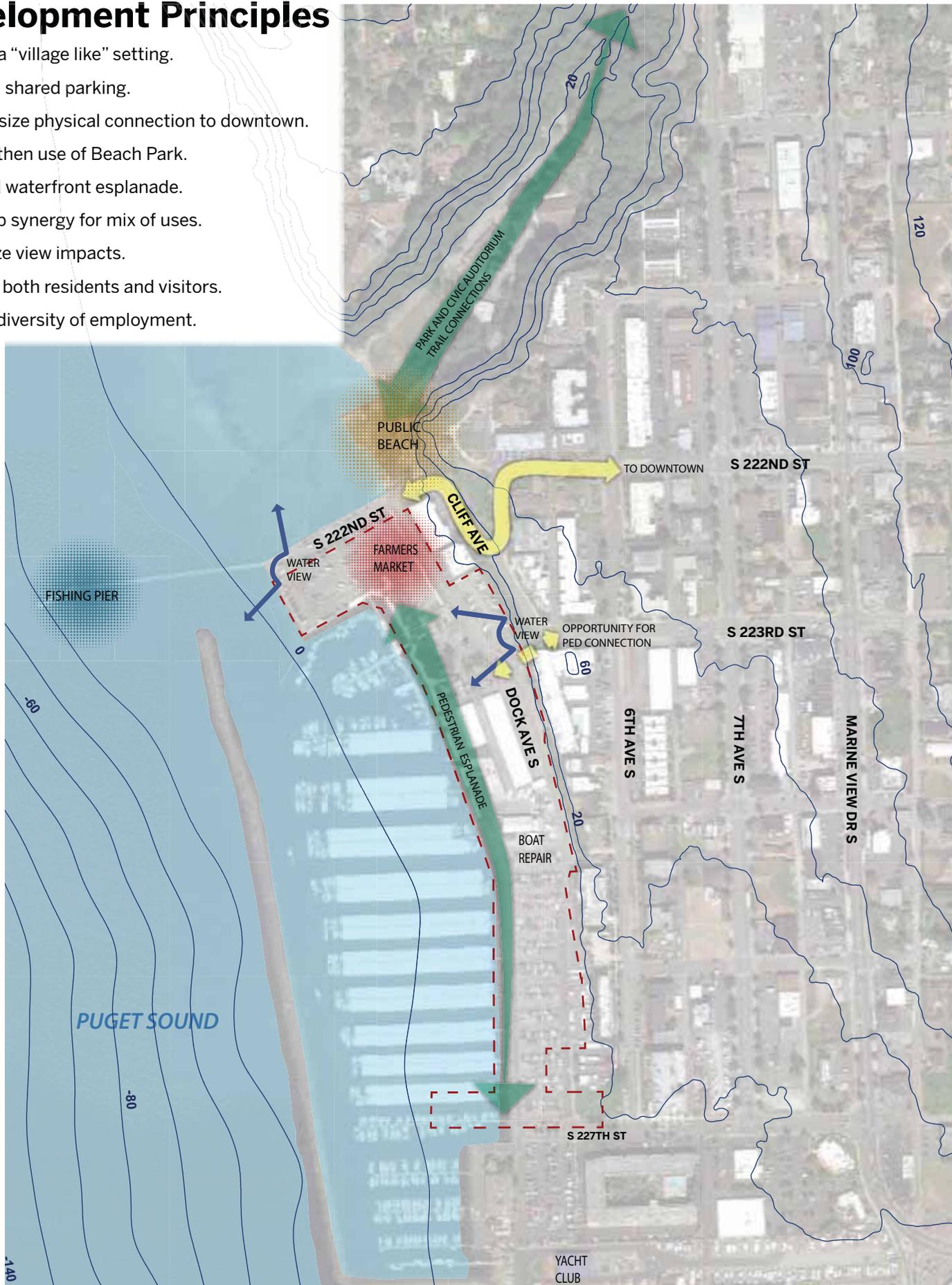
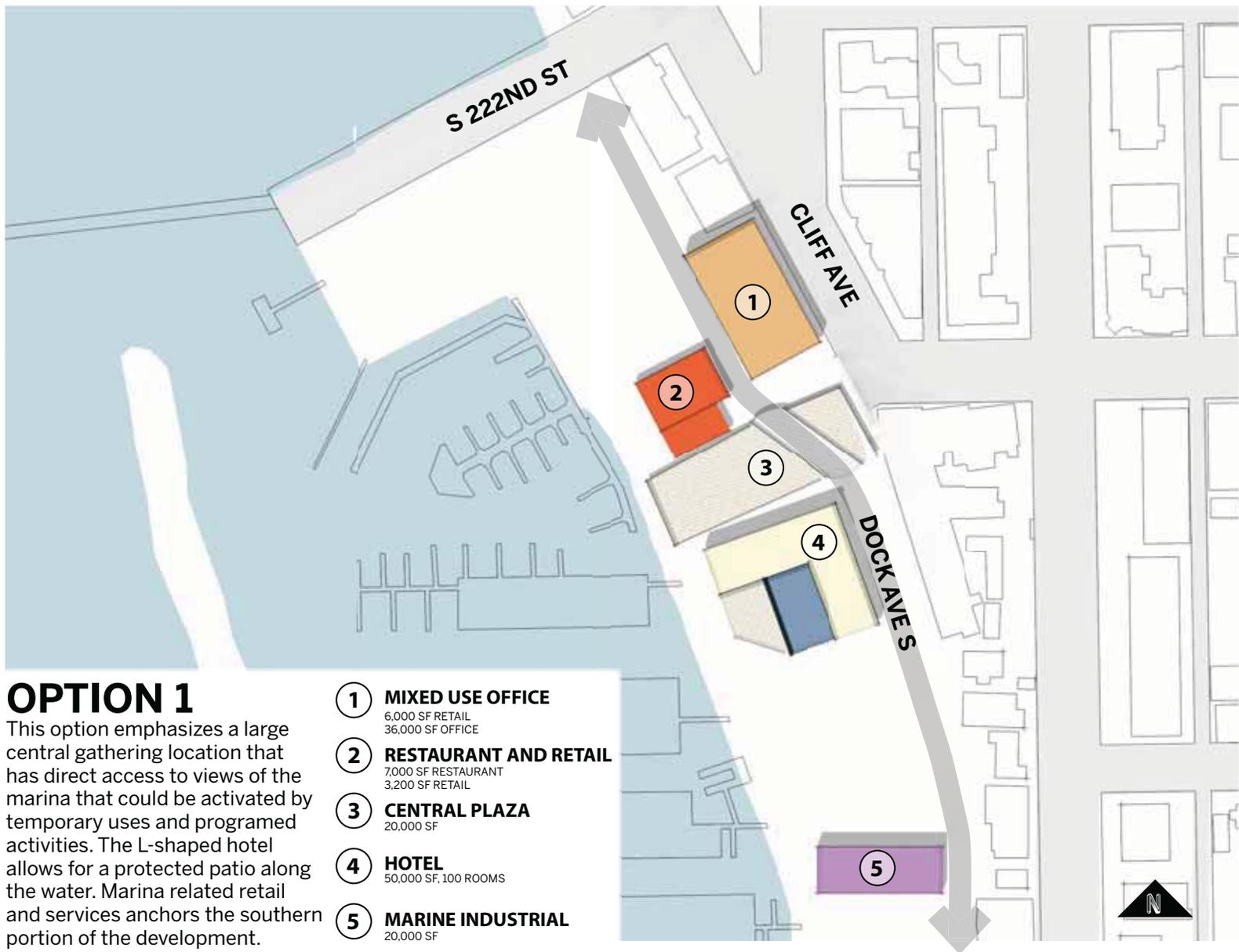


Development Principles

1. Create a "village like" setting.
2. Rely on shared parking.
3. Emphasize physical connection to downtown.
4. Strengthen use of Beach Park.
5. Expand waterfront esplanade.
6. Develop synergy for mix of uses.
7. Minimize view impacts.
8. Attract both residents and visitors.
9. Foster diversity of employment.

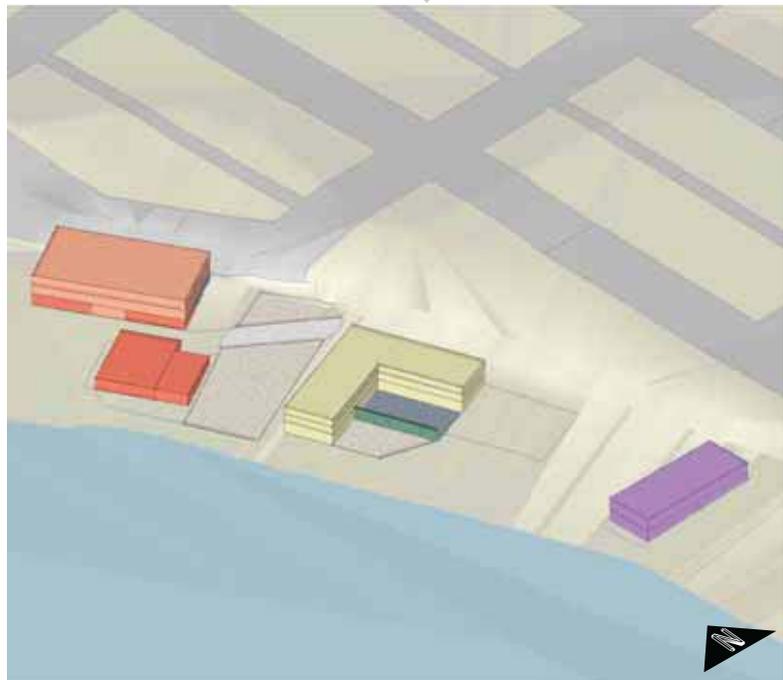
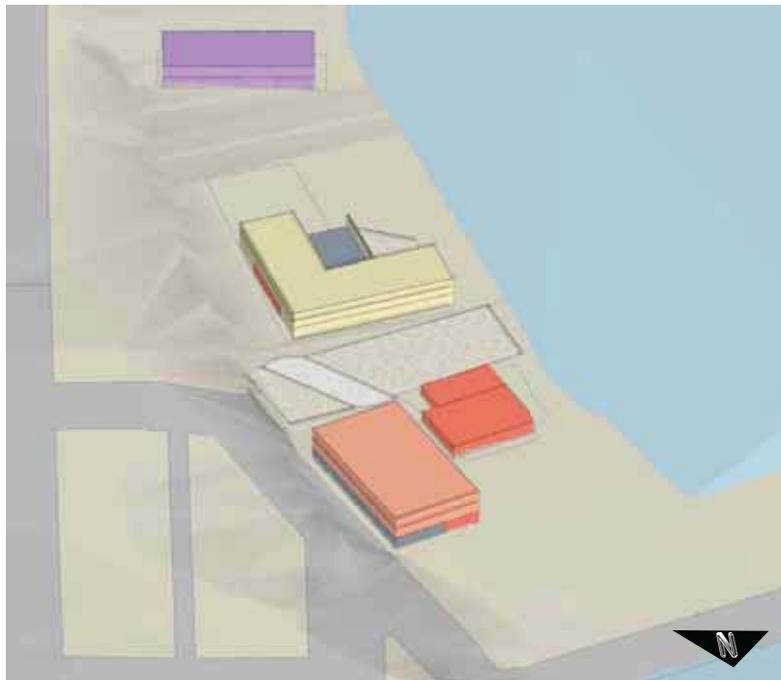


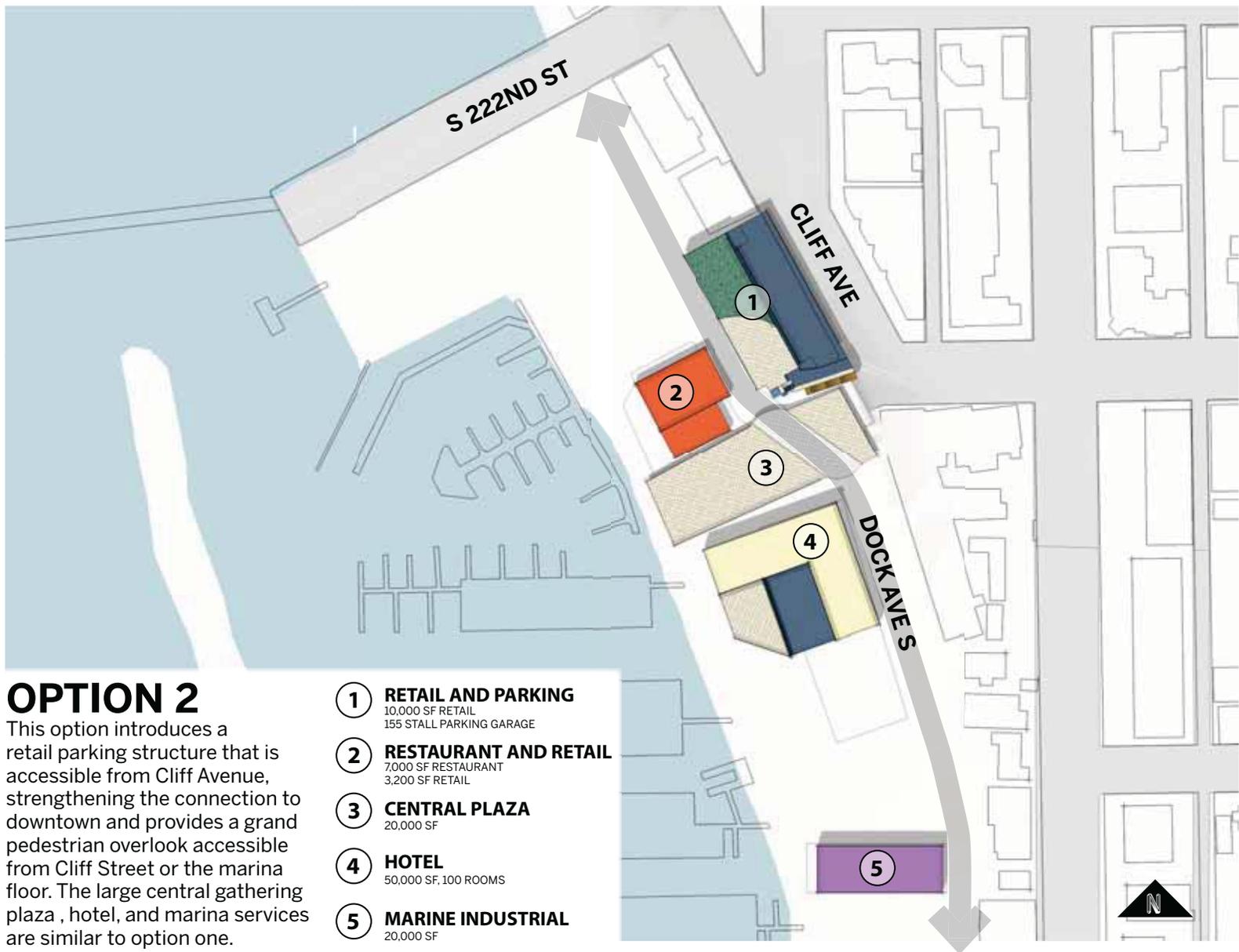


OPTION 1

This option emphasizes a large central gathering location that has direct access to views of the marina that could be activated by temporary uses and programed activities. The L-shaped hotel allows for a protected patio along the water. Marina related retail and services anchors the southern portion of the development.

- ① MIXED USE OFFICE**
 6,000 SF RETAIL
 36,000 SF OFFICE
- ② RESTAURANT AND RETAIL**
 7,000 SF RESTAURANT
 3,200 SF RETAIL
- ③ CENTRAL PLAZA**
 20,000 SF
- ④ HOTEL**
 50,000 SF, 100 ROOMS
- ⑤ MARINE INDUSTRIAL**
 20,000 SF

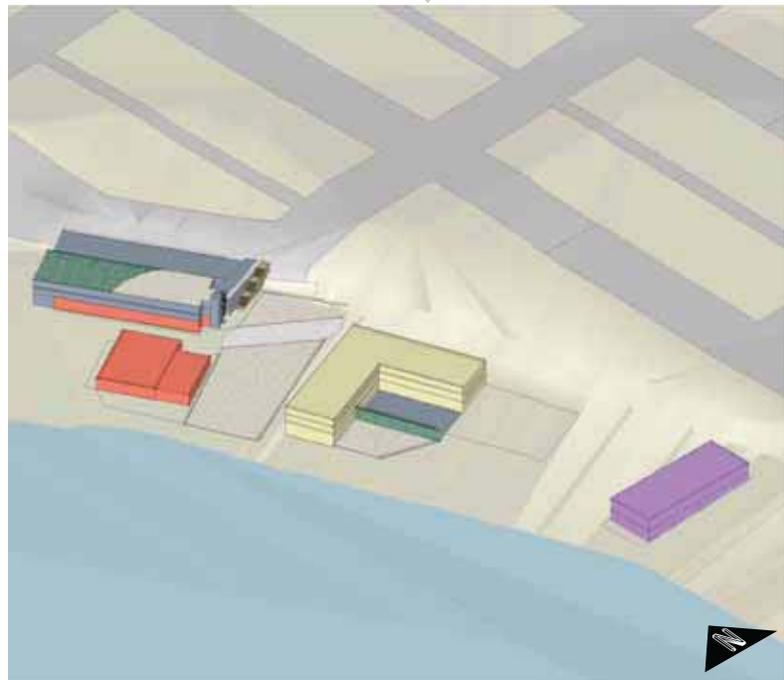
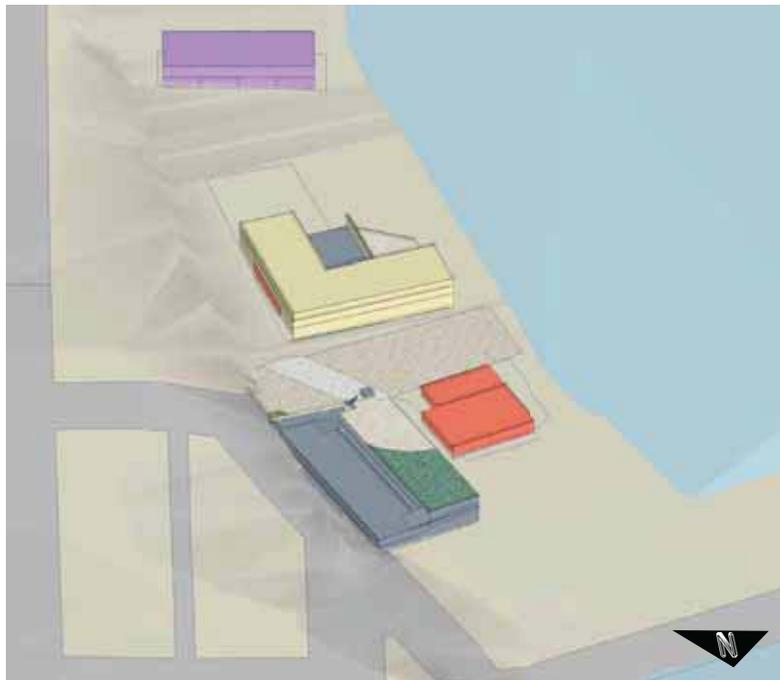


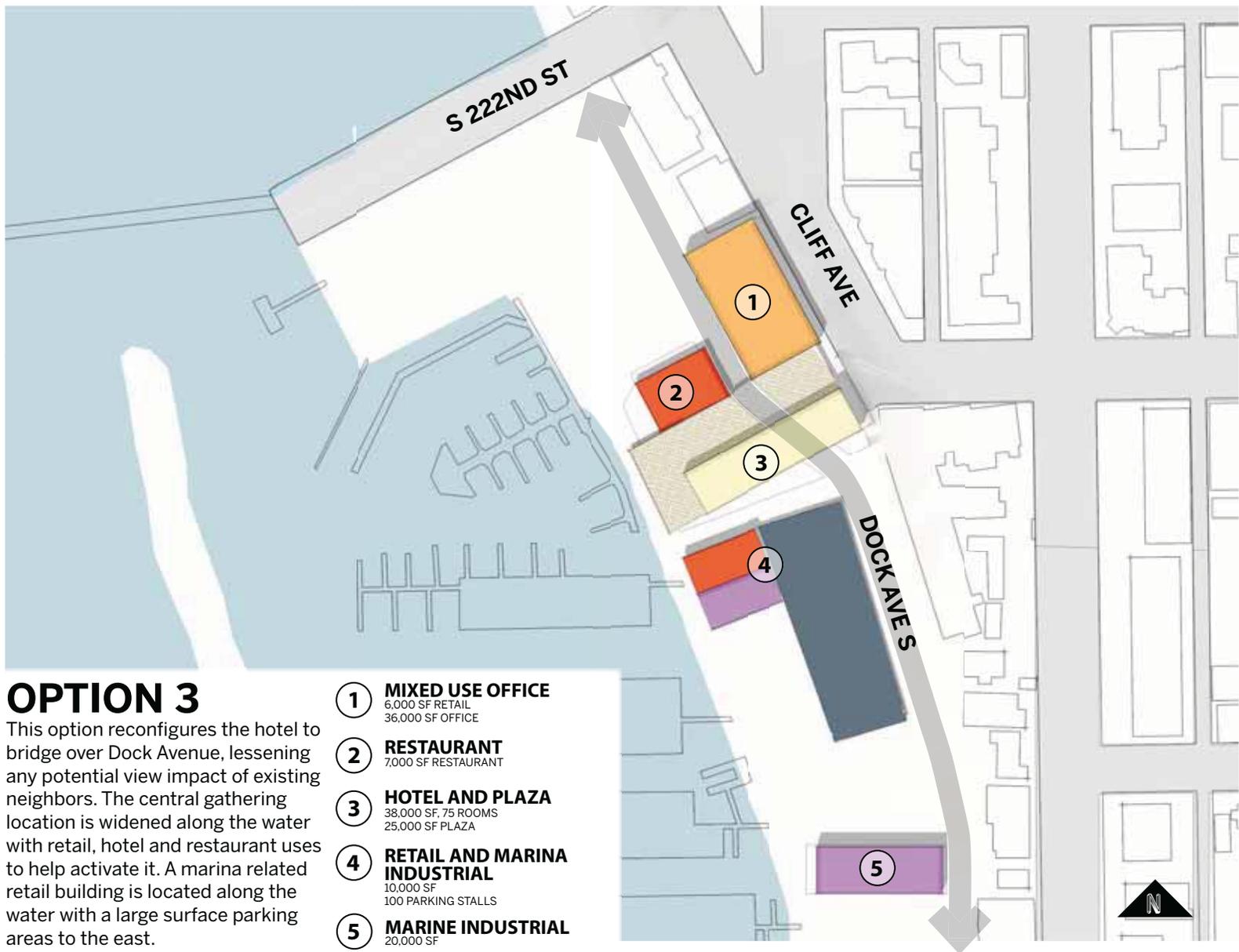


OPTION 2

This option introduces a retail parking structure that is accessible from Cliff Avenue, strengthening the connection to downtown and provides a grand pedestrian overlook accessible from Cliff Street or the marina floor. The large central gathering plaza, hotel, and marina services are similar to option one.

- 1 RETAIL AND PARKING**
10,000 SF RETAIL
155 STALL PARKING GARAGE
- 2 RESTAURANT AND RETAIL**
7,000 SF RESTAURANT
3,200 SF RETAIL
- 3 CENTRAL PLAZA**
20,000 SF
- 4 HOTEL**
50,000 SF, 100 ROOMS
- 5 MARINE INDUSTRIAL**
20,000 SF

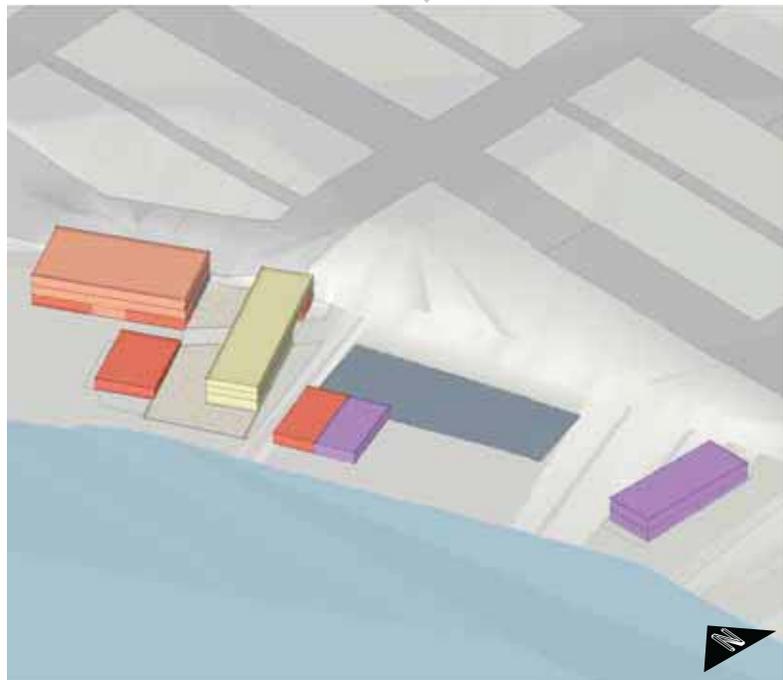
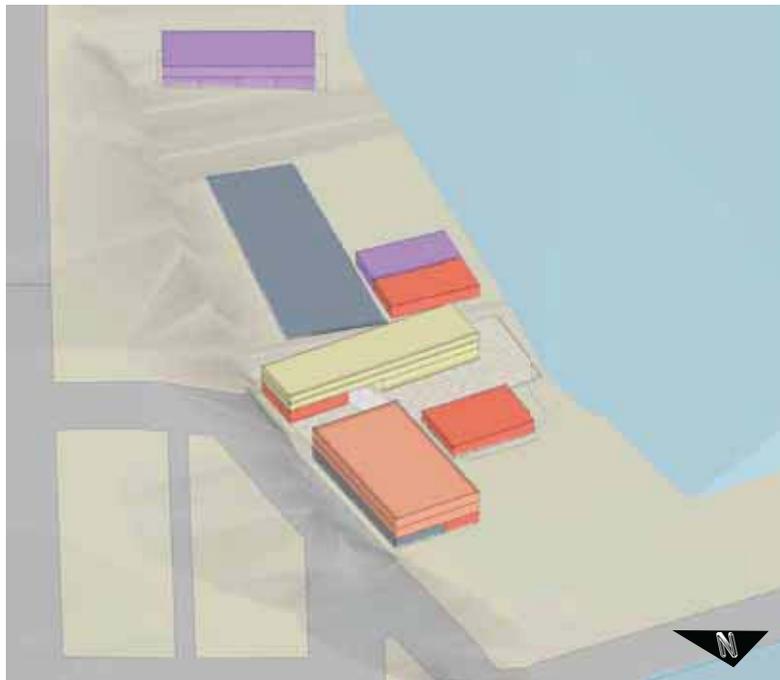


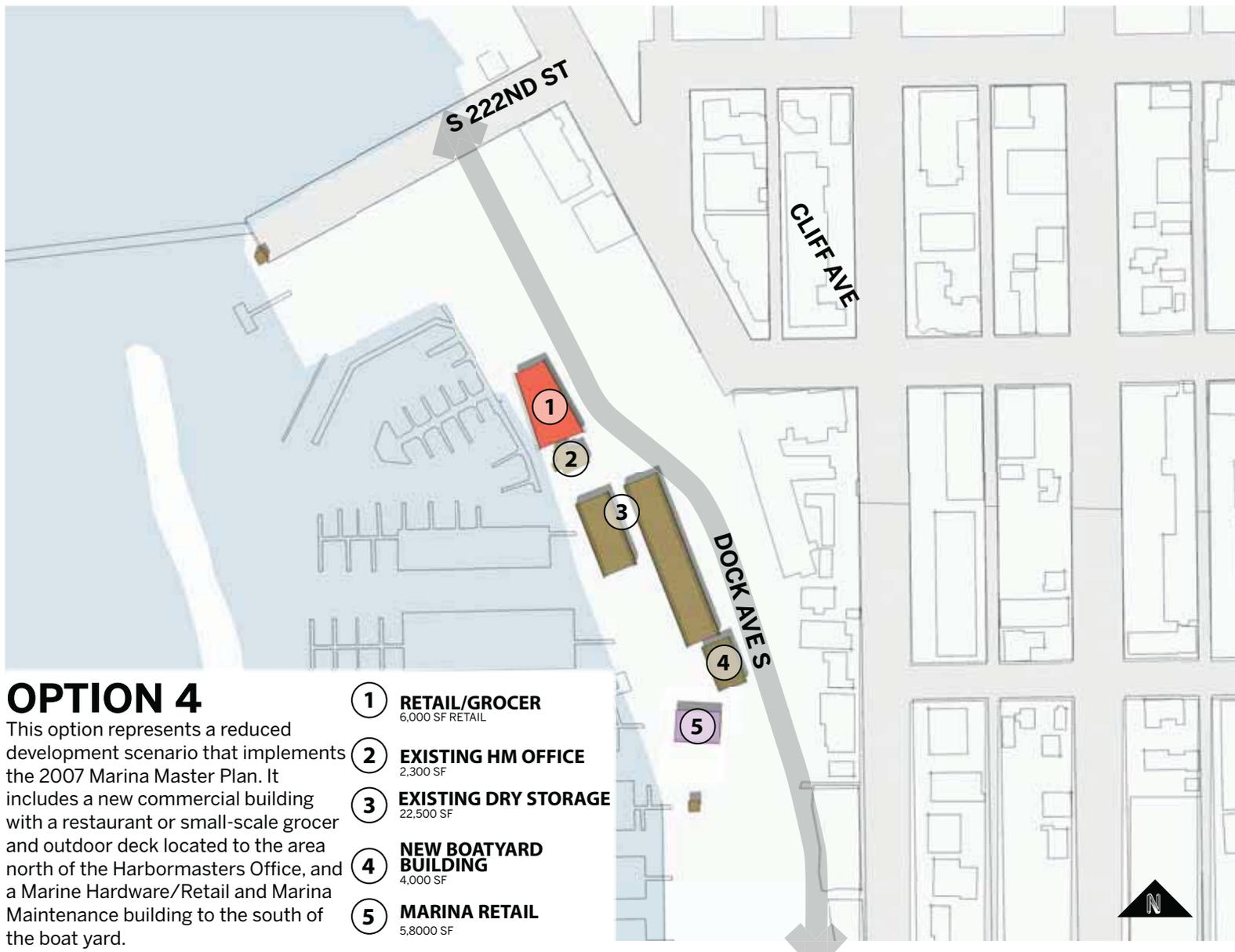


OPTION 3

This option reconfigures the hotel to bridge over Dock Avenue, lessening any potential view impact of existing neighbors. The central gathering location is widened along the water with retail, hotel and restaurant uses to help activate it. A marina related retail building is located along the water with a large surface parking areas to the east.

- ① **MIXED USE OFFICE**
6,000 SF RETAIL
36,000 SF OFFICE
- ② **RESTAURANT**
7,000 SF RESTAURANT
- ③ **HOTEL AND PLAZA**
38,000 SF, 75 ROOMS
25,000 SF PLAZA
- ④ **RETAIL AND MARINA INDUSTRIAL**
10,000 SF
100 PARKING STALLS
- ⑤ **MARINE INDUSTRIAL**
20,000 SF





OPTION 4

This option represents a reduced development scenario that implements the 2007 Marina Master Plan. It includes a new commercial building with a restaurant or small-scale grocer and outdoor deck located to the area north of the Harbormasters Office, and a Marine Hardware/Retail and Marina Maintenance building to the south of the boat yard.

- ① **RETAIL/GROCER**
6,000 SF RETAIL
- ② **EXISTING HM OFFICE**
2,300 SF
- ③ **EXISTING DRY STORAGE**
22,500 SF
- ④ **NEW BOATYARD BUILDING**
4,000 SF
- ⑤ **MARINA RETAIL**
5,8000 SF

