

# SITE PLAN



# SITE PLAN (WEST)



## SUMMARY OF PROVISIONS

<b>A</b>	Retail=	+/-161,750 GSF	<b>E</b>	Retail=	+/-13,690 GSF
	Total parking=	975 PS		Total parking=	103 PS
	Parking Ratio=	6.01 PS/1,000 GSF		Parking Ratio=	7.9 PS/1,000 GSF
<b>B</b>	Hotel=	+/-42,000 GSF/110 KEYS	<b>F</b>	Office=	+/-50,400 GSF
	Total parking=	140 PS		Total parking=	162 PS
	Parking Ratio=	1.2 PS/KEY		Parking Ratio=	3.24 PS/1,000 GSF
<b>C</b>	Retail=	+/-5,600 GSF			
	Total parking=	77 PS			
	Parking Ratio=	15.4 PS/1,000 GSF			
<b>D</b>	Retail=	+/-15,700 GSF			
	Total parking=	136 PS			
	Parking Ratio=	9.0 PS/1,000 GSF			

## ACCESS PLAN

1. Potential traffic signal triggered by traffic count
2. RI/RO
3. LI/RI/RO (No LO)
4. Potential traffic signal modified for 4-way movement
5. New traffic signal RO/LO/RI (No LI)
6. Additional SB lane along property frontage
7. New right only onto Western Parkway

# LOT E OPTIONS



# SITE PLAN (EAST)



PHASE	UNITS	DELIVERY	COMPANY
PHASE I	302 (MULTI-FAMILY)	2025	GREENBERG GIBBONS/MCB REAL ESTATE
PHASE II	213 (TOWNHOUSES)	2026	STANLEY MARTIN
PHASE III	TBD (SENIOR LIVING OR RESI)	FUTURE	GRENEBERG GIBBONS
PHASE IV	253	FUTURE	GREENBERG GIBBONS