

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.
3. 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.
5. 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.

Alternative 1 - 2016 Land Use Assumptions

Redevelopment 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	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	1,286,000		
	Land Analysis			
	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	1,931,500		
	Land Analysis			
	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				
	Use Occupied Space	151,000		
	Land Analysis			
	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 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)	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	4.99%
	Total Pervious Area	3,652,661	83.85	46.48%
	Total Impervious Area (Footprint & ROW)	4,205,466	96.54	53.52%
	Total Area Coverage	7,858,126	180.40	100.00%

Alternative 1 - 2016 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	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	84.85%
Jobs				
	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 Services				
	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%
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)	3,368,500		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	2,342,049	53.77	24.85%
	Total Parks/Trails/Habitat	1,448,505	33.25	15.37%
	Total Use Footprint	1,077,042	24.73	11.43%
	Total Structured Parking Footprint	155,348	3.57	1.65%
	Total Surface Parking	785,074	18.02	8.33%
	Total Primary ROW	940,362	21.59	9.98%
	Total Secondary ROW	392,311	9.01	4.16%
	Total Pervious Area	3,790,554	87.02	40.22%
	Total Impervious Area (Footprint & ROW)	4,205,466	96.54	44.63%
	Total Area Coverage	7,996,019	183.56	84.85%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)				
		Sq. Ft.	Acres	
	Parks	1,133,512.68	26.02	
	Trails	220,072.91	5.05	
	Habitat	94,919.33	2.18	
	Total	1,448,504.93	33.25	

Alternative 1 - 2016 Land Use Assumptions

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 (Redevelopment 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 Areas 1-11)

Jobs	1,286,000
Housing	1,931,500
Goods/Services	151,000
Total	3,368,500

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 1 - 2026 Land Use Assumptions

Redevelopment 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	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	3,365,000		
	Land Analysis			
	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	3,690,000		
	Land Analysis			
	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 Services				
	Use Occupied Space	445,000		
	Land Analysis			
	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 Parking				
	Use Occupied Space	0		
	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)	7,500,000		
	Other Developed Area	426,328	9.79	5.00%
	Other Undeveloped Area	814,494	18.70	10.36%
	Total Parks/Trails/Habitat	1,310,612	30.09	16.68%
	Total Use Footprint	1,988,450	45.65	25.30%
	Total Structured Parking Footprint	758,625	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	2,125,106	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%

Alternative 1 - 2026 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis	Sq. Ft.	Acres	Area Coverage	
Total Gross Area	9,423,432	216.33		
Total Constrained Area	1,427,412	32.77		15.15%
Total Rail ROW	164,012	3.77		1.74%
Total Developable Area	7,996,020	183.56		84.85%
Jobs				
Use Occupied Space Land Analysis	3,365,000			
Use Footprint/Coverage	1,034,417	23.75		10.98%
Structured Parking	758,625	17.42		8.05%
Surface Parking	168,750	3.87		1.79%
Housing				
Use Occupied Space Land Analysis	3,690,000			
Use Footprint/Coverage	769,033	17.65		8.16%
Structured Parking	0	0.00		0.00%
Surface Parking	100,000	2.30		1.06%
Goods and Services				
Use Occupied Space Land Analysis	445,000			
Use Footprint/Coverage	185,000	4.25		1.96%
Structured Parking	0	0.00		0.00%
Surface Parking	73,125	1.68		0.78%
Marina/Trailer Parking				
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		24.41%
Coverage Recap				
	Sq. Ft.	Acres	Area Coverage	
Total Use Occupied Space (exclude parking)	7,500,000			
Other Developed Area	426,328	9.79		5.00%
Other Undeveloped Area	814,494	18.70		8.64%
Total Parks/Trails/Habitat	1,448,505	33.25		15.37%
Total Use Footprint	1,988,450	45.65		21.10%
Total Structured Parking Footprint	758,625	17.42		8.05%
Total Surface Parking	690,355	15.85		7.33%
Total Primary ROW	1,288,289	29.58		13.67%
Total Secondary ROW	416,961	9.57		4.42%
Total Pervious Area	2,262,999	51.95		24.01%
Total Impervious Area (Footprint & ROW)	5,733,020	131.61		60.84%
Total Area Coverage	7,996,019	183.56		84.85%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)				
	Sq. Ft.	Acres		
Parks	1,133,512.68	26.02		
Trails	220,072.91	5.05		
Habitat	94,919.33	2.18		
Total	1,448,504.93	33.25		

Alternative 1 - 2026 Land Use Assumptions

Primary ROW Summary (Redevelopment Areas 1-11)

		Sq. Ft.	Acres
		Total	1,288,288.71
			29.58
R.O.W.		Sq. 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	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 (Redevelopment Areas 1-11)

Jobs	Description	Sq. Ft.	
	1 Office	2,345,000	
	2 Institutional	570,000	
	3 Light / Marine Indu	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

Employment Data (Redevelopment Areas 1-11)

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

Alternative 2 - 2016 Land Use Assumptions

Redevelopment 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	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	1,083,500		
Use Footprint/Coverage	561,250	12.88	7.14%
Structured Parking	103,688	2.38	1.32%
Surface Parking	251,438	5.77	3.20%
Housing			
Use Occupied Space Land Analysis	1,480,600		
Use Footprint/Coverage	555,767	12.76	7.07%
Structured Parking	0	0.00	0.00%
Surface Parking	25,650	0.59	0.33%
Goods and Services			
Use Occupied Space Land Analysis	125,500		
Use Footprint/Coverage	36,500	0.84	0.46%
Structured Parking	0	0.00	0.00%
Surface Parking	141,188	3.24	1.80%
Marina/Trailer Parking			
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)	2,689,600		
Other Developed Area	691,317	15.87	5.00%
Other Undeveloped Area	2,936,186	67.41	37.36%
Total Parks/Trails/Habitat	898,202	20.62	11.43%
Total Use Footprint	1,153,517	26.48	14.68%
Total Structured Parking Footprint	103,688	2.38	1.32%
Total Surface Parking	766,755	17.60	9.76%
Total Primary ROW	752,139	17.27	9.57%
Total Secondary ROW	392,311	9.01	4.99%
Total Pervious Area	3,834,388	88.03	48.80%
Total Impervious Area (Footprint & ROW)	4,023,738	92.37	51.20%
Total Area Coverage	7,858,126	180.40	100.00%

Alternative 2 - 2016 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)			
Area Analysis	Sq. Ft.	Acres	Area Coverage
Total Gross Area	9,423,432	216.33	
Total Constrained Area	1,427,412	32.77	15.15%
Total Rail ROW	164,012	3.77	1.74%
Total Developable Area	7,996,020	183.56	84.85%
Jobs			
Use Occupied Space Land Analysis	1,083,500		
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			
Use Occupied Space Land Analysis	1,480,600		
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 Land Analysis	125,500		
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 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)	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%
Total Area Coverage	7,996,019	183.56	84.85%

Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)

	Sq. Ft.	Acres
Parks	563,115.91	12.93
Trails	378,138.33	8.68
Habitat	94,841.08	2.18
Total	1,036,095.32	23.79

Alternative 2 - 2016 Land Use Assumptions

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	
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	
Cornwall	120,933	2.78	
Total		752,139	17.27

Proposed Uses Breakdown Summary (Redevelopment 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 1-11)

Jobs	1,083,500
Housing	1,480,600
Goods/Services	125,500
Total	2,689,600

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 2 - 2026 Land Use Assumptions

Redevelopment 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	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	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 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)	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	898,202	20.62	11.43%
	Total Use Footprint	1,994,333	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%

Alternative 2 - 2026 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	Total Constrained Area	1,427,412	32.77	15.15%
	Total Rail ROW	164,012	3.77	1.74%
	Total Developable Area	7,996,020	183.56	84.85%
Jobs				
	Use Occupied Space Land Analysis	2,805,000		
	Use Footprint/Coverage	1,019,167	23.40	10.82%
	Structured Parking	517,563	11.88	5.49%
	Surface Parking	225,000	5.17	2.39%
Housing				
	Use Occupied Space Land Analysis	2,820,000		
	Use Footprint/Coverage	797,167	18.30	8.46%
	Structured Parking	0	0.00	0.00%
	Surface Parking	102,500	2.35	1.09%
Goods and Services				
	Use Occupied Space Land Analysis	375,000		
	Use Footprint/Coverage	178,000	4.09	1.89%
	Structured Parking	0	0.00	0.00%
	Surface Parking	354,375	8.14	3.76%
Marina/Trailer Parking				
	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	24.41%
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	10.93%
	Total Primary ROW	1,097,087	25.19	11.64%
	Total Secondary ROW	416,961	9.57	4.42%
	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	84.85%

Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)

	Sq. Ft.	Acres
Parks	563,115.91	12.93
Trails	378,138.33	8.68
Habitat	94,841.08	2.18
Total	1,036,095.32	23.79

Alternative 2 - 2026 Land Use Assumptions

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 (Redevelopment 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 Areas 1-11)

Jobs	2,805,000
Housing	2,820,000
Goods/Services	375,000
Total	6,000,000

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 2A - 2016 Land Use Assumptions

Redevelopment 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	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	561,250	12.88	7.14%
	Structured Parking	103,688	2.38	1.32%
	Surface Parking	251,438	5.77	3.20%
Housing				
	Use Occupied Space Land Analysis	1,480,600		
	Use Footprint/Coverage	555,767	12.76	7.07%
	Structured Parking	0	0.00	0.00%
	Surface Parking	25,650	0.59	0.33%
Goods and Services				
	Use Occupied Space Land Analysis	125,500		
	Use Footprint/Coverage	36,500	0.84	0.46%
	Structured Parking	0	0.00	0.00%
	Surface Parking	141,188	3.24	1.80%
Marina/Trailer Parking				
	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				
	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	34.16%
	Total Parks/Trails/Habitat	898,202	20.62	11.43%
	Total Use Footprint	1,153,517	26.48	14.68%
	Total Structured Parking Footprint	103,688	2.38	1.32%
	Total Surface Parking	766,755	17.60	9.76%
	Total Primary ROW	868,697	19.94	11.05%
	Total Secondary ROW	392,311	9.01	4.99%
	Total Pervious Area	3,582,753	82.25	45.59%
	Total Impervious Area (Footprint & ROW)	4,275,373	98.15	54.41%
	Total Area Coverage	7,858,126	180.40	100.00%

Alternative 2A - 2016 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)			
Area Analysis	Sq. Ft.	Acres	Area Coverage
Total Gross Area	9,423,432	216.33	
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 Land Analysis	1,083,500		
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			
Use Occupied Space Land Analysis	1,480,600		
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 Land Analysis	125,500		
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 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)	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%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)			
	Sq. Ft.	Acres	
Parks	563,115.91	12.93	
Trails	378,138.33	8.68	
Habitat	94,841.08	2.18	
Total	1,036,095.32	23.79	

Alternative 2A - 2016 Land Use Assumptions

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	
C	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 (Redevelopment 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 1-11)

Jobs	1,083,500
Housing	1,480,600
Goods/Services	125,500
Total	2,689,600

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 2A - 2026 Land Use Assumptions

Redevelopment 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	0.00	0.00%
	Total Rail ROW	109,264	2.51	1.39%
	Total Developable Area	7,858,126	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	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 Land Analysis	375,000		
	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 Parking				
	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	1,240,151	28.47	15.78%
	Total Parks/Trails/Habitat	898,202	20.62	11.43%
	Total Use Footprint	1,994,333	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	1,285,008	29.50	16.35%
	Total Secondary ROW	416,961	9.57	5.31%
	Total Pervious Area	2,138,353	49.09	27.21%
	Total Impervious Area (Footprint & ROW)	5,719,773	131.31	72.79%
	Total Area Coverage	7,858,126	180.40	100.00%

Alternative 2A - 2026 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	Total Constrained Area	1,427,412	32.77	15.15%
	Total Rail ROW	109,264	2.51	1.16%
	Total Developable Area	7,996,020	183.56	84.85%
Jobs				
	Use Occupied Space Land Analysis	2,805,000		
	Use Footprint/Coverage	1,019,167	23.40	10.82%
	Structured Parking	517,563	11.88	5.49%
	Surface Parking	225,000	5.17	2.39%
Housing				
	Use Occupied Space Land Analysis	2,820,000		
	Use Footprint/Coverage	797,167	18.30	8.46%
	Structured Parking	0	0.00	0.00%
	Surface Parking	102,500	2.35	1.09%
Goods and Services				
	Use Occupied Space Land Analysis	375,000		
	Use Footprint/Coverage	178,000	4.09	1.89%
	Structured Parking	0	0.00	0.00%
	Surface Parking	354,375	8.14	3.76%
Marina/Trailer Parking				
	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	24.41%
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	1,240,151	28.47	13.16%
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99%
	Total Use Footprint	1,994,333	45.78	21.16%
	Total Structured Parking Footprint	517,563	11.88	5.49%
	Total Surface Parking	1,030,355	23.65	10.93%
	Total Primary ROW	1,285,008	29.50	13.64%
	Total Secondary ROW	416,961	9.57	4.42%
	Total Pervious Area	2,276,246	52.26	24.16%
	Total Impervious Area (Footprint & ROW)	5,719,773	131.31	60.70%
	Total Area Coverage	7,996,019	183.56	84.85%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)				
		Sq. Ft.	Acres	
	Parks	563,115.91	12.93	
	Trails	378,138.33	8.68	
	Habitat	94,841.08	2.18	
	Total	1,036,095.32	23.79	

Alternative 2A - 2026 Land Use Assumptions

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	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 (Redevelopment 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 Areas 1-11)

Jobs	2,805,000
Housing	2,820,000
Goods/Services	375,000
Total	6,000,000

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 3 - 2016 Land Use Assumptions

Redevelopment 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	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		858,000		
Use Footprint/Coverage		505,500	11.60	6.43%
Structured Parking		0	0.00	0.00%
Surface Parking		412,125	9.46	5.24%
Housing				
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 Services				
Use Occupied Space Land Analysis		80,250		
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 Parking				
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%

Alternative 3 - 2016 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	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	858,000		
	Land Analysis			
	Use Footprint/Coverage	505,500	11.60	5.36%
	Structured Parking	0	0.00	0.00%
	Surface Parking	412,125	9.46	4.37%
Housing				
	Use Occupied Space	789,000		
	Land Analysis			
	Use Footprint/Coverage	275,750	6.33	2.93%
	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				
	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)	1,727,250		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	3,145,889	72.22	33.38%
	Total Parks/Trails/Habitat	655,090	15.04	6.95%
	Total Use Footprint	849,500	19.50	9.01%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,294,699	29.72	13.74%
	Total Primary ROW	668,126	15.34	7.09%
	Total Secondary ROW	392,311	9.01	4.16%
	Total Pervious Area	3,800,979	87.26	40.34%
	Total Impervious Area (Footprint & ROW)	4,195,041	96.30	44.52%
	Total Area Coverage	7,996,019	183.56	84.85%

Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)

	Sq. Ft.	Acres
Parks	214,293.43	4.92
Trails	345,955.02	7.94
Habitat	94,841.08	2.18
Total	655,089.53	15.04

Alternative 3 - 2016 Land Use Assumptions

Primary ROW Summary (Redevelopment Areas 1-11)

		Sq. Ft.	Acres
Total		668,125.97	15.34
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	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 (Redevelopment Areas 1-11)

Jobs	Description	Sq. Ft.	
	1 Office	263,000	
	2 Institutional	285,000	
	3 Light / Marine Indu	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 Areas 1-11)

Jobs	858,000
Housing	789,000
Goods/Services	80,250
Total	1,727,250

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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
Housing	Sq. Ft.		
Low-Rise	714,000	0	0
Mid-Rise	75,000	0	0
High-Rise	0	0	0
Subtotal	789,000		0
Goods/Services	Sq. Ft.		
Retail	62,400	600	104
Restaurant	17,850	600	30
Subtotal	80,250		134
Total	1,727,250		1,981

Alternative 2A - 2026 Land Use Assumptions

Redevelopment 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	0.00	0.00%
	Total Rail ROW	109,264	2.51	1.39%
	Total Developable Area	7,858,126	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	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 Land Analysis	375,000		
	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 Parking				
	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	1,240,151	28.47	15.78%
	Total Parks/Trails/Habitat	898,202	20.62	11.43%
	Total Use Footprint	1,994,333	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	1,285,008	29.50	16.35%
	Total Secondary ROW	416,961	9.57	5.31%
	Total Pervious Area	2,138,353	49.09	27.21%
	Total Impervious Area (Footprint & ROW)	5,719,773	131.31	72.79%
	Total Area Coverage	7,858,126	180.40	100.00%

Alternative 2A - 2026 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	Total Constrained Area	1,427,412	32.77	15.15%
	Total Rail ROW	109,264	2.51	1.16%
	Total Developable Area	7,996,020	183.56	84.85%
Jobs				
	Use Occupied Space Land Analysis	2,805,000		
	Use Footprint/Coverage	1,019,167	23.40	10.82%
	Structured Parking	517,563	11.88	5.49%
	Surface Parking	225,000	5.17	2.39%
Housing				
	Use Occupied Space Land Analysis	2,820,000		
	Use Footprint/Coverage	797,167	18.30	8.46%
	Structured Parking	0	0.00	0.00%
	Surface Parking	102,500	2.35	1.09%
Goods and Services				
	Use Occupied Space Land Analysis	375,000		
	Use Footprint/Coverage	178,000	4.09	1.89%
	Structured Parking	0	0.00	0.00%
	Surface Parking	354,375	8.14	3.76%
Marina/Trailer Parking				
	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	24.41%
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	1,240,151	28.47	13.16%
	Total Parks/Trails/Habitat	1,036,095	23.79	10.99%
	Total Use Footprint	1,994,333	45.78	21.16%
	Total Structured Parking Footprint	517,563	11.88	5.49%
	Total Surface Parking	1,030,355	23.65	10.93%
	Total Primary ROW	1,285,008	29.50	13.64%
	Total Secondary ROW	416,961	9.57	4.42%
	Total Pervious Area	2,276,246	52.26	24.16%
	Total Impervious Area (Footprint & ROW)	5,719,773	131.31	60.70%
	Total Area Coverage	7,996,019	183.56	84.85%

Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)

	Sq. Ft.	Acres
Parks	563,115.91	12.93
Trails	378,138.33	8.68
Habitat	94,841.08	2.18
Total	1,036,095.32	23.79

Alternative 2A - 2026 Land Use Assumptions

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	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 (Redevelopment 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 Areas 1-11)

Jobs	2,805,000
Housing	2,820,000
Goods/Services	375,000
Total	6,000,000

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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

Alternative 3 - 2016 Land Use Assumptions

Redevelopment 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	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	858,000		
	Use Footprint/Coverage	505,500	11.60	6.43%
	Structured Parking	0	0.00	0.00%
	Surface Parking	412,125	9.46	5.24%
Housing				
	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 Services				
	Use Occupied Space Land Analysis	80,250		
	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 Parking				
	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%

Alternative 3 - 2016 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	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	858,000		
	Land Analysis			
	Use Footprint/Coverage	505,500	11.60	5.36%
	Structured Parking	0	0.00	0.00%
	Surface Parking	412,125	9.46	4.37%
Housing				
	Use Occupied Space	789,000		
	Land Analysis			
	Use Footprint/Coverage	275,750	6.33	2.93%
	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				
	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)	1,727,250		
	Other Developed Area	691,317	15.87	5.00%
	Other Undeveloped Area	3,145,889	72.22	33.38%
	Total Parks/Trails/Habitat	655,090	15.04	6.95%
	Total Use Footprint	849,500	19.50	9.01%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,294,699	29.72	13.74%
	Total Primary ROW	668,126	15.34	7.09%
	Total Secondary ROW	392,311	9.01	4.16%
	Total Pervious Area	3,800,979	87.26	40.34%
	Total Impervious Area (Footprint & ROW)	4,195,041	96.30	44.52%
	Total Area Coverage	7,996,019	183.56	84.85%

Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)

	Sq. Ft.	Acres
Parks	214,293.43	4.92
Trails	345,955.02	7.94
Habitat	94,841.08	2.18
Total	655,089.53	15.04

Alternative 3 - 2016 Land Use Assumptions

Primary ROW Summary (Redevelopment Areas 1-11)

		Sq. Ft.	Acres
Total		668,125.97	15.34
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	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 (Redevelopment Areas 1-11)

Jobs	Description	Sq. Ft.	
	1 Office	263,000	
	2 Institutional	285,000	
	3 Light / Marine Indu	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 Areas 1-11)

Jobs	858,000
Housing	789,000
Goods/Services	80,250
Total	1,727,250

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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
Housing	Sq. Ft.		
Low-Rise	714,000	0	0
Mid-Rise	75,000	0	0
High-Rise	0	0	0
Subtotal	789,000		0
Goods/Services	Sq. Ft.		
Retail	62,400	600	104
Restaurant	17,850	600	30
Subtotal	80,250		134
Total	1,727,250		1,981

Alternative 3 - 2026 Land Use Assumptions

Redevelopment 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	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		935,000	21.46	11.90%
Structured Parking		400,750	9.20	5.10%
Surface Parking		225,000	5.17	2.86%
Housing				
Use Occupied Space Land Analysis		1,590,000		
Use Footprint/Coverage		662,500	15.21	8.43%
Structured Parking		0	0.00	0.00%
Surface Parking		565,313	12.98	7.19%
Goods and Services				
Use Occupied Space Land Analysis		260,000		
Use Footprint/Coverage		195,000	4.48	2.48%
Structured Parking		0	0.00	0.00%
Surface Parking		291,375	6.69	3.71%
Marina/Trailer Parking				
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)		4,000,000		
Other Developed Area		444,301	10.20	5.00%
Other Undeveloped Area		1,457,048	33.45	18.54%
Total Parks/Trails/Habitat		517,196	11.87	6.58%
Total Use Footprint		1,792,500	41.15	22.81%
Total Structured Parking Footprint		400,750	9.20	5.10%
Total Surface Parking		1,430,168	32.83	18.20%
Total Primary ROW		1,100,113	25.26	14.00%
Total Secondary ROW		416,961	9.57	5.31%
Total Pervious Area		1,974,245	45.32	25.12%
Total Impervious Area (Footprint & ROW)		5,883,881	135.08	74.88%
Total Area Coverage		7,858,126	180.40	100.00%

Alternative 3 - 2026 Land Use Assumptions

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)			
Area Analysis	Sq. Ft.	Acres	Area Coverage
Total Gross Area	9,423,432	216.33	
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 Land Analysis	2,150,000		
Use Footprint/Coverage	935,000	21.46	9.92%
Structured Parking	400,750	9.20	4.25%
Surface Parking	225,000	5.17	2.39%
Housing			
Use Occupied Space Land Analysis	1,590,000		
Use Footprint/Coverage	662,500	15.21	7.03%
Structured Parking	0	0.00	0.00%
Surface Parking	565,313	12.98	6.00%
Goods and Services			
Use Occupied Space Land Analysis	260,000		
Use Footprint/Coverage	195,000	4.48	2.07%
Structured Parking	0	0.00	0.00%
Surface Parking	291,375	6.69	3.09%
Marina/Trailer Parking			
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	24.41%
Coverage Recap			
	Sq. Ft.	Acres	Area Coverage
Total Use Occupied Space (exclude parking)	4,000,000		
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%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)			
	Sq. Ft.	Acres	
Parks	214,293.43	4.92	
Trails	345,955.02	7.94	
Habitat	94,841.08	2.18	
Total	655,089.53	15.04	

Alternative 3 - 2026 Land Use Assumptions

Primary ROW Summary (Redevelopment Areas 1-11)

		Sq. Ft.	Acres
Total		1,100,113.10	25.26
R.O.W.	Sq. 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 (Redevelopment 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 Areas 1-11)

Jobs	2,150,000
Housing	1,590,000
Goods/Services	260,000
Total	4,000,000

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		SF/Employee	Total Employees
Office	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

Redevelopment 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	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 Services				
	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 Parking				
	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

Redevelopment Areas 1-11 Recap (Includes Area 11, The New Marina)				
Area Analysis		Sq. Ft.	Acres	Area Coverage
	Total Gross Area	9,423,432	216.33	
	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				
	Use Occupied Space	0		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	0	0.00	0.00%
Goods and Services				
	Use Occupied Space	0		
	Land Analysis			
	Use Footprint/Coverage	0	0.00	0.00%
	Structured Parking	0	0.00	0.00%
	Surface Parking	0	0.00	0.00%
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	18.10%
Coverage Recap				
		Sq. Ft.	Acres	Area Coverage
	Total Use Occupied Space (exclude parking)	2,174,099	49.91	23.07%
	Other Developed Area	2,671,549	61.33	0.00%
	Other Undeveloped Area	1,381,701	31.72	14.66%
	Total Parks/Trails/Habitat	0	0.00	0.00%
	Total Use Footprint	1,925,364	44.20	20.43%
	Total Structured Parking Footprint	0	0.00	0.00%
	Total Surface Parking	1,146,466	26.32	12.17%
	Total Primary ROW	433,957	9.96	4.61%
	Total Secondary ROW	0	0.00	0.00%
	Total Pervious Area	1,381,701	31.72	14.66%
	Total Impervious Area (Footprint & ROW)	6,476,425	148.68	68.73%
	Total Area Coverage	7,858,126	180.40	83.39%
Parks/Trails/Habitat Summary (Redevelopment Areas 1-11)				
		Sq. Ft.	Acres	
	Parks	0.00	0.00	
	Trails	0.00	0.00	
	Habitat	0.00	0.00	
	Total	0.00	0.00	

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 Areas 1-11)

Jobs	1,040,000
Housing	0
Goods/Services	0
Total	1,040,000

Employment Data (Redevelopment Areas 1-11)

Jobs	Total Sq. Ft.	Total Employees	
		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 separation 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							
	<i>Property Owner</i> ¹	<i>Redevelopment Area</i> ²	<i>Property Information</i>	<i>Building Number</i> ³	<i>Building Square Footage</i> ⁴	<i>Building Square Footage to Remain in 2016</i> ⁵	<i>Building Square Footage to Remain in 2026</i> ⁶
1	Other	1	Ebanol	2	10,783	10,783	10,783
2	Other	1	Ebanol	2A	11,458	11,458	11,458
3	Other	1	Ebanol	3	20,960	20,960	20,960
4	Other	1	Ebanol	4	4,722	4,722	4,722
5	Port of Bellingham	1	Golden Building / 701 Roeder	10	3,806	3,806	3,806
6	Port of Bellingham	1	GP Tissue Warehouse	11	250,034	250,034	250,034
7	Other	1	Puget Sound Energy	12	891	891	891
8	Other	1	Sanitary Service Co	14A	1,789	1,789	1,789
9	Other	1	Sanitary Service Co	14B	9,617	9,617	9,617
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	B	44,687	44,687	44,687
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		60,356	60,356	
27	Port of Bellingham	7	800 Cornwall Warehouse (2011)	18	48,000		
28	Port of Bellingham	9	Port of Bellingham Office Building	G	8,061		
29	Port of Bellingham	9	Port of Bellingham Maintenance Building	H	10,574		
30	Port of Bellingham	9	Shipping Terminal Warehouse #1	I	45,652	45,652	45,652
31	Port of Bellingham	9	Shipping Terminal Warehouse #2	J	40,929	40,929	40,929
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 Building Square Footage					1,155,058	505,685	445,329

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 Building Number assigned to each building. **Figure 2-4**, in Chapter 2 of this EIS, illustrates the location of each building.

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

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

⁶ Identifies the Building Square Footage 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.