

The revised master development plan use program follows:

TABLE 1 MASTER PLAN PROGRAM		
Building Master Plan		Master Plan - August 2015 Gross Size
Building A: Mixed Use: Cellar Door Winery (5,840 SF) Circus Program (6,799 SF; 400 People) Big Room Studios (3,461 SF) Café (1377 SF) Brewery (10,068 SF) Distillery (5,284 SF) Color Me Mine (2,136 SF) Common (741 SF)		34,800 SF +/-
Building B1: Multi-Purpose (Assume Live Theater)		4,800 Seats
Building B2: Ancillary to B1 and Seasonal Dock		3,600 SF
Building B3: Restaurant		3,600 SF
Building C: Event/Assembly Space (2,500 People)		34,600 SF
Building D: Educational/Gym/Sports Medicine		41,600 SF
Building E: Hotel & Restaurant Condominiums		125 Rooms 24 Units
Buildings F1/F2: Parking Garage <i>*(see next page)</i>		730 Spaces
Building G: Office		180,000 SF
Building H: Event Center		63,000 SF
Building I: Cultural Center		40,000 SF
Building J1: Condominiums (Assumed)		160,000 SF/160 Units
Building J2: Condominiums (Assumed)		196,500 SF/160 Units
<b>Total Non-Garage</b>		<b>814,300 SF</b>

*\* Depending on the timing of garage construction which will follow the relocation of Suburban Propane and the commencement of the phase two buildings, it is conceivable that by the time the garage is ready to begin construction we may actually elect to add floors taking advantage of the 120' height limit to increase structured parking capacity. It may also be desirable to build the garage structure to provide for the possibility of adding floors in the future after the initial 730 spaces are built. We are continuing to assess these options now, but would suggest that the Master Plan retains the ability to plan for a dynamic future outcome without compromising the needs of the first phase of development.*

2014 master development plan square foot calculations are as follows, and show slightly higher square feet totals across the proposed use categories.

PROJECT DATA JUSTIFICATION BUILDING AREA TABLE			
Building	Height	Floor Area	Footprint
Building A: Office, Café, Retail	Existing	34,000	34,000
Building B1: Multi-Purpose (Live Theater)	Existing	14,000	14,000
Building B2: Restaurant	1 Floor	3,600	3,600
Building B3: Restaurant	1 Floor	6,000	6,000
Building C: Educational	1-2 Floors	41,000	33,750
Building D: Gym & Medical Office	1 Floor	11,000	11,000
Building E1: Hotel & Condominiums	120 ft	70,000	23,350
Building E2: Restaurant	1 Floor	6,000	6,000
Building F1: Parking Garage	5 Floors	161,575	32,315
Building F2: Parking Garage		1,530	1,530
Building G: Office	9 Floors	180,000	22,350
Building H: Event Center	80 ft	63,000	47,564
Building I: Cultural Center	1-2 Floors	25,000	18,080
Building J1: Office	6 Floors	160,000	30,000
Building J2: Condominiums	Assume 10 Floors (TBD)	196,500	19,650
<b>TOTAL</b>		<b>973,205</b>	<b>303,189</b>