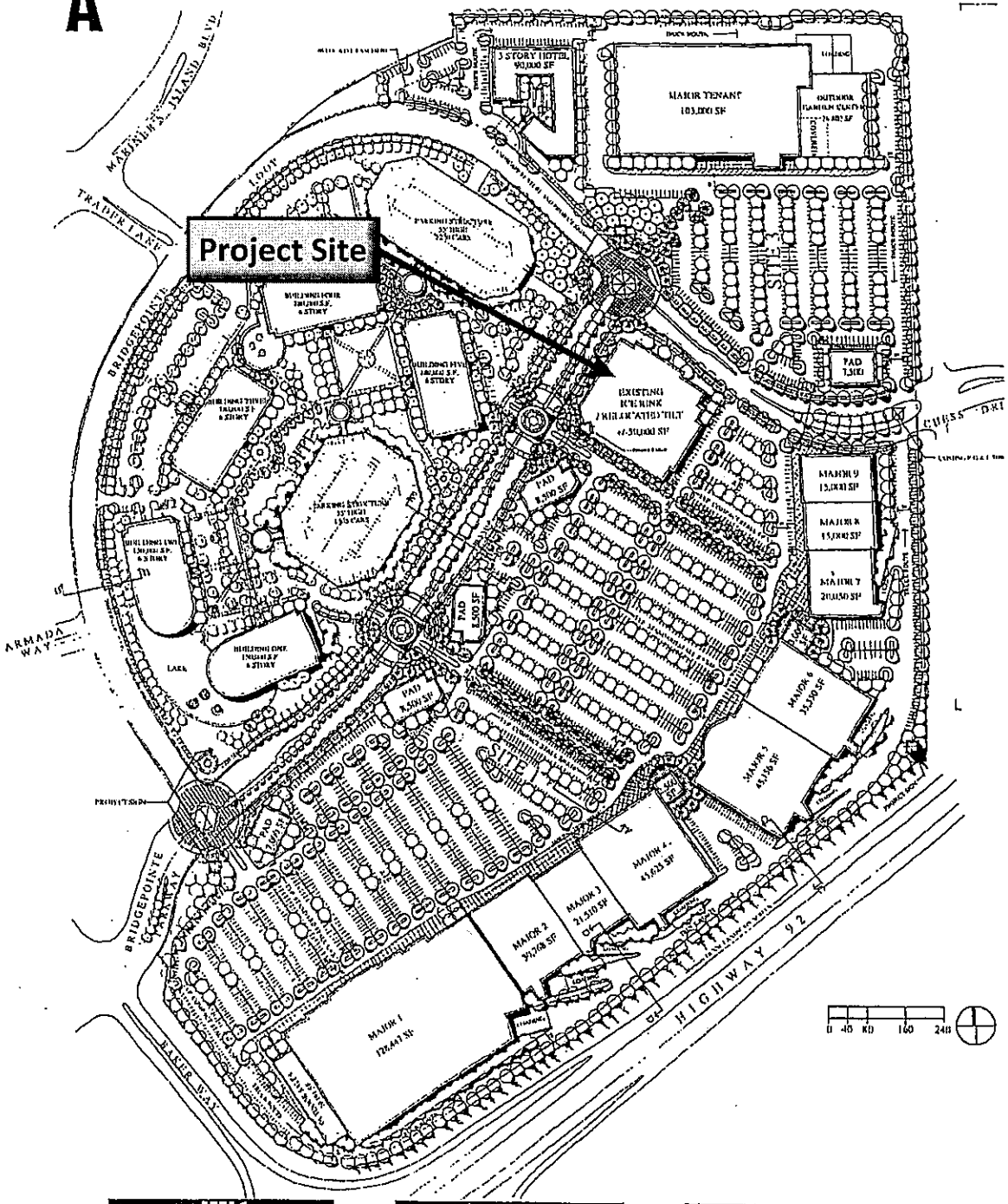
# Scenario A




| AREA 1 | |
|---|---|
| Site Area | +/- 35.2 Acres (+/- 1,533,312 sf) |
| Building Area | 458,297 sf |
| Majors | 410,106 sf |
| Outdoor Sales | 10,191 sf |
| Shops | 5,500 sf |
| Pads | 32,500 sf |
| Coverage | 29.9% |
| Parking | +/- 2,214 Stalls |

| AREA 2 | | |
|---|---|---|
| Site Area | +/- 19.5 Acres | |
| Bldg. 1 | 150,000 sf | 6 Floors |
| Bldg. 2 | 150,000 sf | 6 Floors |
| Bldg. 3 | 180,000 sf | 6 Floors |
| Bldg. 4 | 180,000 sf | 6 Floors |
| Bldg. 5 | 180,000 sf | 6 Floors |
| TOTAL | 840,000 sf | |
| Parking | | |
| On Structure | 2,535 Stalls | |
| On Grade | 405 Stalls | |
| TOTAL | 2,940 Stalls | |

| AREA 3 | |
|---|---|
| Site Area | +/- 13.2 Acres (+/- 574,992 sf) |
| Building Area | 227,302 sf |
| Majors | 103,000 sf |
| Outdoor Sales | 26,802 sf |
| Pads | 7,500 sf |
| Hotel | 90,000 sf (140 Rooms) |
| Coverage | 39.5% |
| Parking | +/- 733 Stalls |

**BRIDGEPOINTE PROJECT**

**Scenario A Site Plan**

# Scenario A

## Area 3 (The Wards Site)

Redevelopment on this site would include:

- An approximate 140-room (90,000 sf) "all suites" hotel up to 55 feet in height that will not have any conference or banquet facilities but will include a small restaurant
- A new 7,500 sf building to provide either retail or restaurant space
- A new major "big box" retail tenant of approximately 103,000 sf plus an additional 26,802 square feet of outdoor retail sales area for gardening or building supplies

## Area 2 (The Sobrato site)

Encompassing approximately 19.5 acres, development on this portion of the project site would include:

- Approximately 840,000 square feet of first class, institutional grade office development
- Five six-story buildings with a height not to exceed 75 feet and an intensity of approximately 1.0 floor area ratio
- Parking for 2,940 cars would be provided in two five-story parking structures and surface lots.

## Area 1 (The Power Center)

Development in Area 1 would consist of:

- Approximately 410,106 square feet of new "big box" discount tenants with 10,191 square feet of outdoor sales area for gardening and building supplies, and 5,500 square feet of smaller stores
- An additional 32,500 square feet of outlying pad buildings which would house retail sales and/or restaurant uses
- Upgraded ice rink
- Approximately 2,214 parking spaces would be provided at grade

AREA 1 | AREA 2 | AREA 3

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**Scenario A Conceptual Overview**