

T6 - Urban Core

Single Family Lots	N/A
Flex House/Townhouse Lots	N/A
Total Deeded Area	7.057 acres
Total Parking	901 spaces
Off-Street Parking	740 spaces

T5 - Urban Center

Single Family Lots	N/A
Flex House/Townhouse Lots	86 lots
Total Deeded Area	6.526 acres
Total Parking	181 spaces
Off-Street Parking	41 spaces

T4 - General Urban

Single Family Lots	109 lots
Flex House/Townhouse Lots	60 lots
Total Deeded Area	13.016 acres
Total Parking	130 spaces
Off-Street Parking	18 spaces

T3 - Sub-Urban

Single Family Lots	61 lots
Flex House/Townhouse Lots	N/A
Total Deeded Area	13.995 acres
Total Parking	144 spaces
Off-Street Parking	0 spaces

Site Information

Property Boundary:	128.178 acres
Site Drainage (minus field drainage):	8.195 acres
Deeded Properties:	74.651 acres
R-O-W Area (approx):	15.257 acres
Open Space and Alley ROW:	22.878 acres

Parking

Total Parking Provided:	1489 spaces
Off-Street Parking Provided:	1042 spaces
Parking for School and Fields:	273 spaces

Land-Use Approximations

Low Estimate - T5 @ 2 story and T6 @ 3 story

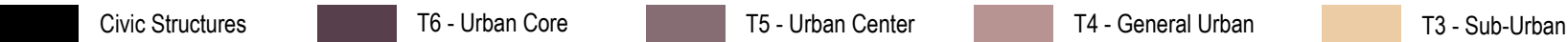
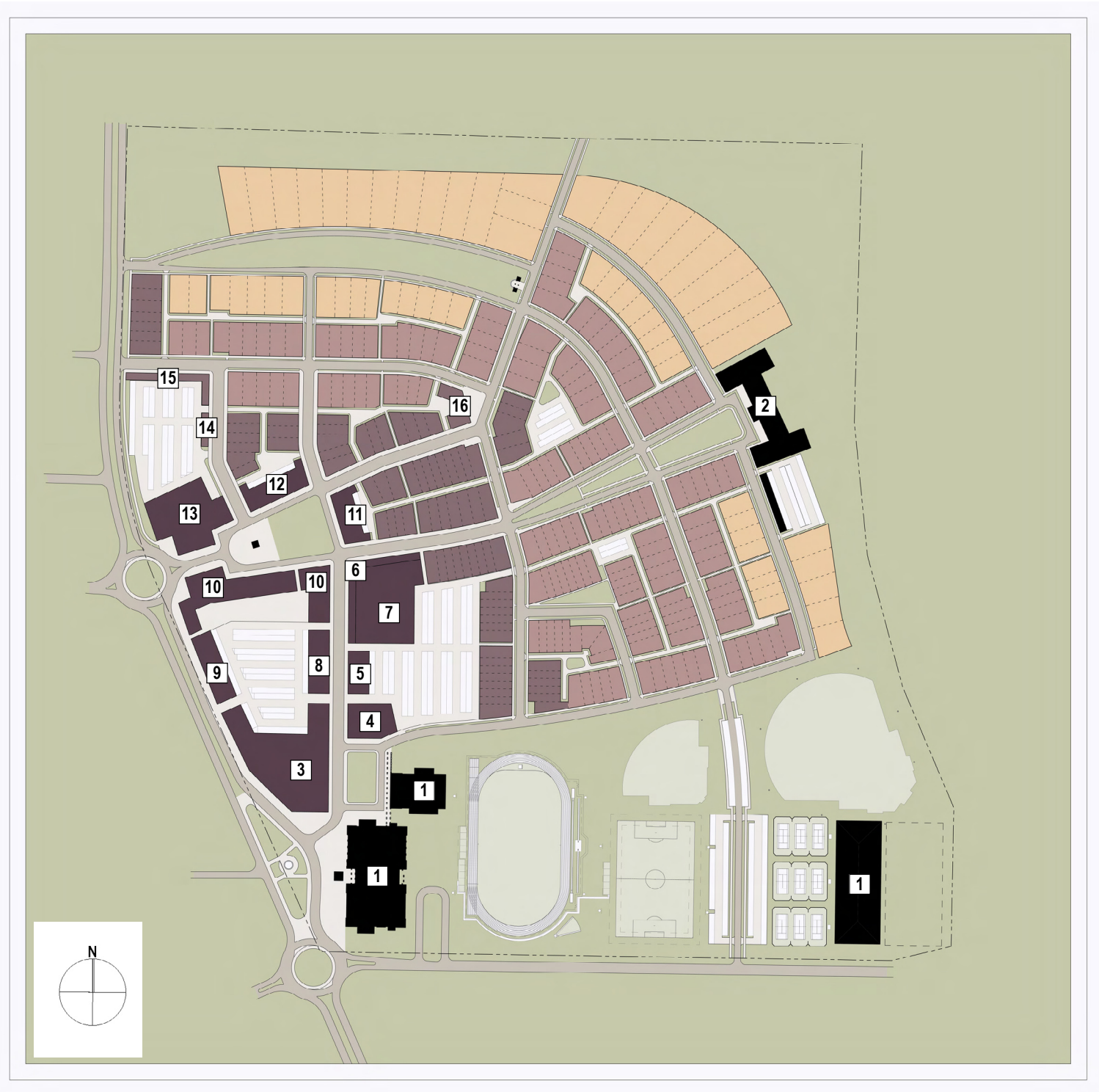
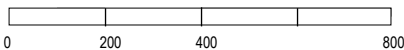
High Estimate - T5 @ 3 story and T6 @ 4 story

Category	Low Estimate	High Estimate
Single Family Units	230 units	230 units
Flex/Townhouse Units	146 units	146 units
Hotel Rooms	120 rooms	220 rooms
Commercial SF	103,006 sf	103,006 sf
Grocery Store	32,332 sf	32,332 sf
Convention Center	46,140 sf	46,140 sf
Theater (2 floors)	131,364 sf	131,364 sf
Apartment / Condos	138 units	300 units

*high estimate includes units above the grocery store

Parking Required	1240 spaces	1640 spaces
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*count does not include use sharing standards



1	Atheletic Fields and Structures	Structures: 132,094 ground sf Total Area (w/fields): 31.325 acres
2	Elementary School	Structures: 40,795 ground sf Total Area (lot): 2.732 acres
3	Movie Theater	Structure: 65,681 ground sf Apartments per floor above: N/A
4	Mixed-Use Building	Structure: 14,940 ground sf Apartments per floor above: 12 units
5	Mixed-Use Building	Structure: 8,652 ground sf Apartments per floor above: 7 units
6	Mixed-Use Liner Building	Structure: 9,933 ground sf Apartments per floor above: 8 units
7	Mixed-Use Building	Structure: 46,140 ground sf Apartments per floor above: N/A
8	Mixed-Use Building	Structure: 12,779 ground sf Apartments per floor above: 10 units
9	Mixed-Use Building	Structure: 14,165 ground sf Apartments per floor above: 11 units
10	Hotel	Structures: 43,229 ground sf Rooms: 120 low / 220 high
11	Mixed-Use Building	Structure: 11,572 ground sf Apartments per floor above: 9 units
12	Mixed-Use Building	Structure: 14,227 ground sf Apartments per floor above: 11 units
13	Grocery Store	Structure: 38,338 ground sf Apartments per floor above: 31 units
14	Mixed-Use Liner Building	Structure: 2,287 ground sf Apartments per floor above: 2 units
15	Mixed-Use Liner Building	Structure: 7,284 ground sf Apartments per floor above: 6 units
16	Mixed-Use Building	Structure: 7,111 ground sf Apartments per floor above: 6 units