

PANAMA CITY, FL MARINA REDEVELOPMENT PROJECT
MASTER PLAN CONCEPT FACILITY AREA, DENSITY & MASSING WORKSHEET

August 14, 2017

FACILITY NUMBER	FACILITY NAME / AREA DESCRIPTION	FLOOR NUMBER	HEIGHT	TOTAL HEIGHT (Approx. FT.)	GROSS FLOOR AREA	TOTAL GROSS AREA	COMMENTS
1	WEST MIXED USE COMPLEX			93		412,307	
	Central Utility Plant	1	16'		5,000		Approx.
	Retail	1	16'		58,267		Not including covered walks / breezeways (4,000 SF Retail is open 2-level area @ Harrison w/elevator)
	Parking Deck (Green Walls & Railings)	2-7	11'		281,629		
	Covered Apartment Parking & Amenities	8	11'		38,833		Includes Cooling Towers
	Apartments	8	20'		28,578		17 Units
2	EAST MIXED USE COMPLEX			93		303,360	
	Retail	1	16'		48,890		Not including covered walks / breezeways (4,000 SF Retail is open 2-level area @ Harrison w/elevator)
	Central Utility Plant	2	11'		3,000		Approx.
	Parking Deck (Green Walls & Railings)	2-7	11'		216,954		With Ramps
	Covered Apartment Parking & Amenities	8	11'		16,687		Includes Cooling Towers
	Apartments	8	20'		17,829		12 Units
3	EAST TOWER MIXED USE COMPLEX			60		133,322	
	Retail	1	16'		22,000		Not including covered walks / breezeways
	Central Utility Plant	2	11'		2,000		Approx.
	Parking Deck (Green Walls & Railings)	2-4	11'		74,256		Without Ramps
	Parking Deck Spiral Ramp	2-4	11'		16,626		
	Covered Apartment Parking & Amenities	5	11'		16,687		Includes Cooling Towers
	Apartments	5	20'		23,753		12 Units
4	SOUTH RETAIL BUILDING			32		35,700	
	Central Utility Plant	2	11'		1,200		Approx.
	Water Taxi Terminal	1	16'		2,000		Not including covered walks / breezeways. (Terminal is open 2-story space)
	Retail	1	16'		32,500		Not including covered walks / breezeways
5	ENTERTAINMENT			48		61,565	
	Retail	1	16'		22,945		Not including covered walks / breezeways
	Movie Theater (With Escalators)	2-3	32'		38,620		Not including covered walks / breezeways

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6	CONCERT HALL			70		111,397	Approx. Highest Point
	Existing Concert Hall & Lobby Areas	1-2			53,498		
	Addition	1-2			30,703		
	Event Roof	3			27,196		
7	OUTDOOR THEATER			36		4,050	
	Stage & Support - Covered	1			4,050		
8	WEST EVENT LAWN (Outdoor)					-	15,000 SF Green Open Space
9	MARRIOTT HOTEL			80		118,480	
	1st FLOOR	1	16'		13,870		Not including covered walks / breezeways
	2nd - 6th FLOORS	2-6	12'		92,115		
	Pool Deck	1			7,845		
	Swimming Pool	1			4,650		
10	HILTON HOTEL			80		118,382	
	1st FLOOR	1	16'		13,870		Not including covered walks / breezeways
	2nd - 6th FLOORS	2-6	12'		92,115		
	Pool Deck	1			9,180		
	Swimming Pool	1			3,217		
11	GUEST SERVICES			32		72,191	
	Lower Parking Deck	1	16'		22,252		Under Esplanade
	Guest Services	1	16'		13,939		Under Esplanade
	Shade Sail Esplanade				36,000		Sloping Open Green Space
12	MARINA COMPLEX			32		19,679	
	Retail	1	16'		8,380		
	Restaurant / Lounge	2	16'		5,525		
	Outdoor Patio	2			5,774		Shade Sails

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13	MARINE STORE			44		16,535	
	Retail	1-2	16'		12,547		
	Café	3	12'		3,535		
	Rooftop Patio	3			453		Shade Sails
14	RESTAURANT #3			32		4,592	
	Restaurant	1	16'		2,296		
	Rooftop Lounge	2	16'		2,296		Open Covered
15	THE LIGHTHOUSE			101		11,559	
	Retail	1	16'		2,830		
	Covered Observation Deck	2	16'		2,830		
	Lighthouse Tower	3-10	10'		4,560		
	Upper Observation Deck	10			789		
	Beacon	11	12'		550		
16	COMMERCIAL BUILDING TBD			28		9,685	
	First Level	1	16'		4,650		
	Second Level	2	12'		5,035		
17	RESTAURANT #5					10,651	
	Lobby & Restaurant	1	16'		4,987		
	Restaurant	2	16'		3,663		
	Outdoor Patios	1-2			2,001		Shade Sails

Covered Walkways, Breezeways & Entrances

10,176

Covered Arcades

61,237

Main Central Utility Plant

3,500

TOTAL GROSS AREA +/-

1,518,368

1,448,459 Not Including Esplanade, Boardwalks, Pools & Decks, or Patios

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TOTAL RETAIL						208,359	
TOTAL RESTAURANTS & CAFÉ'S						20,006	Not including Patios or Outdoor Areas
TOTAL COMMERCIAL TO BE DETERMINED (TBD)						9,685	Not including Outdoor Areas
TOTAL ENTERTAINMENT & MOVIE THEATER						126,871	Not including Rooftop Venues, lighthouse, Esplanade, or Other Outdoor Areas
TOTAL HOTELS						211,970	Not including Patios or Outdoor Areas
TOTAL APARTMENTS						70,160	Not including Patios or Outdoor Areas
TOTAL PARKING DECK AREAS						667,237	+/- 1,400 Spaces With Ramps
TOTAL SURFACE PARKING (Not in decks or covered)						197	Additional Surface Parking Spaces
TOTAL INDOOR (HVAC) SPACE +/-						647,051	

OPEN GREEN SPACE BREAKDOWN

Existing Green Area SF (Square Feet)	122,000	
Proposed Green (Vegetation) Area SF		310,000
Proposed Open Space Walkways, Paths, Plazas SF		184,000
Proposed Rooftop Green Areas SF		81,354
Proposed Government Street Green (Vegetation) Area SF		15,000
TOTAL PROPOSED OPEN & GREEN AREAS SF		590,354

NOTES:

1. These areas are overall gross calculations including structure, circulation, support areas, etc.
2. These calculations are preliminary, approximate, and subject to change.