

Changes to Prior Project Proposal

Hotel Use

Hotel	Prior Proposal	Revised Proposal
Square Feet	182,000 sq.ft.	162,000 sq.ft.
Floors	13	8
Room Count	225	Same
Amenity Area	9,900 sq.ft.	41,600 sq.ft.
Conference Area	6,300 sq.ft.	8,000 sq.ft.

Commercial / Retail Use

	Prior Proposal	Revised Proposal
At-grade Commercial / Retail	15,000 sq.ft.	25,000 sq.ft.

Residential Use

	Prior Proposal	Revised Proposal
Unit Count	1,600	Same
Density	74.8 du/ac	Same
Building 1	317 (6 to 7 floors)	Same
Building 2	399 (6 to 7 floors)	Same
Building 3	371 (7 floors)	366 (7 to 13 floors)
Building 4	513 (6 to 13 floors)	518 (6 to 13 floors)

Residential Unit Count

	Prior Proposal	Revised Proposal
Studio	230	198 .
1 Bedroom	633	673 .
1 Bedroom + Den	127	42 .
2 Bedroom	562	612 .
2 Bedroom + Den	48	58

Residential Unit Size

	Prior Proposal	Revised Proposal
Studio	625 sq.ft.	Same
1 Bedroom	693 to 795 sq.ft.	Same
1 Bedroom + Den	875 to 1,000 sq.ft.	Same
2 Bedroom	1,036 to 1,185 sq.ft.	Same
2 Bedroom + Den	1,355 sq.ft.	Same

Parking

	Prior Proposal	Revised Proposal
Hotel	292 spaces	199 spaces
Visitor*	238 spaces	427 spaces
Resident	2,235 spaces	1,932 spaces
Motorcycle	41 spaces	41 spaces
Bicycle	553 spaces	820 spaces

*Visitor parking spaces are shared among retail customers, resident guests and park users.

Lot Data

Lot 1	Prior Proposal	Revised Proposal
Units	317	Same
Gross Floor Area	344,521 sq.ft.	625,669 sq.ft.
Total Parcel Area	160,155 sq.ft. (3.7 acres)	160,145 sq.ft. (3.7 acres)
Floor Area Ratio	2.15	3.91

Lot 2	Prior Proposal	Revised Proposal
Units	399	399
Gross Floor Area	439,448 sq.ft.	766,599 sq.ft.
Total Parcel Area	174,347 sq.ft. (4.0 acres)	Same
Floor Area Ratio	2.52	4.40

Lot 3	Prior Proposal	Revised Proposal
Units	371	366
Gross Floor Area	387,835 sq.ft.	663,422 sq.ft.
Total Parcel Area	145,403 sq.ft. (3.3 acres)	143,400 (3.3 acres)
Floor Area Ratio	2.67	4.56

Lot 4	Prior Proposal	Revised Proposal
Units	513	518
Gross Floor Area	316,826 sq.ft.	908,968 sq.ft.
Total Parcel Area	171,060 sq.ft. (3.9 acres)	171,075 sq.ft. (3.9 acres)
Floor Area Ratio	1.85	5.31

Lot 5	Prior Proposal	Revised Proposal
Room Count	225	225
Gross Floor Area	182,000 sq.ft.	162,000 sq.ft.
Total Parcel Area	75,489 sq.ft. (1.7 acres)	75,504 sq.ft. (1.7 acres)
Floor Area Ratio	2.41	2.15

Lot 6	Prior Proposal	Revised Proposal
Dedicated Park Area	93,446 sq.ft. (2.1 acres)	Same

Lot 7	Prior Proposal	Revised Proposal
Dedicated Park Area	N/A	20,017 sq.ft. (0.46 acres)

Lot 8	Prior Proposal	Revised Proposal
Gross Floor Area	N/A	3,500 sq.ft.
Total Parcel Area	N/A	5,009 sq.ft. (0.12 acres)

Common Lots

	Prior Proposal	Revised Proposal
A	0.535	Same.
B	0.197	Same
C	0.298	Same
D	0.530	Same
E	0.722	Same
F	0.264	Same