APPENDIX B

Preferred Alternative Land Use Assumptions

Marine Trades Area

Jobs	Description		Sq. Ft.
	1 Office		500,000
	2 Institutional		100,000
	3 Light/Marine Industrial		550,000
		Subtotal	1,150,000
Housing	Description		Sq. Ft.
	1 Low-Rise		200,000
	2 Mid-Rise		250,000
	3 High-Rise		0
		Subtotal	450,000
Goods/Services	Description		Sq. Ft.
	1 Retail		70,000
	2 Restaurant		20,000
		Subtotal	90,000
	Marine Trades Area To	tal	Sq. Ft.
		Jobs	1,150,000
		Housing	450,000
	G	Goods/Services	90,000
		Total	1,690,000
Downtown Waterfront Are	ea		

375 Units

Jobs	Description	Sq. Ft.
,	1 Office	630,000
	2 Institutional	570,000
	3 Light / Marine Industrial	0
	Subtotal	1,200,000
Housing	Description	Sq. Ft.
	1 Low-Rise	0
	2 Mid-Rise	380,000
	3 High-Rise	550,000
	Subtotal	930,000
Goods/Services	Description	Sq. Ft.
	1 Retail	77,500
	2 Restaurant	10,000
	Subtotal	87,500
	Downtown Waterfront Area Total	Sq. Ft.
	Jobs	1,200,000
	Housing	930,000
	Goods/Services	87,500
	Total	2,217,500

775 Units

Log Pond Area

Jobs	Description		Sq. Ft.
	1 Office		465,000
	2 Institutional		0
	3 Light / Marine Industr	ial	0
		Subtotal	465,000
Housing	Description		Sq. Ft.
	1 Low-Rise		80,000
	2 Mid-Rise		330,000
	3 High-Rise		0
		Subtotal	410,000
Goods/Services	Description		Sq. Ft.
	1 Retail		133,900
	2 Restaurant		23,000
		Subtotal	156,900
	Log Pond Area Tota	il	Sq. Ft.
		Jobs	465,000
		Housing	410,000
		Goods/Services	156,900
	·	Total	1,031,900

342 Units

Shipping Terminal Area

Jobs	Description		Sq. Ft.
	1 Office		395,000
	2 Institutional		0
	3 Light / Marine Industria	al	135,000
		Subtotal	530,000
Housing	Description		Sq. Ft.
	1 Low-Rise		120,000
	2 Mid-Rise		0
	3 High-Rise		0
		Subtotal	120,000
Goods/Services	Description		Sq. Ft.
	1 Retail		26,600
	2 Restaurant		7,000
		Subtotal	33,600
	Shipping Terminal A	rea Total	Sq. Ft.
		Jobs	530,000
		Housing	120,000
		Goods/Services	33,600
		Total	693,600
Cornwall Beach Area			

100 Units

Jobs	Description		Sq. Ft.
	1 Office		10,000
	2 Institutional		0
	3 Light / Marine Industrial		0
		Subtotal	10,000
Housing	Description		Sq. Ft.
	1 Low-Rise		0
	2 Mid-Rise		360,000
	3 High-Rise		0
		Subtotal	360,000
Goods/Services	Description		Sq. Ft.
	1 Retail		2,000
	2 Restaurant		5,000
		Subtotal	7,000
	Cornwall Beach Area To	otal	Sq. Ft.
		Jobs	10,000
		Housing	360,000
	G	oods/Services	7,000
	·	Total	377,000

300 Units

Proposed Uses Breakdown Summary

Breakdown Summary		Sq. Ft.
Description		Sq. Ft.
1 Office		2,000,000
2 Institutional		670,000
3 Light / Marine Industrial		685,000
	Subtotal	3,355,000

Housing	Description		Sq. Ft.
	1 Low-Rise		400,000
	2 Mid-Rise		1,320,000
	3 High-Rise		550,000
		Subtotal	2 270 000

		Jubiolai	2,210,000
Goods/Services	Description		Sq. Ft.
	1 Retail		310,000
	2 Restaurant		65,000
		Subtotal	375,000
Proposed Uses Sum	nmary		Sq. Ft.

<i>y</i>	• 4
Jobs	3,355,000
Housing	2,270,000
Goods/Services	375,000
Total	6,000,000

1892 Units

Marine Trades Area

Goods/Services 72,000 Total 1,352,000 Total 1,352,000 Total 1,352,000 Total 1,352,000 Total 1,352,000 Total 1,352,000 Sq. Ft. 1					
2 Institutional 3 Light/Marine Industrial 350,000 3 Light/Marine Industrial 350,000 30,000	Jobs			_	
A Light/Marine Industrial Subtotal Sub					
Note					
Housing Description Sq. Ft.		3 Light/Marine Industrial	0.14.4.1		
1 Low-Rise 150,000	Harraina	Description	Subtotal		
2 Mid-Rise 200,000 3 High-Rise 0 0 Subtotal 350,000	Housing				
Subtotal Subtotal Step					
Subtotal 350,000 Sq. Ft.					
Retail 52,000		3 High-Rise	Subtotal		
1 Retail 52,000 2 Restaurant 20,000 20	Goods/Services	Description	Jubiolai		
Restaurant 20,000 Subtotal 72,000	30000,001,11000				
Marine Trades Area Total				*	
Marine Trades Area Total			Subtotal		
Jobs 930,000 Housing 350,000 Goods/Services 72,000 Total 1,352,000 Sq. Ft. 1 Office 143,000 2 Institutional 285,000 3 Light / Marine Industrial 0 Subtotal 428,000 Subtotal 249,600 Subtotal 249,600 Goods/Services 249,600 Subtotal 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. Jobs Jobs 2428,000 Housing 249,600 Goods/Services 23,750 Total 701,350 Log Pond Area Subtotal 46,500 Log Institutional 0 Subtotal 0 Subtotal 46,500 Subtota				-,	
Housing 350,000 Goods/Services 72,000 Total 1,352,000		Marine Trades Area To	otal	Sq. Ft.	
Goods/Services 72,000			Jobs	930,000	
Total 1,352,000			•	350,000	292 Units
Downtown Waterfront Area Jobs Description Sq. Ft. 1 Office				72,000	
Jobs Description Sq. Ft.			Total	1,352,000	
1 Office 143,000 2 Institutional 285,000 3 Light / Marine Industrial 0 Subtotal 428,000 Housing Description Sq. Ft. 1 Low-Rise 249,600 3 High-Rise 0 Subtotal 249,600 Goods/Services Description Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Log Pond Mousing 0 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Sq. Ft.	Downtown Waterfront A	rea			
1 Office 143,000 2 Institutional 285,000 3 Light / Marine Industrial 0 Subtotal 428,000 Housing Description Sq. Ft. 1 Low-Rise 0 2 Mid-Rise 249,600 3 High-Rise 0 Subtotal 249,600 Goods/Services Description Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit. Goods/Services 23,750 Total 701,350 Log Pond Area Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	Jobs	Description		Sa. Ft.	
2 Institutional 285,000 3 Light / Marine Industrial 0 Subtotal 428,000				_	
Note		2 Institutional			
Housing Description Sq. Ft. 1 Low-Rise 0 2 Mid-Rise 249,600 3 High-Rise 0 Subtotal 249,600 Subtotal 249,600 Goods/Services Description Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft. Subtotal 46,500 Housing Description Sq. Ft. Subtotal 46,500 Subtotal 46,500 Subtotal 46,500 Subtotal 46,500 Subtotal 46,500 Subtotal Sq. Ft. Subtotal 46,500 Subtotal 46,500 Subtotal Sq. Ft. Sq. Ft		3 Light / Marine Industrial		0	
1 Low-Rise 0 2 Mid-Rise 249,600 3 High-Rise 0 Subtotal 249,600 Goods/Services Description Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.			Subtotal	428,000	
2 Mid-Rise 249,600 3 High-Rise 0 Subtotal 249,600 Goods/Services Description Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	Housing	Description		Sq. Ft.	
Subtotal 249,600 Subtotal 249,600 Subtotal 249,600 Sq. Ft. 1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft. Subtotal 46,500 Subtotal 46,500 Subtotal Sq. Ft. Sq. Ft.		1 Low-Rise		0	
Subtotal 249,600		2 Mid-Rise		249,600	
Description Sq. Ft.		3 High-Rise		0	
1 Retail 15,750 2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.			Subtotal		
2 Restaurant 8,000 Subtotal 23,750 Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	Goods/Services	•			
Downtown Waterfront Total Sq. Ft. Jobs 428,000 Housing 249,600 208 Unit Goods/Services 23,750 Total 701,350 Log Pond Area					
Downtown Waterfront Total		2 Restaurant			
Jobs 428,000 Housing 249,600 208 Unit			Subtotal	23,750	
Jobs 428,000 Housing 249,600 208 Unit		Downtown Waterfront	Total	Sa. Ft.	
Housing 249,600 208 Unit			Jobs	· ·	
Goods/Services 23,750			Housing		208 Units
Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.		(Goods/Services	23,750	
Jobs Description Sq. Ft. 1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.			Total	701,350	
1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	Log Pond Area				
1 Office 46,500 2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	laha.	Description		Co. Et	
2 Institutional 0 3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.	Jobs	•			
3 Light / Marine Industrial 0 Subtotal 46,500 Housing Description Sq. Ft.					
Subtotal 46,500 Housing Description Sq. Ft.					
Housing Description Sq. Ft.		s Light / iviarine industrial			
	Housing	Description	Subtotal		
	Housing	1 Low-Rise		41,000	

	1 Office		46,500	
	2 Institutional		0	
	3 Light / Marine Industrial		0	
		Subtotal	46,500	
Housing	Description		Sq. Ft.	
	1 Low-Rise		41,000	
	2 Mid-Rise		0	
	3 High-Rise		0	
		Subtotal	41,000	
Goods/Services	Description		Sq. Ft.	
	1 Retail		13,050	
	2 Restaurant		3,200	
		Subtotal	16,250	
	Log Pond Area Total		Sq. Ft.	
		Jobs	46,500	
		Housing	41,000	34 Units
	G	oods/Services	16,250	
		Total	103,750	

Shipping Terminal Area

Jobs	Description		Sq. Ft.	
	1 Office		34,000	
	2 Institutional		0	
	3 Light / Marine Indust		85,000	
Housing	Description	Subtotal	119,000	
nousing	1 Low-Rise		Sq. Ft. 30,000	
	2 Mid-Rise		0	
	3 High-Rise		0	
	o riigii riioo	Subtotal	30,000	
Goods/Services	Description		Sq. Ft.	
	1 Retail		5,200	
	2 Restaurant		1,300	
		Subtotal	6,500	
	Shipping Terminal	Area Total	Sq. Ft.	
		Jobs	119,000	
		Housing	30,000	25 Units
		Goods/Services	6,500	
		Total	155,000	
Cornwall Beach Area				
	December 1		Q -	
Jobs	Description		Sq. Ft.	
	1 Office		10,000	
	2 Institutional	trial	0	
	3 Light / Marine Indust	Subtotal	0 10,000	
Housing	Description	Subtotai	Sq. Ft.	
riodollig	1 Low-Rise		0	
	2 Mid-Rise		360,000	
	3 High-Rise		0	
	· ·	Subtotal	360,000	
Goods/Services	Description		Sq. Ft.	
	1 Retail		2,000	
	2 Restaurant		5,000	
		Subtotal	7,000	
	Cornwall Beach Ar		Sq. Ft.	
		Jobs	10,000	
		Housing	360,000	300 Units
		Goods/Services	7,000	
Proposed Uses Brea	kdown Summary	Total	377,000	
Jobs	Description Description		Sq. Ft.	
3003	1 Office		663,500	
	2 Institutional		335,000	
	3 Light / Marine Indust	trial	535,000	
	3	Subtotal	1,533,500	
Housing	Description		Sq. Ft.	
	1 Low-Rise		221,000	
	2 Mid-Rise		809,600	
	3 High-Rise		0	
		Subtotal	1,030,600	
Goods/Services	Description		Sq. Ft.	
	1 Retail		88,000	
	2 Restaurant	. .	37,500	
Duamana d Harris C		Subtotal	125,500	
Proposed Uses Sum	marv		Sq. Ft.	
•	,	1 - 1	4 500 500	
	,	Jobs	1,533,500	000 11-21
	,	Housing	1,030,600	859 Units
				859 Units