



YORK PLAN 2.0 NORTHWEST TRIANGLE INNOVATION DISTRICT REVISED MASTER PLAN

MARCH 2020

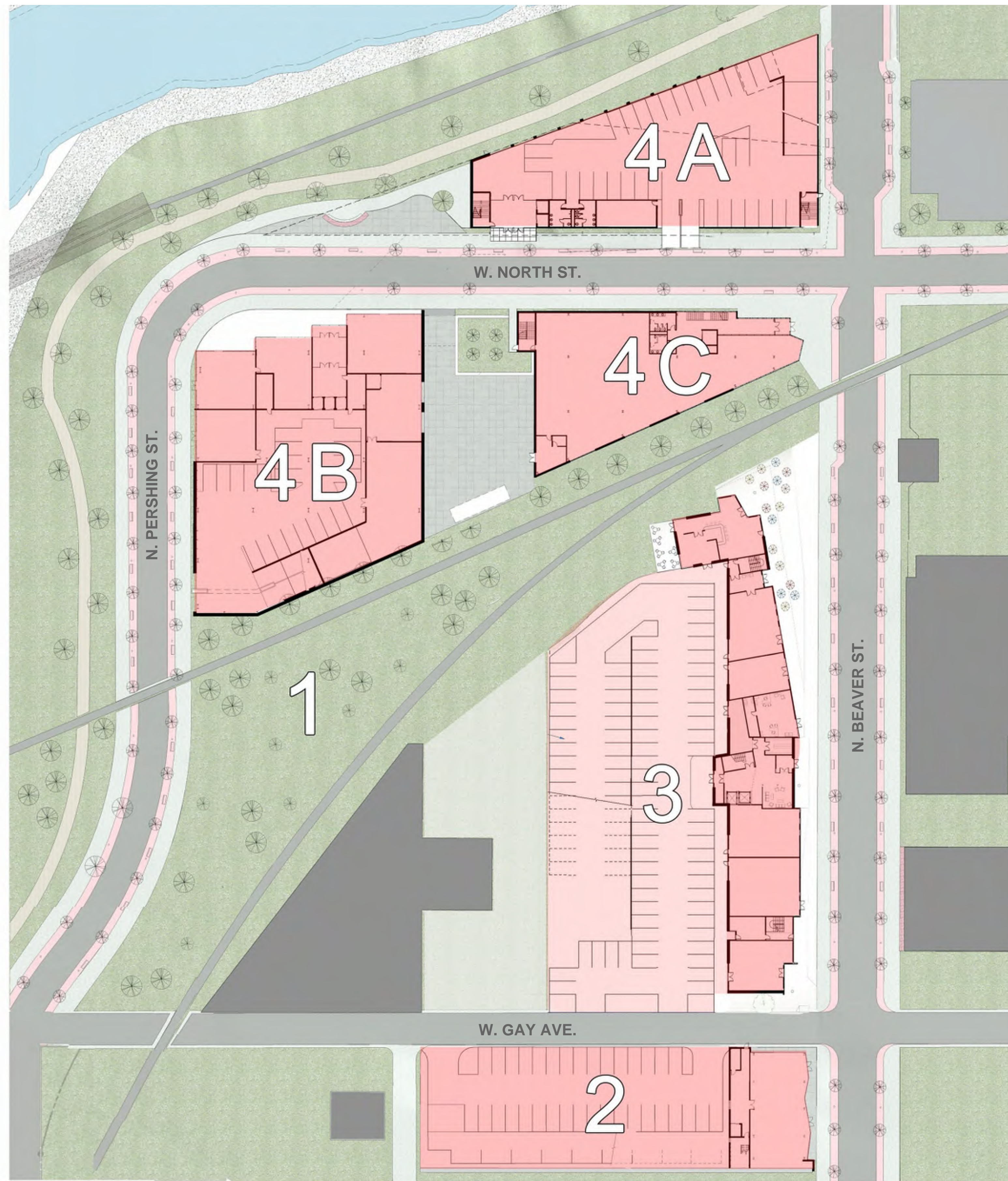




EXISTING SITE PLAN

7.74 acres total
(all parcels)

*Note: Documentation prepared for planning purposes only and is subject to change based on tenant demand.



PHASES 1 - 4 SUMMARY

Retail:

- **12,900 GSF total**

Residential:

- **230,000 GSF total**
- **179 units**

Offices:

- **372,890 GSF total**
- **+/- 2,000 employees**

Parking:

- **600 spaces total**

MASTER PLAN PHASING - FLOOR PLANS

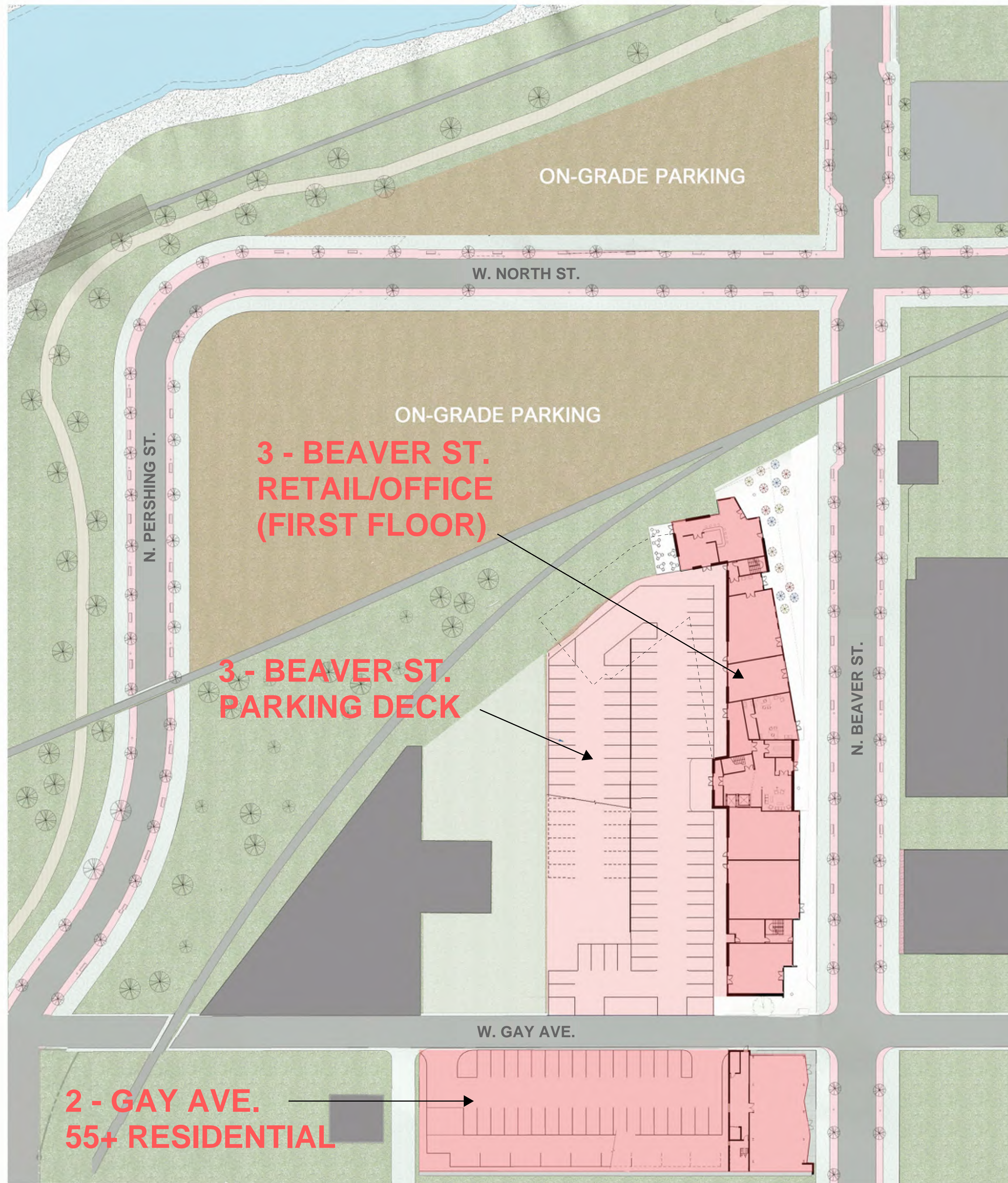
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PHASE 1

- SITE PREPARATION & INFRASTRUCTURE

PHASE 2

- GAY AVE. 55+ RESIDENTIAL

54 units total

110,000 GSF total (all floors)

PHASE 3

- BEAVER ST. RETAIL/OFFICE/RESIDENTIAL

First Floor:

Retail/Office - 13,400 GSF

Second-Sixth Floors:

Residential - 24,000 GSF per floor

125 units total

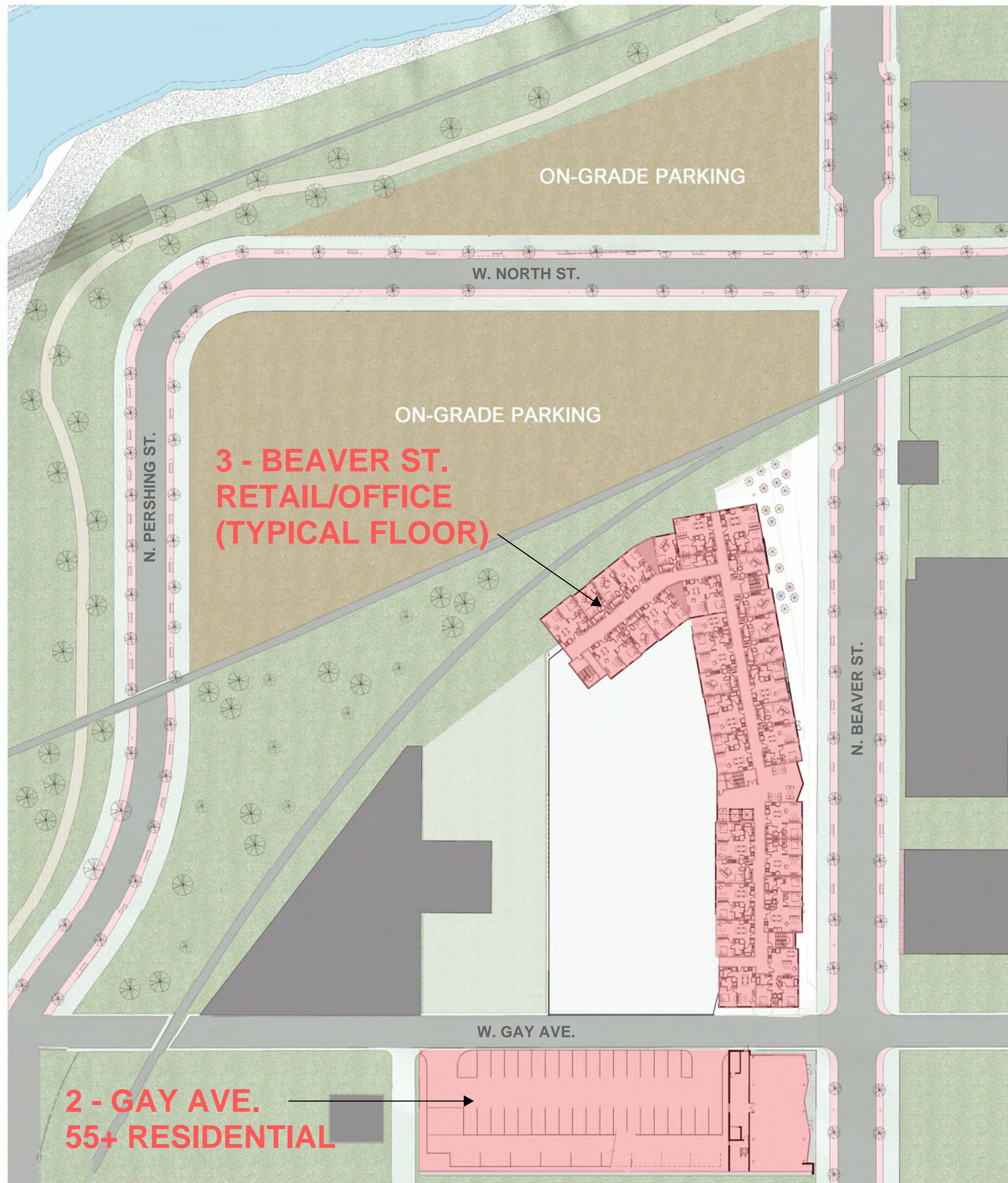
133,400 GSF total (all floors)

- BEAVER ST. PARKING DECK

First-Third Floors:

100 spaces per level

300 parking spaces total



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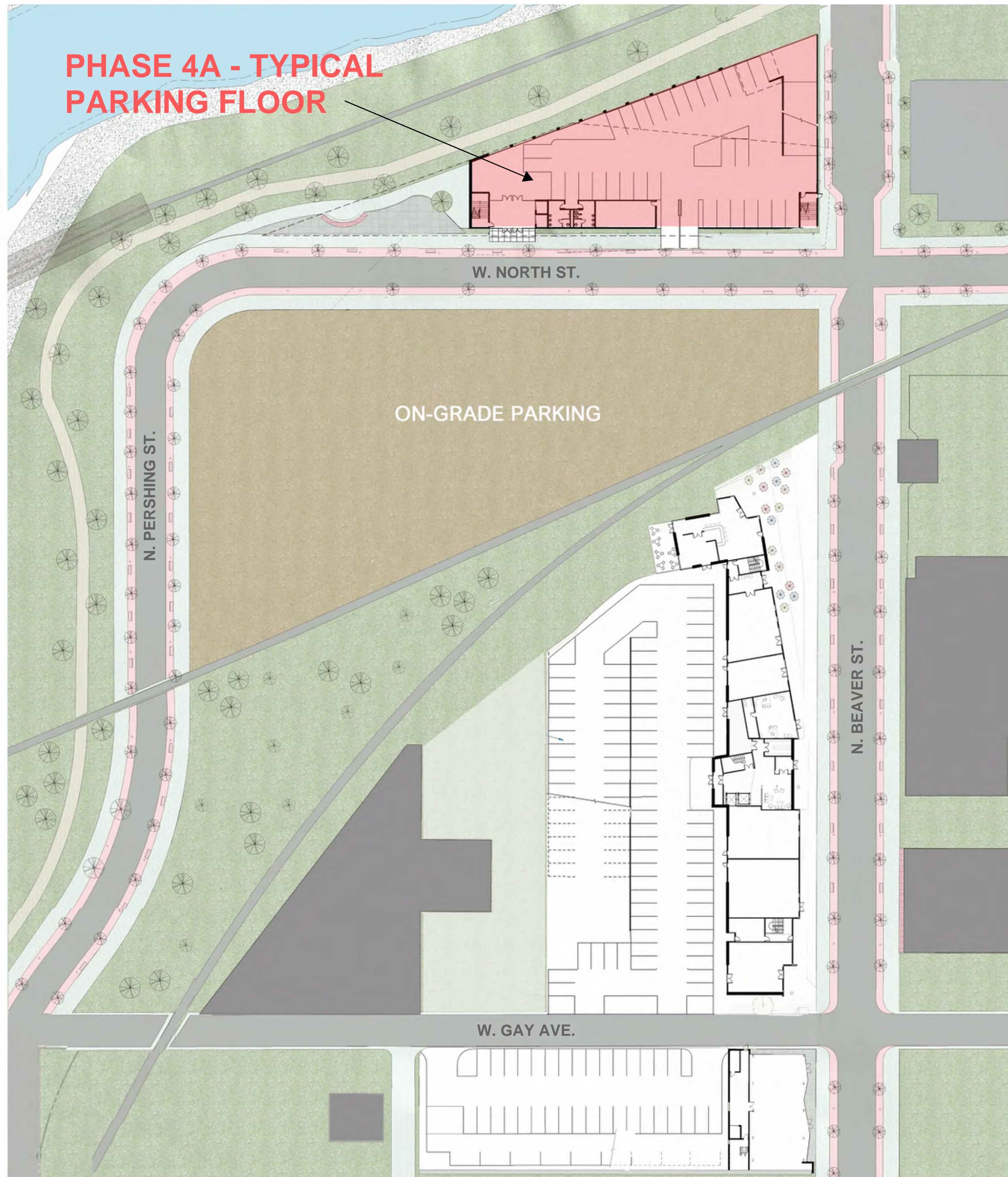
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PHASE 4A

• OFFICES W/ PARKING

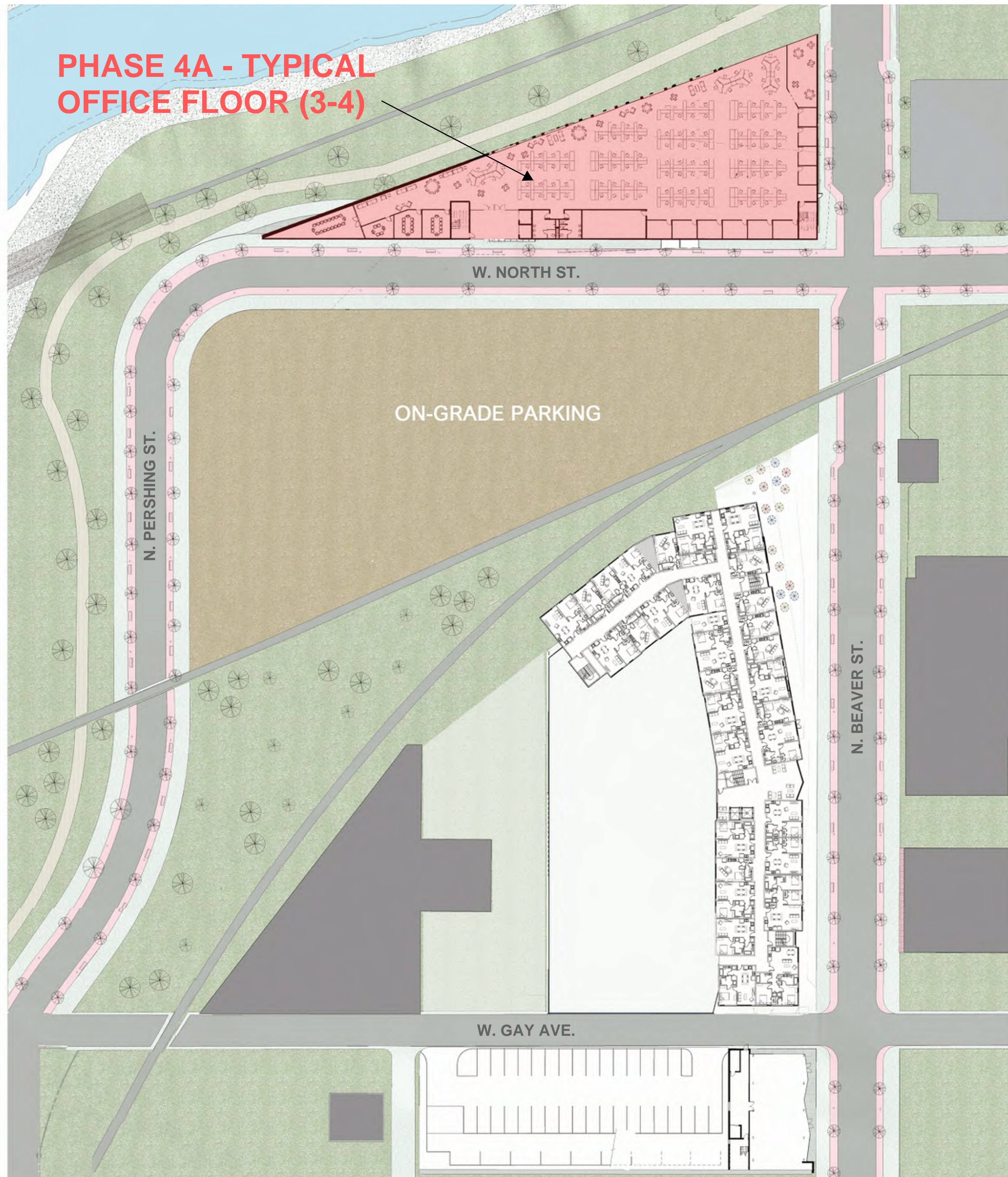
First & Second Floors:
 First Level - 30 spaces
 Second Level - 31 spaces
61 parking spaces total

Third and Fourth Floors:
 Offices - 22,310 GSF per floor

Fifth and Sixth Floors:
 Offices - 18,285 GSF per floor
 +/-600 employees

120,340 GSF total (all floors)

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PHASE 4A

- OFFICES W/ PARKING

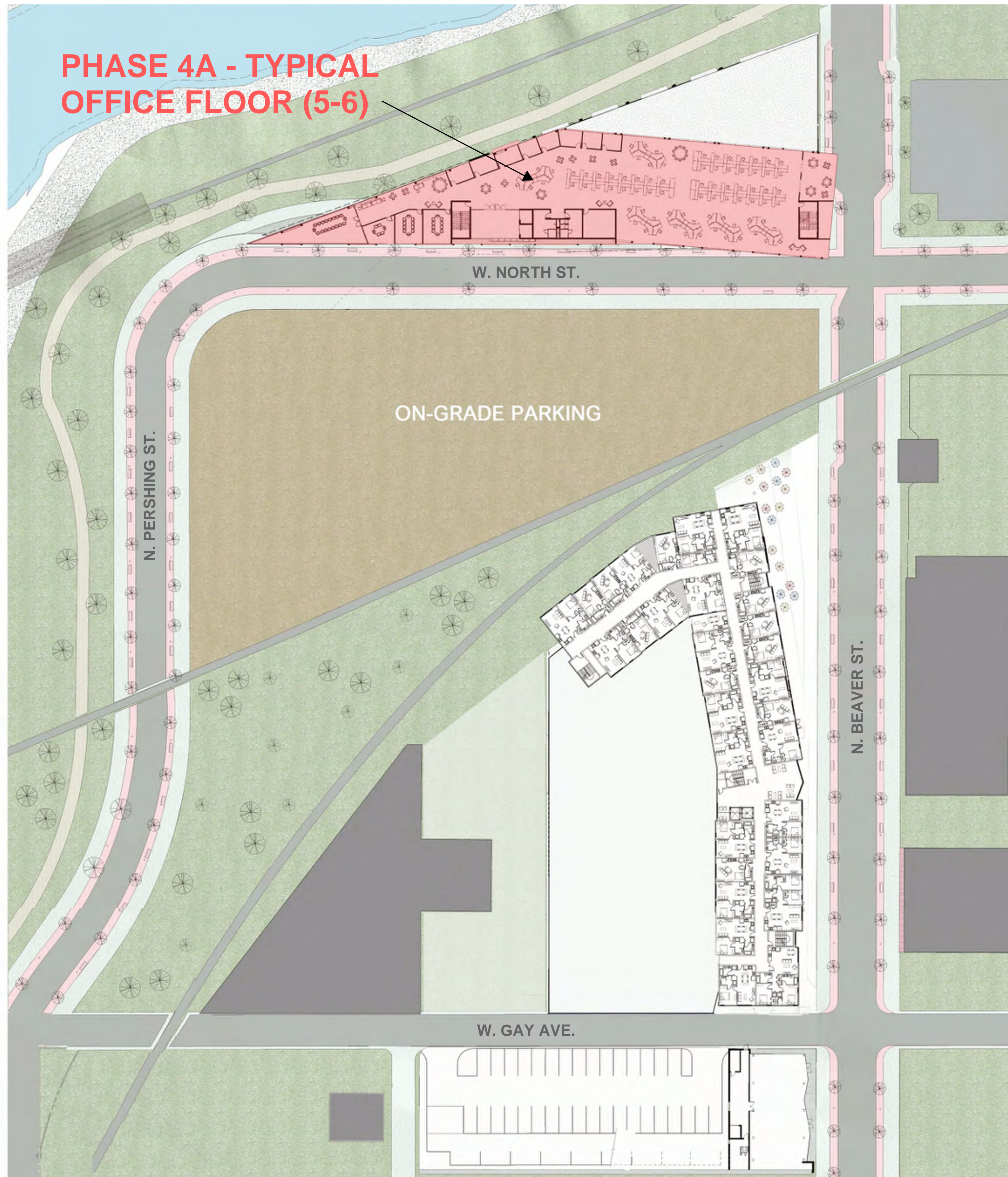
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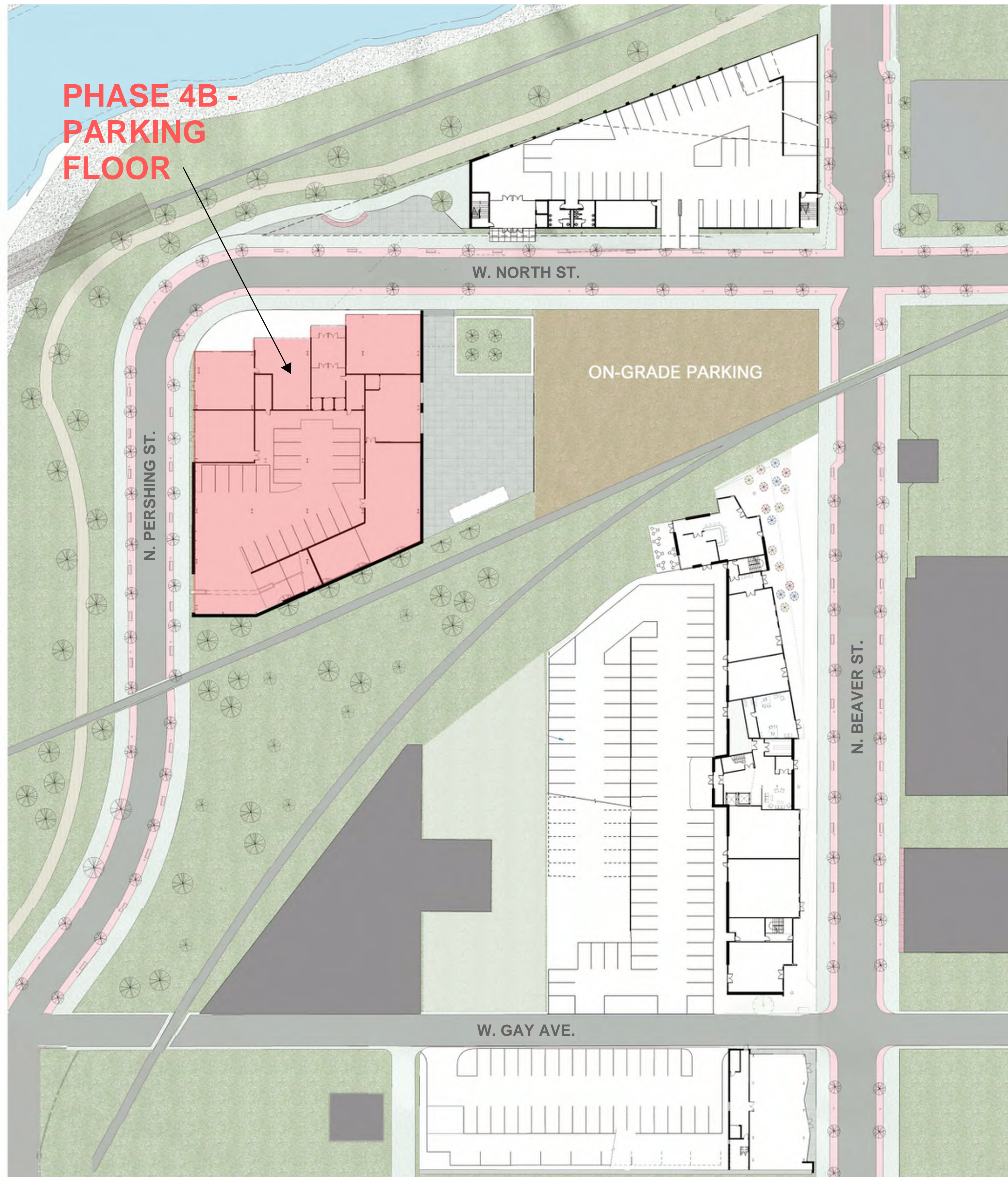
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PHASE 4B

• TOWER - OFFICES W/ PARKING

First-Fourth Floors:

First Floor: 21 spaces

Second-Fourth: 58 spaces per floor

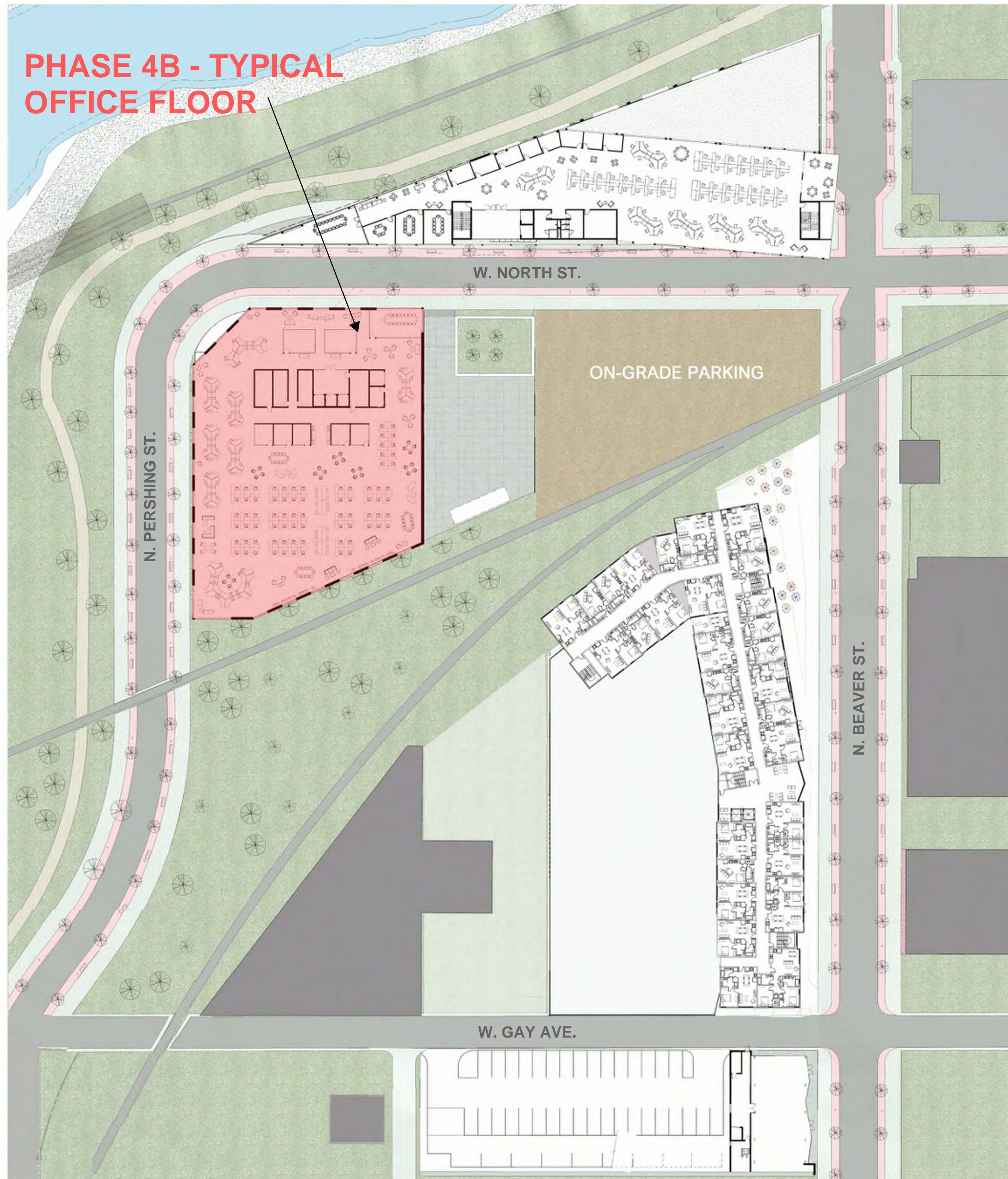
195 parking spaces total

Fifth-Seventeenth Floors:

Offices - 225,000 GSF subtotal

+/- 1,000 employees

329,000 GSF total (all floors)



PHASE 4B

• TOWER - OFFICES W/ PARKING

First-Fourth Floors:

First Floor: 21 spaces

Second-Fourth: 58 spaces per floor

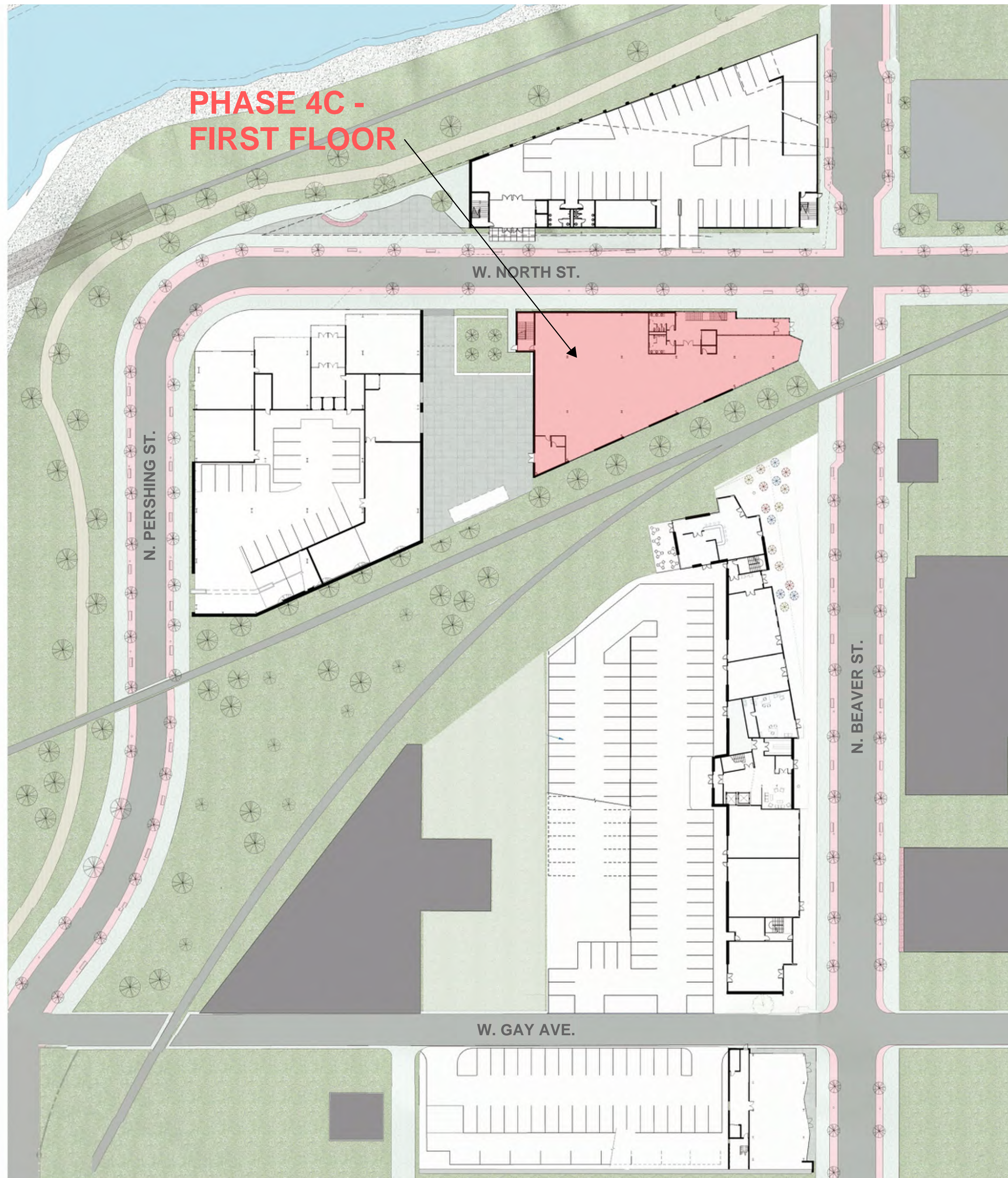
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Fifth-Seventeenth Floors:

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PHASE 4C

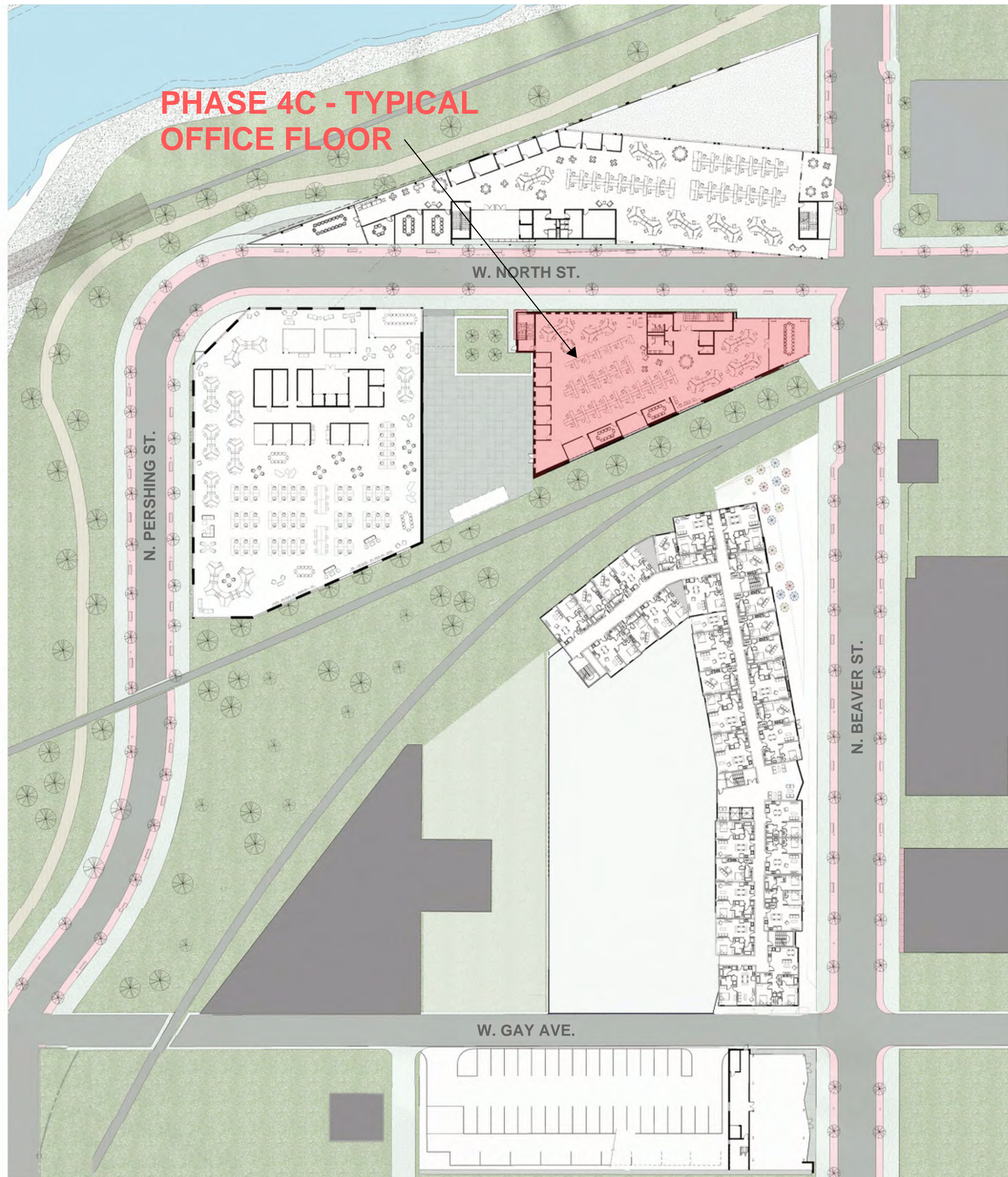
- **OFFICES**

12,000 GSF per floor (5 floors)

+/- 450 employees

60,000 GSF total (all floors)

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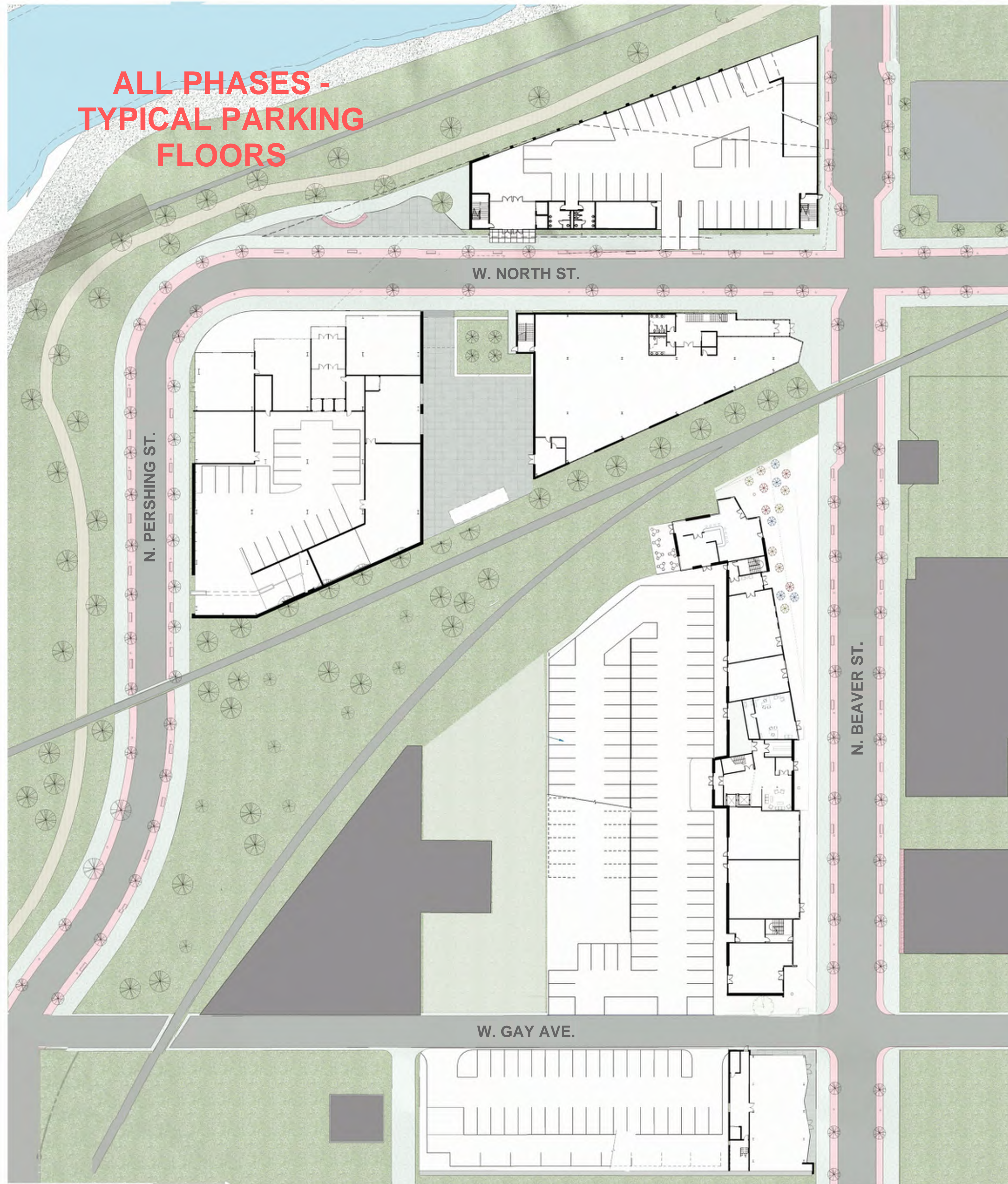
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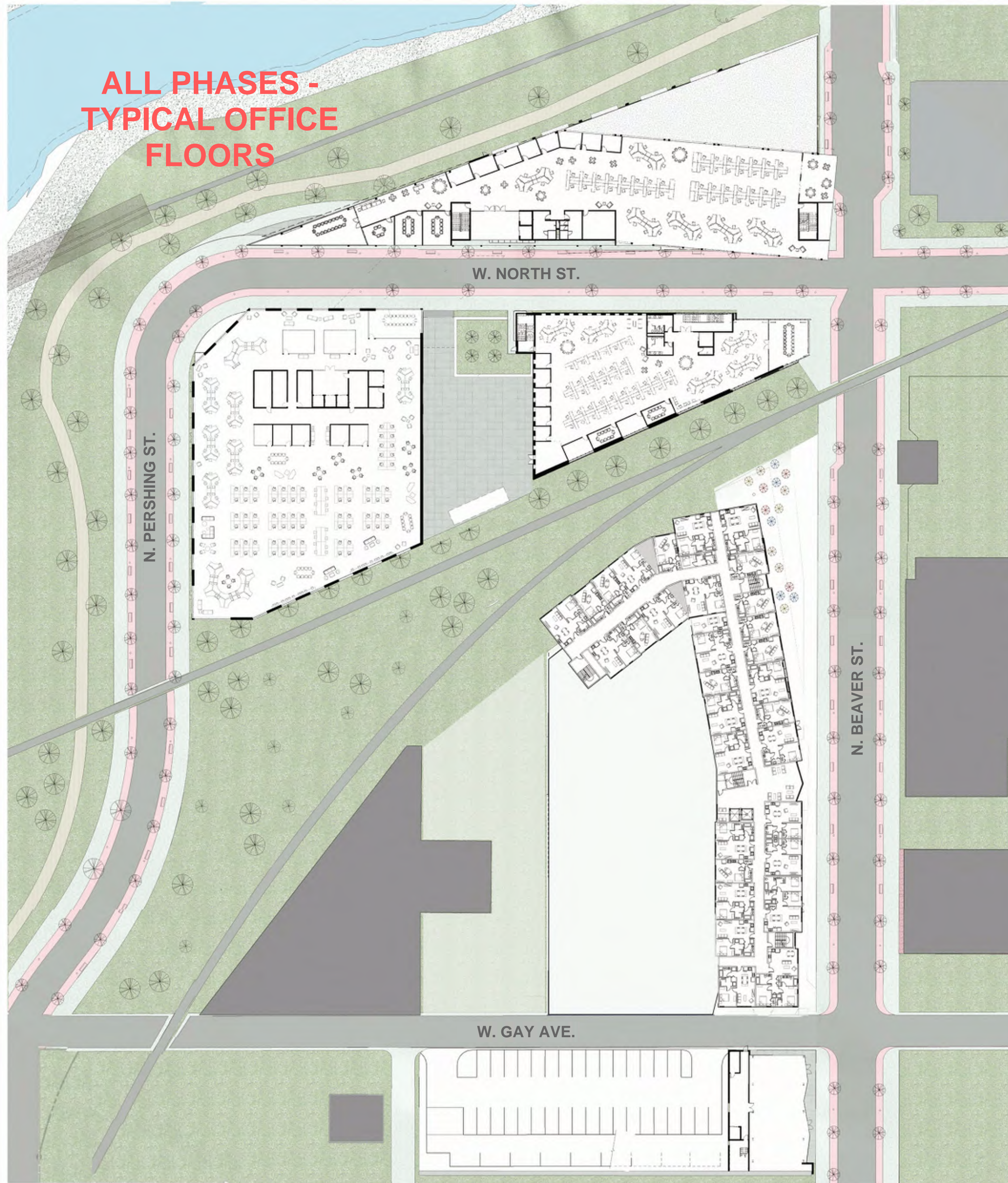
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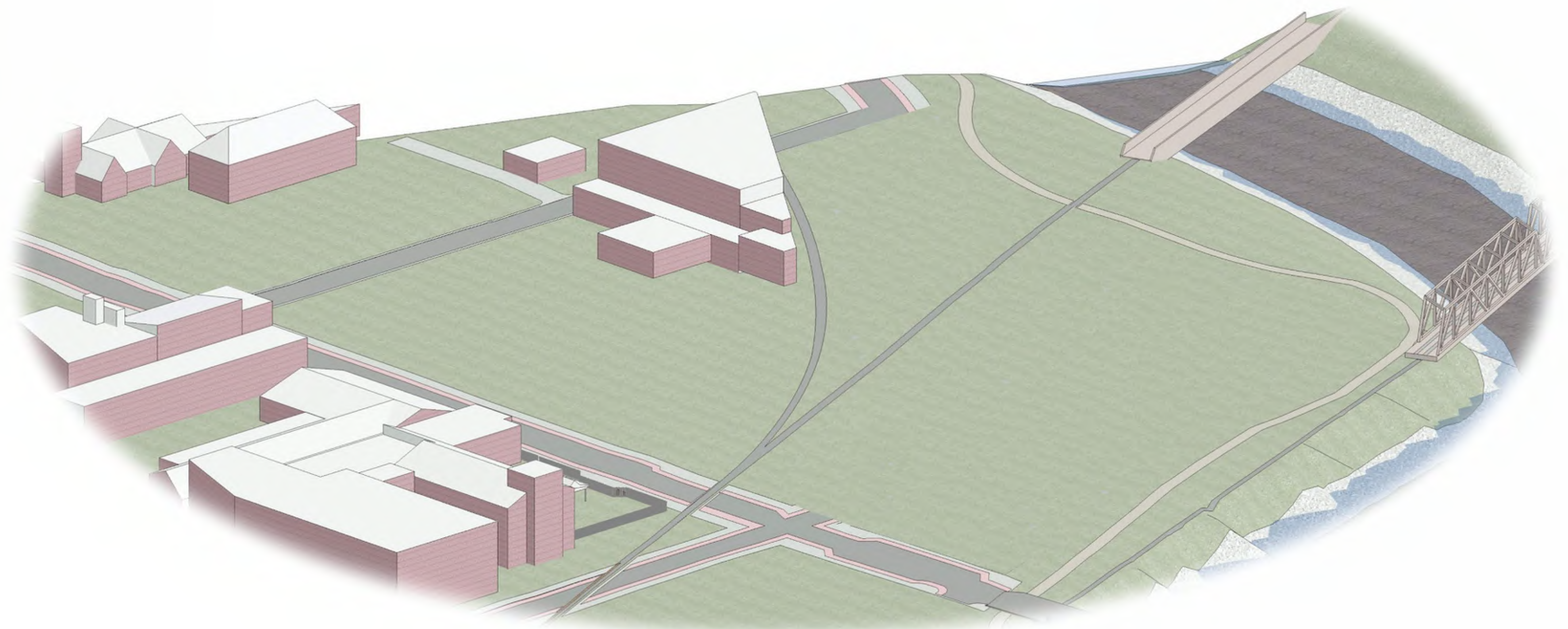


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EXISTING CONDITIONS



CONSTRUCTION PHASING DIAGRAMS

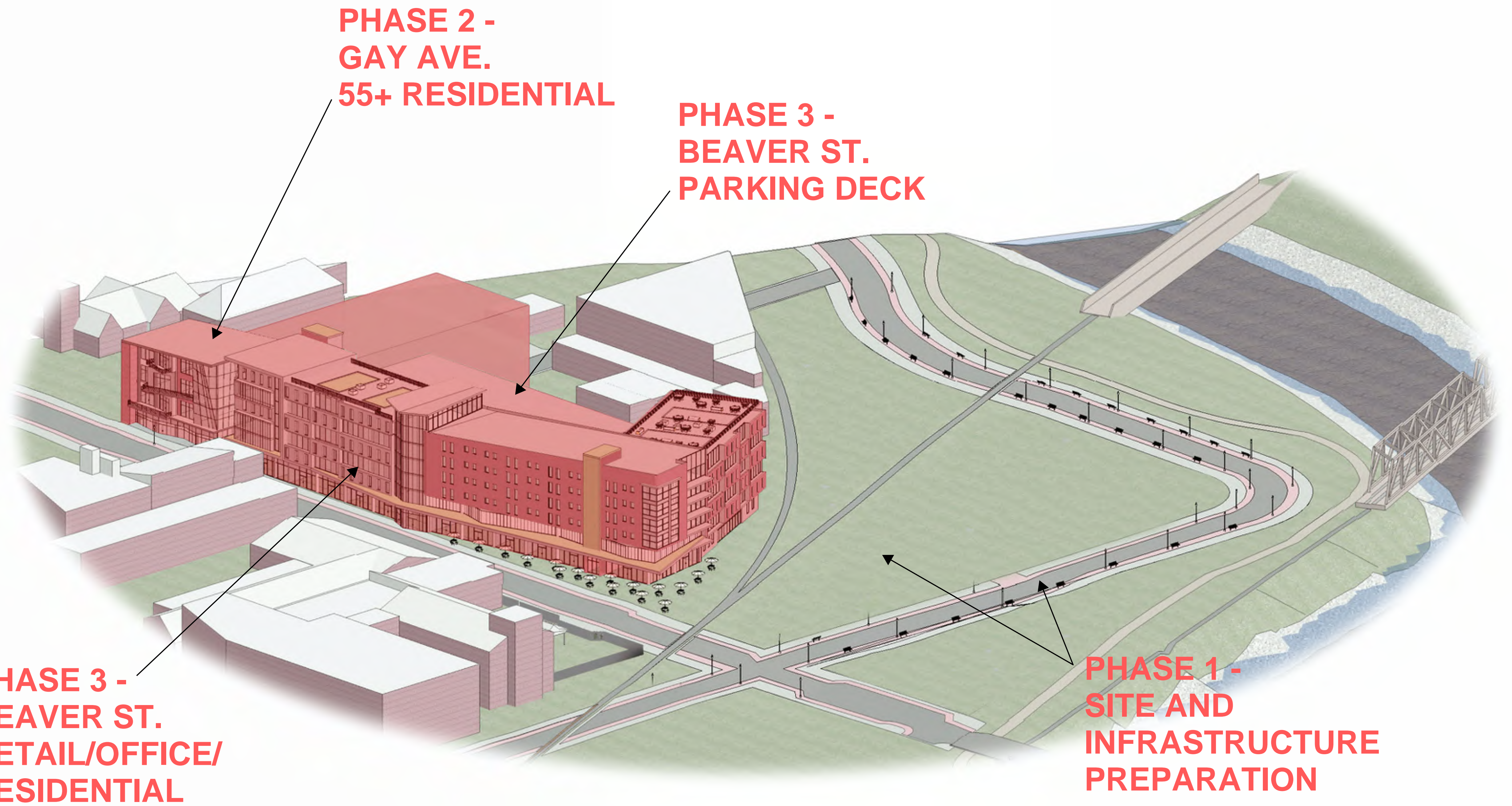
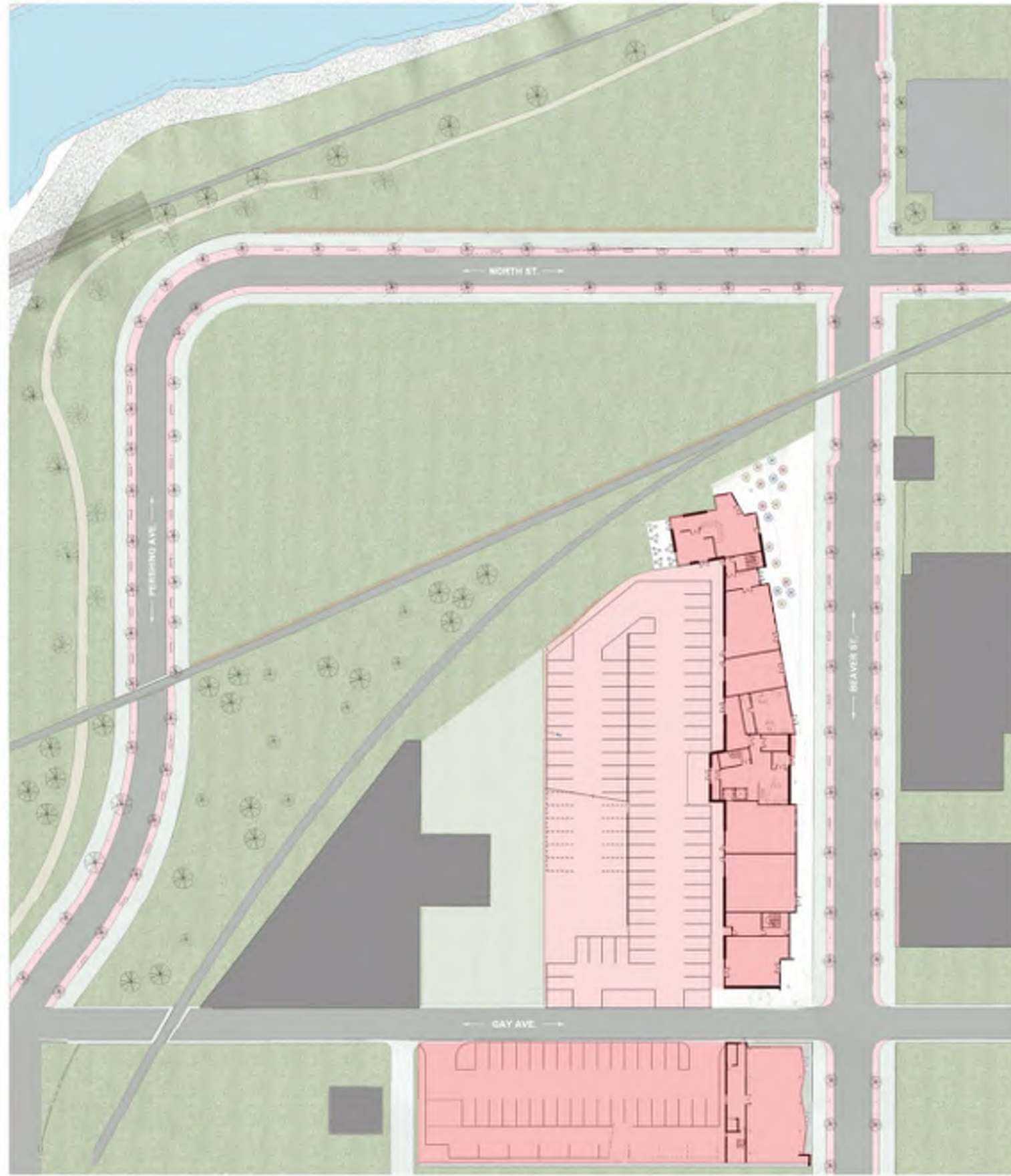
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PHASE 1
Site and infrastructure
preparation

PHASE 2
Gay Ave. Lot

PHASE 3
Beaver St. Lot

CONSTRUCTION PHASING DIAGRAMS

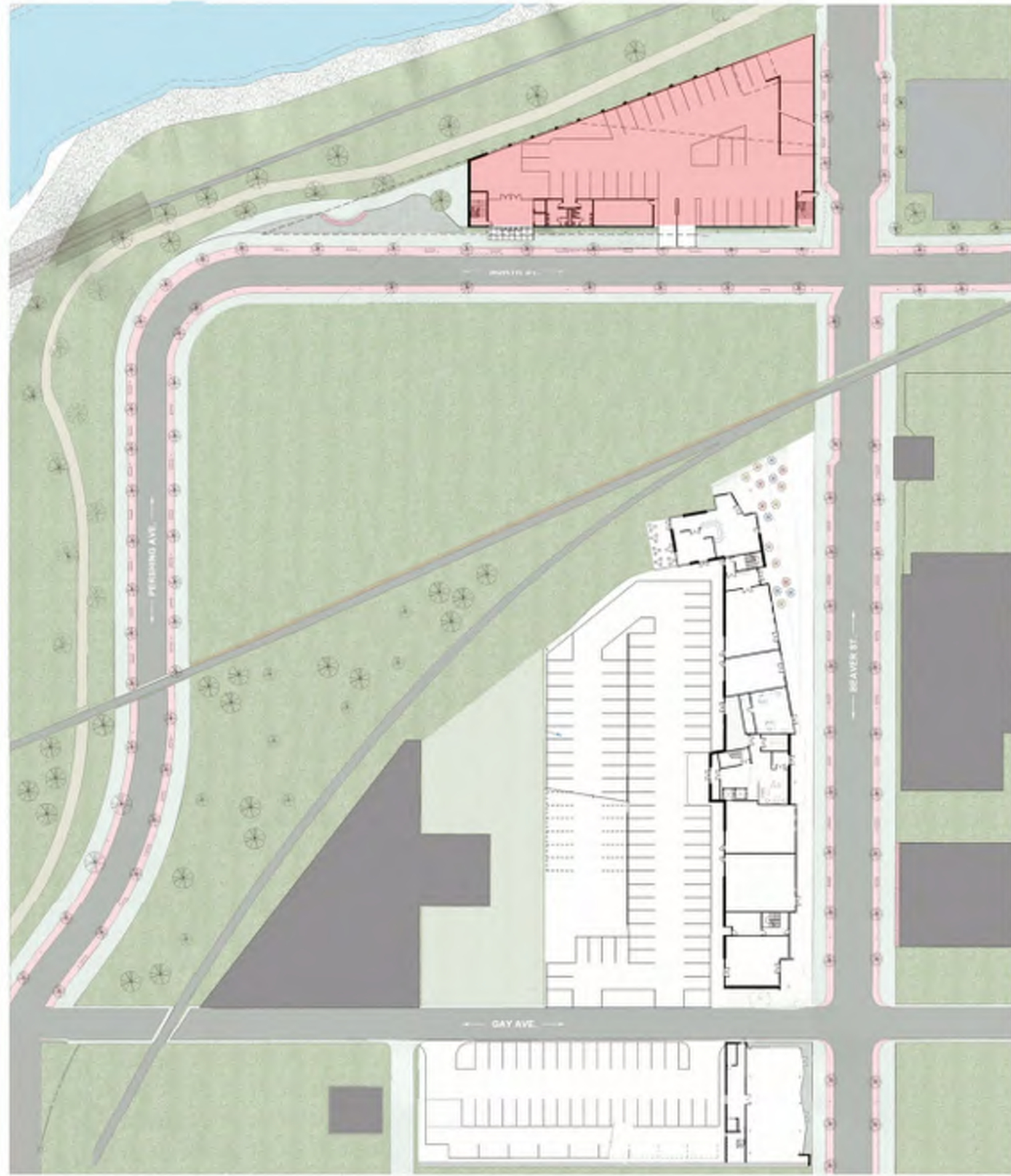
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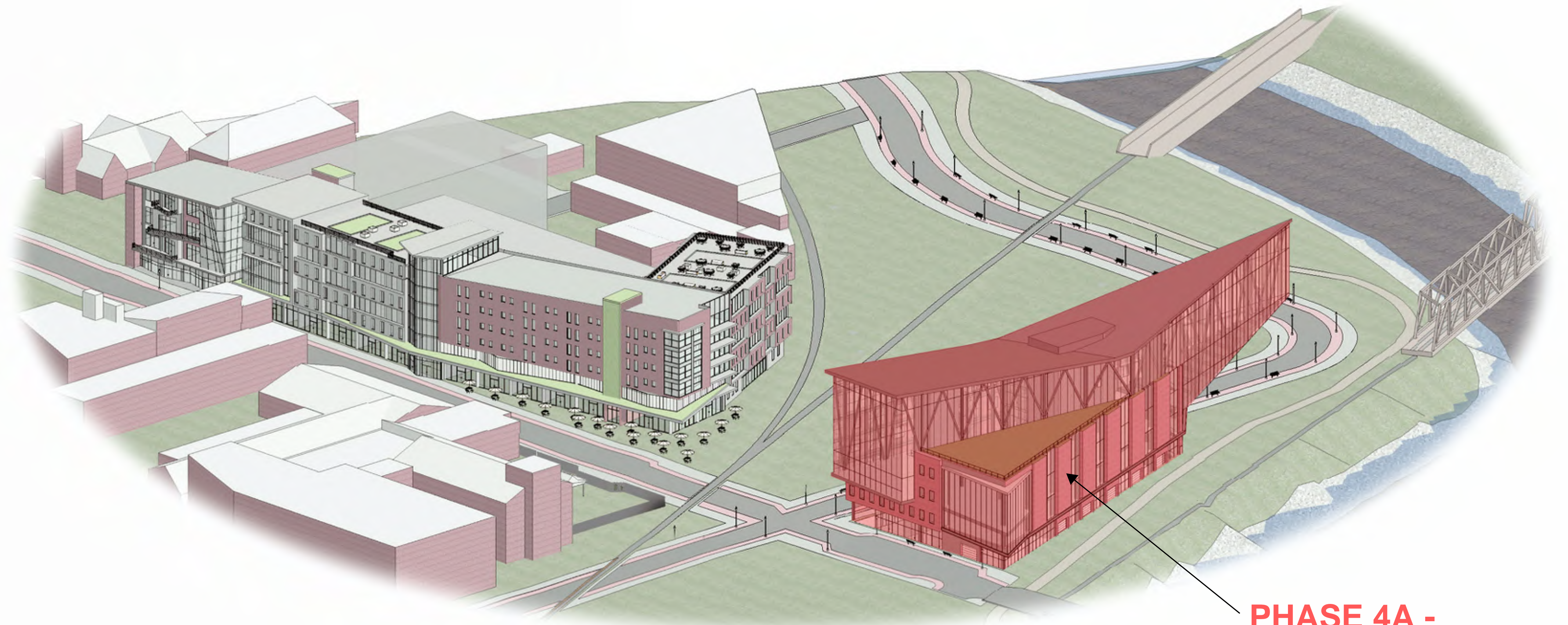


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PHASE 4A
Lot 1



**PHASE 4A -
OFFICES W/
PARKING**

CONSTRUCTION PHASING DIAGRAMS

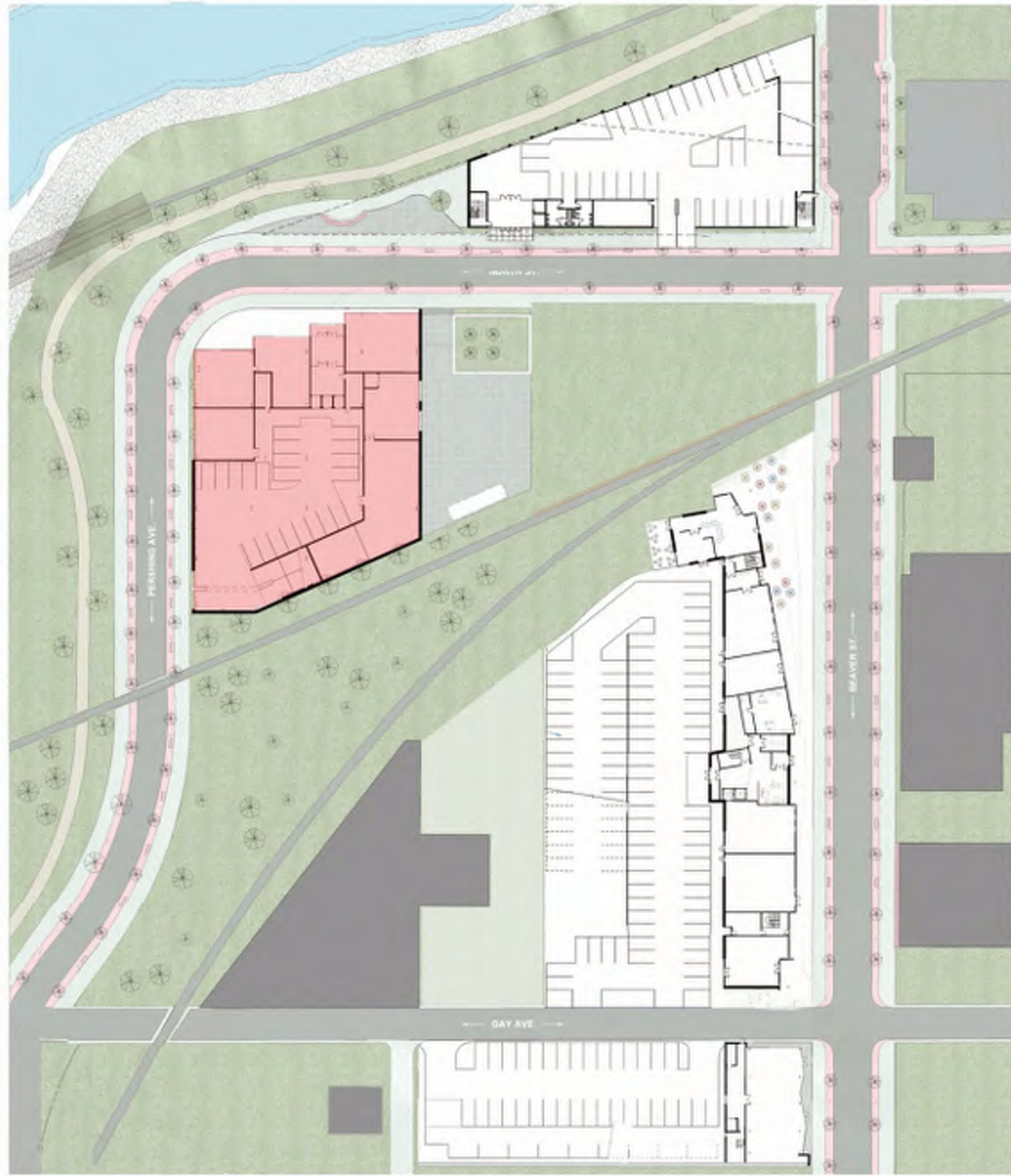
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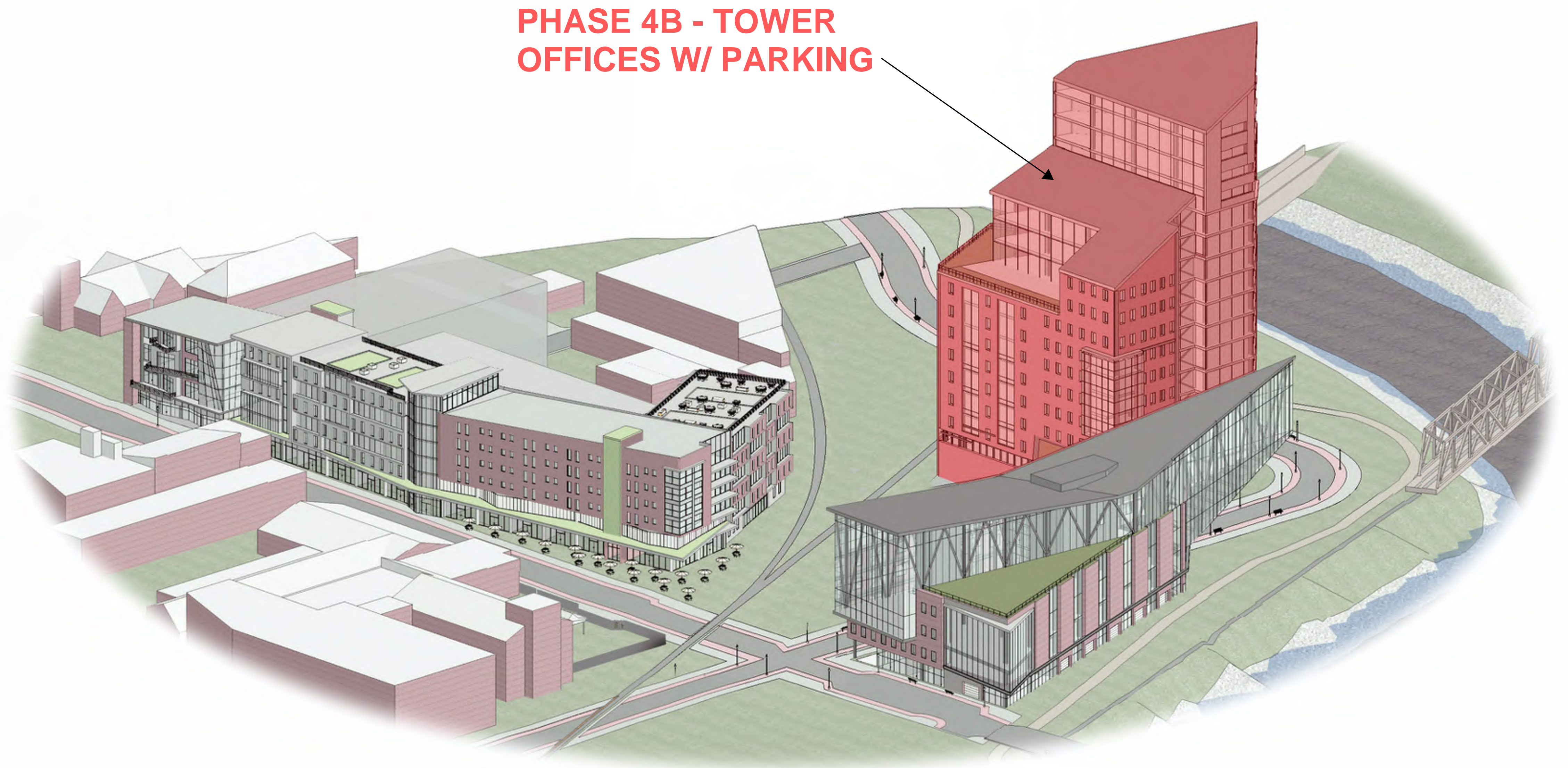


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PHASE 4B
Lot 2



CONSTRUCTION PHASING DIAGRAMS

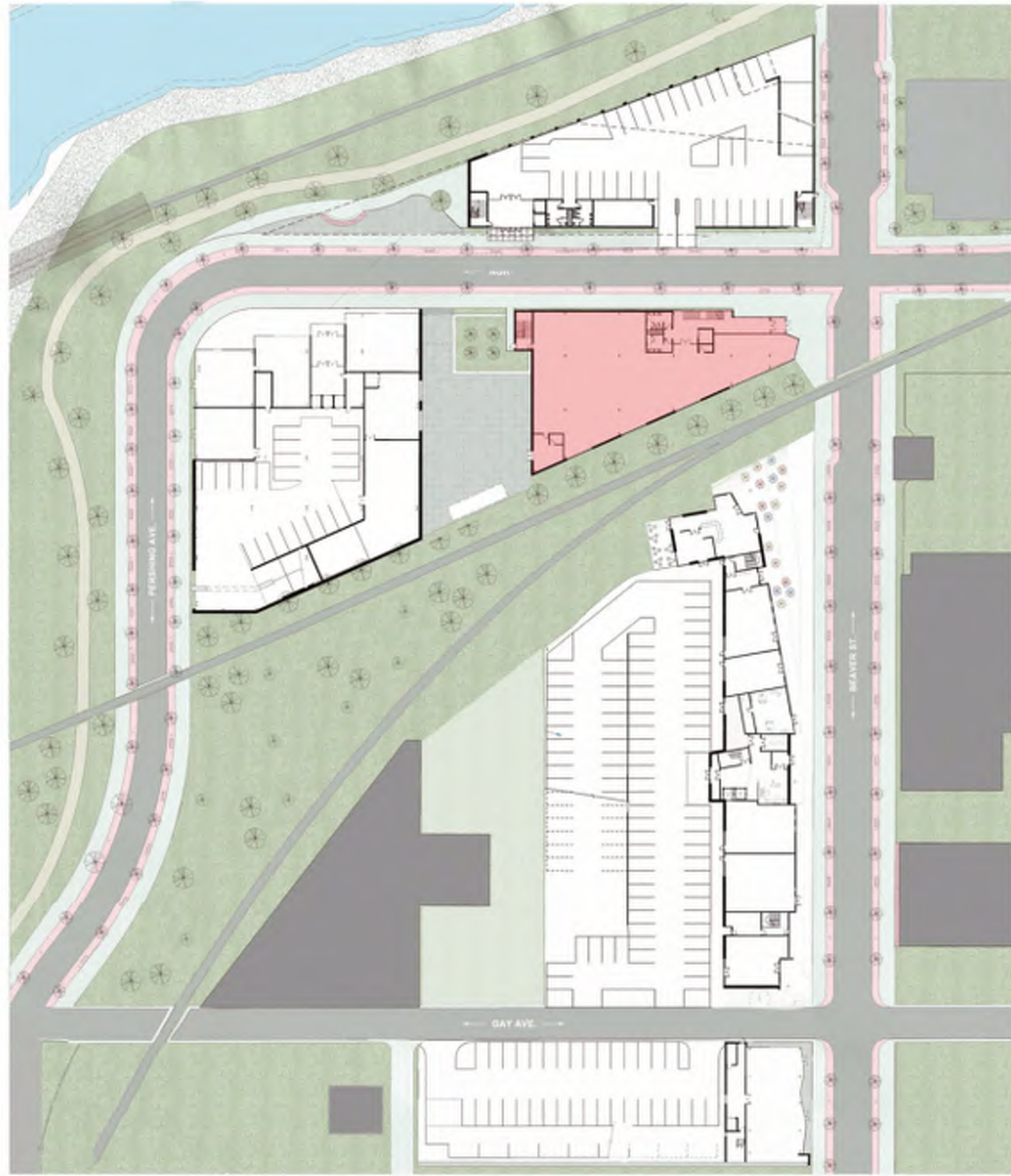
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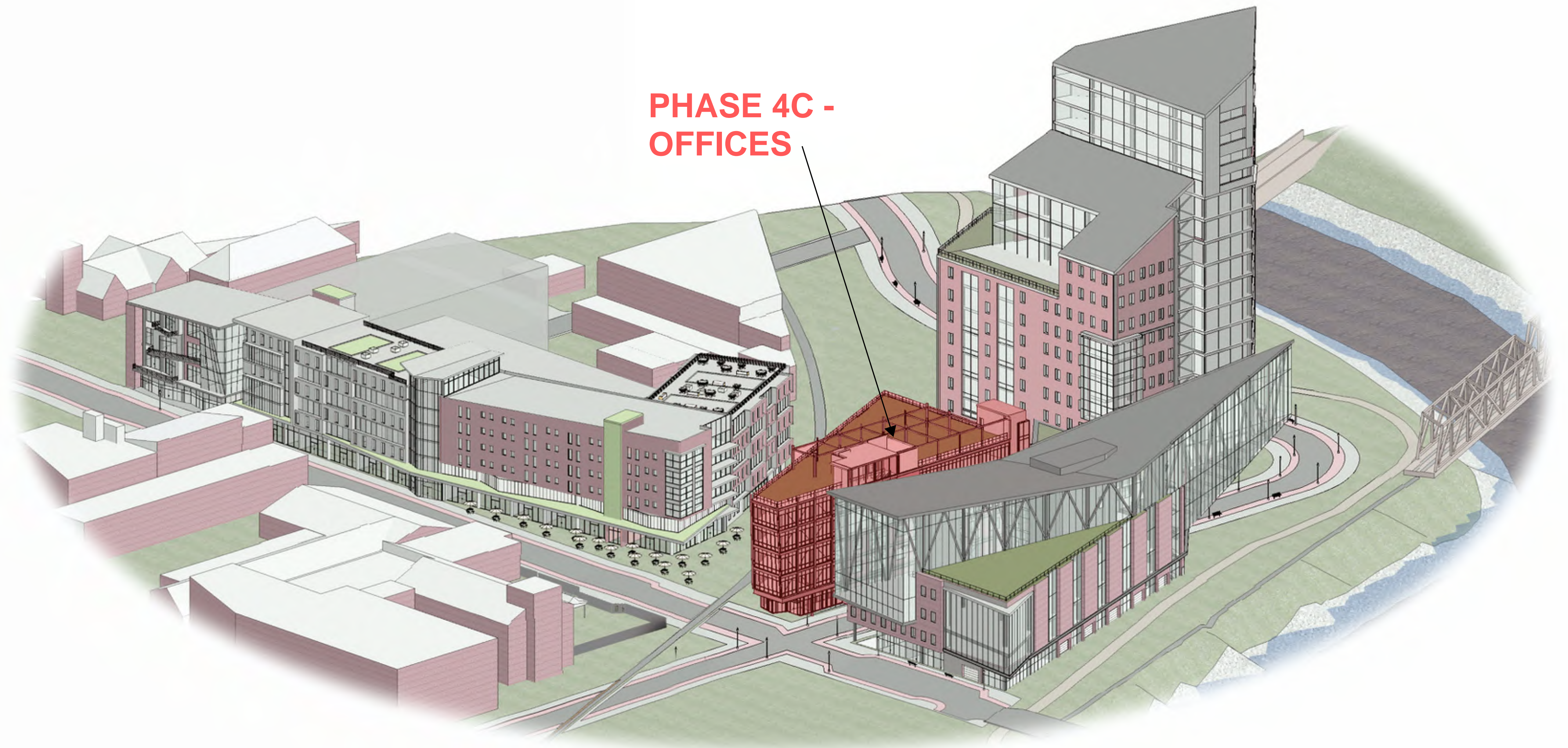


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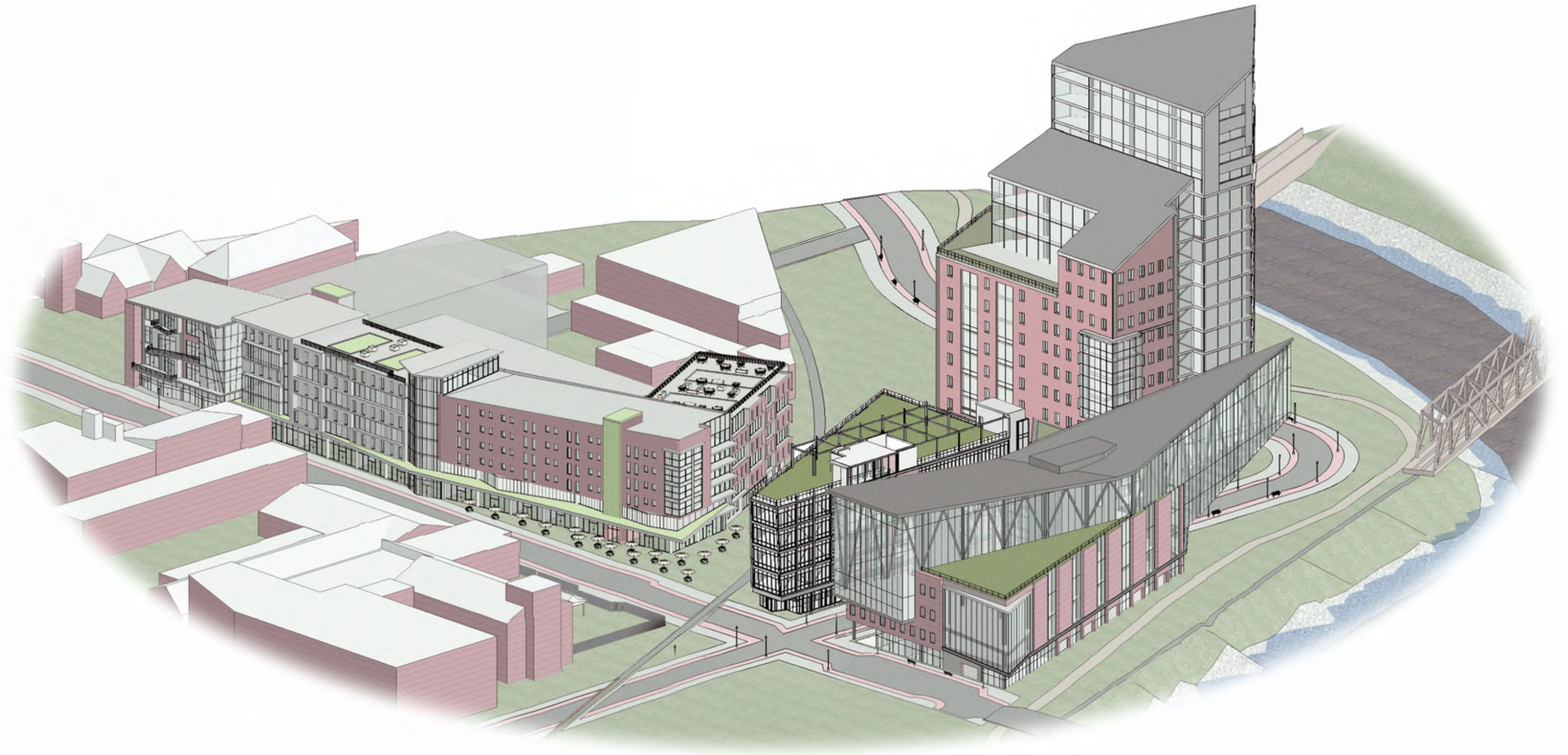
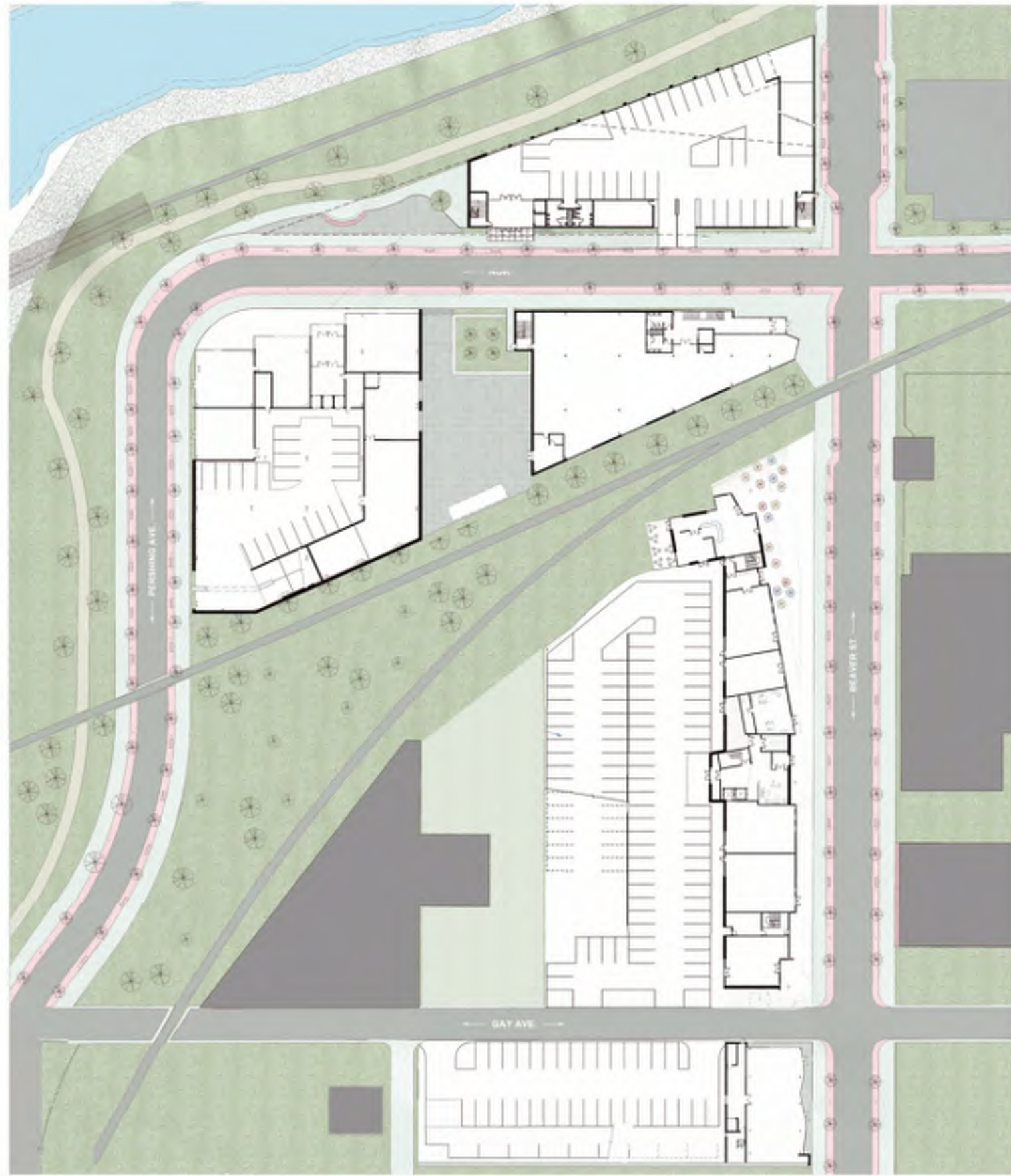




PHASE 4C
Lot 2



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CONSTRUCTION PHASING DIAGRAMS

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AERIAL VIEW FROM SOUTHEAST

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EXTERIOR AERIAL VIEW FROM NORTHEAST

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