

Development Program By Phase

Private Sector Investment	Phase 1	Phase 2	Phase 3	Phase 4
Project Land Area (Acres)	17.3	14.1	12.4	4.8
Retail/Restaurant (sq ft)	61,500	0	0	62,000
Office/Employment (sq ft)	0	42,000	270,000	0
Urban/Loft Apartments (units)	600	85	0	141
Condominiums/Flats (units)	150	128	0	94
Townhouse/Rowhouse (units)	74	40	24	0
Parking Spaces	1,518	612	858	599
Floor Area Ratio	86%	59%	50%	177%

Source: Strategic Community Solutions; Kimley-Horn; and Ricker Cunningham.

- Phasing of development program allows for smaller, more “doable” projects.
- Phasing will also respond to market in a more measured way.