APPENDIX C

New Whatcom Redevelopment Assumptions

As described in **Section 2.8.1** of this EIS, specific building footprints, sizes and designs, the specific location of uses within each area of the site and the specific layout and design of parks, trails and open space cannot be pinpointed at this time. In order to create an envelope of potential redevelopment and a range of redevelopment scenarios and allow for the comprehensive analysis of probable significant environmental impacts under SEPA, certain land use assumptions were established. The land use assumptions and associated redevelopment alternatives were developed to represent a full range of land use intensities and densities that the site could accommodate in light of: the Port's objectives as applicant; the Port's, City's and the public's vision, goals and principles; the existing and proposed regulatory framework; and, economic and market factors.

This Appendix includes some of the detailed data tables used to formulate the land use assumptions and redevelopment alternatives analyzed in this EIS - the three Redevelopment Alternatives (Alternative 1, 2 and 3), one sub-alternative (Alternative 2A) and the No Action Alternative (Alternative 4). The land use assumptions and the redevelopment alternatives function to provide representative levels and types of redevelopment and supporting infrastructure that could be achieved over time and that can be evaluated in the context of the EIS process. None of the Alternatives should be considered a definitive plan for the New Whatcom site at this time. Features of the redevelopment alternatives and the pertinent assumptions could be mixed and matched by the Port and City to arrive at a preferred Master Development Plan.

The following provides summary data for each redevelopment alternative (Alternative 1, 2, 2A, 3) for both for 2016 (the interim planning year) and 2026 (full buildout). Data is also provided for Alternative 4, the No Action Alternative, for 2026 (full buildout) only. For analysis purposes, it was assumed that approximately 50 percent of development would occur by 2016 under the No Action Alternative. The following data is included in this Appendix:

- 1. Recap of Land Uses for Redevelopment Areas 1-10 (subtotal) and Redevelopment Areas 1-11 (total)
 - Includes a summary of assumptions regarding total project area and amount of square footage and acreage dedicated to various land uses including employment, housing, goods and services, parking, parks, marina and institutional uses.
- 2. Summary of Parks/Trails/Habitat for Redevelopment Areas 1-11

 Includes a breakdown of total square footages and acreage dedicated to new parks, trails and habitat.
- Summary of Primary ROW Assumptions for Redevelopment Areas 1-11
 Includes a breakdown of total square footages and acreage dedicated to existing and new onsite primary roadways.
- 4. Summary of Proposed Uses Breakdown for Redevelopment Areas 1-11 Includes a breakdown of total square footages and acreage dedicated to existing and new jobs, housing and goods and services land uses.
- Summary of Employment Data for Redevelopment Areas 1-11
 Includes a breakdown of number of employees assumed per square foot of development per proposed use.

- 6. A list of Definitions, Assumptions and Abbreviations for Redevelopment Areas 1-11 Includes a list of definitions and abbreviations for terms used in the data tables and defines other assumptions regarding building heights, residential unit size and size of right-of-ways.
- 7. Existing Structures and Buildings to Remain in 2016 and 2026
 Includes a list of existing structures on the site, existing building square footages,
 and indicates which buildings could remain and be reused under the redevelopment
 alternatives in 2016 and 2026.

For descriptive purposes, the New Whatcom site has been divided into 10 redevelopment areas, as illustrated in **Figure 2-4** in Chapter 2 of this EIS. The ASB area is also included within the site boundary and is referenced in the following tables as Redevelopment Area 11.

Due to the large size of the complete data assumptions document (over 400 pages), the entire set of data tables could not be reasonably provided within the EIS document. The complete set of data tables are available for public review at the Port of Bellingham and City of Bellingham offices.

Area Analysis		Sq. Ft.	Acres	Area Coverage
·	Total Gross Area	7,858,126	180.40	
	Total Constrained Area	0	0.00	0.00%
	Total Rail ROW	164,012	3.77	2.09%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	1,286,000		
	Use Footprint/Coverage	549,333	12.61	6.99%
	Structured Parking	155,348	3.57	1.98%
	Surface Parking	217,500	4.99	2.77%
Housing				
	Use Occupied Space Land Analysis	1,931,500		
	Use Footprint/Coverage	484,708	11.13	6.17%
	Structured Parking	0	0.00	0.00%
	Surface Parking	60,469	1.39	0.77%
Goods and Services	<u> </u>			
	Use Occupied Space Land Analysis	151,000		
	Use Footprint/Coverage	43,000	0.99	0.55%
	Structured Parking	0	0.00	0.00%
	Surface Parking	158,625	3.64	2.02%
Marina/Trailer Parkir	<u> </u>			
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	3,368,500		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	2,342,049	53.77	29.80%
	Total Parks/Trails/Habitat	1,310,612	30.09	16.68%
	Total Use Footprint	1,077,042	24.73	13.71%
	Total Structured Parking Footprint	155,348	3.57	1.98%
	Total Surface Parking	785,074	18.02	9.99%
	Total Primary ROW	940,362	21.59	11.97%
	Total Secondary ROW	392,311	9.01	4.999
	Total Pervious Area	3,652,661	83.85	46.489
	Total Impervious Area (Footprint & ROW) Total Area Coverage	4,205,466 7,858,126	96.54 180.40	53.52% 100.00%

Area Analysis	t Areas 1-11 Recap (Includes Area 11, Th		Aoroo	Area Coverses
	Total Gross Area	Sq. Ft.	Acres 216.33	Area Coverage
		9,423,432		45.450
	Total Constrained Area	1,427,412	32.77	15.15
	Total Rail ROW	164,012	3.77	11.49
	Total Developable Area	7,996,020	183.56	84.859
Jobs		1 222 222		
	Use Occupied Space	1,286,000		
	Land Analysis			
	Use Footprint/Coverage	549,333	12.61	5.83
	Structured Parking	155,348	3.57	1.65
	Surface Parking	217,500	4.99	2.31
Housing				
	Use Occupied Space	1,931,500		
	Land Analysis			
	Use Footprint/Coverage	484,708	11.13	5.14
	Structured Parking	0	0.00	0.00
	Surface Parking	60,469	1.39	0.64
Goods and Service	s ·			
	Use Occupied Space	151,000		
	Land Analysis			
	Use Footprint/Coverage	43,000	0.99	0.46
	Structured Parking	0	0.00	0.00
	Surface Parking	158,625	3.64	1.68
	S .	•		
Marina/Trailer Park	ing			
	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.00
	Structured Parking	0	0.00	0.00
	Surface Parking	348,480	8.00	4.43
Coverage Recap	January and a	Sq. Ft.	Acres	Area Coverage
o o o o o o o o o o o o o o o o o o o	Total Use Occupied Space (exclude parking)	3,368,500	7.0.00	7 ou. oo i o. u.go
	Other Developed Area	691,317	15.87	5.00
	Other Undeveloped Area	2,342,049	53.77	24.85
	•	2,0-2,0-3	00.11	27.00
	Intal Parks/Trails/Hahitat	1 448 505	33 25	15 37
	Total Parks/Trails/Habitat	1,448,505	33.25	
	Total Use Footprint	1,077,042	24.73	11.43
	Total Use Footprint Total Structured Parking Footprint	1,077,042 155,348	24.73 3.57	11.43 1.65
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking	1,077,042 155,348 785,074	24.73 3.57 18.02	11.43 1.65 8.33
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW	1,077,042 155,348 785,074 940,362	24.73 3.57 18.02 21.59	11.43 1.65 8.33 9.98
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW	1,077,042 155,348 785,074 940,362 392,311	24.73 3.57 18.02 21.59 9.01	11.43 1.65 8.33 9.98 4.16
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	1,077,042 155,348 785,074 940,362 392,311 3,790,554	24.73 3.57 18.02 21.59 9.01 87.02	15.37° 11.43° 1.65° 8.33° 9.98° 4.16° 40.22°
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466	24.73 3.57 18.02 21.59 9.01 87.02 96.54	11.43 ¹ 1.65 ¹ 8.33 ¹ 9.98 ¹ 4.16 ¹ 40.22 ¹ 44.63 ¹
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	1,077,042 155,348 785,074 940,362 392,311 3,790,554	24.73 3.57 18.02 21.59 9.01 87.02	11.43 1.65 8.33 9.98 4.16 40.22 44.63
Parks/Trails/Ha	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466 7,996,019	24.73 3.57 18.02 21.59 9.01 87.02 96.54	11.43 1.65 8.33 9.98 4.16 40.22 44.63
Parks/Trails/Ha	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466 7,996,019	24.73 3.57 18.02 21.59 9.01 87.02 96.54	11.43 1.65 8.33 9.98 4.16 40.22 44.63 84.85
Parks/Trails/Ha	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466 7,996,019	24.73 3.57 18.02 21.59 9.01 87.02 96.54 183.56	11.43 1.65 8.33 9.98 4.16 40.22 44.63 84.85
Parks/Trails/Ha	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466 7,996,019	24.73 3.57 18.02 21.59 9.01 87.02 96.54 183.56	11.43 1.65 8.33 9.98 4.16 40.22 44.63 84.85
Parks/Trails/Ha	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	1,077,042 155,348 785,074 940,362 392,311 3,790,554 4,205,466 7,996,019	24.73 3.57 18.02 21.59 9.01 87.02 96.54 183.56 Sq. Ft. 1,133,512.68	11.43' 1.65' 8.33' 9.98' 4.16' 40.22'

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	940,362.47	21.59
R.O.W.	Sq. Ft	·. ,	Acres
Hilton		68,769.50	1.58
Maple		29,357.00	0.67
F		69,405.00	1.59
C		66,226.00	1.52
Chestnut		117,878.00	2.71
Central		79,842.03	1.83
Bay		57,469.58	1.32
Laurel		142,258.81	3.27
Commercial		0.00	0.00
Cornwall		309,156.55	7.10
Wharf		0.00	0.00
Log Pond Dr.		0.00	0.00
Oak		0.00	0.00
	Total	940,362.47	21.59

Proposed Uses Breakdown Summary (Redev	elopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	691,000	
	2 Institutional	285,000	
	3 Light / Marine Indu	310,000	
	Subtotal	1,286,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	184,000	153
	2 Mid-Rise	1,747,500	1456
	3 High-Rise	0	0
	Subtotal	1,931,500	1610
Goods/Services	Description	Sq. Ft.	
	1 Retail	108,500	
	2 Restaurant	42,500	
	Subtotal	151,000	
Proposed Uses Summary (Redevelopment Ar	eas 1-11)		
	Jobs	1,286,000	
	Housing	1,931,500	
	Goods/Services	151,000	
	Total	3,368,500	

			_		
				Total Ei	mployees
	Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office			691,000	400	1,728
Institutional			285,000	400	713
Light / Marine Industrial			310,000	650	477
_		Subtotal	1,286,000		2,917
	Housing		Sq. Ft.		
Low-Rise			184,000	0	0
Mid-Rise			1,747,500	0	0
High-Rise			0	0	0
		Subtotal	1,931,500		0
	Goods/Services		Sq. Ft.		
Retail			108,500	600	181
Restaurant			42,500	600	71
		Subtotal	151,000		252
		Total	3,368,500		3,169

Redevelopmen	t Areas 1-10 Recap (Excludes Area 11,	The New Marina	a)	
Area Analysis	<u> </u>	Sq. Ft.	Acres	Area Coverage
	Total Gross Area	7,858,126	180.40	
	Total Constrained Area	0	0.00	0.00%
	Total Rail ROW	164,012	3.77	2.09%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	3,365,000		
	Use Footprint/Coverage	1,034,417	23.75	13.16%
	Structured Parking	758,625	17.42	9.65%
	Surface Parking	168,750	3.87	2.15%
Housing				
	Use Occupied Space Land Analysis	3,690,000		
	Use Footprint/Coverage	769,033	17.65	9.79%
	Structured Parking	0	0.00	0.00%
	Surface Parking	100,000	2.30	1.27%
Goods and Service				
	Use Occupied Space Land Analysis	445,000		
	Use Footprint/Coverage	185,000	4.25	2.35%
	Structured Parking	0	0.00	0.00%
	Surface Parking	73,125	1.68	0.93%
Marina/Trailer Park				
	Use Occupied Space Land Analysis	0		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	7,500,000		
	Other Developed Area		9.79	5.00%
	Other Undeveloped Area		18.70	10.36%
	Total Parks/Trails/Habitat	,,-	30.09	16.68%
	Total Use Footprint		45.65	25.30%
	Total Structured Parking Footprint		17.42	9.65%
	Total Surface Parking	690,355	15.85	8.79%
	Total Primary ROW	1,288,289	29.58	16.39%
	Total Secondary ROW	416,961	9.57	5.31%
	Total Pervious Area	, -,	48.79	27.04%
	Total Impervious Area (Footprint & ROW)	5,733,020	131.61	72.96%
	Total Area Coverage	7,858,126	180.40	100.00%

Redevelopmen	nt Areas 1-11 Recap (Includ	les Area 11, The I	New Marina)		
Area Analysis			Sq. Ft.	Acres	Area Coverage
		Total Gross Area	9,423,432	216.33	
	Total C	Constrained Area	1,427,412	32.77	15.15%
		Total Rail ROW	164,012	3.77	1.74%
	Total D	evelopable Area	7,996,020	183.56	84.85%
Jobs		,	0.005.000		
	Use Occupied Space		3,365,000		
	Land Analysis	-4	4 004 447	00.75	40.000/
		otprint/Coverage	1,034,417	23.75 17.42	10.98%
	St	ructured Parking	758,625	3.87	8.05% 1.79%
Housing		Surface Parking	168,750	3.01	1.79%
Housing	Use Occupied Space	ı	3,690,000		
	Land Analysis	l	3,690,000		
		otprint/Coverage	769,033	17.65	8.16%
		ructured Parking	709,033	0.00	0.00%
	31	Surface Parking	100,000	2.30	1.06%
Goods and Service	e e	Surface Farking	100,000	2.50	1.0070
Coods and Oct vice	Use Occupied Space	ĺ	445,000		
	Land Analysis	L	440,000		
		otprint/Coverage	185,000	4.25	1.96%
		ructured Parking	0	0.00	0.00%
		Surface Parking	73,125	1.68	0.78%
			-, -		
Marina/Trailer Park	king				
	Use Occupied Space		0		
	Land Analysis	•			
	Use Fo	otprint/Coverage	0	0.00	0.00%
	St	ructured Parking	0	0.00	0.000/
			-		0.00%
Coverage Recap		Surface Parking	348,480	8.00	24.41%
			348,480 Sq. Ft.		
	Total Use Occupied Space (exclude parking)	348,480 Sq. Ft. 7,500,000	Acres	24.41% Area Coverage
	Other	exclude parking) Developed Area	348,480 Sq. Ft. 7,500,000 426,328	8.00 Acres 9.79	24.41% Area Coverage 5.00%
	Other Other Ur	exclude parking) Developed Area ndeveloped Area	348,480 Sq. Ft. 7,500,000 426,328 814,494	8.00 Acres 9.79 18.70	24.41% Area Coverage 5.00% 8.64%
	Other Other Ur Total Par	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505	8.00 Acres 9.79 18.70 33.25	24.41% Area Coverage 5.00% 8.64% 15.37%
	Other Other Ur Total Par To	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450	9.79 18.70 33.25 45.65	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10%
	Other Other Ur Total Par To Total Structured F	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625	9.79 18.70 33.25 45.65 17.42	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05%
	Other Other Ur Total Par To Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355	9.79 18.70 33.25 45.65 17.42 15.85	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33%
	Other Other Ur Total Par To Total Structured F Total Tot	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289	9.79 18.70 33.25 45.65 17.42 15.85 29.58	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67%
	Other Other Un Total Par To Total Structured F Total Tot Total S	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42%
	Other Other Ur Total Par To Total Structured F Total Tot Total S	exclude parking) Developed Area indeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01%
	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW)	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84%
	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area indeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01%
Parks/Trails/Ha	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW) al Area Coverage	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020 7,996,019	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84%
Parks/Trails/Ha	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW) al Area Coverage	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020 7,996,019	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61 183.56 Sq. Ft.	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84% 84.85% Acres
Parks/Trails/Ha	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW) al Area Coverage	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020 7,996,019 S 1-11) Parks	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61 183.56 Sq. Ft. 1,133,512.68	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84% 84.85% Acres 26.02
Parks/Trails/Ha	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW) al Area Coverage	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020 7,996,019 Parks Trails	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61 183.56 Sq. Ft. 1,133,512.68 220,072.91	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84% 84.85% Acres 26.02 5.05
Parks/Trails/Ha	Other Other Un Total Par Total Structured F Total	exclude parking) Developed Area ndeveloped Area rks/Trails/Habitat tal Use Footprint Parking Footprint Surface Parking tal Primary ROW Secondary ROW al Pervious Area ootprint & ROW) al Area Coverage	348,480 Sq. Ft. 7,500,000 426,328 814,494 1,448,505 1,988,450 758,625 690,355 1,288,289 416,961 2,262,999 5,733,020 7,996,019 S 1-11) Parks	8.00 Acres 9.79 18.70 33.25 45.65 17.42 15.85 29.58 9.57 51.95 131.61 183.56 Sq. Ft. 1,133,512.68	24.41% Area Coverage 5.00% 8.64% 15.37% 21.10% 8.05% 7.33% 13.67% 4.42% 24.01% 60.84% 84.85% Acres 26.02

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	1,288,288.71	29.58
R.O.W.	Sq. Ft.	A	Acres
Hilton		68,769.50	1.58
Maple		74,395.00	1.71
F		69,405.00	1.59
C		66,226.00	1.52
Chestnut Central		117,878.00 79,842.03	2.71 1.83
Bay		57,469.58	1.32
Laurel		142,258.81	3.27
Commercial		111,001.19	2.55
Cornwall		309,034.04	7.09
Wharf		36,018.50	0.83
Log Pond Dr.		112,272.30	2.58
Oak		43,718.76	1.00
	Total	1,288,288.71	29.58

Proposed Uses Breakdown Summary (Rede	evelopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	2,345,000	
	2 Institutional	570,000	
	3 Light / Marine Indι	450,000	
	Subtotal	3,365,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	184,000	153
	2 Mid-Rise	2,906,000	2422
	3 High-Rise	600,000	500
	Subtotal	3,690,000	3,075
Goods/Services	Description	Sq. Ft.	
	1 Retail	355,000	
	2 Restaurant	90,000	
	Subtotal	445,000	
Proposed Uses Summary (Redevelopment)	Areas 1-11)		
	Jobs	3,365,000	
	Housing	3,690,000	
	Goods/Services	445,000	
	Total	7.500.000	

			Tota	al Employees
	Jobs	Total Sq. Ft.	SF/Employee	e Total Employees
Office		2,345,000	400	5,863
Institutional		570,000	400	1,425
Light / Marine Industrial		450,000	650	692
	Subto	tal 3,365,000)	7,980
H	Housing	Sq. Ft.		
Low-Rise		184,000	0	0
Mid-Rise		2,906,000	0	0
High-Rise		600,000	0	0
	Subto	otal 3,690,000)	0
Good	ds/Services	Sq. Ft.		
Retail		355,000	600	592
Restaurant		90,000	600	150
	Subto	tal 445,000	1	742
	To	tal 7,500,000		8,721

Redevelopmen	t Areas 1-10 Recap (Excludes Area 11	The New Marina		
Area Analysis	· ` `	Sq. Ft.	Acres	Area Coverage
	Total Gross Are	a 7,858,126	180.40	
	Total Constrained Area		0.00	0.00%
	Total Rail ROV	- /-	3.77	2.09%
	Total Developable Area	a 7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	1,083,500		
	Use Footprint/Coverage	·	12.88	7.14%
	Structured Parking	,	2.38	1.32%
	Surface Parking	g 251,438	5.77	3.20%
Housing		1 (00 000)		
	Use Occupied Space Land Analysis	1,480,600		
	Use Footprint/Coverage		12.76	7.07%
	Structured Parking		0.00	0.00%
	Surface Parking	25,650	0.59	0.33%
Goods and Services		107.700		
	Use Occupied Space	125,500		
	Land Analysis	00.500	0.04	0.400/
	Use Footprint/Coverage		0.84	0.46%
	Structured Parking	,	0.00	0.00%
Manina/Tunilan Danki	Surface Parking	g 141,188	3.24	1.80%
Marina/Trailer Parki		249 490		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage		0.00	0.00%
	Structured Parking		0.00	0.00%
O D	Surface Parking		8.00	4.43%
Coverage Recap	Tetalilla o Occasión d'Occasión de madica	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking		15.07	F 000/
	Other Developed Area		15.87	5.00%
	Other Undeveloped Area Total Parks/Trails/Habita	, ,	67.41 20.62	37.36% 11.43%
	Total Use Footprir Total Structured Parking Footprir	, ,	26.48 2.38	14.68% 1.32%
	Total Structured Parking Footprin		17.60	9.76%
	Total Primary ROV		17.27	9.76% 9.57%
	Total Secondary ROV	,	9.01	4.99%
	Total Pervious Are		88.03	48.80%
	Total Impervious Area (Footprint & ROW	- , ,	92.37	51.20%
	Total Area Coverage	, , ,	180.40	100.00%
	Total Area Coverage	7,000,120	100.40	100.0076

Area Analysis	nt Areas 1-11 Recap (Includes Area 11, Th	Sq. Ft.	Acres	Area Coverage
Alea Allalysis	Total Gross Area	9,423,432	216.33	Alea Coverage
	Total Constrained Area	1,427,412	32.77	15.15°
	Total Rail ROW	164,012	32.77	1.74
	Total Developable Area	7,996,020	183.56	84.85
Jobs	Total Developable Area	7,996,020	163.36	64.65
1002	Use Occupied Space	1,083,500		
	Land Analysis	1,003,300		
	Use Footprint/Coverage	561,250	12.88	5.96
	Structured Parking	103,688	2.38	1.10
	Surface Parking	251,438	5.77	2.67
Housing	Sulface Faiking	231,430	5.77	2.07
lousing	Use Occupied Space	1,480,600		
	Land Analysis	1,400,000		
	Use Footprint/Coverage	555,767	12.76	5.90
	Structured Parking	0	0.00	0.00
	Surface Parking	25,650	0.59	0.00
Goods and Servic		23,030	0.59	0.27
500d3 and Oct vic	Use Occupied Space	125,500		
	Land Analysis	120,000		
	Use Footprint/Coverage	36,500	0.84	0.39
	Structured Parking	00,000	0.00	0.00
	Surface Parking	141,188	3.24	1.50
	Curiace Farking	141,100	5.24	1.50
Marina/Trailer Par	kina			
	Use Occupied Space	348,480		
	Land Analysis	,		
	Use Footprint/Coverage	0	0.00	0.00
	Structured Parking	0	0.00	0.00
	Surface Parking	348,480	8.00	4.43
Coverage Recap	<u>~</u>	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	2,689,600		· ·
	Other Developed Area	691,317	15.87	5.00
	Other Undeveloped Area	2,936,186	67.41	31.16
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99
	Total Use Footprint	1,153,517	26.48	12.24
	Total Structured Parking Footprint	103,688	2.38	1.10
	Total Surface Parking	766,755	17.60	8.14
	Total Primary ROW	752,139	17.27	7.98
	Total Secondary ROW	392,311	9.01	4.16
	Total Pervious Area	3,972,281	91.19	42.15
	Total Impervious Area (Footprint & ROW)	4,023,738	92.37	42.70
		1,020,100	02.01	12.70
		7.996.019	183.56	84.85
	Total Area Coverage	7,996,019	183.56	84.85
Parks/Trails/H				
Parks/Trails/H	Total Area Coverage	I-11)	Sq. Ft.	Acre
Parks/Trails/H	Total Area Coverage	I-11) Parks	Sq. Ft. 563,115.91	Acre 12.9
Parks/Trails/H	Total Area Coverage	I-11) Parks Trails	Sq. Ft. 563,115.91 378,138.33	Acre 12.9
Parks/Trails/H	Total Area Coverage	I-11) Parks	Sq. Ft. 563,115.91	84.85 Acre 12.9 8.6 2.1 23.7

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	752,139	17.27
R.O.W.	Sq. Ft.	Acres	
Hilton		68,770	1.58
Maple		29,357	0.67
F		69,405	1.59
С		66,226	1.52
Chestnut		117,878	2.71
Central		79,842	1.83
Bay		57,470	1.32
Laurel		142,259	3.27
Cornwall		120,933	2.78
	Total	752,139	17.27

Proposed Uses Breakdown Summary (Redeve	lopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	468,500	
	2 Institutional	285,000	
	3 Light / Marine Indu	330,000	
	Subtotal	1,083,500	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	585,600	488
	2 Mid-Rise	895,000	746
	3 High-Rise	0	0
	Subtotal	1,480,600	1234
Goods/Services	Description	Sq. Ft.	
	1 Retail	88,000	
	2 Restaurant	37,500	
	Subtotal	125,500	
Proposed Uses Summary (Redevelopment Are	as 1-11)		
	Jobs	1,083,500	
	Housing	1,480,600	
	Goods/Services	125,500	
	Total	2,689,600	

				Total E	mployees
	Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office			468,500	400	1,171
Institutional			285,000	400	713
Light / Marine Industrial			330,000	650	508
_		Subtotal	1,083,500		2,391
	Housing		Sq. Ft.		
Low-Rise			585,600	0	0
Mid-Rise			895,000	0	0
High-Rise			0	0	0
_		Subtotal	1,480,600		0
	Goods/Services		Sq. Ft.		
Retail			88,000	600	147
Restaurant			37,500	600	63
		Subtotal	125,500		209
		Total	2,689,600		2,601

Area Analysis	Areas 1-10 Recap (Excludes Area 11,	Sq. Ft.	Acres	Area Coverage
Alea Allalysis	Total Gross Area	7,858,126	180.40	Alea Coverage
	Total Constrained Area	7,030,120	0.00	0.00%
	Total Rail ROW	164,012	3.77	2.09%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs	, otal Developable , lieu	.,000,.20		100.0070
	Use Occupied Space	2,805,000		
	Land Analysis			
	Use Footprint/Coverage	1,019,167	23.40	12.97%
	Structured Parking	517,563	11.88	6.59%
	Surface Parking	225,000	5.17	2.86%
Housing				
	Use Occupied Space	2,820,000		
	Land Analysis			
	Use Footprint/Coverage	797,167	18.30	10.14%
	Structured Parking	0	0.00	0.00%
	Surface Parking	102,500	2.35	1.30%
Goods and Services				
	Use Occupied Space	375,000		
	Land Analysis			
	Use Footprint/Coverage	178,000	4.09	2.27%
	Structured Parking	0	0.00	0.00%
	Surface Parking	354,375	8.14	4.51%
Marina/Trailer Parkir		0.40.400		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	6,000,000		
	Other Developed Area	475,553	10.92	5.00%
	Other Undeveloped Area	1,428,072	32.78	18.17%
	Total Parks/Trails/Habitat	, -	20.62	11.43%
	Total Use Footprint		45.78	25.38%
	Total Structured Parking Footprint	517,563	11.88	6.59%
	Total Surface Parking	1,030,355	23.65	13.11%
	Total Primary ROW	1,097,087	25.19	13.96%
	Total Secondary ROW	416,961	9.57	5.31%
	Total Pervious Area	2,326,274	53.40	29.60%
	Total Impervious Area (Footprint & ROW)	5,531,852	126.99	70.40%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11, T	Sq. Ft.	Acres	Area Coverage
Alea Allalysis	Total Gross Area	9,423,432	216.33	Alea Coverage
	Total Constrained Area	1,427,412	32.77	15 150
	Total Constrained Area Total Rail ROW	, ,	32.77	15.159 1.749
		164,012		
laba	Total Developable Area	7,996,020	183.56	84.859
Jobs	Lies Ossumiad Casas	0.005.000		
	Use Occupied Space	2,805,000		
	Land Analysis	4 040 407	00.40	40.000
	Use Footprint/Coverage	1,019,167	23.40	10.829
	Structured Parking	517,563	11.88	5.49
	Surface Parking	225,000	5.17	2.39
Housing				
	Use Occupied Space	2,820,000		
	Land Analysis			
	Use Footprint/Coverage	797,167	18.30	8.469
	Structured Parking	0	0.00	0.009
	Surface Parking	102,500	2.35	1.09
Goods and Services	_			
	Use Occupied Space	375,000		
	Land Analysis			
	Use Footprint/Coverage	178,000	4.09	1.89
	Structured Parking	0	0.00	0.009
	Surface Parking	354,375	8.14	3.769
Marina/Trailer Parkin	_			
	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.009
	Structured Parking	0	0.00	0.009
	Surface Parking	348,480	8.00	24.419
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	6,000,000		
	Other Developed Area	475,553	10.92	5.00
	Other Undeveloped Area	1,428,072	32.78	15.15
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99
	Total Use Footprint	1,994,333	45.78	21.16
	Total Structured Parking Footprint	517,563	11.88	5.49
	Total Surface Parking	1,030,355	23.65	10.939
	Total Primary ROW	1,097,087	25.19	11.64
	Total Secondary ROW	416,961	9.57	4.429
	Total Pervious Area	2,464,167	56.57	26.15°
	Total Impervious Area (Footprint & ROW)	5,531,852	126.99	58.70°
	Total Area Coverage	7,996,019	183.56	84.859
	Total Area Goverage	7,550,013	103.30	04.00
Parks/Trails/ <u>H</u> ab	oitat Summary (Redevelopment Areas	1-11) <u> </u>		
Parks/Trails/Hab	itat Summary (Redevelopment Areas	1-11)	Sq. Ft.	Acre
Parks/Trails/Hab	oitat Summary (Redevelopment Areas	1-11) Parks		
Parks/Trails/Hab	oitat Summary (Redevelopment Areas	•	Sq. Ft. 563,115.91 378,138.33	12.9
Parks/Trails/Hab	oitat Summary (Redevelopment Areas	Parks	563,115.91	Acre 12.9 8.6 2.1

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	1,097,087	25.19
R.O.W.	Sq. Ft.		Acres
Hilton		68,770	1.58
Maple		74,395	1.71
F		69,405	1.59
C		66,226	1.52
Chestnut		117,878	2.71
Central		79,842	1.83
Bay		57,470	1.32
Laurel		142,259	3.27
Commercial		143,919	3.30
Log Pond Dr.		112,272	2.58
Oak		43,719	1.00
Cornwall		120,933	2.78
	Total	1,097,087	25.19

Proposed Uses Breakdown Summary (Redev	elopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	1,785,000	
	2 Institutional	570,000	
	3 Light / Marine Indu	450,000	
	Subtotal	2,805,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	600,000	500
	2 Mid-Rise	1,670,000	1392
	3 High-Rise	550,000	458
	Subtotal	2,820,000	2350
Goods/Services	Description	Sq. Ft.	
	1 Retail	310,000	
	2 Restaurant	65,000	
	Subtotal	375,000	
Proposed Uses Summary (Redevelopment Are	eas 1-11)		
	Jobs	2,805,000	
	Housing	2,820,000	
	Goods/Services	375,000	
	Total	6,000,000	

				Total E	mployees
	Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office			1,785,000	400	4,463
Institutional			570,000	400	1,425
Light / Marine Industrial			450,000	650	692
		Subtotal	2,805,000		6,580
	Housing		Sq. Ft.		
Low-Rise			600,000	0	0
Mid-Rise			1,670,000	0	0
High-Rise			550,000	0	0
-		Subtotal	2,820,000		0
(Goods/Services		Sq. Ft.		
Retail			310,000	600	517
Restaurant			65,000	600	108
		Subtotal	375,000		625
		Total	6,000,000		7,205

Redevelopmen	t Areas 1-10 Recap (Excludes Area 11,	The New Marina		
Area Analysis	• `	Sq. Ft.	Acres	Area Coverage
	Total Gross Area	7,858,126	180.40	
	Total Constrained Area		0.00	0.00%
	Total Rail ROW	299,088	6.87	3.81%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	1,083,500		
	Use Footprint/Coverage	·	12.88	7.14%
	Structured Parking	,	2.38	1.32%
	Surface Parking	251,438	5.77	3.20%
Housing				
	Use Occupied Space Land Analysis	1,480,600		
	Use Footprint/Coverage		12.76	7.07%
	Structured Parking		0.00	0.00%
	Surface Parking	25,650	0.59	0.33%
Goods and Services				
	Use Occupied Space	125,500		
	Land Analysis			
	Use Footprint/Coverage		0.84	0.46%
	Structured Parking	,	0.00	0.00%
Mania - /Torilla - David	Surface Parking	141,188	3.24	1.80%
Marina/Trailer Parki		240,400		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage		0.00	0.00%
	Structured Parking		0.00	0.00%
O	Surface Parking		8.00	4.43%
Coverage Recap	Total Han Onessa's d Onessa (seed also and inci-	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking		45.07	F 000/
	Other Developed Area		15.87	5.00%
	Other Undeveloped Area	, ,	61.63	34.16%
	Total Parks/Trails/Habita	,	20.62	11.43%
	Total Use Footprin	, ,	26.48 2.38	14.68% 1.32%
	Total Structured Parking Footprin Total Surface Parking		2.38 17.60	1.32% 9.76%
	Total Primary ROW	,	17.60	9.76%
	Total Secondary ROW	,	9.94	4.99%
	Total Secondary ROW		82.25	45.59%
	Total Impervious Area (Footprint & ROW)	-,,	98.15	45.59% 54.41%
	Total Impervious Area (Footprint & ROW) Total Area Coverage	' '	180.40	100.00%
	Total Area Coverage	7,000,120	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11, Th	Sq. Ft.	Acres	Area Coverage
Alca Allalysis	Total Gross Area	9,423,432	216.33	Alca Coverage
	Total Constrained Area	1,427,412	32.77	15.15%
	Total Constrained Area Total Rail ROW	299,088	6.87	3.17%
	Total Developable Area	7,996,020	183.56	84.85%
Jobs	Total Developable Area	7,990,020	103.30	04.007
1005	Use Occupied Space	1 092 500		
	Land Analysis	1,083,500		
		EG1 2E0	12.88	5.96%
	Use Footprint/Coverage	561,250		
	Structured Parking	103,688	2.38	1.10%
Harrain n	Surface Parking	251,438	5.77	2.67%
Housing		4 400 000		
	Use Occupied Space	1,480,600		
	Land Analysis		40.70	5.00 0
	Use Footprint/Coverage	555,767	12.76	5.90%
	Structured Parking	0	0.00	0.00%
	Surface Parking	25,650	0.59	0.27%
Goods and Services				
	Use Occupied Space	125,500		
	Land Analysis			
	Use Footprint/Coverage	36,500	0.84	0.39%
	Structured Parking	0	0.00	0.00%
	Surface Parking	141,188	3.24	1.50%
Marina/Trailer Parking				
	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	2,689,600		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	2,684,551	61.63	28.49%
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99%
	Total Use Footprint	1,153,517	26.48	12.24%
	Total Structured Parking Footprint	103,688	2.38	1.10%
	Total Surface Parking	766,755	17.60	8.14%
	Total Primary ROW	868,697	19.94	9.22%
	Total Secondary ROW	392,311	9.01	4.16%
	Total Pervious Area	3,720,647	85.41	39.48%
	Total Impervious Area (Footprint & ROW)	4,275,373	98.15	45.37%
	Total Area Coverage	7,996,019	183.56	84.85%
	Total Area Coverage	7,086,1	103.30	04.00%
		4.44)		
Parks/Trails/Habi	tat Summary (Redevelopment Areas	1-11) <u> </u>		
Parks/Trails/Habi	tat Summary (Redevelopment Areas	1-11)	Sq. Ft.	Acres
Parks/Trails/Habi	tat Summary (Redevelopment Areas	1-11) Parks	Sq. Ft. 563,115.91	
Parks/Trails/Habi	tat Summary (Redevelopment Areas	•		12.93
Parks/Trails/Habi	tat Summary (Redevelopment Areas	Parks	563,115.91	Acres 12.93 8.68 2.18

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	868,697.39	19.94
R.O.W.	Sq.	Ft.	Acres
Hilton		68,769.50	1.58
Maple		29,357.00	0.67
F		69,405.00	1.59
С		66,226.00	1.52
Chestnut		117,878.00	2.71
Laurel		120,017.06	2.76
Central		79,842.03	1.83
Bay		57,469.58	1.32
Cornwall		259,733.23	5.96
	Total	868,697.39	19.94

Proposed Uses Breakdown Summary (Redevelo	pment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	468,500	
	2 Institutional	285,000	
	3 Light / Marine Indu	330,000	
	Subtotal	1,083,500	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	585,600	488
	2 Mid-Rise	895,000	746
	3 High-Rise	0	0
	Subtotal	1,480,600	1234
Goods/Services	Description	Sq. Ft.	
	1 Retail	88,000	
	2 Restaurant	37,500	
	Subtotal	125,500	
Proposed Uses Summary (Redevelopment Areas	s 1-11)		
	Jobs	1,083,500	
	Housing	1,480,600	
	Goods/Services	125,500	
	Total	2,689,600	

			_		
					nployees
	Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office			468,500	400	1,171
Institutional			285,000	400	713
Light / Marine Industrial			330,000	650	508
		Subtotal	1,083,500		2,391
	Housing		Sq. Ft.		
Low-Rise			585,600	0	0
Mid-Rise			895,000	0	0
High-Rise			0	0	0
-		Subtotal	1,480,600		0
	Goods/Services		Sq. Ft.		
Retail			88,000	600	147
Restaurant			37,500	600	63
		Subtotal	125,500		209
		Total	2,689,600		2,601

Area Analysis	Areas 1-10 Recap (Excludes Area 11,	Sq. Ft.	Acres	Area Coverage
Alca Allalysis	Total Gross Area		180.40	Aica Goverage
	Total Constrained Area	,,	0.00	0.00%
	Total Rail ROW		2.51	1.39%
	Total Developable Area	, -	180.40	100.00%
Jobs		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Use Occupied Space Land Analysis	2,805,000		
	Use Footprint/Coverage	1,019,167	23.40	12.97%
	Structured Parking	517,563	11.88	6.59%
	Surface Parking	225,000	5.17	2.86%
Housing				
	Use Occupied Space Land Analysis	2,820,000		
	Use Footprint/Coverage	,	18.30	10.14%
	Structured Parking		0.00	0.00%
	Surface Parking	102,500	2.35	1.30%
Goods and Services				
	Use Occupied Space Land Analysis	375,000		
	Use Footprint/Coverage	,	4.09	2.27%
	Structured Parking		0.00	0.00%
	Surface Parking	354,375	8.14	4.51%
Marina/Trailer Parking				
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage		0.00	0.00%
	Structured Parking		0.00	0.00%
	Surface Parking		8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)			
	Other Developed Area		10.92	5.00%
	Other Undeveloped Area	, ,	28.47	15.78%
	Total Parks/Trails/Habita	, -	20.62	11.43%
	Total Use Footprin		45.78	25.38%
	Total Structured Parking Footprint		11.88	6.59%
	Total Surface Parking	1,030,355	23.65	13.11%
	Total Primary ROW		29.50	16.35%
	Total Secondary ROW		9.57	5.31%
	Total Pervious Area	,,	49.09	27.21%
	Total Impervious Area (Footprint & ROW)		131.31	72.79%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11,	Sq. Ft.	Acres	Area Coverage
Alea Allalysis	Total Gross Area		216.33	Alea Covelage
	Total Constrained Area	-, -, -	32.77	15 150
	Total Constrained Area Total Rail ROW	, ,	32.77 2.51	15.159 1.169
		109,264		
laha	Total Developable Area	7,996,020	183.56	84.859
Jobs	Has Ossumiad Casas	0.005.000		
	Use Occupied Space	2,805,000		
	Land Analysis	4 040 407	00.40	40.000
	Use Footprint/Coverage		23.40	10.829
	Structured Parking	•	11.88	5.499
	Surface Parking	225,000	5.17	2.39
Housing				
	Use Occupied Space	2,820,000		
	Land Analysis			
	Use Footprint/Coverage		18.30	8.469
	Structured Parking		0.00	0.009
	Surface Parking	102,500	2.35	1.09
Goods and Services				
	Use Occupied Space	375,000		
	Land Analysis			
	Use Footprint/Coverage		4.09	1.89
	Structured Parking	0	0.00	0.00
	Surface Parking	354,375	8.14	3.769
Marina/Trailer Parking	•			
	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.009
	Structured Parking	0	0.00	0.009
	Surface Parking	348,480	8.00	24.419
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	6,000,000		
	Other Developed Area		10.92	5.00
	Other Undeveloped Area	1,240,151	28.47	13.16
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99
	Total Use Footprint	1,994,333	45.78	21.169
	Total Structured Parking Footprint		11.88	5.49
	Total Surface Parking	1,030,355	23.65	10.939
	Total Primary ROW		29.50	13.64
	Total Secondary ROW		9.57	4.42
	Total Pervious Area		52.26	24.16
	Total Impervious Area (Footprint & ROW)		131.31	60.709
	Total Area Coverage		183.56	84.859
	. Stat Sa Govorago	.,000,0.0	. 55.00	31.00
Parks/Trails/Hab	itat Summary (Redevelopment Areas	s 1-11)		
			Sq. Ft.	Acre
		Parks	563,115.91	12.9
		Parks	363,113.91	12.8
		Trails	378,138.33	8.6

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	752,139	17.27
R.O.W.	Sq. F	t. /	Acres
Hilton		68,770	1.58
Maple		74,395	1.71
F		69,405	1.59
C		66,226	1.52
Chestnut		117,878	2.71
Laurel		143,386	3.29
Bay		57,470	1.32
Central		79,842	1.83
Cornwall		309,069	7.10
Commercial		142,576	3.27
Log Pond Dr.		112,272	2.58
Oak		43,719	1.00
	Total	1,285,008	29.50

Proposed Uses Breakdown Summary (Redeve	elopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	1,785,000	
	2 Institutional	570,000	
	3 Light / Marine Indu	450,000	
	Subtotal	2,805,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	600,000	500
	2 Mid-Rise	1,670,000	1392
	3 High-Rise	550,000	458
	Subtotal	2,820,000	2350
Goods/Services	Description	Sq. Ft.	
	1 Retail	310,000	
	2 Restaurant	65,000	
	Subtotal	375,000	
Proposed Uses Summary (Redevelopment Are	eas 1-11)		
	Jobs	2,805,000	
	Housing	2,820,000	
	Goods/Services	375,000	
	Total	6,000,000	

			Total Fr	nployees
Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office		1,785,000	400	4,463
Institutional		570,000	400	1,425
Light / Marine Industrial		450,000	650	692
	Subtotal	2,805,000		6,580
Housing		Sq. Ft.		
Low-Rise		600,000	0	0
Mid-Rise		1,670,000	0	0
High-Rise		550,000	0	0
	Subtotal	2,820,000		0
Goods/Services		Sq. Ft.		
Retail		310,000	600	517
Restaurant		65,000	600	108
	Subtotal	375,000		625
	Total	6,000,000		7,205

Area Analysis		Sq. Ft.	Acres	Area Coverage
,	Total Gross Area	7,858,126	180.40	J
	Total Constrained Area	0	0.00	0.00%
	Total Rail ROW	299,088	6.87	3.81%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space	858,000		
	Land Analysis	505 500	44.00	0.400
	Use Footprint/Coverage	505,500	11.60	6.43%
	Structured Parking	0	0.00	0.00%
Harraia a	Surface Parking	412,125	9.46	5.24%
Housing	Har Orangia I Orang	700 000		
	Use Occupied Space Land Analysis	789,000		
	Use Footprint/Coverage	275,750	6.33	3.51%
	Structured Parking	0	0.00	0.00%
	Surface Parking	443,813	10.19	5.65%
Goods and Service		-,-		
	Use Occupied Space	80,250		
	Land Analysis	<u></u>		
	Use Footprint/Coverage	68,250	1.57	0.87%
	Structured Parking	0	0.00	0.00%
	Surface Parking	90,281	2.07	1.15%
Marina/Trailer Park	<u> </u>	0.40.400		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	1,727,250		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	3,145,889	72.22	40.03%
	Total Parks/Trails/Habitat	517,196	11.87	6.58%
	Total Use Footprint	849,500	19.50	10.81%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,294,699	29.72	16.48%
	Total Primary ROW	668,126	15.34	8.50%
	Total Secondary ROW	392,311	9.01	4.99%
	Total Pervious Area	3,663,085	84.09	46.62%
	Total Impervious Area (Footprint & ROW)	4,195,041	96.30	53.38%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11, 7	Sg. Ft.	Acres	Area Coverage
Area Arialysis	Total Cross Area	· · · · · · · · · · · · · · · · · · ·		Area Coverage
	Total Gross Area	9,423,432	216.33	45 450
	Total Constrained Area	1,427,412	32.77	15.159
	Total Rail ROW	299,088	6.87	3.179
lata.	Total Developable Area	7,996,020	183.56	84.859
lobs	Har Orang's LOngar	050,000		
	Use Occupied Space	858,000		
	Land Analysis	F0F F00	44.00	F 000
	Use Footprint/Coverage	505,500	11.60	5.36
	Structured Parking	0	0.00	0.00
Investore	Surface Parking	412,125	9.46	4.37
lousing	Har Orang's LOgara	700,000		
	Use Occupied Space	789,000		
	Land Analysis	075.750	0.00	0.00
	Use Footprint/Coverage	275,750	6.33	2.939
	Structured Parking	0	0.00	0.00
	Surface Parking	443,813	10.19	4.71
Goods and Services				
	Use Occupied Space	80,250		
	Land Analysis			
	Use Footprint/Coverage	68,250	1.57	0.72
	Structured Parking	0	0.00	0.00
	Surface Parking	90,281	2.07	0.96
Marina/Trailer Parking		0.40,400		
	Use Occupied Space	348,480		
	Land Analysis		2.22	0.00
	Use Footprint/Coverage	0	0.00	0.00
	Structured Parking	0	0.00	0.00
	Surface Parking	348,480	8.00	4.43
Coverage Recap	T	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	1,727,250	45.07	5.00
	Other Developed Area	691,317	15.87	5.00
	Other Undeveloped Area	3,145,889	72.22	33.38
				6.95
	Total Parks/Trails/Habitat	655,090	15.04	
	Total Use Footprint	849,500	19.50	9.01
	Total Use Footprint Total Structured Parking Footprint	849,500 0	19.50 0.00	9.01 ^o 0.00 ^o
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking	849,500 0 1,294,699	19.50 0.00 29.72	9.01 ¹ 0.00 ¹ 13.74 ¹
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW	849,500 0 1,294,699 668,126	19.50 0.00 29.72 15.34	9.01° 0.00° 13.74° 7.09°
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW	849,500 0 1,294,699 668,126 392,311	19.50 0.00 29.72 15.34 9.01	9.01 ^o 0.00 ^o 13.74 ^o 7.09 ^o 4.16 ^o
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	849,500 0 1,294,699 668,126 392,311 3,800,979	19.50 0.00 29.72 15.34 9.01 87.26	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041	19.50 0.00 29.72 15.34 9.01 87.26 96.30	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶ 44.52 ⁶
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	849,500 0 1,294,699 668,126 392,311 3,800,979	19.50 0.00 29.72 15.34 9.01 87.26	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶ 44.52 ⁶
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30	9.01' 0.00' 13.74' 7.09' 4.16' 40.34' 44.52'
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85°
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85°
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56 Sq. Ft. 214,293.43	9.019 0.009 13.749 7.099 4.169 40.349 44.529 84.859
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019 \$ 1-11)	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85° Acre 4.9 7.9

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	668,125.97	15.34
R.O.W.	Sq. F	t. /	Acres
Hilton		68,769.50	1.58
Maple		29,357.00	0.67
F		69,405.00	1.59
C		66,226.00	1.52
Chestnut		41,161.00	0.94
Laurel		120,017.06	2.76
Cornwall		273,190.41	6.27
	Total	668,125.97	15.34

Proposed Uses Breakdown Summary (Rede	velopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	263,000	
	2 Institutional	285,000	
	3 Light / Marine Indι	310,000	
	Subtotal	858,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	714,000	595
	2 Mid-Rise	75,000	63
	3 High-Rise	0	0
	Subtotal	789,000	658
Goods/Services	Description	Sq. Ft.	
	1 Retail	62,400	
	2 Restaurant	17,850	
	Subtotal	80,250	
Proposed Uses Summary (Redevelopment A	Areas 1-11)		
	Jobs	858,000	
	Housing	789,000	
	Goods/Services	80,250	
	Total	1,727,250	

Employment Data (Redev	/elopment Areas 1-11)			
			_	_
			Total Er	nployees
	Jobs	Total Sq. Ft.	SF/Employee	Total Employees
Office		263,000	400	658
Institutional		285,000	400	713
Light / Marine Industrial		310,000	650	477
· ·	Subtotal	858,000		1,847
Ho	ousing	Sq. Ft.		
Low-Rise		714,000	0	0
Mid-Rise		75,000	0	0
High-Rise		0	0	0
•	Subtotal	789,000		0
Goods	s/Services	Sq. Ft.		
Retail		62,400	600	104
Restaurant		17,850	600	30
	Subtotal	80,250		134
	Total	1,727,250		1,981

Area Analysis	Areas 1-10 Recap (Excludes Area 11,	Sq. Ft.	Acres	Area Coverage
Alca Allalysis	Total Gross Area		180.40	Aica Goverage
	Total Constrained Area	,,	0.00	0.00%
	Total Rail ROW		2.51	1.39%
	Total Developable Area	, -	180.40	100.00%
Jobs		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Use Occupied Space Land Analysis	2,805,000		
	Use Footprint/Coverage	1,019,167	23.40	12.97%
	Structured Parking	517,563	11.88	6.59%
	Surface Parking	225,000	5.17	2.86%
Housing				
	Use Occupied Space Land Analysis	2,820,000		
	Use Footprint/Coverage	,	18.30	10.14%
	Structured Parking		0.00	0.00%
	Surface Parking	102,500	2.35	1.30%
Goods and Services				
	Use Occupied Space Land Analysis	375,000		
	Use Footprint/Coverage	,	4.09	2.27%
	Structured Parking		0.00	0.00%
	Surface Parking	354,375	8.14	4.51%
Marina/Trailer Parking				
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage		0.00	0.00%
	Structured Parking		0.00	0.00%
	Surface Parking		8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)			
	Other Developed Area		10.92	5.00%
	Other Undeveloped Area	, ,	28.47	15.78%
	Total Parks/Trails/Habita	, -	20.62	11.43%
	Total Use Footprin		45.78	25.38%
	Total Structured Parking Footprint		11.88	6.59%
	Total Surface Parking	1,030,355	23.65	13.11%
	Total Primary ROW		29.50	16.35%
	Total Secondary ROW		9.57	5.31%
	Total Pervious Area	,,	49.09	27.21%
	Total Impervious Area (Footprint & ROW)		131.31	72.79%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11,	Sq. Ft.	Acres	Area Coverage
Alea Allalysis	Total Gross Area		216.33	Alea Covelage
	Total Constrained Area	-, -, -	32.77	15 150
	Total Constrained Area Total Rail ROW	, ,	32.77 2.51	15.159 1.169
		109,264		
laha	Total Developable Area	7,996,020	183.56	84.859
Jobs	Has Ossumiad Casas	0.005.000		
	Use Occupied Space	2,805,000		
	Land Analysis	4 040 407	00.40	40.000
	Use Footprint/Coverage		23.40	10.829
	Structured Parking	•	11.88	5.499
	Surface Parking	225,000	5.17	2.39
Housing				
	Use Occupied Space	2,820,000		
	Land Analysis			
	Use Footprint/Coverage		18.30	8.469
	Structured Parking		0.00	0.009
	Surface Parking	102,500	2.35	1.09
Goods and Services				
	Use Occupied Space	375,000		
	Land Analysis			
	Use Footprint/Coverage		4.09	1.89
	Structured Parking	0	0.00	0.00
	Surface Parking	354,375	8.14	3.769
Marina/Trailer Parking	•			
	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.009
	Structured Parking	0	0.00	0.009
	Surface Parking	348,480	8.00	24.419
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	6,000,000		
	Other Developed Area		10.92	5.00
	Other Undeveloped Area	1,240,151	28.47	13.16
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99
	Total Use Footprint	1,994,333	45.78	21.169
	Total Structured Parking Footprint		11.88	5.49
	Total Surface Parking	1,030,355	23.65	10.939
	Total Primary ROW		29.50	13.64
	Total Secondary ROW		9.57	4.42
	Total Pervious Area		52.26	24.16
	Total Impervious Area (Footprint & ROW)		131.31	60.709
	Total Area Coverage		183.56	84.859
	. Stat Sa Govorago	.,000,0.0	. 55.66	31.00
Parks/Trails/Hab	itat Summary (Redevelopment Areas	s 1-11)		
			Sq. Ft.	Acre
		Parks	563,115.91	12.9
		Parks	363,113.91	12.8
		Trails	378,138.33	8.6

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	752,139	17.27
R.O.W.	Sq. F	t. /	Acres
Hilton		68,770	1.58
Maple		74,395	1.71
F		69,405	1.59
C		66,226	1.52
Chestnut		117,878	2.71
Laurel		143,386	3.29
Bay		57,470	1.32
Central		79,842	1.83
Cornwall		309,069	7.10
Commercial		142,576	3.27
Log Pond Dr.		112,272	2.58
Oak		43,719	1.00
	Total	1,285,008	29.50

Proposed Uses Breakdown Summary (Redeve	elopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	1,785,000	
	2 Institutional	570,000	
	3 Light / Marine Indu	450,000	
	Subtotal	2,805,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	600,000	500
	2 Mid-Rise	1,670,000	1392
	3 High-Rise	550,000	458
	Subtotal	2,820,000	2350
Goods/Services	Description	Sq. Ft.	
	1 Retail	310,000	
	2 Restaurant	65,000	
	Subtotal	375,000	
Proposed Uses Summary (Redevelopment Are	eas 1-11)		
	Jobs	2,805,000	
	Housing	2,820,000	
	Goods/Services	375,000	
	Total	6,000,000	

			Total Fr	nployees
Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office		1,785,000	400	4,463
Institutional		570,000	400	1,425
Light / Marine Industrial		450,000	650	692
	Subtotal	2,805,000		6,580
Housing		Sq. Ft.		
Low-Rise		600,000	0	0
Mid-Rise		1,670,000	0	0
High-Rise		550,000	0	0
	Subtotal	2,820,000		0
Goods/Services		Sq. Ft.		
Retail		310,000	600	517
Restaurant		65,000	600	108
	Subtotal	375,000		625
	Total	6,000,000		7,205

Area Analysis		Sq. Ft.	Acres	Area Coverage
•	Total Gross Area	7,858,126	180.40	J
	Total Constrained Area	0	0.00	0.00%
	Total Rail ROW	299,088	6.87	3.81%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space	858,000		
	Land Analysis	505 500	44.00	0.400
	Use Footprint/Coverage	505,500	11.60	6.43%
	Structured Parking	0	0.00	0.00%
Harraia a	Surface Parking	412,125	9.46	5.24%
Housing	Har Orangia I Orang	700 000		
	Use Occupied Space Land Analysis	789,000		
	Use Footprint/Coverage	275,750	6.33	3.51%
	Structured Parking	0	0.00	0.00%
	Surface Parking	443,813	10.19	5.65%
Goods and Service		-,-		
	Use Occupied Space	80,250		
	Land Analysis	<u></u>		
	Use Footprint/Coverage	68,250	1.57	0.87%
	Structured Parking	0	0.00	0.00%
	Surface Parking	90,281	2.07	1.15%
Marina/Trailer Park	<u> </u>	0.40.400		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	4.43%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	1,727,250		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	3,145,889	72.22	40.03%
	Total Parks/Trails/Habitat	517,196	11.87	6.58%
	Total Use Footprint	849,500	19.50	10.81%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,294,699	29.72	16.48%
	Total Primary ROW	668,126	15.34	8.50%
	Total Secondary ROW	392,311	9.01	4.99%
	Total Pervious Area	3,663,085	84.09	46.62%
	Total Impervious Area (Footprint & ROW)	4,195,041	96.30	53.38%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	Areas 1-11 Recap (Includes Area 11, 7	Sg. Ft.	Acres	Area Coverage
Area Arialysis	Total Cross Area	· · · · · · · · · · · · · · · · · · ·		Area Coverage
	Total Gross Area	9,423,432	216.33	45 450
	Total Constrained Area	1,427,412	32.77	15.159
	Total Rail ROW	299,088	6.87	3.179
lata.	Total Developable Area	7,996,020	183.56	84.859
lobs	Har Orang's LOngar	050,000		
	Use Occupied Space	858,000		
	Land Analysis	F0F F00	44.00	F 000
	Use Footprint/Coverage	505,500	11.60	5.36
	Structured Parking	0	0.00	0.00
Investore	Surface Parking	412,125	9.46	4.37
lousing	Har Orang's LOgara	700,000		
	Use Occupied Space	789,000		
	Land Analysis	075.750	0.00	0.00
	Use Footprint/Coverage	275,750	6.33	2.939
	Structured Parking	0	0.00	0.00
	Surface Parking	443,813	10.19	4.71
Goods and Services				
	Use Occupied Space	80,250		
	Land Analysis			
	Use Footprint/Coverage	68,250	1.57	0.72
	Structured Parking	0	0.00	0.00
	Surface Parking	90,281	2.07	0.96
Marina/Trailer Parking		0.40,400		
	Use Occupied Space	348,480		
	Land Analysis		2.22	0.00
	Use Footprint/Coverage	0	0.00	0.00
	Structured Parking	0	0.00	0.00
	Surface Parking	348,480	8.00	4.43
Coverage Recap	T	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	1,727,250	45.07	5.00
	Other Developed Area	691,317	15.87	5.00
	Other Undeveloped Area	3,145,889	72.22	33.38
				6.95
	Total Parks/Trails/Habitat	655,090	15.04	
	Total Use Footprint	849,500	19.50	9.01
	Total Use Footprint Total Structured Parking Footprint	849,500 0	19.50 0.00	9.01 ^o 0.00 ^o
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking	849,500 0 1,294,699	19.50 0.00 29.72	9.01 ¹ 0.00 ¹ 13.74 ¹
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW	849,500 0 1,294,699 668,126	19.50 0.00 29.72 15.34	9.01° 0.00° 13.74° 7.09°
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW	849,500 0 1,294,699 668,126 392,311	19.50 0.00 29.72 15.34 9.01	9.01 ^o 0.00 ^o 13.74 ^o 7.09 ^o 4.16 ^o
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	849,500 0 1,294,699 668,126 392,311 3,800,979	19.50 0.00 29.72 15.34 9.01 87.26	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041	19.50 0.00 29.72 15.34 9.01 87.26 96.30	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶ 44.52 ⁶
	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	849,500 0 1,294,699 668,126 392,311 3,800,979	19.50 0.00 29.72 15.34 9.01 87.26	9.01 ⁶ 0.00 ⁶ 13.74 ⁶ 7.09 ⁶ 4.16 ⁶ 40.34 ⁶ 44.52 ⁶
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30	9.01' 0.00' 13.74' 7.09' 4.16' 40.34' 44.52'
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85°
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85°
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56 Sq. Ft. 214,293.43	9.019 0.009 13.749 7.099 4.169 40.349 44.529 84.859
Parks/Trails/Habi	Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	849,500 0 1,294,699 668,126 392,311 3,800,979 4,195,041 7,996,019 \$ 1-11)	19.50 0.00 29.72 15.34 9.01 87.26 96.30 183.56	9.01° 0.00° 13.74° 7.09° 4.16° 40.34° 44.52° 84.85° Acre 4.9 7.9

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	668,125.97	15.34
R.O.W.	Sq. F	t. /	Acres
Hilton		68,769.50	1.58
Maple		29,357.00	0.67
F		69,405.00	1.59
C		66,226.00	1.52
Chestnut		41,161.00	0.94
Laurel		120,017.06	2.76
Cornwall		273,190.41	6.27
	Total	668,125.97	15.34

Proposed Uses Breakdown Summary (Rede	velopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	263,000	
	2 Institutional	285,000	
	3 Light / Marine Indι	310,000	
	Subtotal	858,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	714,000	595
	2 Mid-Rise	75,000	63
	3 High-Rise	0	0
	Subtotal	789,000	658
Goods/Services	Description	Sq. Ft.	
	1 Retail	62,400	
	2 Restaurant	17,850	
	Subtotal	80,250	
Proposed Uses Summary (Redevelopment A	Areas 1-11)		
	Jobs	858,000	
	Housing	789,000	
	Goods/Services	80,250	
	Total	1,727,250	

Employment Data (Redev	/elopment Areas 1-11)			
			_	_
			Total Er	nployees
	Jobs	Total Sq. Ft.	SF/Employee	Total Employees
Office		263,000	400	658
Institutional		285,000	400	713
Light / Marine Industrial		310,000	650	477
· ·	Subtotal	858,000		1,847
Ho	ousing	Sq. Ft.		
Low-Rise		714,000	0	0
Mid-Rise		75,000	0	0
High-Rise		0	0	0
•	Subtotal	789,000		0
Goods	s/Services	Sq. Ft.		
Retail		62,400	600	104
Restaurant		17,850	600	30
	Subtotal	80,250		134
	Total	1,727,250		1,981

Redevelopmen	t Areas 1-10 Recap (Excludes Area 11,	The New Marina		
Area Analysis	• `	Sq. Ft.	Acres	Area Coverage
	Total Gross Area	7,858,126	180.40	
	Total Constrained Area		0.00	0.00%
	Total Rail ROW	299,088	6.87	3.81%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	2,150,000		
	Use Footprint/Coverage		21.46	11.90%
	Structured Parking	,	9.20	5.10%
	Surface Parking	225,000	5.17	2.86%
Housing				
	Use Occupied Space Land Analysis	1,590,000		
	Use Footprint/Coverage		15.21	8.43%
	Structured Parking	,	0.00	0.00%
	Surface Parking	565,313	12.98	7.19%
Goods and Services				
	Use Occupied Space	260,000		
	Land Analysis	105.000	4.40	0.400/
	Use Footprint/Coverage		4.48	2.48%
	Structured Parking		0.00	0.00%
Maria - /Torilan David	Surface Parking	291,375	6.69	3.71%
Marina/Trailer Parki		240 400		
	Use Occupied Space Land Analysis	348,480		
	Use Footprint/Coverage		0.00	0.00%
	Structured Parking		0.00	0.00%
	Surface Parking		8.00	4.43%
Coverage Recap	Total Han Onessa's d Onessa (seed also and inci-	Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking		40.00	F 000/
	Other Developed Area		10.20	5.00%
	Other Undeveloped Area	, ,	33.45	18.54%
	Total Parks/Trails/Habita		11.87	6.58%
	Total Use Footprin	, ,	41.15	22.81%
	Total Structured Parking Footprin Total Surface Parking	·	9.20 32.83	5.10% 18.20%
	9	1,430,168	32.83 25.26	18.20%
	Total Primary ROW Total Secondary ROW	, ,	25.26 9.57	
	Total Secondary ROW		9.5 <i>7</i> 45.32	5.31% 25.12%
	Total Impervious Area (Footprint & ROW)	. ,	45.32 135.08	25.12% 74.88%
			180.40	100.00%
	Total Area Coverage	7,858,126	180.40	100.00%

Area Analysis	t Areas 1-11 Recap (Includes Area 11, Th	Sq. Ft.	Acres	Area Coverage
Alca Allalysis	Total Gross Area	9,423,432	216.33	Alea Covelage
	Total Constrained Area	1,427,412	32.77	15.15
	Total Rail ROW	299,088	6.87	3.17
	Total Developable Area	·	183.56	84.85
Jobs	Total Developable Area	7,996,020	103.30	04.00
1005	Use Occupied Space	2,150,000		
	Land Analysis	2,130,000		
	Use Footprint/Coverage	935,000	21.46	9.92
	Structured Parking	400,750	9.20	4.25
	Surface Parking	225,000	5.20 5.17	2.39
Housing	Surface Farking	223,000	5.17	2.39
lousing	Use Occupied Space	1,590,000		
	Land Analysis	1,390,000		
	Use Footprint/Coverage	662,500	15.21	7.03
	Structured Parking	002,300	0.00	0.00
	Surface Parking	565,313	12.98	6.00
Goods and Service		303,313	12.90	0.00
Joods and Service	Use Occupied Space	260,000		
	Land Analysis	200,000		
	Use Footprint/Coverage	195,000	4.48	2.07
	Structured Parking	195,000	0.00	0.00
	Surface Parking	291,375	6.69	3.09
	Sulface Falking	291,373	0.09	3.09
Marina/Trailer Park	ing			
ivianna/ rranci r ark	Use Occupied Space	348,480		
	Land Analysis	0.0,.00		
	Use Footprint/Coverage	0	0.00	0.00
	Structured Parking	0	0.00	0.00
	Surface Parking	348,480	8.00	24.41
Coverage Recap	Ganass : aniing	Sq. Ft.	Acres	Area Coverage
o o o o o o o o o o o o o o o o o o o	Total Use Occupied Space (exclude parking)	4,000,000	710.00	rou oororugo
	Other Developed Area	444,301	10.20	5.00
	Other Undeveloped Area	1,457,048	33.45	15.46
	Total Parks/Trails/Habitat	655,090	15.04	6.95
	Total Use Footprint	1,792,500	41.15	19.02
	Total Structured Parking Footprint	400,750	9.20	4.25
	Total Surface Parking	1,430,168	32.83	15.18
	Total Primary ROW	1,100,113	25.26	11.67
	Total Secondary ROW	416,961	9.57	4.42
	Total Pervious Area	2,112,138	48.49	22.41
	Total Impervious Area (Footprint & ROW)	5,883,881	135.08	62.44
	Total Area Coverage	7,996,019	183.56	84.85
	Total Alea Goverage	7,550,013	100.00	04.00
Parks/Trails/Ha	bitat Summary (Redevelopment Areas	1-11)		
			Sq. Ft.	Acre
	-	Parks	214,293.43	
		Parks Trails	214,293.43 345,955.02	4.9 7.9
	-			

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	1,100,113.10	25.26
R.O.W.	Sc	ą. Ft. /	Acres
Hilton		68,769.50	1.58
Maple		74,395.00	1.71
F		69,405.00	1.59
C		66,226.00	1.52
Chestnut		117,878.00	2.71
Central		79,842.03	1.83
Bay		57,469.58	1.32
Laurel		121,144.43	2.78
Cornwall		273,190.41	6.27
Log Pond Dr.		112,272.30	2.58
Oak		59,520.86	1.37
	Total	1,100,113.10	25.26

Proposed Uses Breakdown Summary (Rede	velopment Areas 1-11)		
Jobs	Description	Sq. Ft.	
	1 Office	1,130,000	
	2 Institutional	570,000	
	3 Light / Marine Indu	450,000	
	Subtotal	2,150,000	
Housing	Description	Sq. Ft.	Units
	1 Low-Rise	1,280,000	1067
	2 Mid-Rise	310,000	258
	3 High-Rise	0	0
	Subtotal	1,590,000	1325
Goods/Services	Description	Sq. Ft.	
	1 Retail	214,500	
	2 Restaurant	45,500	
	Subtotal	260,000	
Proposed Uses Summary (Redevelopment A	reas 1-11)		
	Jobs	2,150,000	
	Housing	1,590,000	
	Goods/Services	260,000	
	Total	4,000,000	

				Total Fr	nployees
	Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Office	0000		1,130,000	400	2,825
Institutional			570,000	400	1,425
Light / Marine Industrial			450,000	650	692
		Subtotal	2,150,000		4,942
	Housing		Sq. Ft.		
Low-Rise			1,280,000	0	0
Mid-Rise			310,000	0	0
High-Rise			0	0	0
		Subtotal	1,590,000		0
	Goods/Services		Sq. Ft.		
Retail			214,500	600	358
Restaurant			45,500	600	76
		Subtotal	260,000		433
		Total	4,000,000		5,376

No Action Alternative - 2026 Land Use Assumptions

Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	7,858,126	180.40	
	Total Constrained Area	0	0.00	0.00%
	Total Rail ROW	299,088	6.87	3.81%
	Total Developable Area	7,858,126	180.40	100.00%
Jobs				
	Use Occupied Space Land Analysis	2,174,099	0.00	
	Use Footprint/Coverage	1,925,364	44.20	24.50%
	Structured Parking	0	0.00	0.00%
	Surface Parking	1,146,466	26.32	14.59%
Housing				
	Use Occupied Space Land Analysis	0	0.00	
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	0	0.00	0.00%
Goods and Service				
	Use Occupied Space Land Analysis	0	0.00	
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	0	0.00	0.00%
Marina/Trailer Park	<u> </u>			
	Use Occupied Space Land Analysis	348,480	0	
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	18.10%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	2,174,099	49.91	27.67%
	Other Developed Area	2,671,549	61.33	34.00%
	Other Undeveloped Area	1,381,701	31.72	17.58%
	Total Parks/Trails/Habitat	0	0.00	0.00%
	Total Use Footprint	1,925,364	44.20	24.50%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,146,466	26.32	14.59%
	Total Primary ROW	433,957	9.96	5.52%
	Total Secondary ROW	0	0.00	0.00%
	Total Pervious Area	1,381,701	31.72	17.58%
	Total Impervious Area (Footprint & ROW)	6,177,336	141.81	78.61%
	Total Area Coverage	7,559,038	173.53	96.19%

No Action Alternative - 2026 Land Use Assumptions

Area Analysis	reas 1-11 Recap (Includes Area 11, T	Sg. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	i ii oo oo oo oo aga
	Total Constrained Area	1,427,412	32.77	15.15%
	Total Rail ROW	299,088	6.87	3.17%
	Total Developable Area	7,996,020	183.56	84.85%
Jobs				
	Use Occupied Space	2,174,099		
	Land Analysis			
	Use Footprint/Coverage	1,925,364	44.20	20.43%
	Structured Parking	0	0.00	0.00%
	Surface Parking	797,986	18.32	8.47%
Housing	Har Orangia I Orang	0		
	Use Occupied Space	0		
	Land Analysis	0	0.00	0.000
	Use Footprint/Coverage	0 0	0.00	0.00%
	Structured Parking Surface Parking	0	0.00 0.00	0.00% 0.00%
Goods and Services	Surface Parking	U	0.00	0.00%
	Use Occupied Space	0		
	Land Analysis	U		
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	0	0.00	0.00%
	ganasa saming	·		
Marina/Trailer Parking				
- U	Use Occupied Space	348,480		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	348,480	8.00	18.10%
Coverage Recap		Sq. Ft.	Acres	Area Coverage
٦	Total Use Occupied Space (exclude parking)	2,174,099	49.91	23.07%
	Other Developed Area	2,671,549	61.33	
	Other Undeveloped Area	2,671,549 1,381,701	31.72	14.66%
	Other Undeveloped Area Total Parks/Trails/Habitat	2,671,549 1,381,701 0	31.72 0.00	14.66% 0.00%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint	2,671,549 1,381,701 0 1,925,364	31.72 0.00 44.20	0.00% 14.66% 0.00% 20.43%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint	2,671,549 1,381,701 0 1,925,364 0	31.72 0.00 44.20 0.00	14.66% 0.00% 20.43% 0.00%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking	2,671,549 1,381,701 0 1,925,364 0 1,146,466	31.72 0.00 44.20 0.00 26.32	14.66% 0.00% 20.43% 0.00% 12.17%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957	31.72 0.00 44.20 0.00 26.32 9.96	14.66% 0.00% 20.43% 0.00% 12.17% 4.61%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0	31.72 0.00 44.20 0.00 26.32 9.96 0.00	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73%
	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73%
Parks/Trails/Habit	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425 7,858,126	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73%
Parks/Trails/Habit	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW)	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425 7,858,126	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68 180.40	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73% 83.39%
Parks/Trails/Habit	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425 7,858,126	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68 180.40	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73% 83.39%
Parks/Trails/Habit	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425 7,858,126	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68 180.40	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73% 83.39%
Parks/Trails/Habit	Other Undeveloped Area Total Parks/Trails/Habitat Total Use Footprint Total Structured Parking Footprint Total Surface Parking Total Primary ROW Total Secondary ROW Total Pervious Area Total Impervious Area (Footprint & ROW) Total Area Coverage	2,671,549 1,381,701 0 1,925,364 0 1,146,466 433,957 0 1,381,701 6,476,425 7,858,126	31.72 0.00 44.20 0.00 26.32 9.96 0.00 31.72 148.68 180.40	14.66% 0.00% 20.43% 0.00% 12.17% 4.61% 0.00% 14.66% 68.73% 83.39%

No Action Alternative - 2026 Land Use Assumptions

Primary ROW Summary (Redevelopment Areas 1-11)			
		Sq. Ft.	Acres
	Total	433,957	9.96
R.O.W.	Sq. Ft.	Acres	
Hilton		68,770	1.58
Maple		29,357	0.67
F		69,405	1.59
C		66,226	1.52
Chestnut		41,161	0.94
	Total	274,919	6.31

Proposed Uses Breakdown Summary (Redevelopment Areas 1-11)						
Jobs	Description	Sq. Ft.				
	1 Existing Uses	1,134,099				
	2 Light Industrial	425,000				
	3 Marine Industrial	425,000				
	4 Warehouse	190,000				
	Subtotal	1,040,000				
Proposed Uses Summary (Redevelopment A	reas 1-11)					
	Jobs	1,040,000				
	Housing	0				
	Goods/Services	0				
	Total	1,040,000				

			Total Employees	
Jobs		Total Sq. Ft.	SF/Employee	Total Employees
Light Industrial		425,000	650	654
Marine Industrial		425,000	650	654
Warehouse		190,000	650	292
	Total	1,040,000		1,600

Definitions, Assumptions and Abbreviations

Definitions

- 1 Redevelopment Areas 1-11 are those defined by the Port & City of Bellingham per GIS boundaries provided to CollinsWoerman.
- 2 Total Gross Area of each Redevelopment Area is the total land area as defined by the Port & City
- 3 Constrained Areas includes areas of over water coverage; including the marina and water within Redevelopment Area 9. DOES NOT INCLUDE ENVIRONMENTAL CONSTRAINTS.
- 4 Total Use Footprint include areas of building/structure square footage footprint per Redevelopment Area.
- 5 Total Structured Parking Footprint includes above grade free standing parking garage footprints
- 6 Total Surface Parking includes areas of proposed surface parking.
- 7 Total Impervious Area includes the sum of all areas of proposed surface parking, structured parking, building footprints, Primary and Secondary ROW and Rail ROW per redevelopment area
- 8 Total Area Coverage includes the sum of constrained area, parks/trail/habitat, ROW (Rail & Road), building footprints, and surface parking/circulation per Redevelopment Area. The percentage is a calculated against Total Gross Area.
- 9 Other Developed Area includes assumed setbacks, sidewalks, plazas, building seperation and marine yards space.
- 10 Other Undeveloped Area includes landscaped areas, outdoor public/private spaces and open space.
- 11 Total Pervious Area includes Parks/Trails/Habitat and Other undeveloped area

Abbreviations / Symbols

- 1 sf = square feet
- 2 sp = spaces (parking)
- 3 u = units (residential)
- 4 k = keys (hotel)
- 5 ** = buildings/structures that fall within the 200' shoreline setback line

Sources

- 1 GIS Data (including aerial photography, data and datasets) provided by City of Bellingham.
- 2 Georgia Pacific Due Diligence Existing Building Assessment, RMC Architects, PLLC (including existing building number database, building heights, building description, and building footprint)
- 3 Georgia Pacific Exhibit "A" Demolition Plan (includes existing building/structure number database, building/structure names, and building/structure square footages)
- 4 Employment projections per City of Bellingham Comprehensive Plan ratios.

Assumptions / Notes

1 Proposed parking allocated at 375 sf / stall for surface and 350 sf / stall for structured stalls.

2 Building Heights	Floor-to-Floor	
	Office	12'-6"
	Institutional	12'-6"
	Residential	10'-0"
	Light / Marine Industrial	30'-0"
	Retail	15'-0"
	Restaurant	15'-0"

- 3 Low-Rise: Structures which are 1 to 3 stories in Height (ft); including for rent and for sale units of detached townhouses / garden style apartments and flats above retail; Type-5 construction, surface parking.
- 4 Mid-Rise: Structures which are 3 to 6 stories in Height (ft); including for rent and for sale units; Type-3 or Type-5 construction with below structure parking.
- 5 High-Rise: Structures which are 6 stories or greater in Height (ft); including for rent and for sale units; Type-1 construction with structured parking. Type-1: Structures that are constructed with rated, noncombustible materials (concrete, masonry or steel).
- 6 Residential Unit Size = 1,200 sf
- 7 Primary ROW = 60' wide for all roads (Laurel = 100' & Cornwall = 80')

New Whatcom Existing Structures and Buildings to Remain in 2016 and 2026

			Existing Structures				
						Building Square	Building Square
		Dodovolommont		Duilding	Building	Footage to Remain in	Footage to Remain in
		Redevelopment		Building	Square		
	Property Owner ¹	Area ²	Property Information	Number ³	Footage ⁴	2016 ⁵	2026 ⁶
1	Other	1	Ebanol	2	10,783	10,783	10,78
2	Other	1	Ebanol	2A	11,458	11,458	11,45
3	Other	1	Ebanol	3	20,960	20,960	20,96
4	Other	1	Ebanol	4	4,722	4,722	4,72
5	Port of Bellingham	1	Golden Building / 701 Roeder	10	3,806	3,806	3,80
6	Port of Bellingham	1	GP Tissue Warehouse	11	250,034	250,034	250,03
7	Other	1	Puget Sound Energy	12	891	891	89
8	Other	1	Sanitary Service Co	14A	1,789	1,789	1,78
9	Other	1	Sanitary Service Co	14B	9,617	9,617	9,61
10	City of Bellingham	1	City of Bellingham	9A	1,337		
11	City of Bellingham	1	City of Bellingham	9B	10,773		
12	Port of Bellingham	1	Bornstein Seafood	В	44,687	44,687	44,68
13	Port of Bellingham	2	Grainary Building	7	51,150		
14	Port of Bellingham	2	Pulp Screen Room	14	31,000		
15	Port of Bellingham	2	Bleach Plant	15	21.000		
16	Port of Bellingham	2	Pulp Warehouse/Electric Shop	37	108.000		
17	Port of Bellingham	2	High Density Pulp Storage	49	1,607		
18	Port of Bellingham	2	Effluent Clarifier	51	24,052		
19	Port of Bellingham	3	Digester Building	13	40.900		
20	Port of Bellingham	3	Alcohol Plant Building	17	66,900		
21	Port of Bellingham	4	Barking and Chipping Building	8	36.000		
22	Port of Bellingham	4	Chip Bins Building	9	20.000		
23	Port of Bellingham	4	Board Mill Building	12A	51.200		
24	Port of Bellingham	5	Lignin Powder Building (2018)	19	51,870		
25	Port of Bellingham	5	921 Cornwall Building	50	5,800		
26	Other	6	PSE PSE	30	60.356	60.356	
<u>20</u> 27	Port of Bellingham	7	800 Cornwall Warehouse (2011)	18	48,000	60,336	
28	Port of Bellingham	9	Port of Bellingham Office Building	G 16	8,061		
28 29	•	9	Port of Bellingham Maintenance Building	H			
	Port of Bellingham			Н	10,574	45.050	45.05
30	Port of Bellingham	9	Shipping Terminal Warehouse #1	!	45,652	45,652	45,65
31	Port of Bellingham	9	Shipping Terminal Warehouse #2	J	40,929	40,929	40,92
32	Other	10	Douglas Management	E1	4,483		
33	Other	10	Douglas Management	E2	24,476		
34	Other	10	Douglas Management	E3	17,144		
35	Other	10	Douglas Management	E4	12,640		
36	Other	10	Douglas Management	E5	2,406		
			Total Duilding Courses Footons		4 455 650	FOF 605	445.00
			Total Building Square Footage	1	1,155,058	505,685	445,32

¹ Property Owner information was derived from data provided by the City of Bellingham.

² Refers to the Redevelopment Area in which the building is located. Figure 2-4, in Chapter 2 of this EIS, illustrates the location of each building.

³ Refers to the <u>Building Number</u> assigned to each building. **Figure 2-4**, in Chapter 2 of this EIS, illustrates the location of each building.

⁴ Provides the <u>Building Square Footage</u> for each structure. Building square footage information was derived from data provided by the City of Bellingham.

⁵ Identifies the <u>Building Square Footage</u> of structures assumed to remain in 2016 under Redevelopment Alternatives 1 - 3.

⁶ Identifies the <u>Building Square Footage</u> of structures assumed to remain in 2026 under Redevelopment Alternatives 1 - 3. **Figure 2-7**, in Chapter 2 of this EIS, illustrates the location of each building.