



New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Townhome product with park space connecting to lake side trail and park space - 70 units

12' wide multi-use trail connecting from lake side path to Lakeview Parkway trail

Lake side park space 40,000 sf

Office tower overlooking lake and open space - 12 stories +/- 300,000 sf

Lake amenity to be activated 605,200 sf

Existing lake to be used for storm water management

Widen existing lake side trail to 12' and provide connection to city wide path system

FUTURE CONNECTION TO ENCORE



12' wide multi-use trail along frontage of Lakeview Parkway

Ground level retail with 3 levels of residential above - 4 stories total

Use active uses of residential on ground level along main street

4 stories of residential

Restaurant and retail buildings surrounding town green

On-street parking along roads surrounding green - +/- 72 sp

Town center green space as central gathering space

Jewel box retail on green

4 story office building

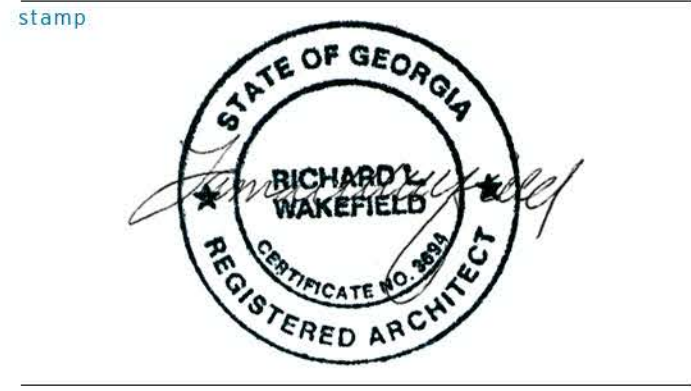


DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	157,480 sf
RETAIL	14,800 sf
RESTAURANTS	36,400 sf
HOTEL	106,280 sf (125 keys)
RESIDENTIAL UNITS	500 un
FOR RENT	430 un
FOR SALE	70 un
DENSITY	8.00 un/ac (500 un)
OFFICE	664,400 sf
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	3,307 spaces
SURFACE/ON STREET	549 sp
DECKED	2,758 sp
OPEN/GREEN SPACE	22.49 acres
PARK SPACE	2.78 ac (121,360 sf)
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)
LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,100,000 SF 40.4%

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