

# MARKET TOWN

The first phase of the development, known as Market Town for entitlement purposes, is planned on a 6.62 acre parcel and will contain approximately 250 residential units, 55,000 SF of retail and a 80,000 SF of office building. The site will additionally contain two parking structures. These structures, totaling approximately 900 spaces, will provide for all the parking needs of the three uses and all its visitors. Along with the buildings, there will be three open space areas focused on the adjacent uses. Starting in the southern portion of the site, there will be an office building "plaza", which will serve as the pedestrian gateway for the community, then a mixed-use "town square", large, open and oriented toward the Market House building, and last, a more private residential "courtyard" to serve the residents of the project.



# TRANSIT TOWN

The third and final phase of the HNTC, known as Transit Town for entitlement purposes, will be predominately residential. It is located at the most eastern edge of the project and therefore, the farthest away from I-80. This phase is planned on the remaining 11 acres of HNTC and will contain approximately 450 residential units, 20,000 SF of local serving retail and 10,000 SF of office. There will be 700 structured parking spaces along with an additional 500 spaces dedicated to transit users, and a continuation of the "main street" from previous phase. There will be two additional "town squares" adding to the five-minute-walk pedestrian linkage between the phases.



# CINEMA TOWN

The second phase of the HNTC, known as Cinema Town for entitlement purposes, will be located just east of the first phase, opposite the I-80 freeway. This phase will be the largest phase of the HNTC project and is envisioned to be a regional retail/entertainment destination. It will be developed on three parcels totaling 17 acres. It is planned to contain approximately 300,000+ SF of retail with a 30,000 SF/12 screen cinema as the anchor. In addition to the retail, there is also planned 100,000 SF of office and over 600 residential units along with the required structured parking of 2,500 spaces for all uses and their visitors, and 500 public parking spaces for transit users. The project is envisioned around a central retail street, which will serve as the 'main street' for shopping, office and residential activities. There are three planned "town squares", all designed to be within a five-minute walk of each other. The three open space elements will be directly adjacent to the central "main street" spine road.

