



<b>Site</b>	
Proposed Site - PCA:	231,220 SF
Proposed Landscaped Area:	45,940 SF
Proposed Walkways Area:	26,320 SF
Proposed Parking Area:	104,030 SF

<b>New Retail</b>	
Proposed:	22,000 SF NET

<b>New Residential</b>	
Proposed:	143,630 SF GROSS 138,680 SF NET
# Flats:	130 Units

<b>Existing Market (Atkins)</b>	
Original Building:	4,600 SF GROSS

<b>Parking Requirements</b>	
Retail Parking Required	88 Spaces

<b>Total Parking Provided</b>	
Retail Parking Provided	88 Spaces
Resid. Parking Provided	187 Spaces
<b>Total Parking Provided</b>	<b>275 Spaces</b>

<b>Retail Parking Ratio Within Ground Lease Area (Atkins Not Included)</b>	
*Atkin Parking Not Included (88 Spaces / 22,000 SF) 4 Spaces per 1,000 SF	

<b>Residential Parking Ratio:</b>	
(187 Spaces / 130 Units) 1.44 Space / Unit	

**Mitsubishi Units (Ground):**  
 Building A1 & A2 = 68 Units  
 Building C = 71 Units

**Residential Units:**  
 Building A1 = 29 Units  
 Building A2 = 34 Units  
 Building C = 67 Units

**3 & 4 STORIES**  
**08-25-16**