

Phasing of the project

			Phase I		
			Year 0	1	2
Gross square foot development			2017-2018	2019	2020
	Infrastructure Costs	1	41,857	0	0
Market-rate	Rental Housing	2	0	229,667	242,668
	For-Sale Housing	3	0	663,768	663,767
Upscale	For-Sale Housing	4	0	60,980	60,980
Affordable	Rental Housing	5	0	96,713	96,712
Workforce	Rental Housing	6	0	13,000	0
	Office	7	0	35,733	35,733
	Market-rate Retail	8	0	109,503	109,503
	Affordable Retail	9	0	10,950	10,950
	Workshop	10	0	10,000	0
	Hotel - Full Services	11	0	0	37,500
	Hotel - Limited Services	12	0	0	0
	School	13	0	56,600	0
	Meeting Spaces	14	0	0	28,125
	Startup Incubator	15	0	0	7,000
	Market	16	0	0	0
	Underground Parking	17	0	2,172,090	0
	Library	18	0	0	0
	Greenhouse	19	0	0	42,460
Parking	Underground Parking total (sqft)		0	2,172,090	0
	Underground Parking total (unit)		0	2,161	0
	Parking housing (sqft)		0	1,661,760	0
	Parking housing (unit)		0	1,405	0
	Parking retail (sqft)		0	157,910	0
	Parking retail (unit)		0	72	0
	Parking office (sqft)		0	282,420	0
	Parking office (unit)		0	565	0
	Parking hotel (sqft)		0	70,000	0
	Parking hotel (unit)		0	119	0

	Phase 2		Phase 3	
3	4	5	6	7
2021	2022	2023	2024	2025
27,900	0	8,943	0	0
0	173,519	184,019	68,216	68,217
0	412,001	412,001	148,937	148,937
0	38,636	38,636	14,160	14,160
0	62,711	62,711	21,656	21,656
0	10,500	0	0	0
35,734	65,500	65,500	204,600	204,600
109,503	213,269	213,269	213,350	213,350
10,950	21,327	21,327	21,335	21,335
0	38,802	0	0	0
37,500	0	0	0	0
0	60,000	60,000	0	0
0	0	0	0	0
28,125	0	0	0	0
7,000	0	0	0	0
0	0	17,640	0	0
0	1,487,444	0	1,164,970	0
0	16,000	0	0	0
0	0	0	0	0
0	1,487,444	0	1,164,970	0
0	1,693	0	1,300	0
0	1,070,865	0	433,120	0
0	1,172	0	325	0
0	231,079	0	207,050	0
0	106	0	398	0
0	65,500	0	524,800	0
0	287	0	577	0
0	120,000	0	0	0
0	128	0	0	0

Full operation				
8	9	10		
2026	2027	2028		Total:
0	0	0	0	78,700
0	0	0	0	966,306
0	0	0	0	2,449,411
0	0	0	0	227,553
0	0	0	0	362,159
0	0	0	0	23,500
0	0	0	0	647,400
0	0	0	0	1,181,747
0	0	0	0	118,175
0	0	0	0	48,802
0	0	0	0	75,000
0	0	0	0	120,000
0	0	0	0	56,600
0	0	0	0	56,250
0	0	0	0	14,000
0	0	0	0	17,640
0	0	0	0	4,824,504
0	0	0	0	16,000
0	0	0	0	42,460
0	0	0	0	4,824,504
0	0	0	0	5,154
0	0	0	0	3,165,745
0	0	0	0	2,902
0	0	0	0	596,039
0	0	0	0	576
0	0	0	0	872,720
0	0	0	0	1,429
0	0	0	0	190,000
0	0	0	0	247

