildable area (see below)
- 20 x 30 pad gravel base (without bleachers) with residual property retained as buffer.

- Notes:**
- Pod A includes the Lower School playground area with possible parking deck buffer with a height that shall be no higher than its grade with the lowest level of the Lower School Building where the first classrooms are located. The maximum footprint of the structure will be approximately 30,000 square feet per level with the southwestern wall being elevated to maximize the emission of light from the structure by means such as a membrane or solid wall.
  - Pod C will be used as the headmaster's house and for related school functions.
  - All pervious and impervious surfaces may be improved with accessory structures that do not contain floor area, such as, but not limited to, benches, directional signage, pedestrian lighting, fences, tables and the like. Areas marked as "undisturbed buffers" will not contain such structures, unless specifically noted on the site plan. The fields, tennis courts, and oval shall not be lighted. Pursuant to Condition 15 of U-43-22.
  - Any additions to existing buildings will not protrude higher than the existing building to which they are added. Any new structures will comply with the height limits of the Zoning Ordinance.
  - Phase will cap its enrollment at a targeted total of 1,000 students, not to be exceeded by 1.5% at the W. Plains Ferry Road campus through the academic year ending in June 2019. From August 2019 through the academic year ending in June 2017, such enrollment will not exceed a targeted total of 1,100 students, not to be exceeded by 1.5%. The number of Classrooms will be the number necessary to meet agreed upon enrollment target and the code at the time of construction.
- Anticipated maximum number of classrooms per area shown on plan shall be as follows:
- |               |                      |
|---------------|----------------------|
| Section A:    | 25 classrooms        |
| Section B:    | 70 classrooms        |
| <b>Total:</b> | <b>95 classrooms</b> |



Lower School Expansion

**PACE**  
ACADEMY  
**Evsdesign**