PARCEL AREAS

BLOCK 3 Site Area
FLEX SITE (SELF PARKED)
4.095 acres
178,397 sf

BLOCK 4 Site Area
HOUSING (SELF PARKED)
2.517 acres
109,643 sf

BLOCK 1 Site Area
OFFICE (DISTRICT PARKED)
.7 acres
30,428 sf

BLOCK 2 Site Area
HOTEL
1.82 acres
79,618 sf

BLOCK 1A Site Area
STREETS AND SIDEWALKS: 0.95 acres 40,772 sf

BLOCK 1B Site Area
STREETS AND SIDEWALKS: 1.35 acres 58,888 sf

BLOCK 3 STREETS AND SIDEWALKS: 1.28 acres 55,814 sf

BLOCK 4 STREETS AND SIDEWALKS: 0.93 acres 40,632 sf

BLOCK 2 STREETS AND SIDEWALKS: 1.2 acres 52,192 sf

ACREAGE

STREETS AND SIDEWALKS: 5.69 ACRES
CENTRAL PUBLIC SPACE: .94 ACRES
BUILDING PARCLES: 12.04 ACRES
PHASE 1

PHASE 1 PLAN - SURFACE PARKED

PHASE 1 PARKING SUMMARY

ONSITE SURFACE PARKING:
- BLOCK 1B: 145 SPACES
- BLOCK 2: 85 SPACES
- BLOCK 3: 425 SPACES
- BLOCK 4: 75 SPACES
- TOTAL: 730 SPACES

STREET PARKING:
- TOTAL PARKING SUPPLY: 120 SPACES

PHASE 1 PARKING DEMAND
BLENDED RATIO OF 3.75/1,000 SF FOR OFFICE AND RETAIL
- BLOCK 1A - 99,000 sf (6k retail / 93k office): 371 cars
- BLOCK 1B - 50,000 sf retail: 187 cars
- BLOCK 2 - 4,000 sf retail / 127 hotel rooms: 141 cars
- BLOCK 3 - 27,000 sf retail: 101 cars
- BLOCK 4 - 14,000 sf retail: 50 cars
- TOTAL DEMAND: 850 CARS
PHASE 1

BLOCK 1 Retail, Surface Parking and Office Concept

Office Building A - 4 Levels: Type 2 Steel Construction
- Grade Level Retail: 6,000 sf
- Grade Level Office: 18,000 sf
- Typ. upper Office Floor (extends over retail): (x3) 25,000 sf
Total Area: 99,000 sf

Retail Building C - Type 2 Steel Construction 20’ floor to floor + 8’ parapet
- Grade Level Shops: 16,800 sf
- Grade Level Entertainment Anchor lobby: 4,000 sf
- Second Level Entertainment Anchor: 25,000 sf
- Paseo to parking area: 700 sf
- Loading dock and service corridor: 3,500 sf
Total Area: 50,000 sf
PHASE 1

BLOCK 2 Hotel Concept:

Hyatt Place or similar - Type 5 - Fully Sprinklered
- Hotel Room Count: 127 rooms
- Number of stories: Four Stories
- Grade Level Hotel: 22,478 sf
- Level 2-4: 63,417 sf
- Total Area: 85,895 sf

Retail Building B - Type 2 Steel - 20’ Top of Structure with 8’ Parapet
- Grade Level Retail Pad: 4,000 sf
- Total Area: 4,000 sf
PHASE 1

Parking Lot

Building E

BLOCK 3 - Phase 1 - Retail Surface Parked

Retail Building E - Type 2 Steel - 20' Top of Structure with 8' Parapet
- Grade Level 20,000 sf
Total Area 20,000 sf

Retail Building F - Type 2 Steel - 20’ Top of Structure with 8’ Parapet
- Grade Level 7,000 sf
Total Area 7,000 sf
PHASE 1

BLOCK 4 - Phase 1 - Retail Surface Parked

- Retail Building C - Type 2 Steel - 20’ Top of Structure with 8’ Parapet
  - Grade Level
  - Total Area: 10,000 sf

- Retail Building D - Type 2 Steel - 20’ Top of Structure with 8’ Parapet
  - Grade Level
  - Total Area: 4,000 sf