

**City of Seaside**  
**The Projects at Main Gate**  
***Project Description Summary***  
**(July 17, 2008)**

The City of Seaside and Clark Realty Capital and General Growth Properties, have prepared a Specific Plan and a Tentative Subdivision Map that involves two separate but related components (The Projects): 1) an open-air retail and entertainment-based shopping center; and 2) a hotel/spa and conference center.

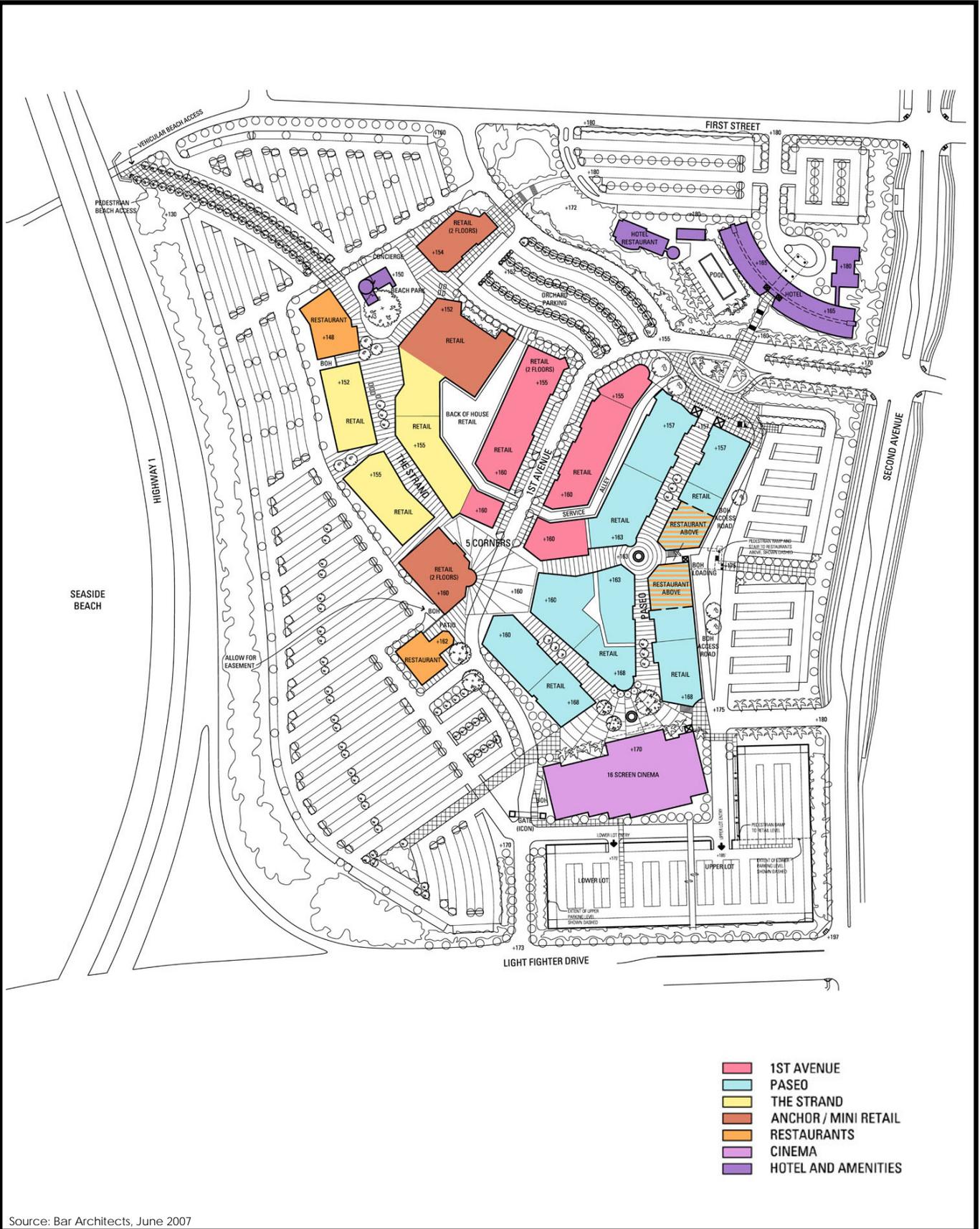
Two variations of the project's overall site plan are being considered and reviewed. Alternative A is anchored on the south by a 16-screen cinema. Alternative B assumes a large department store in place of the cinema. All other aspects of the alternatives are essentially the same. The applicant wishes to explore (and have the City review) both scenarios in order to adapt to market conditions as project implementation nears.

The retail center (currently referred to as "The Strand") will include between 491,000 and 559,500 square feet of retail space (including 61,000 square feet of restaurant space and a multi-screen cinema or department store) on 48.46 acres. The ranges in square footage reflect the site plans for Alternative A and Alternative B, respectively. The retail center, effectively described as an open-air "lifestyle center", is anticipated to include specialty retailers such as bookstores, sporting goods, housewares, clothing stores, market/specialty foods, a multi-screen cinema (or alternatively, a department store anchor) and other entertainment uses.

The hotel/spa and conference center includes a planned hotel of up to 250 rooms, spa facilities, hotel restaurant, and conference facilities. This component of the project is currently proposed as a 9-story building located on a separate 7.75 acre parcel.

The table below provides a summary of the proposed uses and estimates of the square footage of each variation.

<b>Land Use Type</b>	<b>Alternative A (Cinema)</b>	<b>Alternative B (Department Store)</b>
<b>Lifestyle Center</b>		
Large Format Retail (sporting goods/bookstore/housewares)	87,500 gsf	87,500 gsf
In-Line Shops ("1 <sup>st</sup> Avenue", "Promenade", "The Strand", other retail, and restaurant)	291,000 gsf	291,000 gsf
Department Store Anchor	n/a	120,000 gsf
Multi-Screen Cinema	51,500 gsf (2,630 seats)	n/a
Restaurants (excluding hotel)	61,000 gsf	61,000 gsf
<i>Lifestyle Center Subtotal</i>	<i>491,000 gsf</i>	<i>559,500 gsf</i>
<b>Hotel/Hospitality</b>		
Hotel	225,000 (250 rooms)	225,000 (250 rooms)
Spa	24,000 gsf	24,000 gsf
Conference Center	27,000 gsf	27,000 gsf
Hotel Restaurant	8,000 gsf	8,000 gsf
<i>Hotel/Hospitality Subtotal</i>	<i>284,000 gsf</i>	<i>284,000 gsf</i>
<b>Other</b>		
Floor Area Ratio (FAR)	0.37	0.35
Site Coverage	81.9%	81.9%
Parking	2,757 spaces	2,495 spaces
Landscape Area	Approx. 10 acres	Approx. 10 acres
<b>Total gsf</b>	<b>775,000 gsf</b>	<b>843,500 gsf</b>
<b>Total Acres (limits of work)</b>	<b>56.9</b>	<b>56.9</b>



Source: Bar Architects, June 2007

Not to Scale



Figure 2-1  
Concept Site Plan - Alternative A

