

**ATTACHMENT C
SCOPE OF WORK OF THE PROJECT**

TABLE VI-5 Alternative 3 Area Summary at Buildout Hotel Option			
USE	UNITS (Rooms/Units)	AREA (Sq. Ft.)	PARKING (Spaces)
PHASE 1			
EXISTING CONVERTED USES			
Hotel rooms	136	64,725	
Restaurant		2,564	
Retail		5,000	
OUTDOOR AREAS			
Outdoor Seating		2,530	
SUBTOTAL		74,819	215
EXISTING RETAINED USES			
Bank/Office		24,885	
Retail		3,649	
Restaurant		5,000	
SUBTOTAL		33,534	
PHASE 1 SUBTOTAL	136	108,353	
EXISTING USES TO BE DEMOLISHED			
Retail		(2,362)	
PHASE 1 NET SUBTOTAL	136	105,991	215
PHASE 2			
NEW USES			
Hotel Addition	20	22,380	
Residential	5	7,400	
Office		69,720	
Restaurants		13,000	
Retail		9,905	
Bank		8,010	
Internal Circulation		20,358	
SUBTOTAL	156/5	150,773	295
OUTDOOR AREAS			
Paseo, Roof Deck		7,972	
Outdoor Seating		2,726	
SUBTOTAL		10,698	
PHASE 2 SUBTOTAL		161,471	295
EXISTING USES TO BE DEMOLISHED			
Bank		(24,885)	
PHASE 2 NET SUBTOTAL		136,586	
PROJECT TOTAL	156/5	242,577	510
SOURCE: RTKL Architects. NOTE: This table summarizes phasing programs, uses, parking and breakdowns provided in Tables VI-1 and VI-3. See associated footnotes not shown here.			