



EARLY DESIGN PACKAGE

Redondo Mixed Use Des Moines, WA

PROJECT NO.:

XXXXXXX

DATE:

MAY 26, 2016

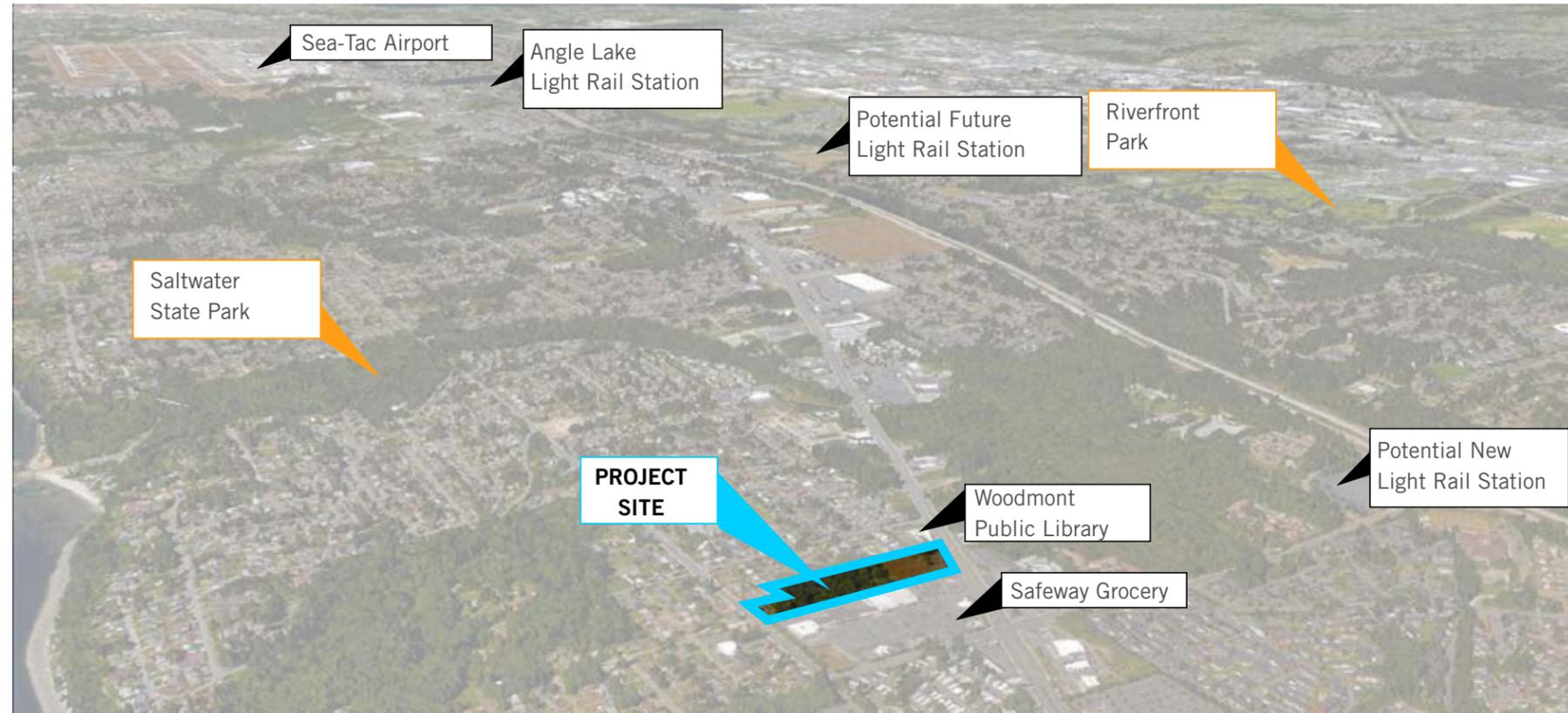
APPLICANT CONTACT:

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CARON PROJECT REFERENCE:

16032

CARON



SITE AERIAL

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PROJECT TEAM

OWNER
 Michael Lai
 US Asia Pacific EB5 Investment / SML Seattle
 Modern Living, LLC

CARON ARCHITECTURE CONTACT
 Andrew Kluess, Project Manager
 andrewkluess@caronarchitecture.com
 206.367.1382
 Caron Reference No.: 2016.032

SITE INFORMATION

ADDRESS:
 26915 Pacific HWY S, Des Moines, Washington

PARCEL(S):
 2822034-9045 & 282204-9102

SITE AREA:
 313,632 + 30,000 = 343,632 SF

OVERLAY DESIGNATION:
 WC & RS 7200

PARKING REQUIREMENT:
 xxxx

LEGAL DESCRIPTION:
 xxxx

DEVELOPMENT STATISTICS:

ZONING:
 WC & RS 7200

BUILDING HEIGHT:
 70 Feet

LOT SIZE:
 343,632 SF

PHASE I RESIDENTIAL UNITS:
 250

HOTEL UNITS:
 150

COMMERCIAL:
 16,800 SF

PARKING STALLS:
 315

PHASE II

SENIOR UNITS:
 250

COMMERCIAL:
 4,280 SF

PARKING STALLS:
 624

PHASE III

SENIOR UNITS:
 250

Project Introduction

DEVELOPMENT OBJECTIVES

A mixed-use development which includes residential units, non-residential space, amenities, and structured parking, hotel and condominium units. This building will provide four buildings with phased permit and construction.

The Desing Concept is to create a retail plaza to attract regional visitors, and to provide services for the hotel guests, while creating a lifestyle experience for the residents. The plaza will will be balanced with softscape, water features, and hardscape to delineate semi-private and public zones ensuring on-site security and accessibility.

PRIME CONNECTIVITY:

Located on a main street leading from I-5 and Pacific Highway S to downtown Des Moines. Close-in location with drive-by visibility generates prospective resident traffic.

Within proximity to the SeaTac Linklight rail station on S. 200th St. Light Rail southern extension expected to open in 2016, with connections to the new University of Washington and Capitol Hill. Several blocks from the potential new station planned on S 272nd Street, in the future.

PROXIMITY TO JOBS:

Located near South Seattle employment centers and Port of Seattle with over 71 million square feet of office and industrial space.

Proximity to Panattoni's new two million square foot commercial development, Des Moines Creek Business Park and FAA regional Headquarters.

Proximity to Wright Runstad's 1,000,000 SF industrial/commercial development on S. 200th St.

Proximity to Amazon's recently constructed one million square foot fulfillment center due east of SeaTac.

PROXIMITY TO SERVICES:

Located within walking distance to retails services, (Safeway, Bartell Drugs, & Woodmont Public Library)

5 minutes from Woodmont Elementary School & Starlake Elementary School

16 minutes from Highline college campus of 16,500 students

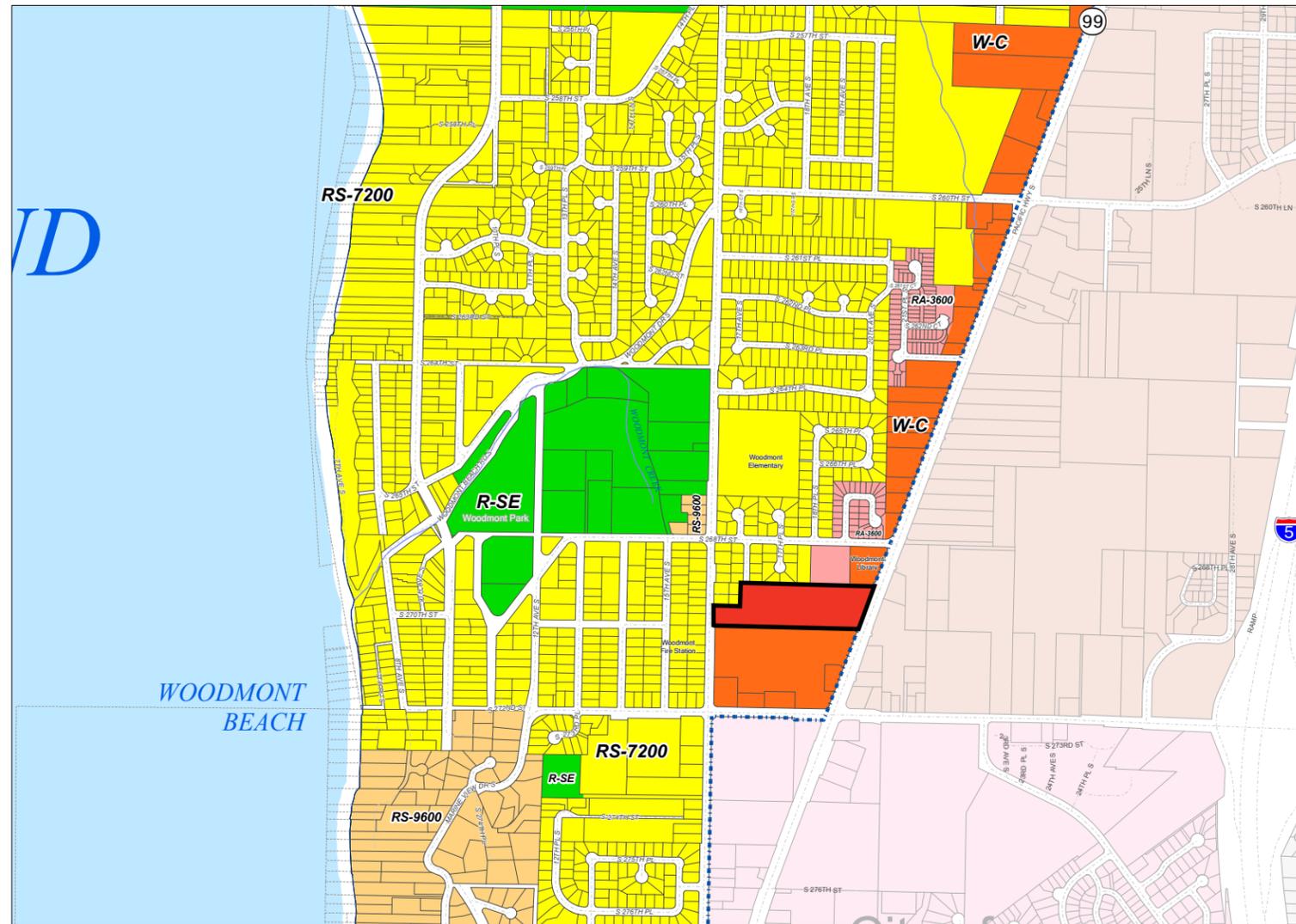
TRAVEL TIMES:

Sea-Tac Airport: 16 Minutes

Kent: 11 Minutes

Downtown Seattle: 24 Minutes

Bellevue: 29 Minutes



ZONING

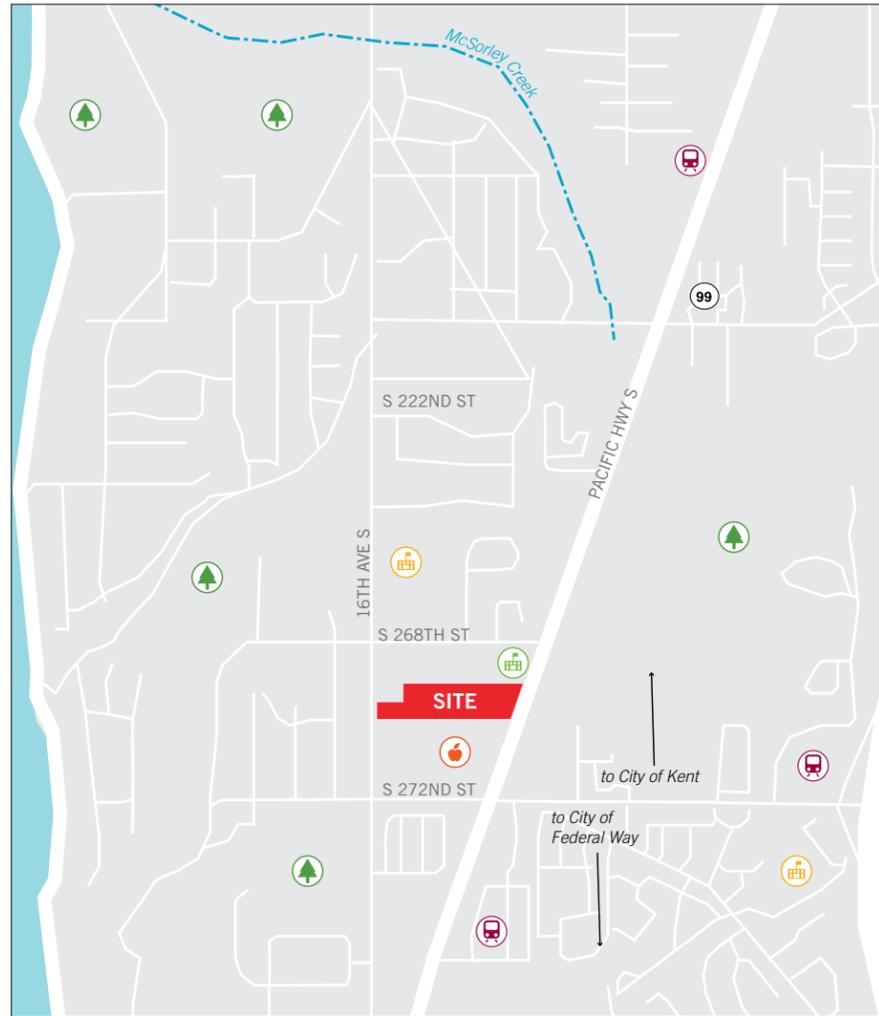
- Project Site
- RS 5000
- R- SE
- RA 3600
- RS 9600
- W-C
- City of Kent
- City of Federal Way

ZONING MAP (CITY OF DES MOINES)

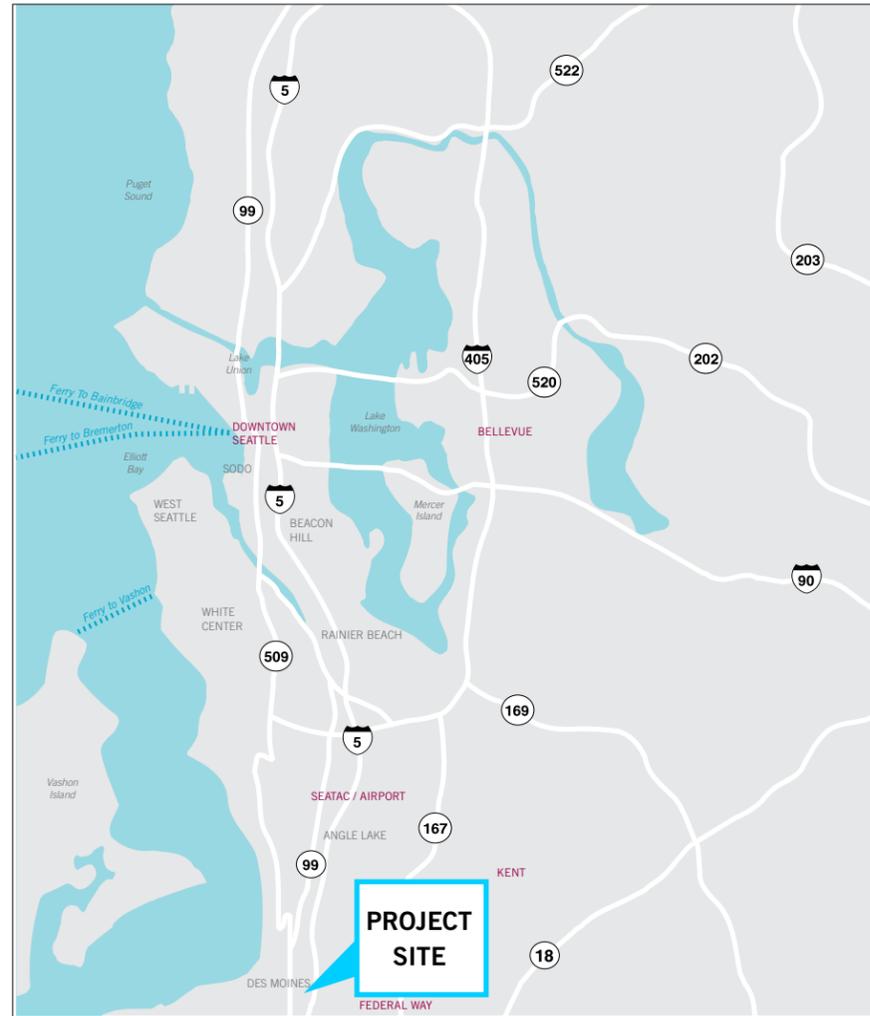


Context & Urban Design Analysis

01
02 CONTEXT ANALYSIS
03
04
05
06
07
08



VINCINITY MAP



LARGE VINCINITY MAP



ADJACENT USES MAP

MAP KEY

- Park
- K-12 Educational Facilities
- Safeway Grocery Store
- Potential Future Light Rail Station
- Higher Educational Institution
- Woodmont Public Library

SURROUNDING USES

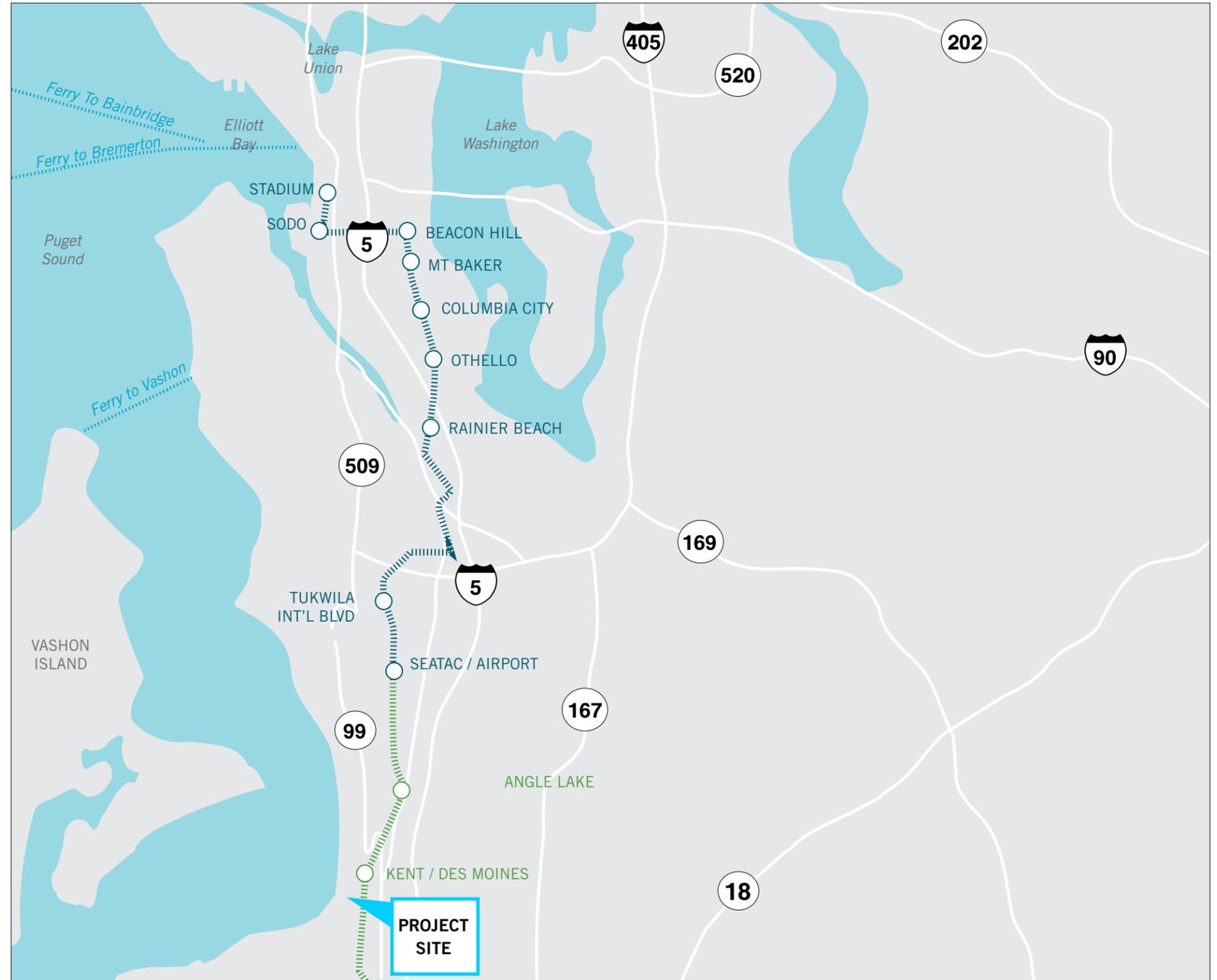
- Project Site
- Mixed-Use
- Multi-Family
- Retail
- Service Building
- Office
- Parking
- Hotel
- Single Family

Potential Future Light Rail

FEDERAL WAY LINK EXTENSION

As part of the Federal Way Link Extension, approved by voters to extend mass transit throughout the region, the light rail will extend from the existing Angle Lake station in SeaTac to Kent/Des Moines by 2023. It will also develop a shovel-ready plan to reach the Federal Way Transit Center Project Overview when additional funding is secured.

Light rail travel times are expected to range between 12 and 14 minutes between the Federal Way Transit Center and the Angle Lake Station. The link extension would serve approximately 26,500 daily riders, and about 8,000 would be new transit riders. The Kent/Des Moines Station area would serve approximately 9,000 daily riders.



Code Analysis

01 02 CONTEXT ANALYSIS 03 04 05 06 07 08

Max. Building Height: **55', 70' ***
FAR: **4 for Building Height 50-55, 4.5 for Building HT 60-70' ***

Setback Requirements
 Front Yard: 0, Not required
 Side Yard: **20'** adjacent to single-family zoned, **5'** elsewhere
 Rear Yard: **20'** adjacent to single-family zoned, **5'** elsewhere

Landscape Buffer:
10' Adjacent to Residential Zones or Public Institutional
3' At all property line, exclude Alleys

Required Ground Floor Frontage:
Min. 75% of Street Level adjacent to Public right of way shall be Retail or Business, with **min. 55' 30' * gross interior depth** perpendicular to Property line.
 Min. 60% street level shall be retail or Business.

For RS 7200 Zone:
Max. Building Height 30'
Setback requirements Front Yard: **20'** – Side Yard: **5'** – Rear Yard: **10'**
Max. lot Coverage: NA
Subject to Design Review: Yes
Landscape Buffer: 10'
***indicates Proposed Re-Zone Changes**

ZONING INFORMATION
 The following list is a summary of basic project data.

	DMMC-SECTION	REQUIREMENT	PROPOSED
W-C Zone Dimensional Standards	Maximum Building Height for W-C Zone 18.127.060	55' Except: Max height = 45' Within 40 feet if adjacent to Single-Family Residential Zone	70'
	Setback Requirements for W-C Zone 18.127.060	Front Yard: 0' Not required Side Yard: 20' adjacent to single-family zoned, or 5' adjacent to commercial zone Rear Yard: 20' adjacent to single-family zoned, or 5' adjacent to commercial zone	
W-C Zone	18.127.070	Design review is required	

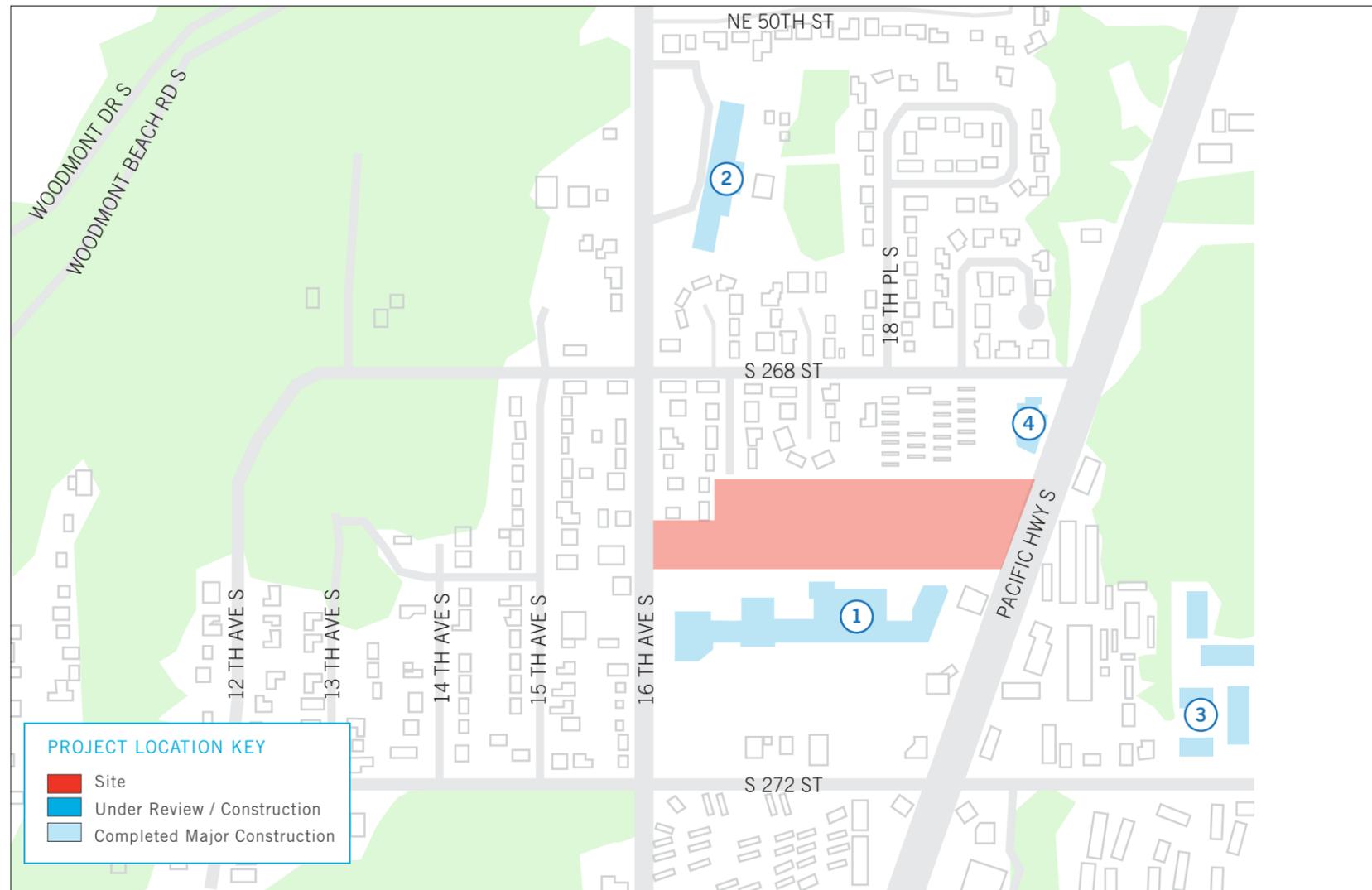
General Design Requirements	Maximum Gross Floor Area 18.127.070	The Maximum gross floor area for buildings shall be determined by multiplying the lot area of the site by the floor area ratio FAR: <table border="1"> <thead> <tr> <th>Building Height</th> <th>W-C FAR</th> </tr> </thead> <tbody> <tr> <td>< 35'</td> <td>2.8</td> </tr> <tr> <td>35'-50'</td> <td>3.5</td> </tr> <tr> <td>50'-55'</td> <td>4</td> </tr> </tbody> </table>	Building Height	W-C FAR	< 35'	2.8	35'-50'	3.5	50'-55'	4	<table border="1"> <thead> <tr> <th>Building Height</th> <th>W-C FAR</th> </tr> </thead> <tbody> <tr> <td>< 35'</td> <td>2.8</td> </tr> <tr> <td>35'-60'</td> <td>4</td> </tr> <tr> <td>60'-70'</td> <td>4.5</td> </tr> </tbody> </table>	Building Height	W-C FAR	< 35'	2.8	35'-60'	4	60'-70'	4.5
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35'-60'	4																		
60'-70'	4.5																		
Landscape Screening	18.195.325	Min. 10' landscape Buffer Type I to be provided adjacent to a Residential Zone or public or institutional use Min. 3'to 5' Landscape Buffer Type III to be provided along all property lines abutting public right-of-way excluding alleys, Tree planters shall be provided at Plazas adjacent to public right-of-way.																	
Landscaping requirements for Off Street Parking	18.195.360	Landscape shall be provided with all surface parking 1. Landscape areas to be located to divide and break up large areas of pavements 2. Min. 5% of the parking area shall be landscaped as interior coverage requirements and not including the screening along the perimeter of the lot A) Exclude parking with 10 or less stalls B) Min. 50 SF w/ Min. 5' dim. And shall include at least one tree and shrubs of >3' of height and ground cover C) Provide one tree for every 5 stalls to be distributed throughout the parking area D) Min 40% trees to be evergreen																	
W-C Zone Off Street Parking Requirements	18.210.090	Retail: 1 Parking space for every 300 SF of gross floor area Hotels: 1 parking space per hotel room + 2 additional stalls Mixed Use: 1.25 per Unit Standard size parking stall: 90° = 9'x20' 2-way Traffic Aisle = 24'	Mixed use: 1.25 per Unit																

Compact Car allowance	18.210.100	1) Max. of 50% of total required parking stalls 2) Each compact stall to be designated 3) Dimension for compact stall shall be 8'x16' , 128 SF 4) Compact stalls shall be dispersed throughout the parking.													
Parking area entrance and slope	18.210.150	Parking area: Max. 5% slope Driveways: Max. 14% Slope													
Required Loading Areas	18.210.260	1) For every department Store, Retail that have gross area of 10,000 S.F or more <table border="1"> <thead> <tr> <th>SF of Aggregate Gross Floor Area</th> <th>Required number of Berths</th> </tr> </thead> <tbody> <tr> <td>10,000 up to 16,000 SF</td> <td>1</td> </tr> <tr> <td>16,001 up to 40,000 SF</td> <td>2</td> </tr> </tbody> </table> 2) Every Hotel, Office Building, Restaurant that have gross area of 40,000 S.F or more <table border="1"> <thead> <tr> <th>SF of Aggregate Gross Floor Area</th> <th>Required number of Berths</th> </tr> </thead> <tbody> <tr> <td>40,000 up to 60,000 SF</td> <td>1</td> </tr> <tr> <td>60,001 up to 160,000 SF</td> <td>2</td> </tr> </tbody> </table> 3) Min. measure 30'x12' and min. Height of 14'-6"	SF of Aggregate Gross Floor Area	Required number of Berths	10,000 up to 16,000 SF	1	16,001 up to 40,000 SF	2	SF of Aggregate Gross Floor Area	Required number of Berths	40,000 up to 60,000 SF	1	60,001 up to 160,000 SF	2	
SF of Aggregate Gross Floor Area	Required number of Berths														
10,000 up to 16,000 SF	1														
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40,000 up to 60,000 SF	1														
60,001 up to 160,000 SF	2														
W-C Zone Mixed -Use Development	Draft Ordinance No. 16-027	a) Mixed use structure shall contain area of retail or Business i) Provide pedestrian access and sidewalks to the retail area ii) 60% of street level floor area shall be occupied by Retail or Business iii) 75% of street level building frontage adjacent to the public right of way shall contain floor area for retail or Business iv) Minimum gross interior depth of 55' perpendicular to the property line b) 20% reduction of the bulk requirements might be approved by the city manager	More Flexibility with the min. requirement 30' depth												

		c) Mixed use development shall comply with section DMMC 18.155 Except for private recreation requirement d) A detached structure that does not meet the requirements for mixed use structure is prohibited	
Multifamily Recreation Areas	Minimum Areas required 18.155	Common Recreation areas, Min. 200 SF per Unit <ul style="list-style-type: none"> • Shall be accessible to all residence • Not more than 50% shall be indoors 	
	General Provision 18.155.070	The common area shall be at least 25'in width and at least one should be 2000 SF. And Multi at least 1000 SF with 10' min. width. 50% common area should be designed as play space Each play area should include <ul style="list-style-type: none"> • 2 play equipment • 1 adult seating area 	
	Play space for preadolescent Children 15.188.060	Building and public works director may approve a reduction for the play area where the applicant can demonstrate to the director's satisfaction considering, <ul style="list-style-type: none"> • Number of Bedrooms • Location of the site development • Nearby public play space for Children 	

Projects Concurrently Under Design Review/Construction

WOODMONT, DES MOINES, WA



- 1** SAFEWAY STRIP MALL
2-STORY STRUCTURE, MULTIPLE TENTANTS
- 2** WOODMONT ELEMENTARY SCHOOL
1-STORY
- 3** THE BLVD
3-STORY BUILDING
- 4** WOODMONT PUBLIC LIBRARY
2-STORY BUILDING

- KEY
- Building Roof
 - Parking
 - Sidewalk
 - Plaza / Residential Amenity
 - Plaza / Residential Amenity

OVERALL SITE PLAN



Master Plan | Phasing Floor Plans

KEY

- Site Area
- Parking
- Retail
- Lobby / Leasing
- BOH
- Common Area
- 2 Bedroom
- 1 Bedroom
- Open
- Studio
- Hotel
- Outdoor Amenity

LEVEL 1 & 2



LEVEL 3 TO LEVEL 5





OVERALL AERIAL VIEW



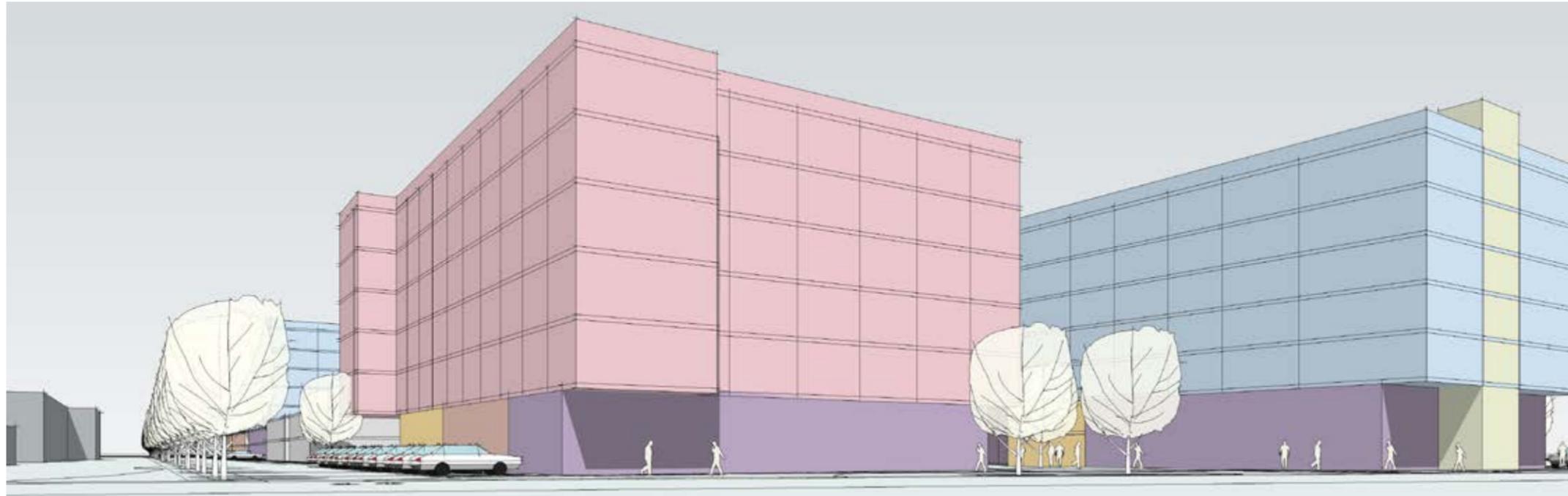
VIEW 1



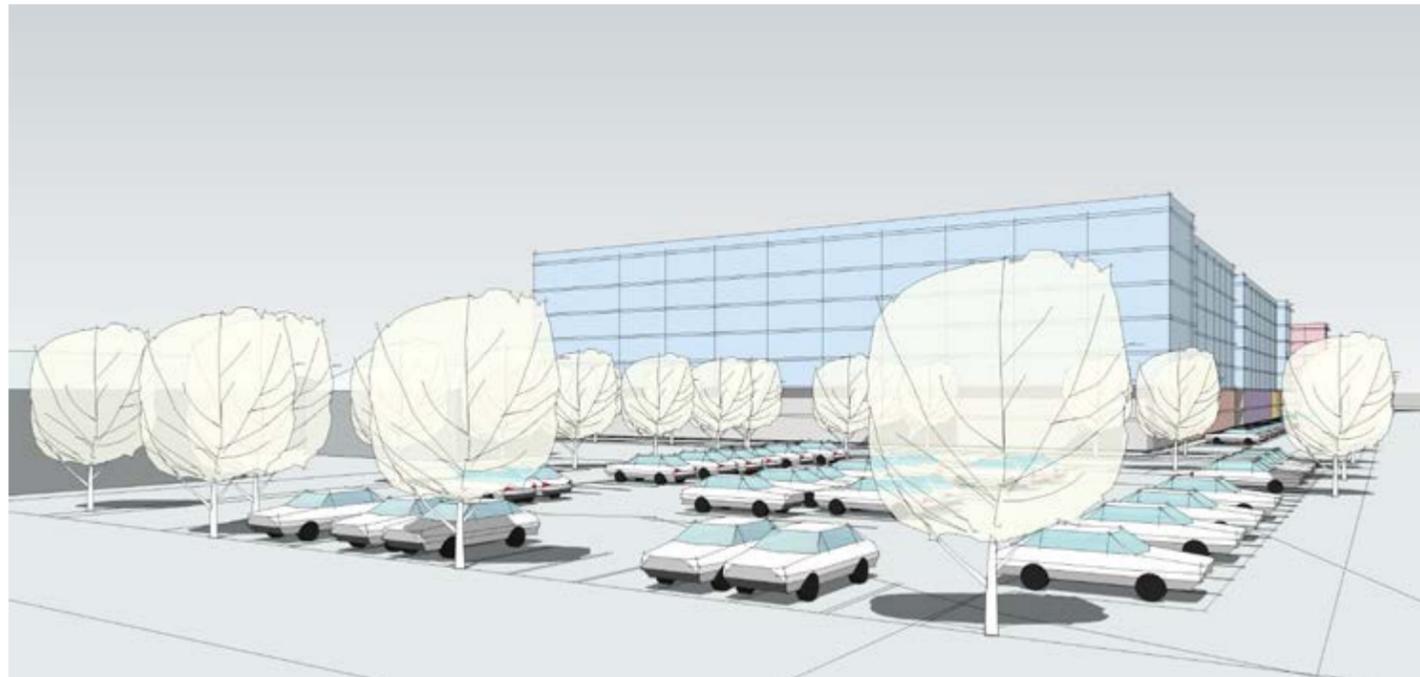
VIEW 2



VIEW 3



VIEW 4



VIEW 5

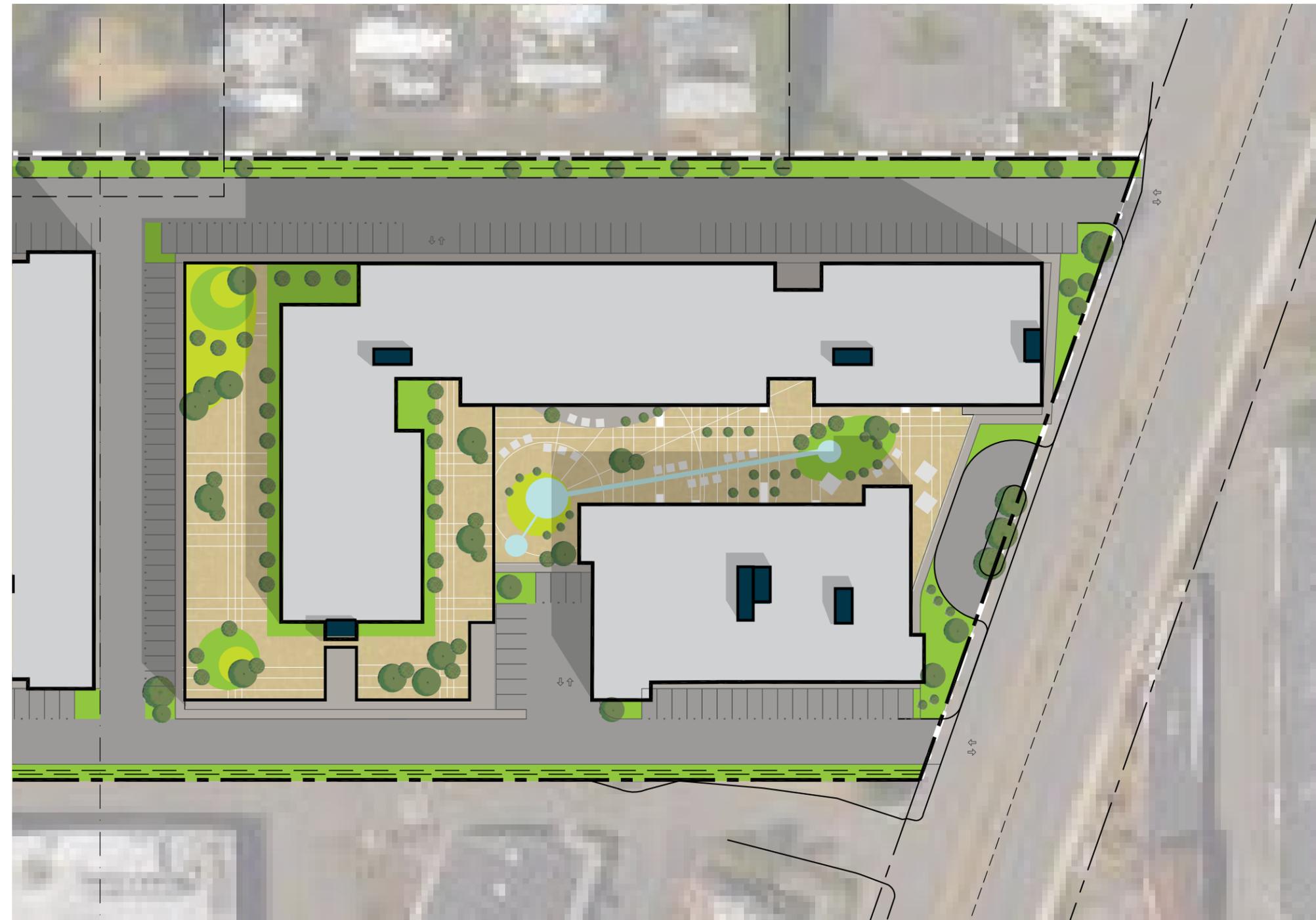
KEY

- Commercial
- Apartments
- Retail
- Circulation
- Residential Amenity
- Hotel
- Parking



- KEY**
- Site Area
 - Parking
 - Retail
 - Lobby / Leasing
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 - 2 Bedroom
 - 1 Bedroom
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 - Outdoor Amenity

SITE PLAN



Phase 1 | Floor Plan

KEY

- Site Area
- Parking
- Retail
- Lobby / Leasing
- BOH
- Common Area
- 2 Bedroom
- 1 Bedroom
- Open
- Studio
- Hotel
- Outdoor Amenity

LEVEL 1 & LEVEL 2

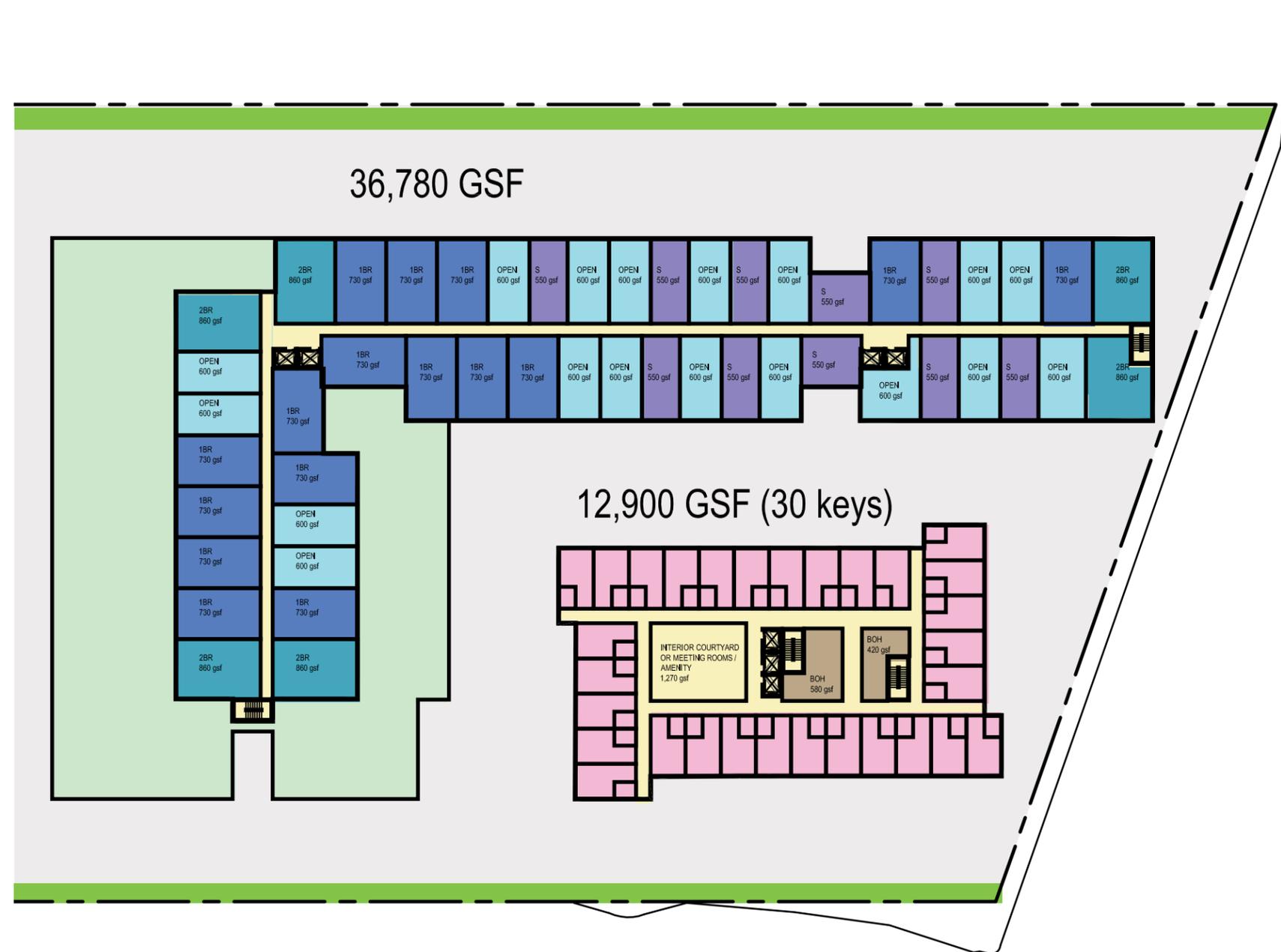


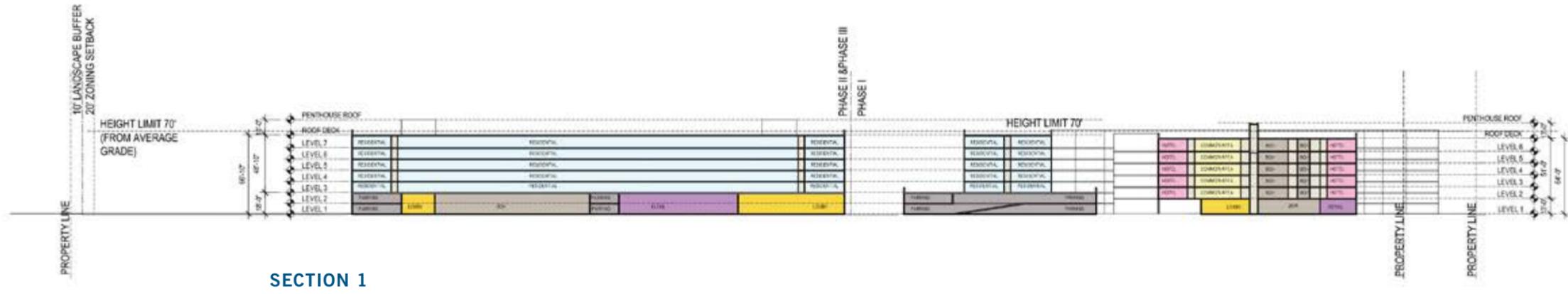
Phase 1 | Floor Plans

LEVEL 3 TO LEVEL 5

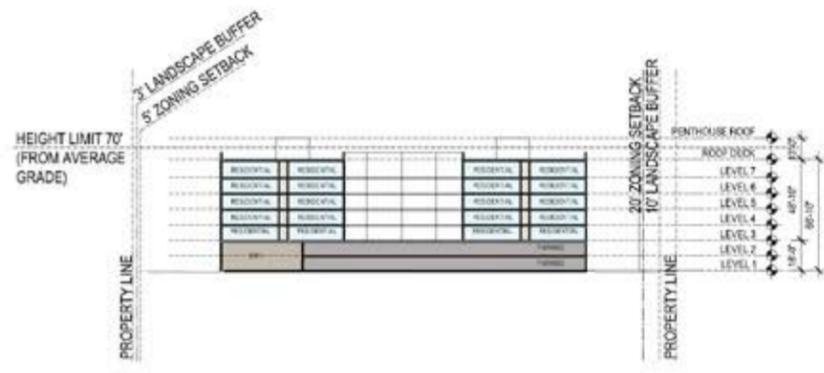
KEY

- Site Area
- Parking
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- 2 Bedroom
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- Outdoor Amenity

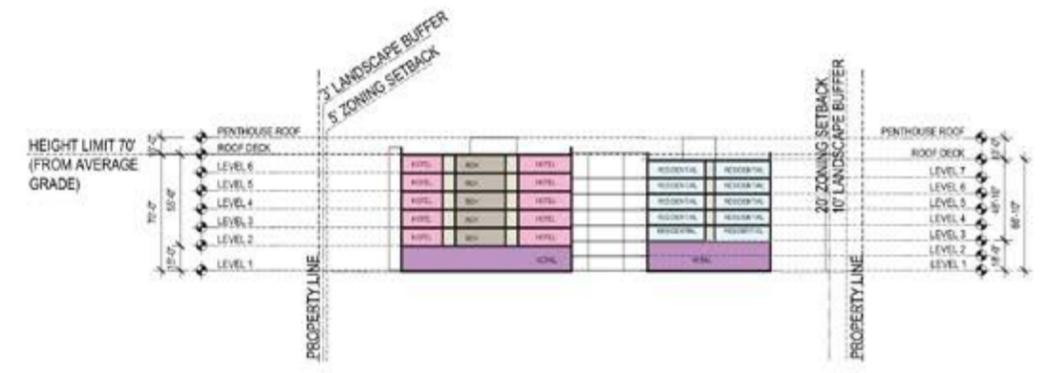




SECTION 1

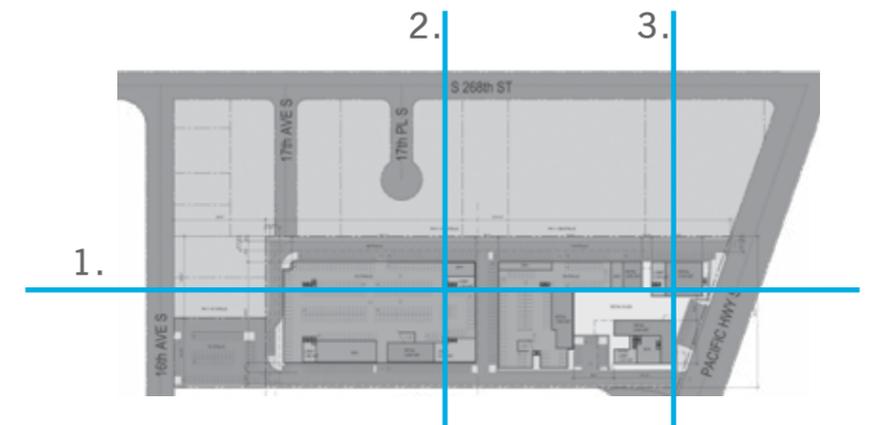


SECTION 2



SECTION 3

- KEY**
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Residential Amenity
 - Parking/Garage
 - Leasing Office





PHASE 1 AERIAL VIEW



VIEW 1



VIEW 2



VIEW 3



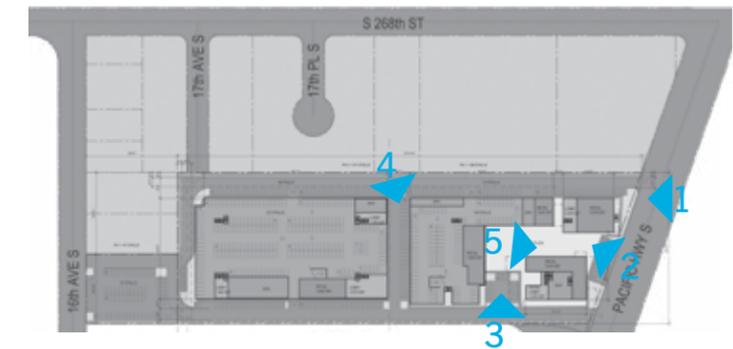
VIEW 4

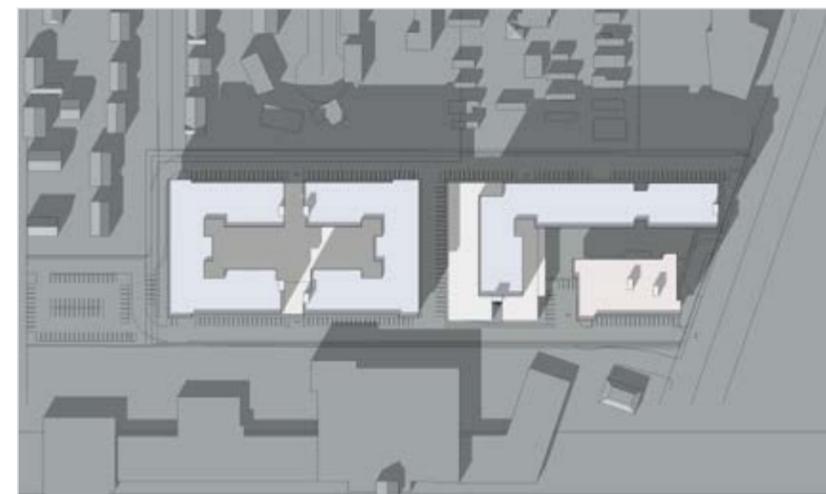
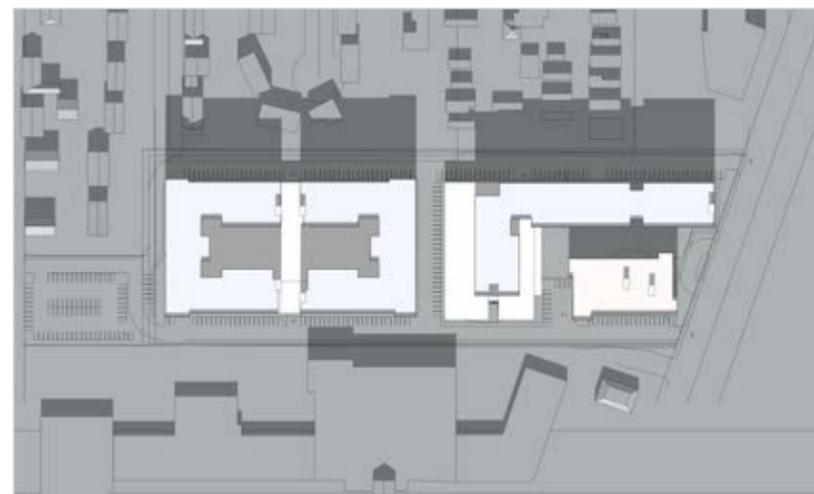
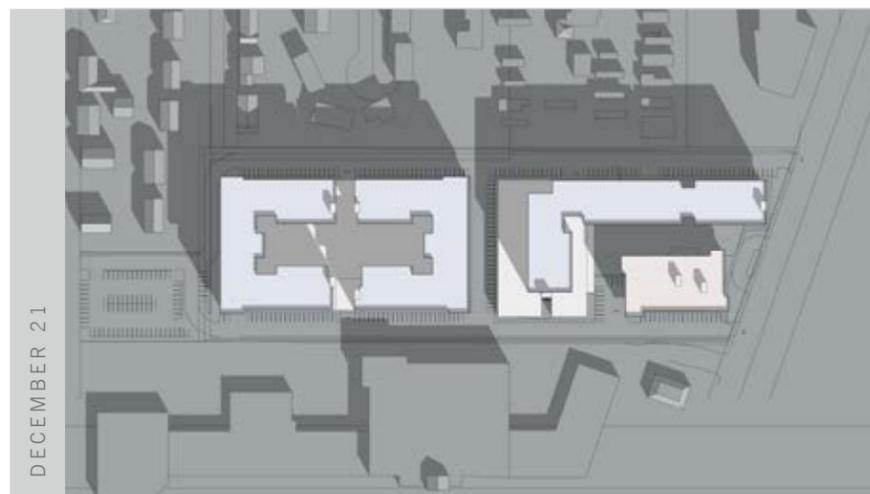
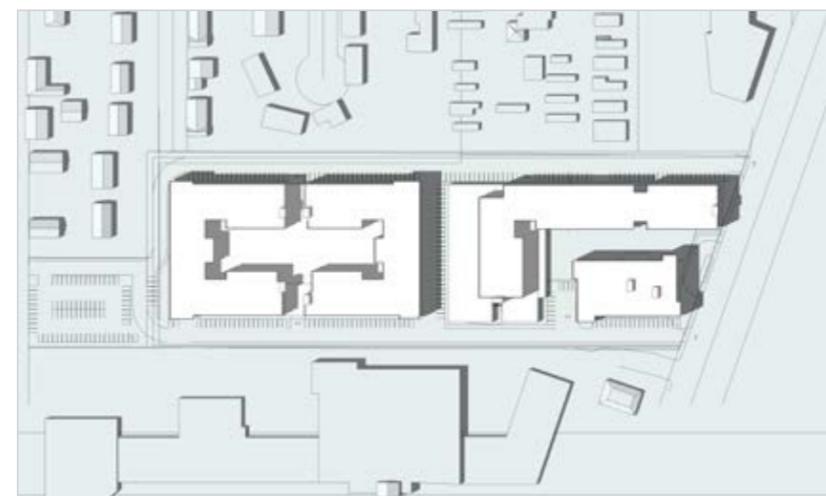
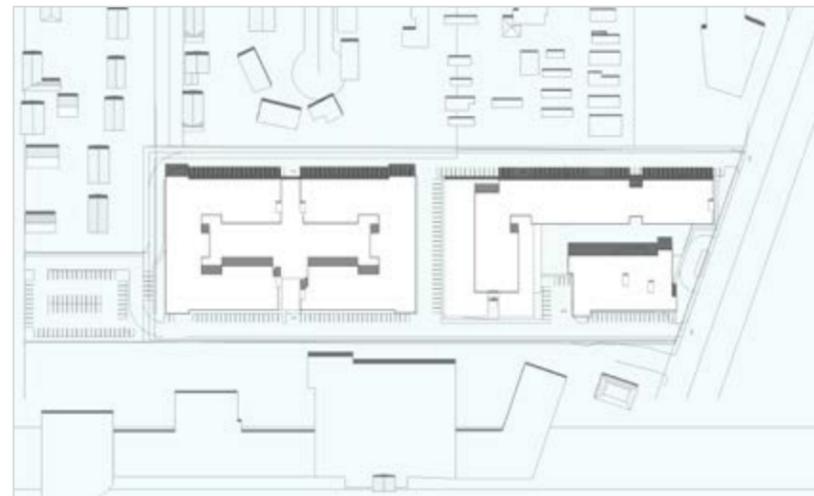
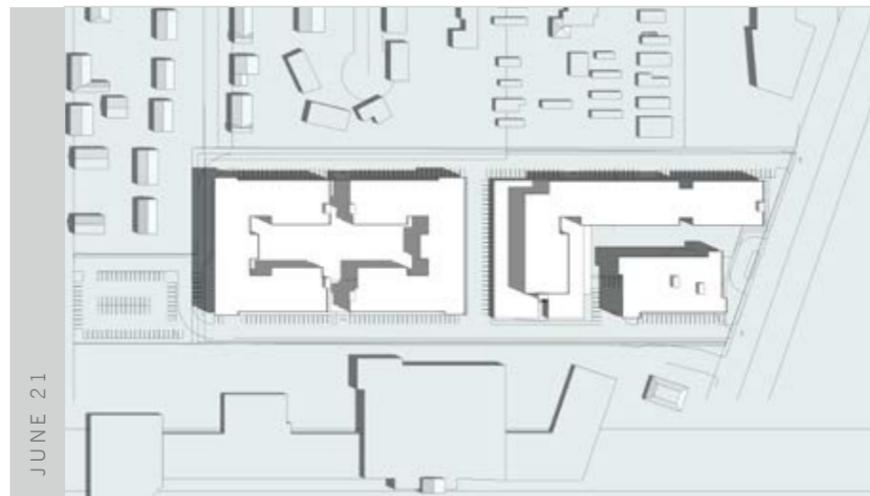
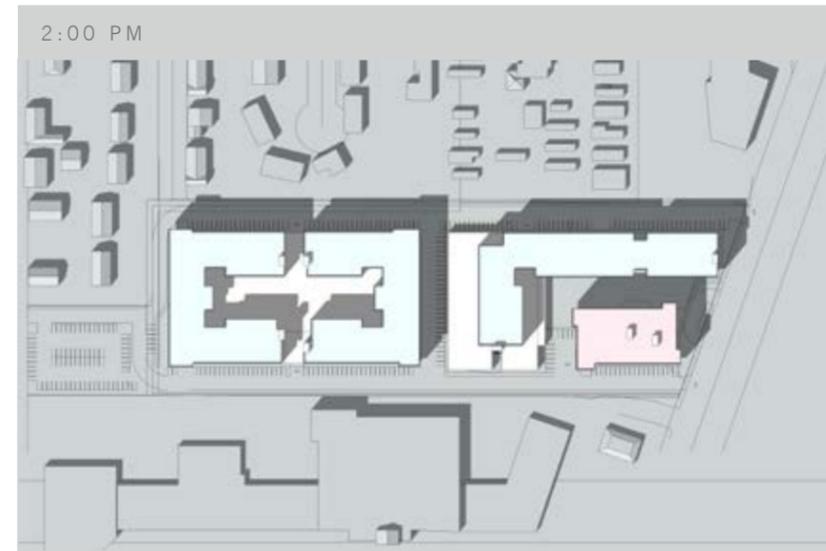
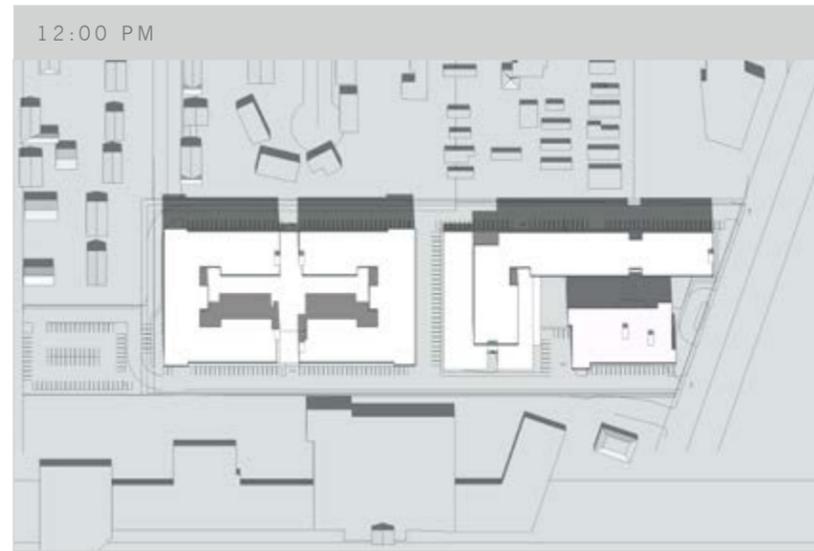
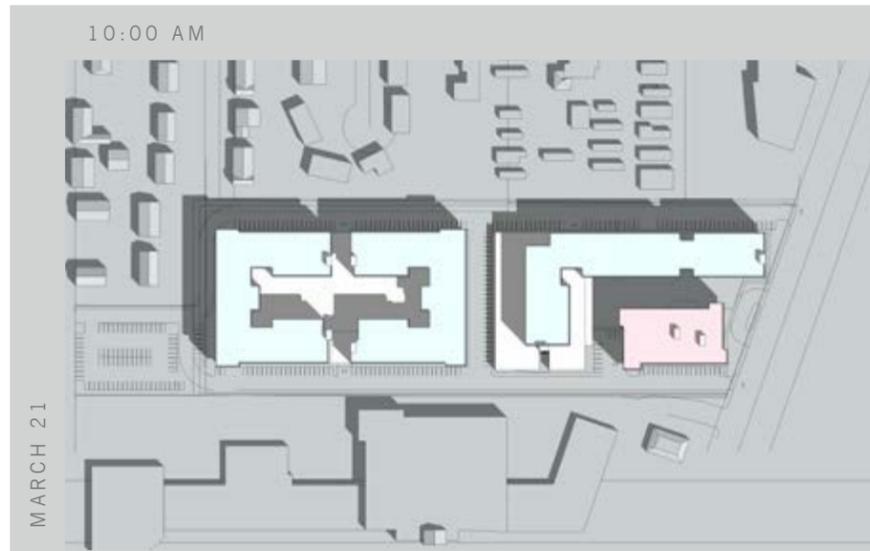


VIEW 5

KEY

- Commercial
- Apartments
- Retail
- Circulation
- Residential Amenity
- Hotel
- Parking







Site Circulation Plan

Master Plan | Development Matrix

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 SUPPLEMENTARY

Project Area Summary:

TOTAL SITE	ALLOWED
LOT	343,632
FAR	4.5
MAX Residential	1,546,344
Provided	909,100

	Allowed	Provided
Permitted Lot Coverage	35%	47%
Retail Frontage	60%	100%

Parking Cal. Ratio	UNIT						Total
Residential (1.25 / Unit)	640			-	-	-	800
Hotel (1/key) =	150						150
Retail (3/1000 gsf) =	27,360						82
Total Required Parking =							1,032
Total Provided Parking =							939

* PROPOSED SHARED USE FOR HOTEL & RETAIL

PHASE ONE APARTMENT

	USE	FLOOR TO FLOOR HEIGHT	CUMULATIVE HEIGHT (FT)	GROSS SPACE (SF)	Common Area	Retail	RESIDENTIAL GROSS SF	RESIDENTIAL NET SF	TOTAL NET RENTABLE	TOTAL NUMBER OF UNITS	MECH, ELEC, TRASH, STORAGE, ETC.	PARKING & ACCESS AREA (SF)	STALLS	LIVE/WORK	PARKING										TOTAL NET RENTABLE						
															2BR /2B 950+ sf	2BR/1B 850+ sf	2 BR LOFT 1050 sf	1 BR + DEN 800 GSF	1 BR 600+sf	Urban 1BR 550+ sf	STUDIO 400+gsf										
L7	Residential	10	67	36,780	3,475	-	36,780	33,305	33,305	50	-	-	-	-	-	6	-	-	-	-	15	19	10	33,305							
L6	Residential	9.5	57	36,780	3,475	-	36,780	33,305	33,305	50	-	-	-	-	-	6	-	-	-	-	15	19	10	33,305							
L5	Residential	9.5	47.5	36,780	3,475	-	36,780	33,305	33,305	50	-	-	-	-	-	6	-	-	-	-	15	19	10	33,305							
L4	Residential	9.5	38	36,780	3,475	-	36,780	33,305	33,305	50	-	-	-	-	-	6	-	-	-	-	15	19	10	33,305							
L3	Residential	9.5	28.5	36,780	3,475	-	36,780	33,305	33,305	50	-	-	-	-	-	6	-	-	-	-	15	19	10	33,305							
L2	Parking /Retail/BOH	9.5	19	54,360	2,500	-	-	-	0	-	3,670	31,390	99	-	-	-	-	-	-	-	-	-	-	0							
L1	Parking /Retail/BOH	9.5	9.5	54,360	2,500	16,800	-	-	16,800	-	3,670	31,390	99	-	-	-	-	-	-	-	-	-	-	16,800							
				292,620	22,375	16,800	183,900	166,525	183,325	250	7,340	62,780	198	-	-	30	-	-	-	-	75	95	50	183,325							
															666 SF AVG. UNIT			12%		0%		0%		0%		30%		38%		20%	

PHASE ONE HOTEL

	USE	FLOOR TO FLOOR HEIGHT	CUMULATIVE HEIGHT (FT)	GROSS SPACE (SF)	Common Area	Retail	HOTEL GROSS SF	HOTEL NET SF	TOTAL NET RENTABLE	TOTAL NUMBER OF UNITS	MECH, ELEC, TRASH, STORAGE, ETC.	PARKING & ACCESS AREA (SF)	STALLS	LIVE/WORK	PARKING				TOTAL NET RENTABLE				
															King	Double Queen							
L6	HOTEL	11	70	16,810	2,815	-	16,810	12,995	12,995	30	1,000	-	-	-	-	8	22	-	-	-	-	12,995	
L5	HOTEL	11	59	16,810	2,815	-	16,810	12,995	12,995	30	1,000	-	-	-	-	8	22	-	-	-	-	12,995	
L4	HOTEL	11	48	16,810	2,815	-	16,810	12,995	12,995	30	1,000	-	-	-	-	8	22	-	-	-	-	12,995	
L3	HOTEL	11	37	16,810	2,815	-	16,810	12,995	12,995	30	1,000	-	-	-	-	8	22	-	-	-	-	12,995	
L2	HOTEL	11	26	16,810	2,815	-	16,810	12,995	12,995	30	1,000	-	-	-	-	8	22	-	-	-	-	12,995	
L1	HOTEL LOBBY/Retail/BOH	15	15	11,450	2,100	6,280	11,450	-	6,280	-	3,070	-	-	-	-	-	-	-	-	-	-	-	6,280
				95,500	16,175	6,280	95,500	64,975	71,255	150	8,070	-	-	-	-	-	40	110	-	-	-	-	71,255
															433 SF AVG. UNIT			27%		73%			
													Surface parking		117								

PH ONE TOTAL	388,120	38,550	23,080	279,400	231,500	254,580	400	15,410	62,780	315	-	30	40	110	-	75	95	50	254,580
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Parking Ratio 0.79

Master Plan | Development Matrix

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 SUPPLEMENTARY

PHASE TWO APARTMENT

	USE	FLOOR TO FLOOR HEIGHT	CUMULATIVE HEIGHT (FT)	GROSS SPACE (SF)	Common Area	Retail	RESIDENTIAL GROSS SF	RESIDENTIAL NET SF	TOTAL NET RENTABLE	TOTAL NUMBER OF UNITS	MECH, ELEC, TRASH, STORAGE, ETC.	PARKING										TOTAL NET RENTABLE		
												PARKING & ACCESS AREA (SF)	STALLS	LIVE/WORK	2BR /2B 950+ sf	2BR/1B 850+ sf	2 BR LOFT 1050 sf	1 BR + DEN 800 GSF	1 BR 600+sf	Urban 1BR 550+ sf	STUDIO 400+gsf			
L7	Residential	10	67	32,820	3,640	-	32,820	29,180	29,180	39	-	-	-	-	-	-	-	39	0	0	0	29,180		
L6	Residential	9.5	57	32,820	3,640	-	32,820	29,180	29,180	39	-	-	-	-	-	-	-	39	0	0	0	29,180		
L5	Residential	9.5	47.5	32,820	3,640	-	32,820	29,180	29,180	39	-	-	-	-	-	-	-	39	0	0	0	29,180		
L4	Residential	9.5	38	32,820	3,640	-	32,820	29,180	29,180	39	-	-	-	-	-	-	-	39	0	0	0	29,180		
L3	Residential	9.5	28.5	32,820	3,640	-	32,820	29,180	29,180	39	-	-	-	-	-	-	-	39	0	0	0	29,180		
L2	Parking /Retail/BOH	9.5	19	96,790	7,560	-	-	-	0	-	7,430	77,520	226	-	-	-	-	-	-	-	-	0		
L1	Parking /Retail/BOH	9.5	9.5	96,790	7,560	4,280	-	-	4,280	-	7,430	77,520	226	-	-	-	-	-	-	-	-	4,280		
				357,680	33,320	4,280	164,100	145,900	150,180	195	14,860	155,040	452	-	-	-	-	-	195	-	-	-	150,180	
												748 SF AVG. UNIT					0%	0%	0%	0%	100%	0%	0%	
												Surface parking												172
PH TWO TOTAL				357,680	33,320	4,280	164,100	145,900	150,180	195	14,860	155,040	624	-	-	-	-	-	195	-	-	-	150,180	

PHASE THREE APARTMENT

	USE	FLOOR TO FLOOR HEIGHT	CUMULATIVE HEIGHT (FT)	GROSS SPACE (SF)	Common Area	Retail	RESIDENTIAL GROSS SF	RESIDENTIAL NET SF	TOTAL NET RENTABLE	TOTAL NUMBER OF UNITS	MECH, ELEC, TRASH, STORAGE, ETC.	PARKING										TOTAL NET RENTABLE	
												PARKING & ACCESS AREA (SF)	STALLS	LIVE/WORK	2BR /2B 950+ sf	2BR/1B 850+ sf	2 BR LOFT 1050 sf	1 BR + DEN 800 GSF	1 BR 600+sf	Urban 1BR 550+ sf	STUDIO 400+gsf		
L7	Residential	10	67	32,660	3,660	-	32,660	29,000	29,000	39	-	-	-	-	-	-	-	39	0	0	0	29,000	
L6	Residential	9.5	57	32,660	3,660	-	32,660	29,000	29,000	39	-	-	-	-	-	-	-	39	0	0	0	29,000	
L5	Residential	9.5	47.5	32,660	3,660	-	32,660	29,000	29,000	39	-	-	-	-	-	-	-	39	0	0	0	29,000	
L4	Residential	9.5	38	32,660	3,660	-	32,660	29,000	29,000	39	-	-	-	-	-	-	-	39	0	0	0	29,000	
L3	Residential	9.5	28.5	32,660	3,660	-	32,660	29,000	29,000	39	-	-	-	-	-	-	-	39	0	0	0	29,000	
L2	Parking /Retail/BOH	9.5	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
L1	Parking /Retail/BOH	9.5	9.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
				163,300	18,300	-	163,300	145,000	145,000	195	-	-	-	-	-	-	-	-	195	-	-	-	145,000
												744 SF AVG. UNIT					0%	0%	0%	0%	100%	0%	0%
												Surface parking											
PH THREE TOTAL				163,300	18,300	-	163,300	145,000	145,000	195	-	-	-	-	-	-	-	-	195	-	-	-	145,000

PROJECT TOTAL				909,100	90,170	27,360	606,800	522,400	549,760	790	30,270	217,820	939	-	30	40	110	-	465	95	50	404,760
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