



TOTAL SITE AREA: 858,390 SF 100%
(Including City Controlled Parcel)

BLDG COVERAGE: 63,140 SF 7.3%
PARKING/ROADWAY: 205,537 SF 23.9%

OPEN SPACE
LANDSCAPED 120,243 SF 14%
UNDISTURBED 469,853 SF 54.9%
 589,213 SF 68.9%

Floor Area Ratio
 136,384 / 858,390 SF = .159

Building Data:
 BLDG A Retail Approx: 13,571 sf
 BLDG B
 1st Floor Retail = Approx: 21,050 sf
 2nd Floor Office = Approx: 21,190 sf
 BLDG C Restaurant: Approx: 5,000 sf
 BLDG E Restaurant: Approx: 5,000 sf
 Total: 65,811 sf
 BLDG D Hotel: 116 rooms
 Approx: 70,573 sf

PARKING
 Retail: 34,621sf /200= 173
 Office: 21,190sf /275= 77
 Hotel: (115 rooms x .85 per room) 98 /1= 98
 Restaurant:

10,000 SF x 60% (Net Dining Area)= 6,000 SF / 50 = 120
 Total Parking Req. 468
 Panhandle Parking Provided: 153
 Southern Site Parking Provided: 310
 Loading Spaces Provided: 5
 Total Provided 468

Waterfront Promenade.
 Dock extending over wetlands.

Pond
 Packed dirt or DG amphitheater with native wetland plantings.

Proposed Class I bike path Option A

Large existing Eucalyptus trees.