

Changes to Project Proposal

Hotel Use

Hotel	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Square Feet	182,000 sq.ft.	162,000 sq.ft.	152,000 sq.ft.
Floors	13	8	Same
Room Count	225	Same	Same
Amenity Area	9,900 sq.ft.	41,600 sq.ft.	16,400
Conference Area	6,300 sq.ft.	8,000 sq.ft.	Same

Commercial / Retail Use

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
At-grade Commercial / Retail	15,000 sq.ft.	25,000 sq.ft.	45,000 sq.ft.

Residential Use

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Unit Count	1,600	Same	1,565
Density	74.8 du/ac	Same	73.1
Building 1	317 (6 to 7 floors)	Same	332 (6 to 7 floors)
Building 2	399 (6 to 7 floors)	Same	393 (6 to 7 floors)
Building 3	371 (7 floors)	366 (7 to 13 floors)	324 (7 to 8 floors)
Building 4	513 (6 to 13 floors)	518 (6 to 13 floors)	516 (7 to 13 floors)

Residential Unit Count

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Studio	230	198 .	184
1 Bedroom	633	673 .	684
1 Bedroom + Den	127	42 .	108
2 Bedroom	562	612 .	504
2 Bedroom + Den	48	58	90

Residential Unit Size

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Studio	625 sq.ft.	Same	Same
1 Bedroom	693 to 795 sq.ft.	Same	Same
1 Bedroom + Den	875 to 1,000 sq.ft.	Same	Same
2 Bedroom	1,036 to 1,185 sq.ft.	Same	Same
2 Bedroom + Den	1,355 sq.ft.	Same	Same

Parking

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Hotel	292 spaces	199 spaces	180 spaces
Visitor*	238 spaces	427 spaces	382 spaces
Resident	2,235 spaces	1,932 spaces	1,770 spaces
Motorcycle	41 spaces	Same	Same
Bicycle	553 spaces	820 spaces	796 spaces

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

Lot Data

Lot 1	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Units	317	Same	332
Gross Floor Area	344,521 sq.ft.	625,669 sq.ft.	Same
Total Parcel Area	160,155 sq.ft. (3.7 acres)	160,145 sq.ft. (3.7 acres)	Same
Floor Area Ratio	2.15	3.91	Same

Lot 2	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Units	399	399	393
Gross Floor Area	439,448 sq.ft.	766,599 sq.ft.	Same
Total Parcel Area	174,347 sq.ft. (4.0 acres)	Same	Same
Floor Area Ratio	2.52	4.40	Same

Lot 3	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Units	371	366	324
Gross Floor Area	387,835 sq.ft.	663,422 sq.ft.	563,509 sq.ft.
Total Parcel Area	145,403 sq.ft. (3.3 acres)	143,400 (3.3 acres)	Same
Floor Area Ratio	2.67	4.63	3.92

Lot 4	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Units	513	518	516
Gross Floor Area	316,826 sq.ft.	908,968 sq.ft.	932,442
Total Parcel Area	171,060 sq.ft. (3.9 acres)	171,075 sq.ft. (3.9 acres)	Same
Floor Area Ratio	1.85	5.31	5.45

Lot 5	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Room Count	225	Same	Same
Gross Floor Area	182,000 sq.ft.	162,000 sq.ft.	152,000 sq.ft.
Total Parcel Area	75,489 sq.ft. (1.7 acres)	75,504 sq.ft. (1.7 acres)	Same
Floor Area Ratio	2.41	2.15	2.01

Lot 6	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Dedicated Park Area	93,446 sq.ft. (2.1 acres)	Same	Same

Lot 7	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Dedicated Park Area	N/A	20,017 sq.ft. (0.46 acres)	Same

Lot 8	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
Gross Floor Area	N/A	3,500 sq.ft.	Same
Total Parcel Area	N/A	5,009 sq.ft. (0.12 acres)	Same

Common Lots

	12-4-18 Proposal	5-21-19 Proposal	7-9-19 Proposal
A	0.535	Same.	Same
B	0.197	Same	Same
C	0.298	Same	Same
D	0.530	Same	Same
E	0.722	Same	Same
F	0.264	Same	Same