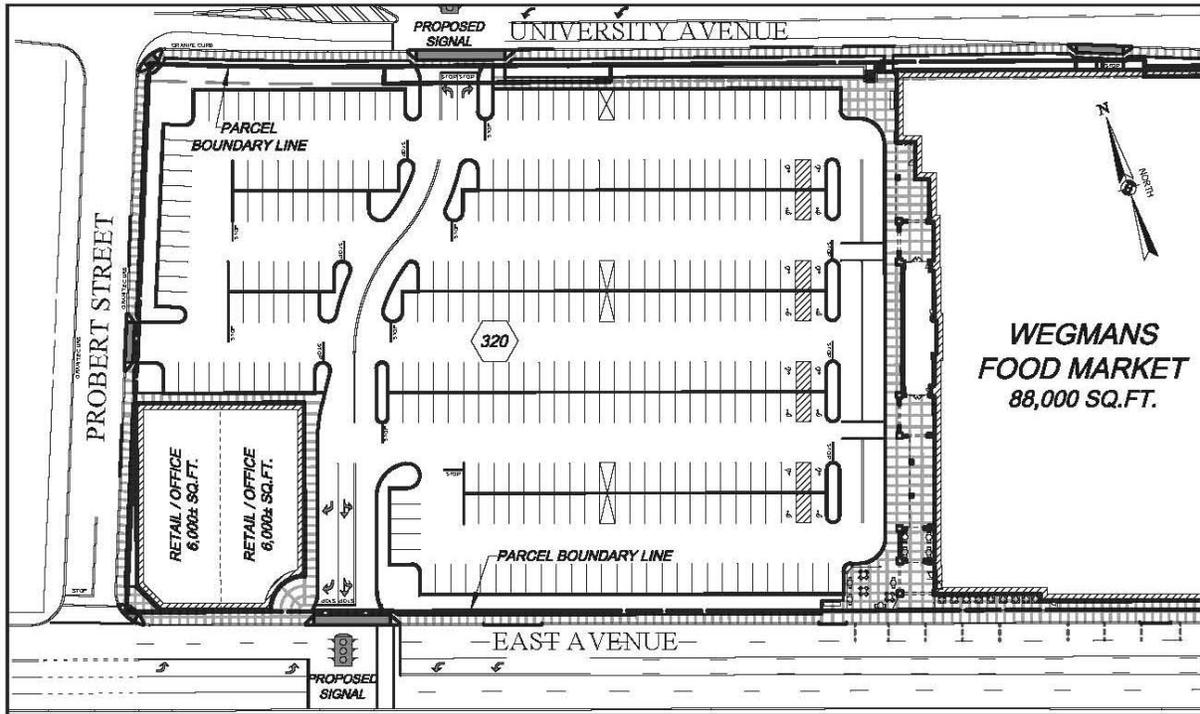
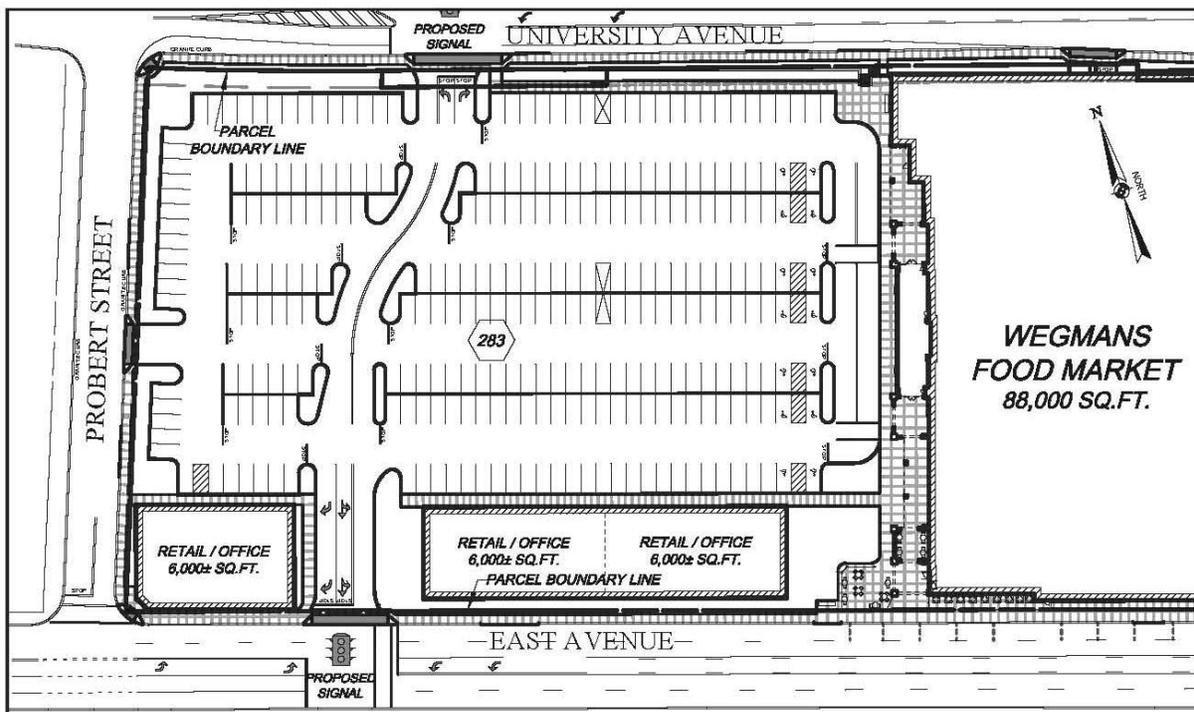


Exhibit L

Alternative Site Plans with Outparcels



Concept 1



Concept 2

Of the two concepts shown above, Concept 1 would be the most desired by Wegmans. A benefit of adding these buildings is that it would reduce the gap in the streetscape created by the parking lot. However, the parking necessary to accommodate these buildings, 24 spaces (per City Code, two spaces are required per 1,000 square feet of net floor area for retail use) would impact the customer parking that Wegmans has calculated necessary, creating a shortage. Concept 1 would only provides 320 surface parking spaces (296 parking spaces for Wegmans' customers and 24 for the outparcel). The parking demand study, found in Appendix C of the DEIS, suggests that a Wegmans food market of this size requires upwards of 400 parking spaces.

Concept 2 depicts three 6,000 square foot retail/office buildings (tenant buildings) along East Avenue. Locating buildings along East Avenue, between the internal drive and the front of the Food Market is not desired by Wegmans for several reasons including: blocking of visibility to the Food Market from eastbound traffic, the impact to preferred customer parking spaces closest to the front of the Food Market, and difficulty in providing the tenant buildings with loading and trash collection facilities (as these would be located in the middle of the parking lot and may cause issues with pedestrian and traffic flow). These uses are required to have two parking spaces per 1,000 square feet of net floor area. For the scenario depicted in Concept 2 above, 36 spaces would need to be dedicated to those outparcels, leaving Wegmans' customers with only 247 parking spaces.