

BLOCK KEY

Elk Grove Blvd.



Block 3

Block 1a
Office A

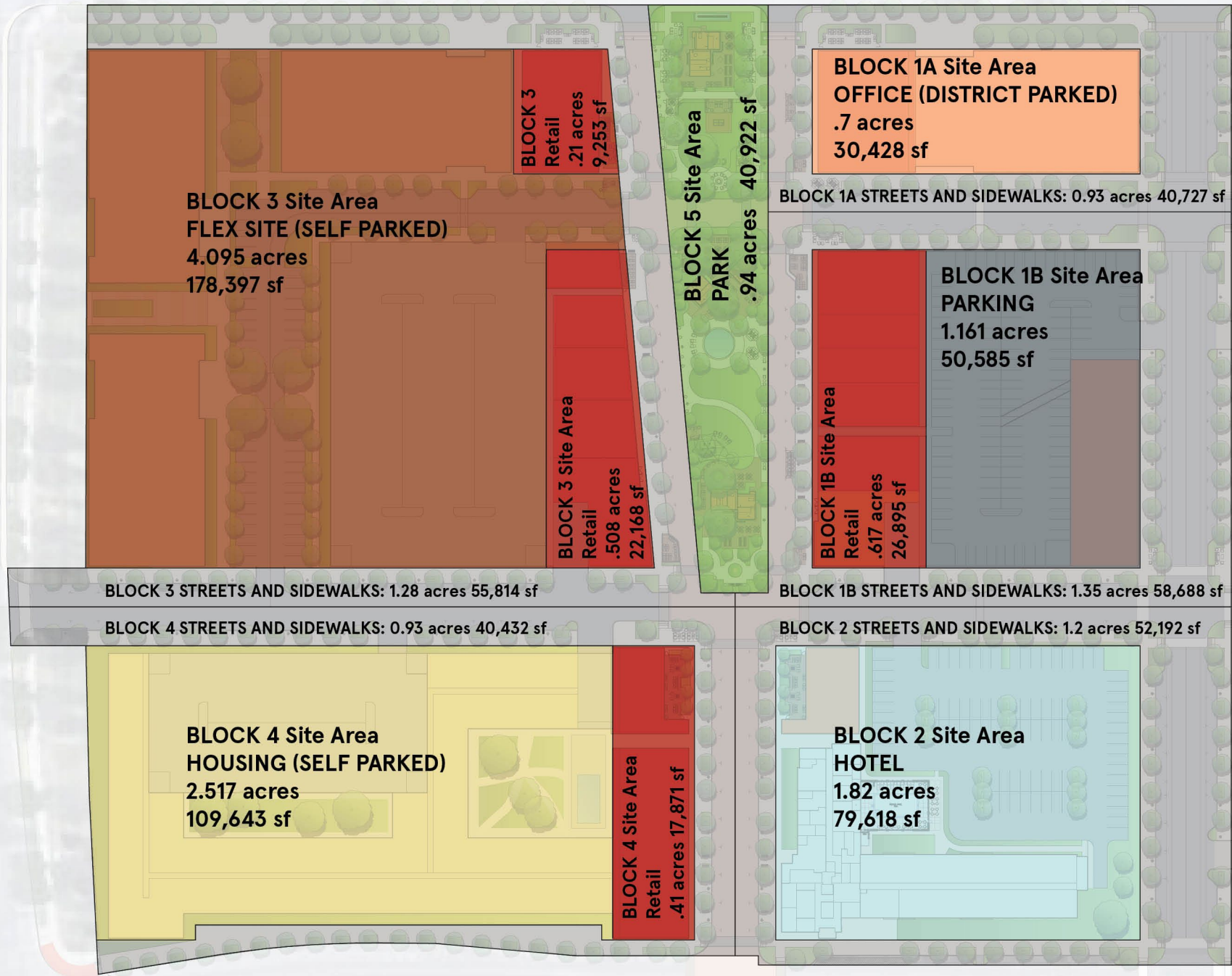
Block 1b

Block 4

Block 2

Library
Performing
Arts Center

Community
Center



ACREAGE
STREETS AND SIDEWALKS: 5.69 ACRES
CENTRAL PUBLIC SPACE: .94 ACRES
BUILDING PARCLES: 12.04 ACRES

PHASE 1

Elk Grove Blvd.



PHASE 1 PARKING SUMMARY	
ONSITE SURFACE PARKING:	
BLOCK 1B:	145 SPACES
BLOCK 2:	85 SPACES
BLOCK 3:	425 SPACES
BLOCK 4:	75 SPACES
TOTAL:	730 SPACES
STREET PARKING: 120 SPACES	
TOTAL PARKING SUPPLY: 850 SPACES	
PHASE 1 PARKING DEMAND	
BLENDED RATIO OF 3.75/1,000 SF FOR OFFICE AND RETAIL	
BLOCK 1A - 99,000 sf (6k retail / 93k office)	371 cars
BLOCK 1B - 50,000 sf retail	187 cars
BLOCK 2 - 4,000 sf retail / 127 hotel rooms	141 cars
BLOCK 3 - 27,000 sf retail	101 cars
BLOCK 4 - 14,000 sf retail	50 cars
TOTAL DEMAND:	850 CARS

PHASE 1

BLOCK 1 Retail, Surface Parking and Office Concept

Office Building A - 4 Levels: Type 2 Steel Construction

- Grade Level Retail 6,000 sf
- Grade Level Office 18,000 sf
- Typ. upper Office Floor (extends over retail) (x3) 25,000 sf

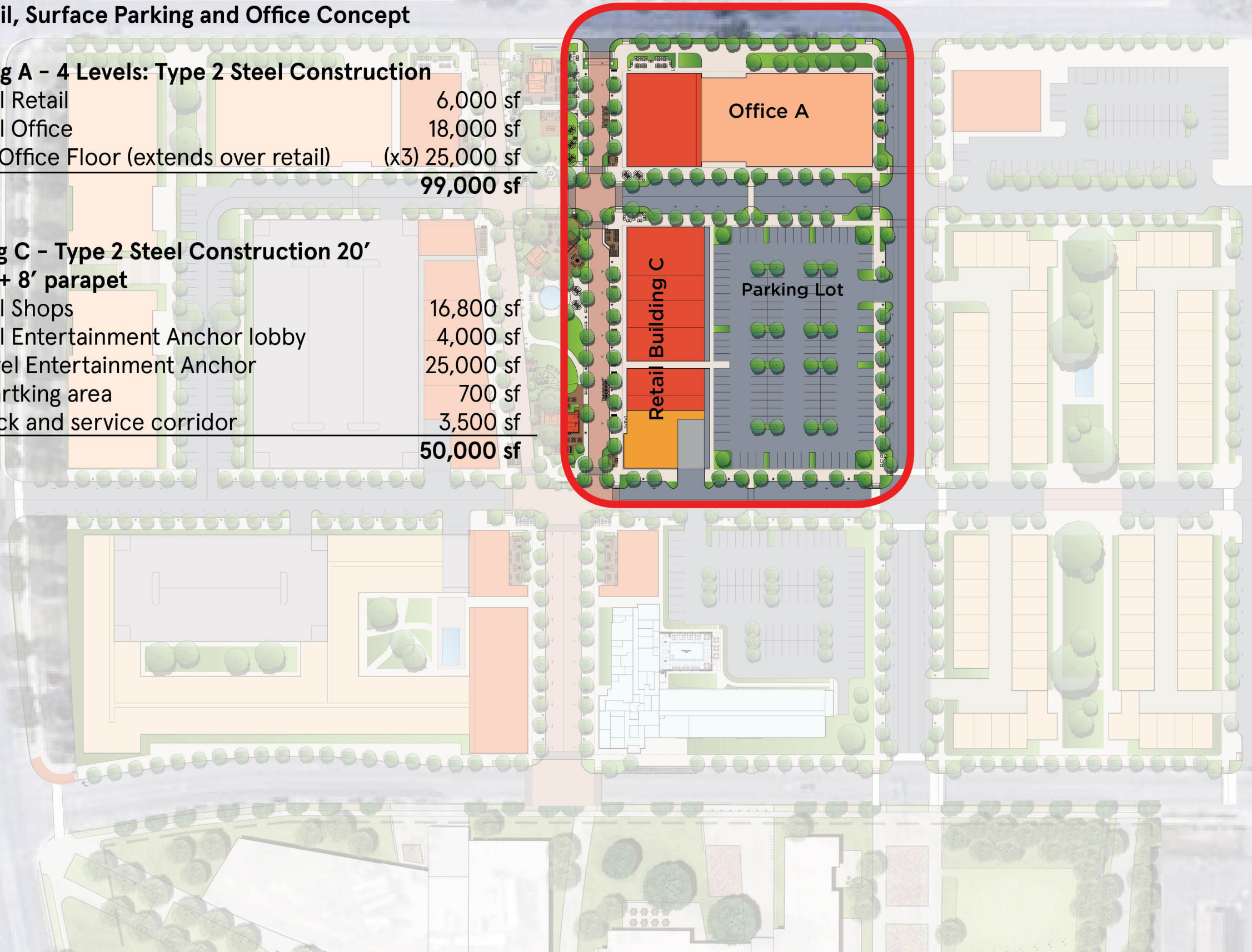
Total Area 99,000 sf

Retail Building C - Type 2 Steel Construction 20'

floor to floor + 8' parapet

- Grade Level Shops 16,800 sf
- Grade Level Entertainment Anchor lobby 4,000 sf
- Second Level Entertainment Anchor 25,000 sf
- Paseo to parking area 700 sf
- Loading dock and service corridor 3,500 sf

Total Area 50,000 sf



PHASE 1

BLOCK 2 Hotel Concept:

Hyatt Place or similar – Type 5 – Fully Sprinklered

- Hotel Room Count
- Number of stories
- Grade Level Hotel
- Level 2-4

127 rooms
 Four Stories
 22,478 sf
 63,417 sf

• **Total Area**

85,895 sf

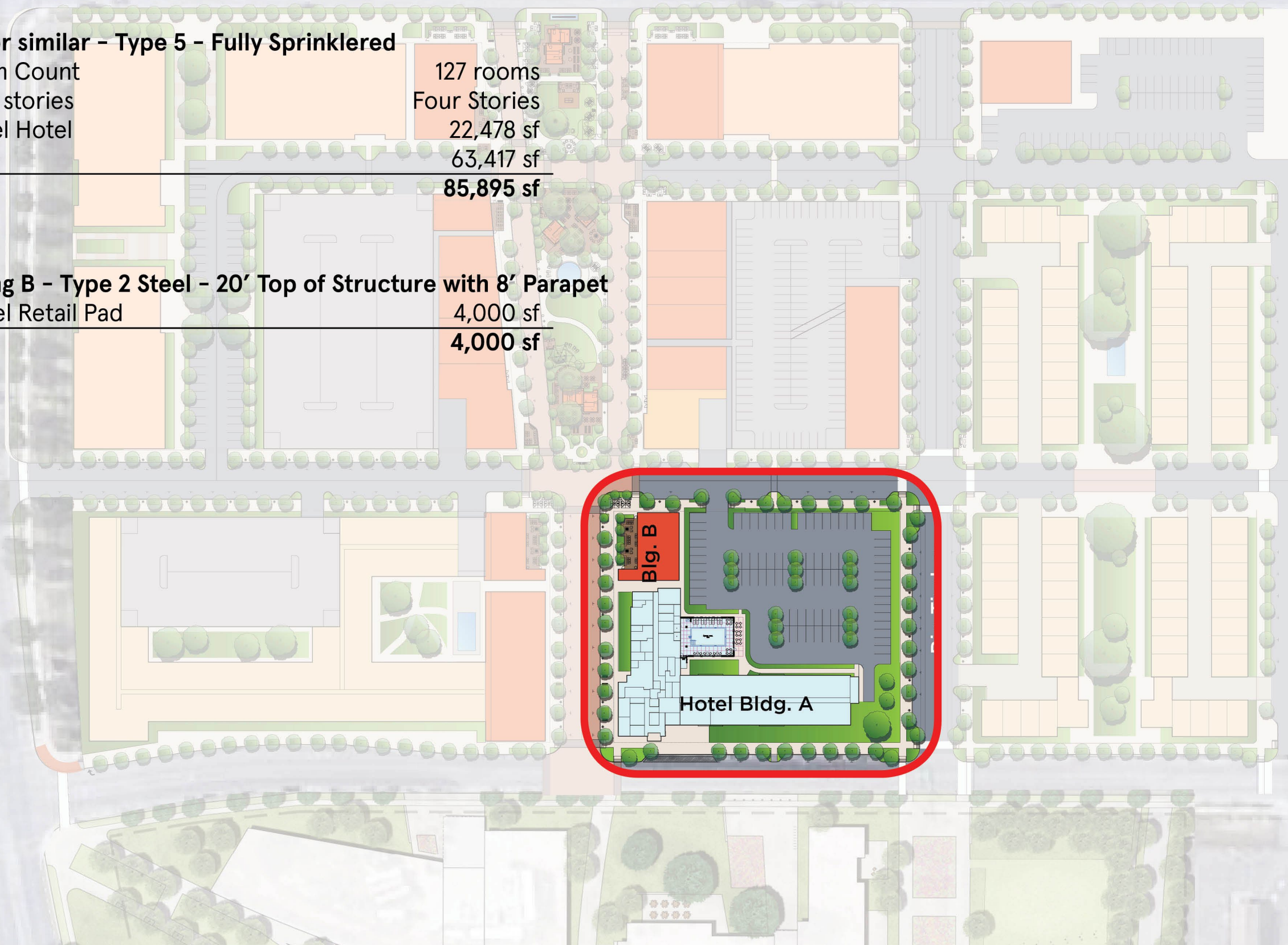
Retail Building B – Type 2 Steel – 20’ Top of Structure with 8’ Parapet

- Grade Level Retail Pad

4,000 sf

Total Area

4,000 sf

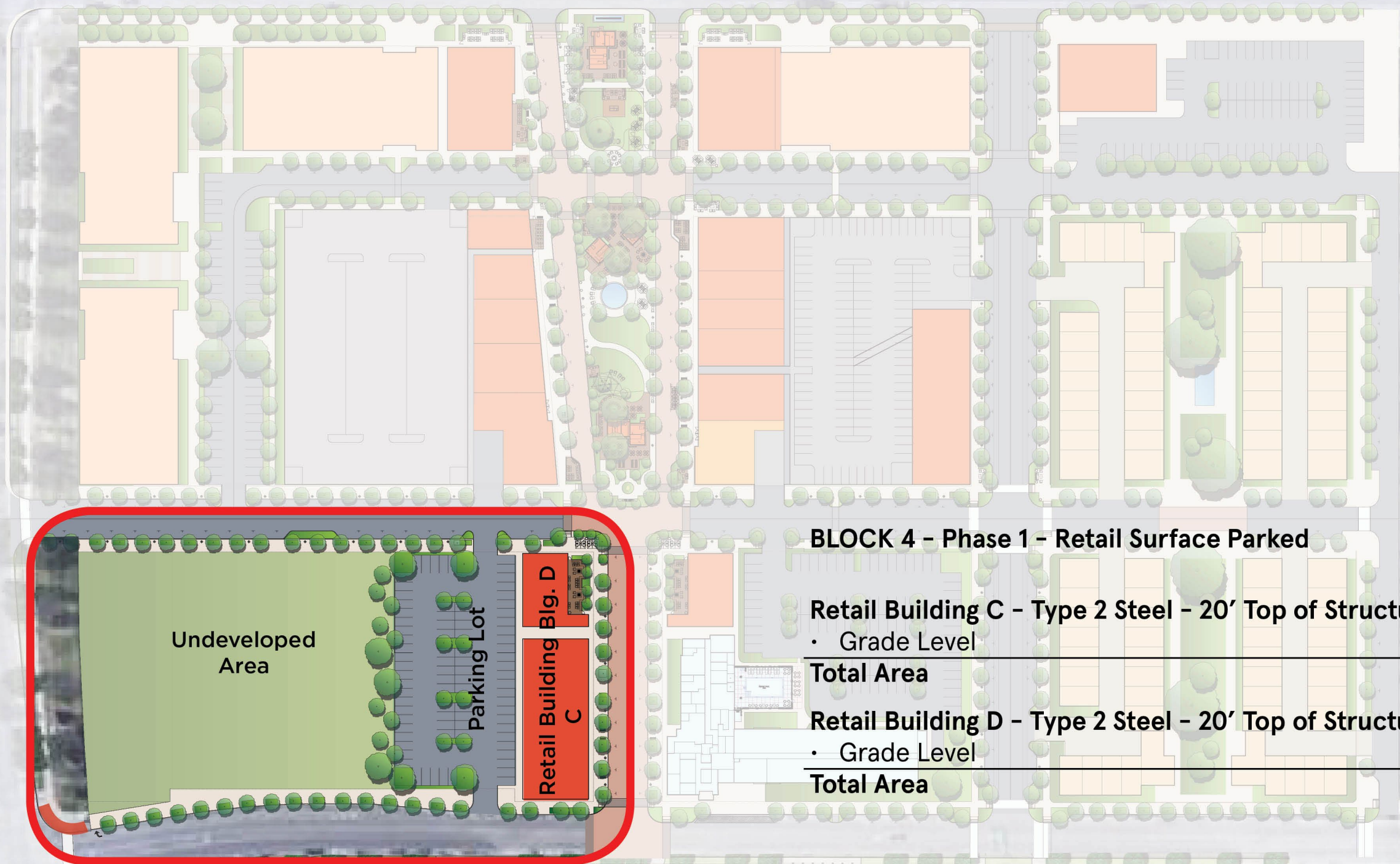




BLOCK 3 - Phase 1 - Retail Surface Parked

Retail Building E - Type 2 Steel - 20' Top of Structure with 8' Parapet
• Grade Level 20,000 sf
Total Area 20,000 sf

Retail Building F - Type 2 Steel - 20' Top of Structure with 8' Parapet
• Grade Level 7,000 sf
Total Area 7,000 sf



BLOCK 4 - Phase 1 - Retail Surface Parked

Retail Building C - Type 2 Steel - 20' Top of Structure with 8' Parapet
 • Grade Level 10,000 sf
Total Area 10,000 sf

Retail Building D - Type 2 Steel - 20' Top of Structure with 8' Parapet
 • Grade Level 4,000 sf
Total Area 4,000 sf