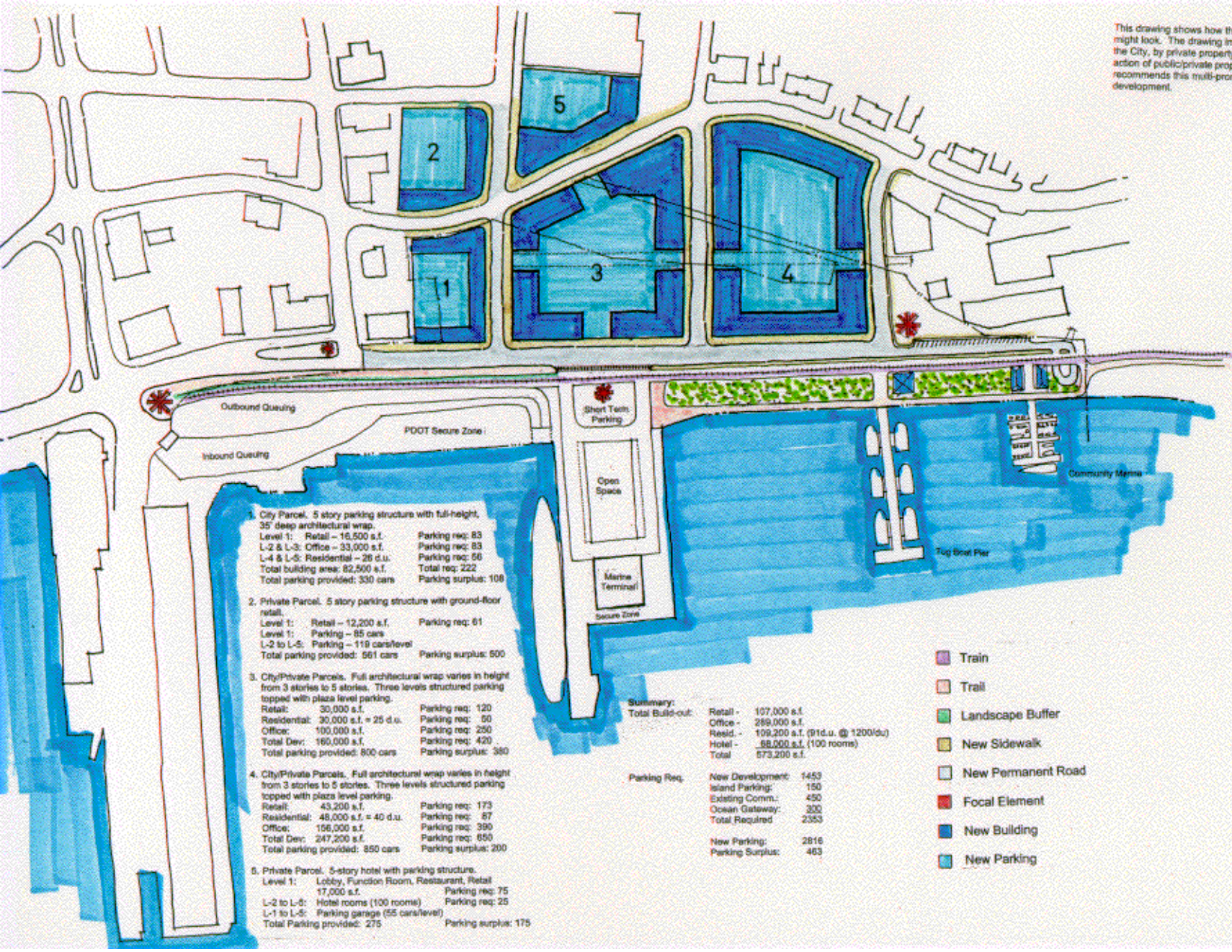


This drawing shows how the ultimate build-out of the district might look. The drawing imagines development initiated by the City, by private property owners, and by cooperative action of public/private property owners. The Committee recommends this multi-pronged and integrated approach to development.



1. City Parcel. 5 story parking structure with full-height, 35' deep architectural wrap.  
 Level 1: Retail - 16,500 s.f. Parking req: 83  
 L-2 & L-3: Office - 33,000 s.f. Parking req: 83  
 L-4 & L-5: Residential - 28 d.u. Parking req: 58  
 Total building area: 82,500 s.f. Total req: 222  
 Total parking provided: 330 cars Parking surplus: 108
2. Private Parcel. 5 story parking structure with ground-floor retail.  
 Level 1: Retail - 12,200 s.f. Parking req: 61  
 Level 1: Parking - 85 cars  
 L-2 to L-5: Parking - 119 cars/level  
 Total parking provided: 561 cars Parking surplus: 500
3. City/Private Parcels. Full architectural wrap varies in height from 3 stories to 5 stories. Three levels structured parking topped with plaza level parking.  
 Retail: 30,000 s.f. Parking req: 120  
 Residential: 30,000 s.f. = 25 d.u. Parking req: 50  
 Office: 100,000 s.f. Parking req: 250  
 Total Dev: 160,000 s.f. Parking req: 420  
 Total parking provided: 800 cars Parking surplus: 380
4. City/Private Parcels. Full architectural wrap varies in height from 3 stories to 5 stories. Three levels structured parking topped with plaza level parking.  
 Retail: 43,200 s.f. Parking req: 173  
 Residential: 48,000 s.f. = 40 d.u. Parking req: 67  
 Office: 156,000 s.f. Parking req: 390  
 Total Dev: 247,200 s.f. Parking req: 630  
 Total parking provided: 850 cars Parking surplus: 220
5. Private Parcel. 5-story hotel with parking structure.  
 Level 1: Lobby, Function Room, Restaurant, Retail  
 17,000 s.f. Parking req: 75  
 L-2 to L-4: Hotel rooms (100 rooms) Parking req: 25  
 L-1 to L-5: Parking garage (55 cars/level)  
 Total Parking provided: 275 Parking surplus: 175

Summary:	
Total Build-out:	Retail - 107,000 s.f.
	Office - 289,000 s.f.
	Resid. - 109,200 s.f. (91d.u. @ 1200/d.u.)
	Hotel - 88,000 s.f. (100 rooms)
	Total 573,200 s.f.
Parking Req:	New Development: 1453
	Island Parking: 150
	Existing Comm.: 450
	Ocean Gateway: 300
	Total Required: 2353
	New Parking: 2816
	Parking Surplus: 463

- Train
- Trail
- Landscape Buffer
- New Sidewalk
- New Permanent Road
- Focal Element
- New Building
- New Parking