

**EXECUTIVE SUMMARY**

**CDC Parcel Size**

2.317 acres (100,937 sf)

**Lot Coverage**

41,687 sf Building Footprint

41.3% Coverage

**Open Space**

59,250 sf (1.36 acres)

58.7% Open

**Public Open Space**

34,647 sf

58.5% Open Space Total

(34.3% of Total CDC Site Area)

**Private Open Space**

24,603 sf

41.5% Open Space Total

**Above Grade Area**

149,500 sf

**Total Pan & Fork Coverage**

89,415 sf (TOB Riverfront Park Above-Waterline Estimate)

100,937 sf (CDC Parcel Size)

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190,352 sf (Combined Area= 4.37 acres)

41,687 sf Building Footprint

21.9% Site Coverage

78.1% Open Space (3.41 acres)

**Total Pan & Fork + Midland Park Coverage**

190,352 sf (Pan & Fork Above-Waterline Estimate)

119,878 sf (Midland Park Above-Waterline Estimate)

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310,230 sf (Combined Area= 7.12 acres)

41,687 sf Building Footprint

13.4% Site Coverage

86.6% Open Space (6.16 acres)

**Project Summary (Preliminary)**  
**Page Two**

**Total Pan & Fork + Midland Park + Lion's Park Coverage**

190,352 sf (Pan & Fork Above-Waterline Estimate)
119,878 sf (Midland Park Above-Waterline Estimate)
64,875 sf (Lions Park- Reconfigured Area)
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375,105 sf (Combined Area= 8.61 acres)

49,451 sf Building Footprint (Includes Buildings in Lions Park)  
13.2% Site Coverage  
86.8% Open Space (7.47 acres)

**BUILDING PROGRAM**

**Park Hotel- 3.5 Star Level of Service**

- 60 Hotel Rooms (350 sf ea)
- 12 Hotel Residences
  - (2 & 3 BR Units with Lock-offs= 27 Additional Hotel Keys)
- Restaurant & Bar
- Banquet Room
- Retail Shop
- Fitness Room
- Roof-top Lounge

**64,500 sf**

**East Residences**

20 Units **40,800 sf**

**West Residences**

20 Units **44,200 sf**

**Affordable Housing**

9-15 Integrated Units per Memo **TBD**

**Underground Parking**

**66,300 sf**