

**Appendix A:**

**Excerpts from the  
Carrier Site Reuse Plan**



Aerial View of Preferred Master Plan

# 4D Preferred Master Plan

Master Plan Report



## CARRIER PARCEL:

TR-2 FACADE TREATMENTS \*

## CARRIER PARCEL:

\* TR-3 DEMOLITION & PARKING LOT

## OFFSITE PARCEL

ENTERTAINMENT / HOTEL w/  
CONFERENCE FACILITIES  
HOTEL: 200 ROOMS  
INDOOR RECREATION: 40,000 GSF  
500 P SP

## WEST PARCEL

HOTEL  
70,000 GSF / 2 LEVELS  
140 ROOMS  
154 P SP (1 / RM + 10%)

OFFICE  
56,000 GSF / 3 LEVELS  
224 P SP (4 / 1,000)

FLEX SPACE  
60,000 GSF / 1 LEVEL  
240 P SP (4 / 1,000)

OFFICE  
105,000 GSF / 3 LEVELS  
420 P SP (4 / 1,000)

## EAST PARCEL

A&R TO BE RENOVATED  
OFFICE  
110,000 GSF  
550 P SP (5 / 1,000)

TR-20 TO BE RENOVATED  
MULTI-USER  
FLEX / R&D / LAB / OFFICE  
230,000 GSF  
920 P SP (4 / 1,000)

WELLNESS CENTER IN TR-19  
TO BE RENOVATED  
66,000 GSF  
198 P SP (3 / 1,000)

OFFICE  
36,000 GSF / 2 LEVELS  
144 P SP (4 / 1,000)

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36,000 GSF / 2 LEVELS  
144 P SP (4 / 1,000)

## LEGEND

- CARRIER GLOBAL DESIGN CENTER
- OFFICE / ADMINISTRATION
- FLEX / R&D / LAB / OFFICE
- HOTEL / HOTEL WITH CONFERENCE FACILITY
- CONFERENCE FACILITY
- ENTERTAINMENT / INDOOR RECREATION
- PROPOSED TRAFFIC PATTERN
- PROPERTY BOUNDARY
- PROPOSED PEDESTRIAN PATH

### Carrier Parcel Tabulation

Total Site Area (Acres)	256.73
Less East Parcel	60.50
Less West Parcel	80.87
Less Recreation Center Parcel	21.25
Remaining Carrier Parcel	94.11
Total Floor Area (Square Feet)	3,206,200
Less East Parcel Floor Area	979,200
Less West Parcel Floor Area	0
Less Recreation Center Floor Area	3,500
Remaining Carrier Floor Area	2,223,500
Less TR-1 Demolition	78,545
Less TR-3 Demolition	214,135
Net Carrier Floor Area	1,930,820

### Developer Parcels Tabulation

East Parcel (Acres)	60.50
West Parcel	80.87
Total Developer Parcel Area	141.37
Office (SF)	415,000
Flex/R&D/Lab/Office (SF)	290,000
Hotel (SF/Rooms)	140 / 70,000
Wellness Center (SF)	66,000
Totals	140 / 841,000

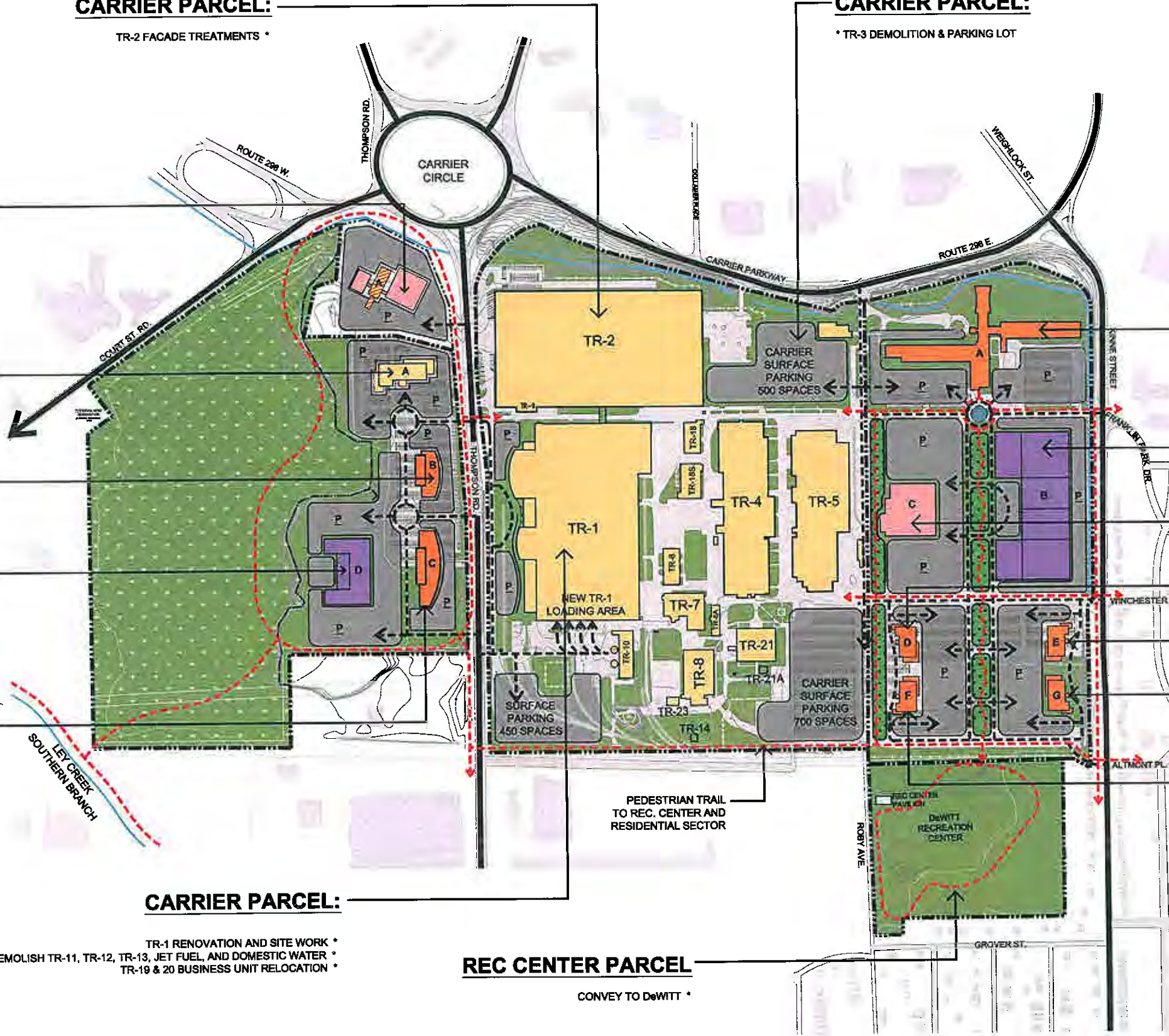
Note: Offsite parcel not included in totals.

## CARRIER PARCEL:

TR-1 RENOVATION AND SITE WORK \*  
DEMOLISH TR-11, TR-12, TR-13, JET FUEL, AND DOMESTIC WATER \*  
TR-19 & 20 BUSINESS UNIT RELOCATION \*

## REC CENTER PARCEL

CONVEY TO DeWITT \*



## PREFERRED MASTER PLAN

