

602 S. Front Street MU Redevelopment																																			
2/20/2026 UPDATE																																			
RESIDENTIAL BUILDING TABULATION										UNIT TABULATIONS																									
		AMENITY	EXTERIOR AMENITY **	BOH / PET / UTILITIES	STORAGE	GSF	BALCONIES * (APPOX. 65sf EA.)	NRSF	NET : GROSS	STUDIOS			1-BED								2-BED										3-BED				TOTAL
										S1	S2	S3	A1	A1.1	A1.2	A2	A3	A4	A4	B1/B1.1	B2	B3	B4	B5	B6	B7	B8	B9	B10	C1	C2	C3	C4		
										540	590	0	720	0	0	639	0	0	0	1080	1166	1213	999	0	0	0	0	0	0	0	0	0	0	0	
RESIDENTIAL	LEVEL_06	634		197		30,484		26,063	85.5%	6			15							6	2	1	2										32		
	LEVEL_05			197		30,484		26,653	87.4%	6	1		15							6	2	1	2										33		
	LEVEL_04			197		30,484		26,653	87.4%	6	1		15							6	2	1	2										33		
	LEVEL_03	540		197		29,849		26,653	89.3%	6	1		15							6	2	1	2										33		
	LEVEL_02	2,916	15,162	768		29,849		22,818	76.4%	6			15							5	1	1	1										29		
	LEVEL 1.5	1,004		2,891	3,201	7,096		3,201	45.1%																								0		
	LEVEL 01	3,042		2,833	4,293	10,168		4,293	42.2%																							0			
	TOTAL	8,136	15,162	7,280	7,494	168,414	0	136,334	81.0%	30	3	0	75	0	0	0	0	0	0	29	9	5	9	0	0	0	0	0	0	0	0	0	160		
										18.8%	1.9%	0.0%	46.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18.1%	5.6%	3.1%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%		

		NON-RESIDENTIAL TABULATION							UNIT TABULATIONS																								
		RETAIL	OFFICE	REST. / F&B	CAFÉ	PARKING DECK	EXTERIOR AMENITY **	STUDIOS			1-BED						2-BED										3-BED						
								S1	S2	S3	A1	A1.1	A1.2	A2	A3	A4	A4	B1/B1.1	B2	B3	B4	B5	B6	B7	B8	B9	B10	C1	C2	C3	C4		
NON-RESIDENTIAL	LEVEL_05		7,744				892																										
	LEVEL_04		8,715																														
	LEVEL_03		8,715																														
	LEVEL_02		8,715			17,073																											
	LEVEL 1.5		0		1,590	27,328																											
	LEVEL 01	21,338	2,635	4,952	4,255	27,328	2,500																										
	TOTAL	21,338	36,524	4,952	5,845	71,729	3,392																										

R2	AMENITY	X AMENITY	SERVICE	STORAGE	GSF*	BALCONIES	NRSF	NET:GROSS	S1	S2	S3	A1	A1.1	A1.2	A2	A3	A4	A4	B1/B1.1	B2	B3	B4	B5	B6	B7	B8	B9	B10	C1	C2	C3	C4	TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	8,136	15,162	7,280	7,494	168,414	0	136,334	81.0%	30	3	0	75	0	0	0	0	0	0	29	9	5	9	0	0	0	0	0	0	0	0	0	0	160																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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* BALCONIES NOT INCLUDED IN NRSF
** EXTERIOR AMENITY NOT INCLUDED IN GSF

PARKING	Standard	ADA	Van	
SURFACE	48			48
COVERED	33	5	2	40
L01 RAMP	38			38
L1.5	71	13		84
L02	32	8		40
Totals	222	26	2	250
				1.56

FAÇADE BY USE	WARREN STREET	S. FRONT STREET	LIBERTY STREET	RIVERFRONT DRIVE	TOTAL FAÇADE	SIGNAGE PERMITTED - 10% TOTAL FAÇADE
RESIDENTIAL	4,112.00 SF	21,786.00 SF	12,093.00 SF	20,356.00 SF	58,347.00 SF	5,834.70 SF
OFFICE L01	1,649.00 SF	667.00 SF	0.00 SF	717.00 SF	3,033.00 SF	303.30 SF
OFFICE L02	1,963.00 SF	527.00 SF	917.00 SF	519.00 SF	3,926.00 SF	392.60 SF
OFFICE L03	1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE L04	1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE L05	2,340.00 SF	732.00 SF	1,276.00 SF	726.00 SF	5,074.00 SF	507.40 SF
RETAIL 1	0.00 SF	2,243.00 SF	1,064.00 SF	0.00 SF	3,307.00 SF	330.70 SF
RETAIL 2	0.00 SF	0.00 SF	2,539.00 SF	842.00 SF	3,381.00 SF	338.10 SF
CAFÉ	0.00 SF	897.00 SF	0.00 SF	0.00 SF	897.00 SF	89.70 SF
RESTAURANT	501.00 SF	1,672.00 SF	0.00 SF	0.00 SF	2,173.00 SF	217.30 SF
GARAGE	2,583.00 SF	0.00 SF	659.00 SF	6,885.00 SF	10,127.00 SF	1,012.70 SF

DEVELOPMENT SUMMARY