

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 Total		Sq. Ft.
	Jobs	1,150,000
	Housing	450,000
	Goods/Services	90,000
Total		1,690,000

375 Units

Downtown Waterfront Area

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 Industrial	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 Total		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 Industrial	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 Area Total		Sq. Ft.
	Jobs	530,000
	Housing	120,000
	Goods/Services	33,600
Total		693,600

100 Units

Cornwall Beach Area

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 Total		Sq. Ft.
	Jobs	10,000
	Housing	360,000
	Goods/Services	7,000
Total		377,000

300 Units

Proposed Uses Breakdown Summary

Jobs	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

Goods/Services	Description	Sq. Ft.
1	Retail	310,000
2	Restaurant	65,000
Subtotal		375,000

Proposed Uses Summary

Proposed Uses Summary		Sq. Ft.
	Jobs	3,355,000
	Housing	2,270,000
	Goods/Services	375,000
Total		6,000,000

1892 Units

Marine Trades Area

Jobs	Description	Sq. Ft.
	1 Office	430,000
	2 Institutional	50,000
	3 Light/Marine Industrial	450,000
	Subtotal	930,000

Housing	Description	Sq. Ft.
	1 Low-Rise	150,000
	2 Mid-Rise	200,000
	3 High-Rise	0
	Subtotal	350,000

Goods/Services	Description	Sq. Ft.
	1 Retail	52,000
	2 Restaurant	20,000
	Subtotal	72,000

Marine Trades Area Total		Sq. Ft.
	Jobs	930,000
	Housing	350,000
	Goods/Services	72,000
	Total	1,352,000

292 Units

Downtown Waterfront Area

Jobs	Description	Sq. Ft.
	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
	Goods/Services	23,750
	Total	701,350

208 Units

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.
	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
	Goods/Services	16,250
	Total	103,750

34 Units

Shipping Terminal Area

Jobs	Description	Sq. Ft.
1	Office	34,000
2	Institutional	0
3	Light / Marine Industrial	85,000
Subtotal		119,000

Housing	Description	Sq. Ft.
1	Low-Rise	30,000
2	Mid-Rise	0
3	High-Rise	0
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
	Goods/Services	6,500
Total		155,000

25 Units

Cornwall Beach Area

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 Total		Sq. Ft.
	Jobs	10,000
	Housing	360,000
	Goods/Services	7,000
Total		377,000

300 Units

Proposed Uses Breakdown Summary

Jobs	Description	Sq. Ft.
1	Office	663,500
2	Institutional	335,000
3	Light / Marine Industrial	535,000
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
Subtotal		125,500

Proposed Uses Summary

Proposed Uses Summary		Sq. Ft.
	Jobs	1,533,500
	Housing	1,030,600
	Goods/Services	125,500
Total		2,689,600

859 Units