

March 28, 2002

Revised: January 18, 2007

THE WATERFRONT

Project #8460.00

A General Plan Project Description and Owner's Statement of Intent

The overall development concept is to construct 64 loft condominium units that are designed for today's life styles, including:

- Useable decks with glass rails that can accommodate two deck chairs, a table with four stools, and a gas grill.
- Kitchens that feature a large U-shaped dining/entertainment counter that is configured so that people can interact with each other, a full newspaper can be spread out, and everybody can be involved with cooking - great for parties.
- Bedrooms with windows large enough to accommodate a king size bed and three dressers.
- Heavy timber beamed ceiling plus a floor structure that consists of an 8" concrete slab, providing the best acoustic separation possible.
- Heated, spacious and secure underground parking.

The project will also include 24 boat slips.

The project will be designed to be energy efficient.

The project will also include a commercial space that may be used for retail or office spaces, such as a combination coffee/cappuccino/wine bar or a real estate office that will be open to the public and positioned at the intersection of South First Street and South Water Street.

The plans that are included are:

- Vicinity map.
- Plat of survey.
- Site plan dated 3/28/02.
- Signage plan dated 3/28/02 outlining sign standards (there are no landscape buffers).
- Pictures of the site.

1. Gross land area: gross area of the site is 37,682 square feet.
2. Land covered by principal buildings: 28,582 square feet.
3. Land devoted to parking, drives and parking structures: 4,467 square feet.
4. Land devoted to landscaped open space (including the riverwalk): 4,966 square feet.
5. Proposed dwelling unit density: 74 units/acre. And/or total square footage devoted to non-residential uses: 900 square feet.
6. Proposed number of buildings: one.
7. Dwelling units per building: 64.
8. Bedrooms per unit: 24 one-bedroom units, 36 two-bedroom units, and four three-bedroom units.
9. There will be 85 interior parking places and 20 exterior parking places.