



BAY ENTERTAINMENT GROUP

THE STUDIO RANCH

CONCEPT PLAN LEGEND:

- MIXED-USE MAIN STREET (19.0 - 25.0 ACRES)**
PEDESTRIAN-THEMED, WALKABLE MAIN STREET WITH USES THAT MAY INCLUDE THE FOLLOWING: RETAIL SHOPS AND RESTAURANTS, MARQUEE MOVIE THEATER, RECORDING STUDIO, HOTEL WITH POOL DECK, RESIDENTIAL ABOVE RETAIL, PEDESTRIAN PLAZAS, AND PARKING AREAS.
PARKING AREAS WITHIN THE MIXED-USE MAIN STREET BUBBLES WILL INCLUDE SURFACE AND/OR STRUCTURED PARKING, AND WILL MAKE UP APPROXIMATELY 20%-25% OF THE GROSS LAND AREA (3.8 - 6.3 ACRES).
- RETAIL CORE (4.0 - 5.0 ACRES)**
PEDESTRIAN-SCALE, WALKABLE RETAIL CORE WITH USES THAT MAY INCLUDE THE FOLLOWING: RETAIL SHOPS AND RESTAURANTS, PEDESTRIAN PLAZAS, PROFESSIONAL OFFICE SPACE, AND PARKING.
PARKING AREAS WITHIN THE RETAIL BUBBLE WILL INCLUDE SHARED SURFACE AND/OR STRUCTURED PARKING, AND WILL MAKE UP APPROXIMATELY 20%-25% OF THE GROSS LAND AREA (0.8 - 01.3 ACRES).
- RODEO ARENA (12.0 - 15.0 ACRES)**
MULTI-PURPOSE INDOOR ARENA FOR EVENTS SUCH AS RODEOS, PERFORMANCES, MOVIE PRODUCTION, AND SPORTING EVENTS.
PARKING AREAS WITHIN THE RODEO ARENA BUBBLE WILL INCLUDE SHARED SURFACE AND/OR STRUCTURED PARKING, AND WILL MAKE UP APPROXIMATELY 15%-20% OF THE GROSS LAND AREA (1.8 - 3.0 ACRES).
- SOUNDSTAGE STUDIOS (14.0 - 17.0 ACRES)**
MOVIE PRODUCTION FACILITIES THAT WILL GENERALLY INCLUDE: FILM SCHOOL, SOUNDSTAGE STUDIOS, BACKLOT, PRODUCTION OFFICES, MILL BUILDING, LIGHTING AND GRIP STORAGE, LOGISTICS AND HVAC, AND PARKING.
PARKING AREAS WITHIN THE SOUNDSTAGE STUDIO BUBBLES WILL INCLUDE SURFACE PARKING, AND WILL MAKE UP APPROXIMATELY 15% OF THE GROSS LAND AREA (2.1 - 4.3 ACRES).
- POST PRODUCTION (4.5 - 6.0 ACRES)**
SPACE FOR MOVIE PRODUCTION FACILITIES SUCH AS: RECORDING STUDIOS, FOLEY STAGES, AND ARTIST'S RETREAT.
- BOUTIQUE HOTEL (2.0 - 3.0 ACRES)**
RIVER SIDE HOTEL SPACE THAT MAY INCLUDE: HOTEL SUITES, PRIVATE BRIDAL SUITE, PRIVATE RIVER VILLAS, SPA, RESTAURANT, PARKING AND SERVICE ACCESS.
PARKING AND SERVICE ACCESS WITHIN THE BOUTIQUE HOTEL BUBBLE WILL MAKE UP APPROXIMATELY 15% OF THE GROSS LAND AREA (0.3 - 0.5 ACRES).
- WEDDING BARN (1.5 - 2.0 ACRES)**
INDOOR VENUE SPACE FOR EVENTS SUCH AS: WEDDINGS, RECEPTIONS, BANQUETS, AND COMMUNITY GATHERINGS.
- PARK OPEN SPACE (16.5 - 35.5 ACRES)**
OUTDOOR PARK SPACE FOR USES SUCH AS: ACTIVE AND PASSIVE RECREATION, OUTDOOR PERFORMANCE STAGE, MULTI-USE TRAILS AND BOARDWALKS, PERIMETER LANDSCAPE BERMING AND BUFFERING, ART BARN AND SCREENING ROOMS, AND OUTDOOR FILMING.
- AGRICULTURE OPEN SPACE (10.0 - 13.0 ACRES)**
OPEN SPACE FOR AGRICULTURAL USES SUCH AS EQUESTRIAN BARN AND PASTURES, EQUESTRIAN-THEMED INN, ARTISTS' STUDIOS, AND OUTDOOR FILMING.



PREPARED BY: RIVERSTONE DESIGN GROUP
 riverstoneconnect@gmail.com
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