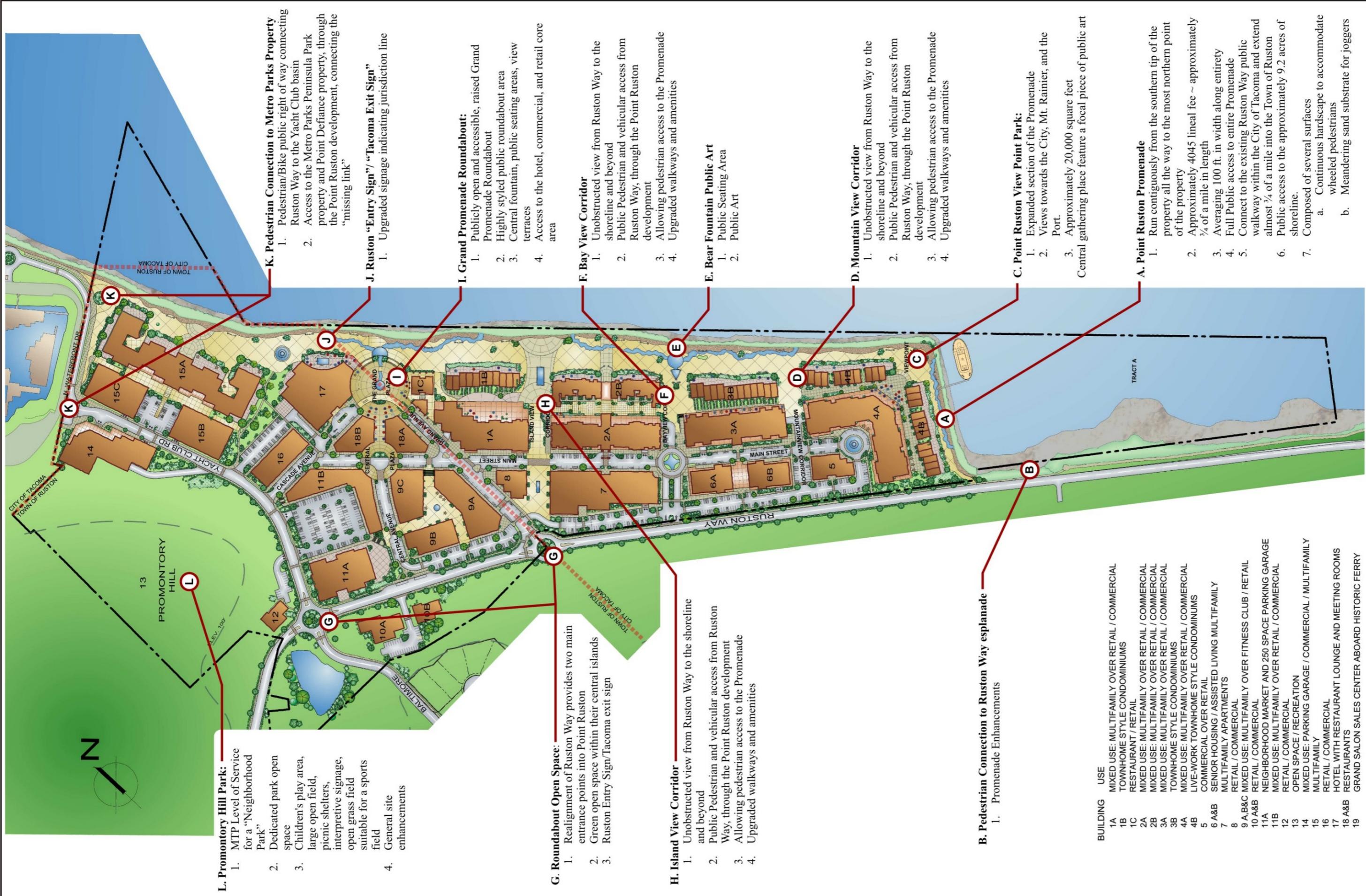




BUILDING	USE
1A	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
1B	TOWNHOME STYLE CONDOMINIUMS
1C	RESTAURANT / RETAIL
2A	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
2B	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
3A	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
3B	TOWNHOME STYLE CONDOMINIUMS
4A	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
4B	LIVE-WORK TOWNHOME STYLE CONDOMINIUMS
5	COMMERCIAL OVER RETAIL
6 A&B	SENIOR HOUSING / ASSISTED LIVING MULTIFAMILY
7	MULTIFAMILY APARTMENTS
8	RETAIL / COMMERCIAL
9 A,B&C	MIXED USE: MULTIFAMILY OVER FITNESS CLUB / RETAIL
10 A&B	RETAIL / COMMERCIAL
11A	NEIGHBORHOOD MARKET AND 250 SPACE PARKING GARAGE
11B	MIXED USE: MULTIFAMILY OVER RETAIL / COMMERCIAL
12	RETAIL / COMMERCIAL
13	OPEN SPACE / RECREATION
14	MIXED USE: PARKING GARAGE / COMMERCIAL / MULTIFAMILY
15	MULTIFAMILY
16	RETAIL / COMMERCIAL
17	HOTEL WITH RESTAURANT LOUNGE AND MEETING ROOMS
18 A&B	RESTAURANTS
19	GRAND SALON SALES CENTER ABOARD HISTORIC FERRY

Source: ESM, 2008





L. Promontory Hill Park:

1. MTP Level of Service for a "Neighborhood Park"
2. Dedicated park open space
3. Children's play area, large open field, picnic shelters, interpretive signage, open grass field suitable for a sports field
4. General site enhancements

G. Roundabout Open Space:

1. Realignment of Ruston Way provides two main entrance points into Point Ruston
2. Green open space within their central islands
3. Ruston Entry Sign/Tacoma exit sign

H. Island View Corridor

1. Unobstructed view from Ruston Way to the shoreline and beyond
2. Public Pedestrian and vehicular access from Ruston Way, through the Point Ruston development
3. Allowing pedestrian access to the Promenade
4. Upgraded walkways and amenities

K. Pedestrian Connection to Metro Parks Property

1. Pedestrian/Bike public right of way connecting Ruston Way to the Yacht Club basin
2. Access to the Metro Parks Peninsula Park property and Point Defiance property, through the Point Ruston development, connecting the "missing link"

J. Ruston "Entry Sign" / "Tacoma Exit Sign"

1. Upgraded signage indicating jurisdiction line

I. Grand Promenade Roundabout:

1. Publicly open and accessible, raised Grand Promenade Roundabout
2. Highly styled public roundabout area
3. Central fountain, public seating areas, view terraces
4. Access to the hotel, commercial, and retail core area

F. Bay View Corridor

1. Unobstructed view from Ruston Way to the shoreline and beyond
2. Public Pedestrian and vehicular access from Ruston Way, through the Point Ruston development
3. Allowing pedestrian access to the Promenade
4. Upgraded walkways and amenities

E. Bear Fountain Public Art

1. Public Seating Area
2. Public Art

D. Mountain View Corridor

1. Unobstructed view from Ruston Way to the shoreline and beyond
2. Public Pedestrian and vehicular access from Ruston Way, through the Point Ruston development
3. Allowing pedestrian access to the Promenade
4. Upgraded walkways and amenities

B. Pedestrian Connection to Ruston Way esplanade

1. Promenade Enhancements

C. Point Ruston View Point Park:

1. Expanded section of the Promenade
2. Views towards the City, Mt. Rainier, and the Port.
3. Approximately 20,000 square feet Central gathering place feature a focal piece of public art

A. Point Ruston Promenade

1. Run contiguously from the southern tip of the property all the way to the most northern point of the property
2. Approximately 4045 lineal feet ~ approximately ¾ of a mile in length
3. Averaging 100 ft. in width along entirety
4. Full Public access to entire Promenade
5. Connect to the existing Ruston Way public walkway within the City of Tacoma and extend almost ¾ of a mile into the Town of Ruston
6. Public access to the approximately 9.2 acres of shoreline.
7. Composed of several surfaces
 - a. Continuous hardscape to accommodate wheeled pedestrians
 - b. Meandering sand substrate for joggers

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Source: ESM, 2008



Point Ruston Supplemental EIS

Figure 10
Park Enhancements



Source: ESM, 2008





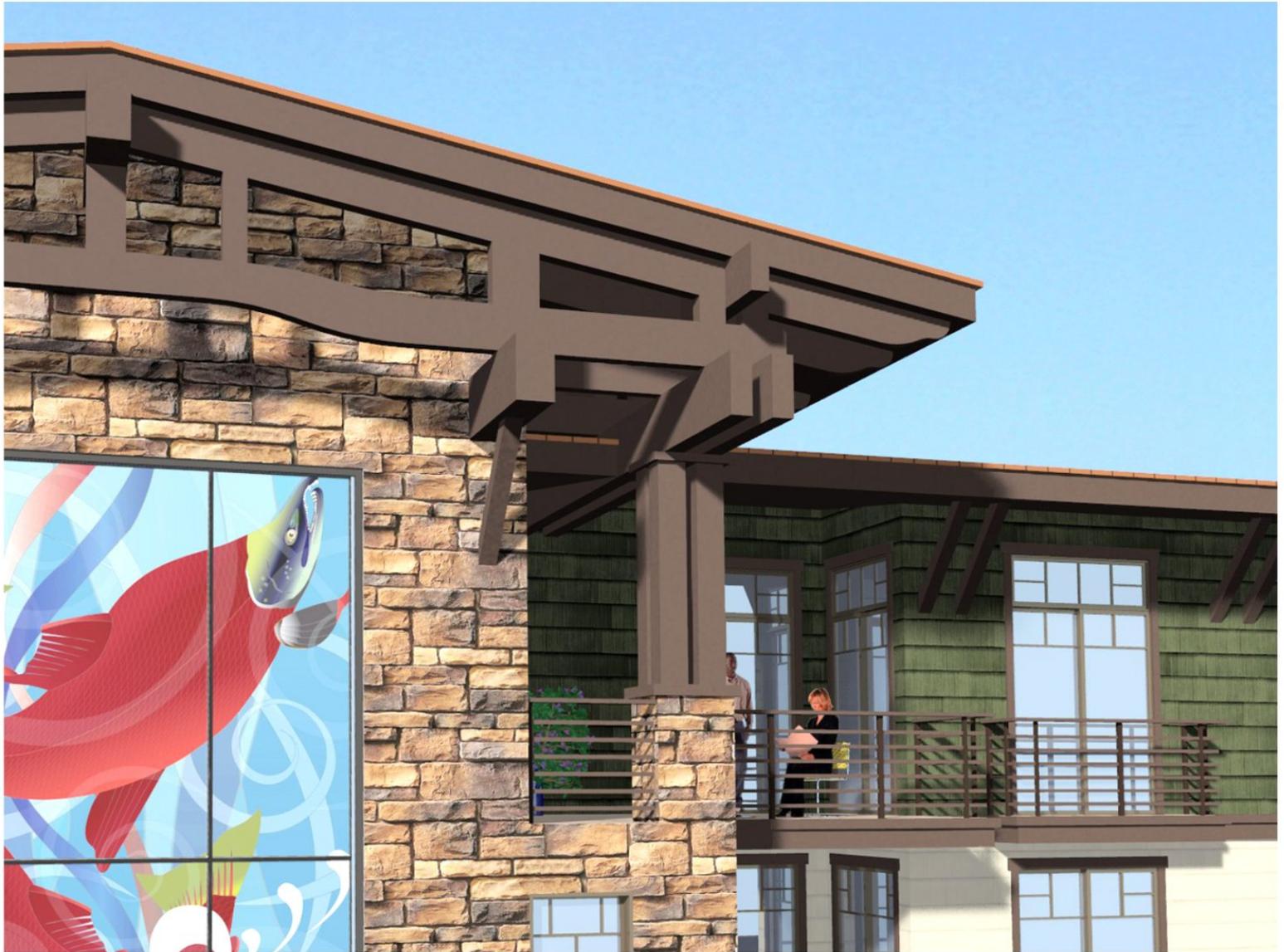
Source: Point Ruston, 2008



Point Ruston Supplemental EIS

Figure 12

Grand Plaza Street Scene



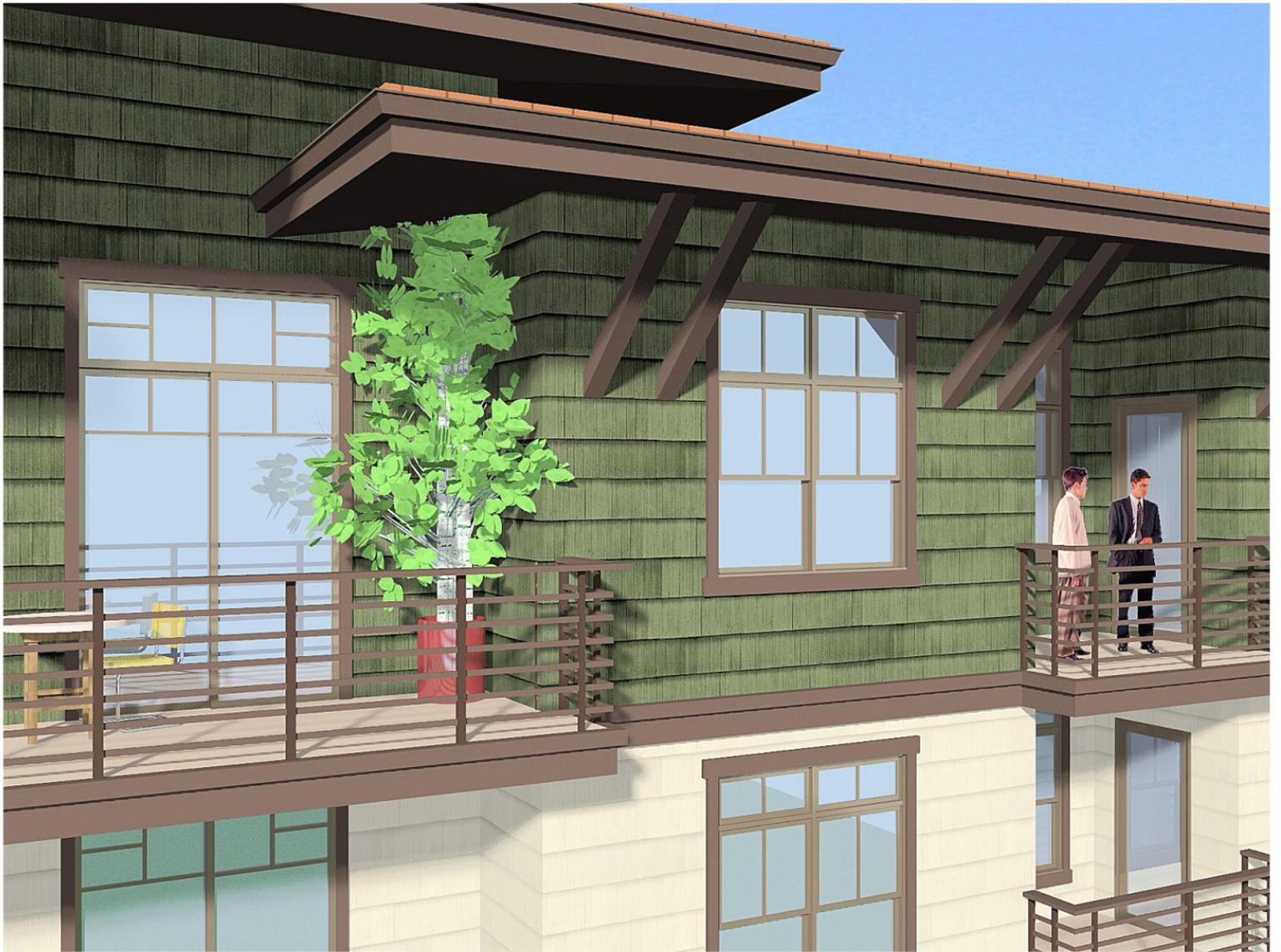
Source: Point Ruston, 2007



Point Ruston Supplemental EIS

Figure 13

Gable and Stained Glass



Source: Point Ruston, 2007



Point Ruston Supplemental EIS

Figure 14

Eaves and Corbels



Source: Point Ruston, 2008



Point Ruston Supplemental EIS

Figure 15

Building 5 Elevation



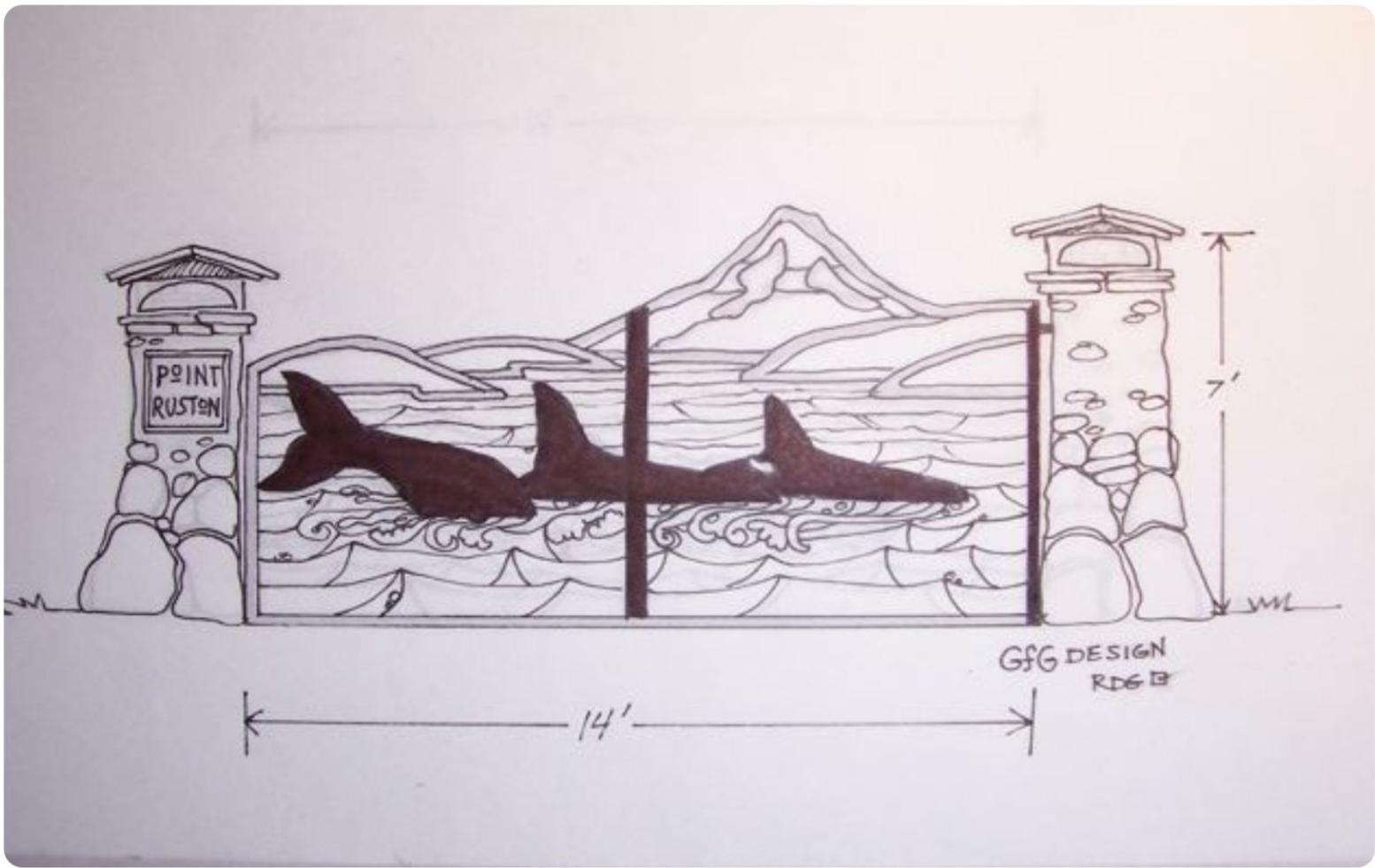
Source: Point Ruston, 2007



Point Ruston Supplemental EIS

Figure 16

Porte Cochere



Source: Point Ruston, 2007



Point Ruston Supplemental EIS

Figure 17

Conceptual Iron Parking
Garage Gate



Source: Point Ruston, 2007



Point Ruston Supplemental EIS

Figure 18

Fountain