

DEVELOPMENT SCENARIOS



Our Three “Big Ideas” Regarding Development Scenarios

1. This is the most sustainable area to grow in the region. Redevelopment in this area will only happen once in our lifetimes – buildings are expected to last 60+ years.
2. Scenarios could have heights capped with a Developer’s Agreement or scenario heights could be with or without Density Bonus (base height set lower or left as is).
3. The location of the arena within the project area provides opportunities for civic space and a transition to lower height toward the neighborhood or toward the river depending on location.



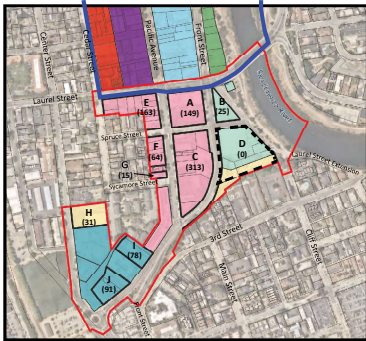
Existing Building Height Limit (Feet)

35 (R-M)	50
35 (CBD-E)*	70
36 (R-T(C))	75
48 (R-H)	75, 85

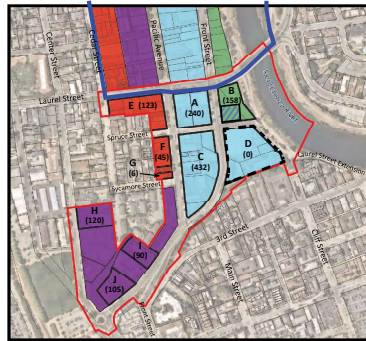
* 3.5 FAR allowed, redevelopment parcels projected to be built out at heights exceeding 60+ feet as allowed by State Law.

Proposed Building Height Limit for Development Scenario Analysis (Feet)

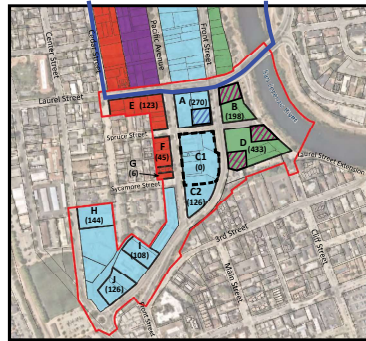
50	120 Foot Flex Zone
70	160 Foot Flex Zone
75	200 Foot Flex Zone
75, 85	



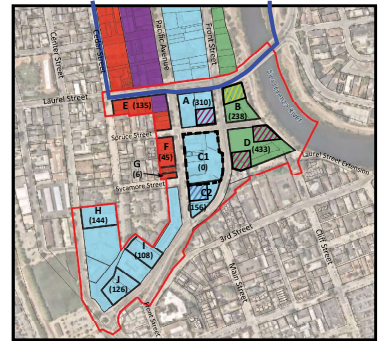
Baseline Scenario (Existing Zoning and General Plan)



Scenario 1



Scenario 2



Scenario 3

All Parcels		Baseline	Scenario 1	Scenario 2	Scenario 3
Total Gross Floor Area:	(square feet)	1,202,000	1,631,000	1,893,000	2,016,000
Total Commercial Area:	(square feet)	50,000	55,000	59,000	59,000
Total Net Residential Area:	(square feet)	697,000	1,005,000	1,209,000	1,307,000
Total Unit Count:	(units)	931	1,319	1,579	1,701
Overall Density:	(units / acre)	87.1	118.1	147.7	159.2
Overall FAR:		2.58	3.35	4.07	4.33

- Study Area
- Downtown Plan Area
- - - Area Development Parcel
- Redevelopment Parcel
- X Redevelopment Parcel ID
- (xxx) Unit Allocation per Parcel

Parcels A-D		Baseline	Scenario 1	Scenario 2	Scenario 3
Total Gross Floor Area:	(square feet)	679,000	1,029,000	1,231,000	1,341,000
Total Commercial Area:	(square feet)	31,000	35,000	39,000	39,000
Total Net Residential Area:	(square feet)	365,000	628,000	783,000	871,000
Total Unit Count:	(units)	487	830	1,027	1,137
Overall Density:	(units / acre)	72.7	115.5	153.2	169.6
Overall FAR:		2.33	3.29	4.21	4.59



Baseline Scenario



Scenario 1



Scenario 2



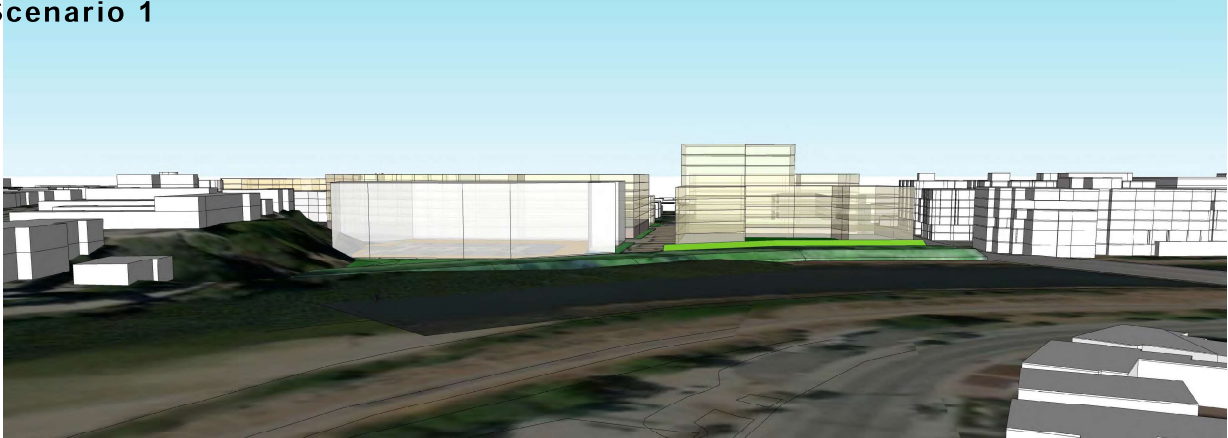
Scenario 3



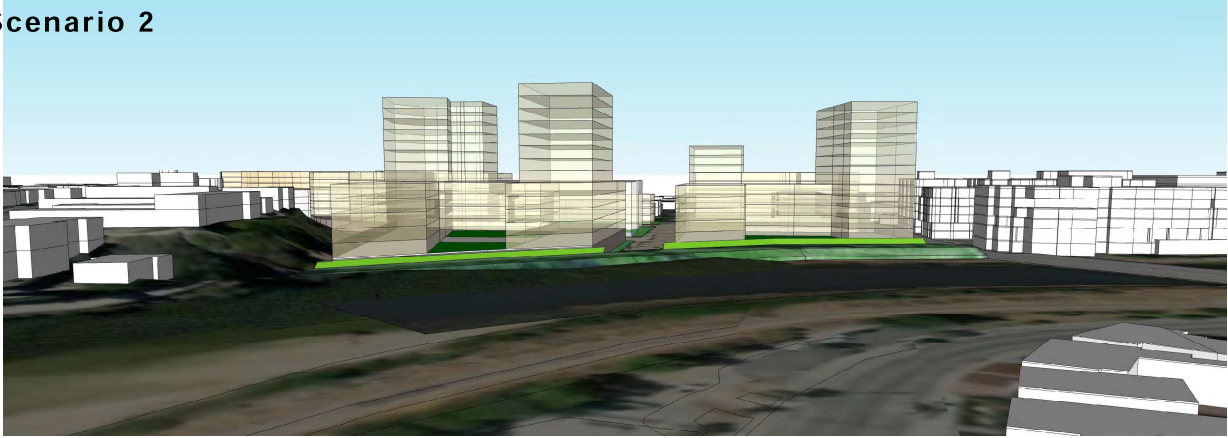
Baseline Scenario



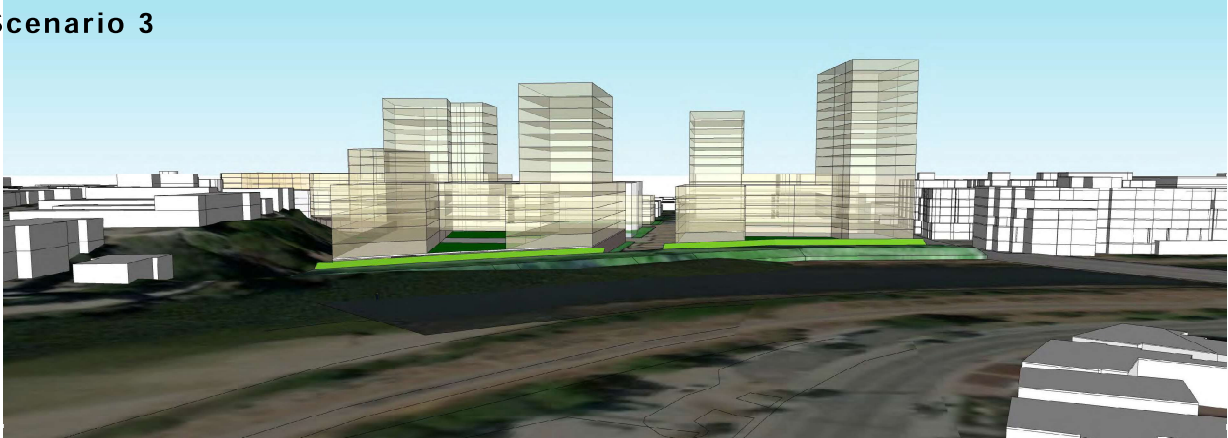
Scenario 1



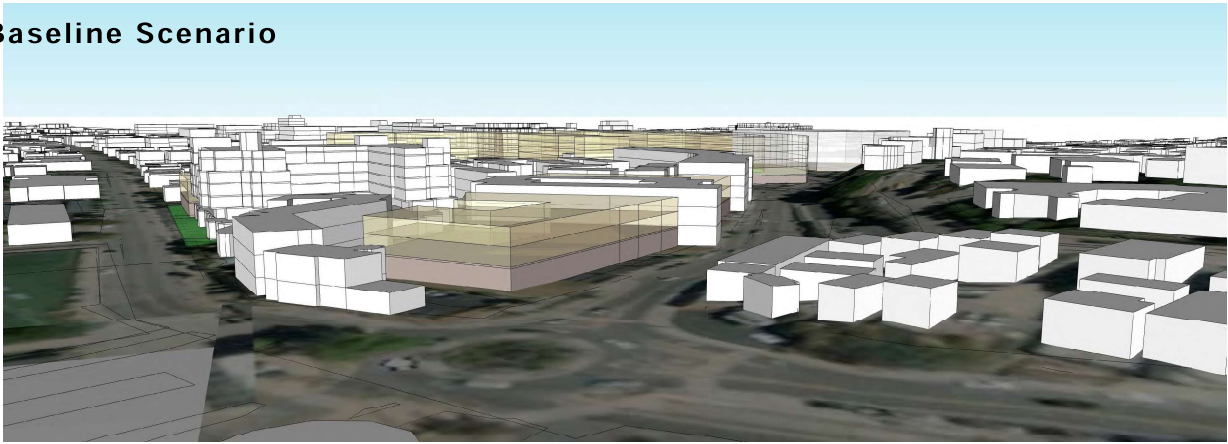
Scenario 2



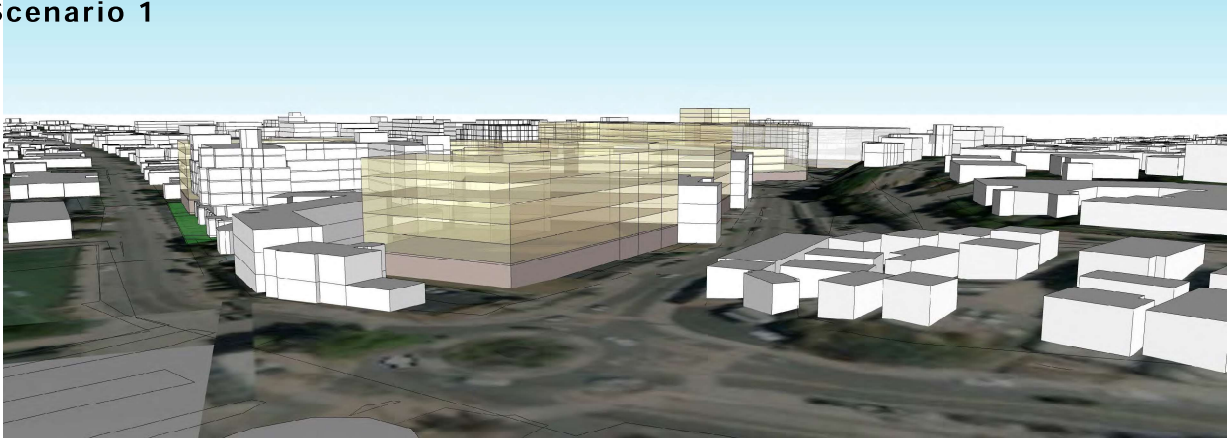
Scenario 3



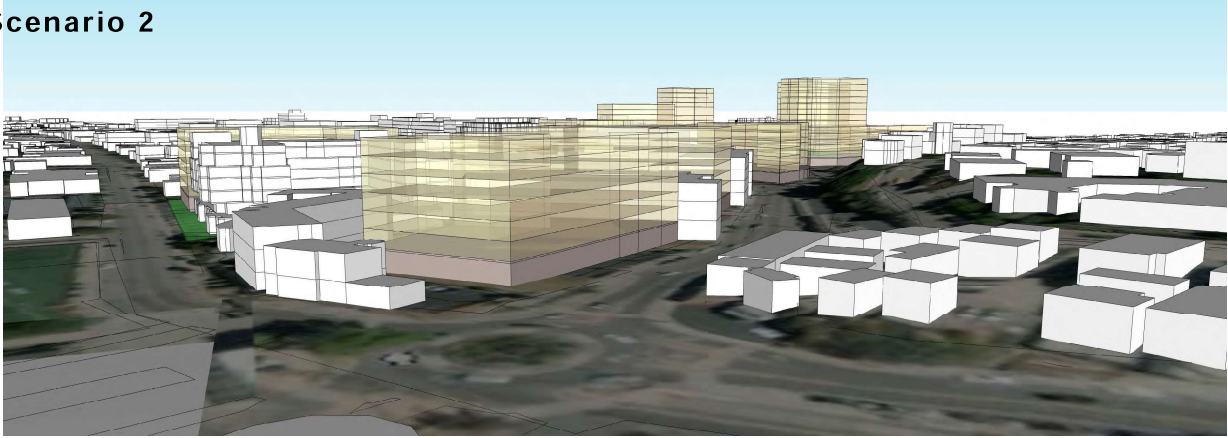
Baseline Scenario



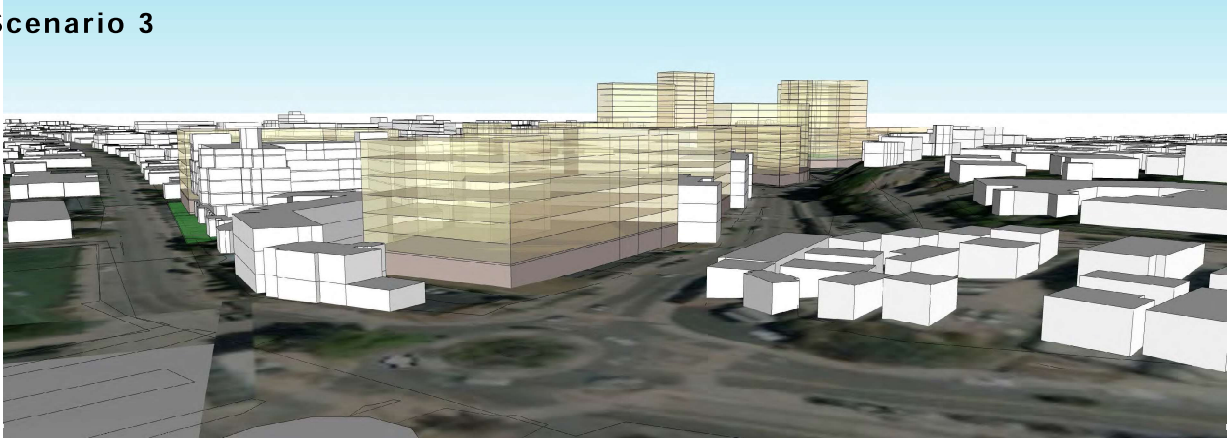
Scenario 1



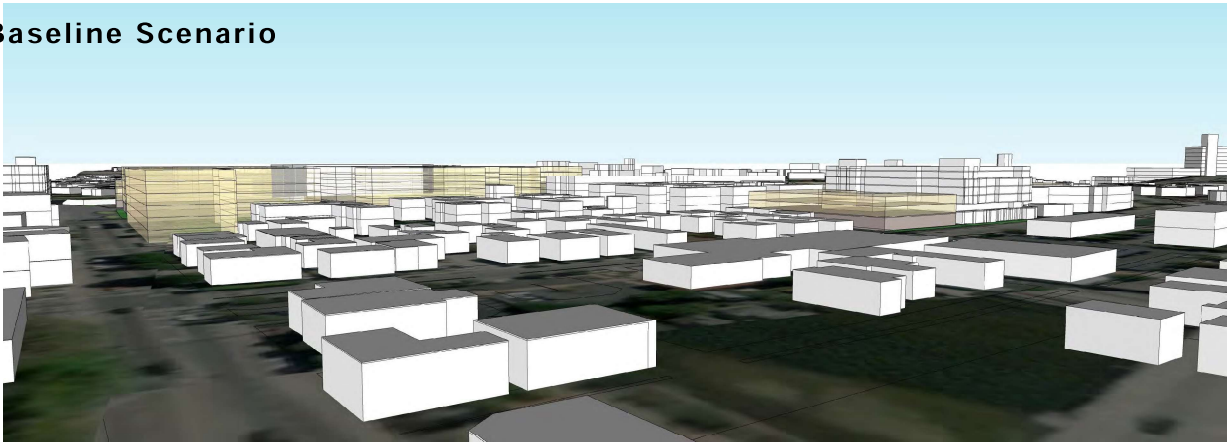
Scenario 2



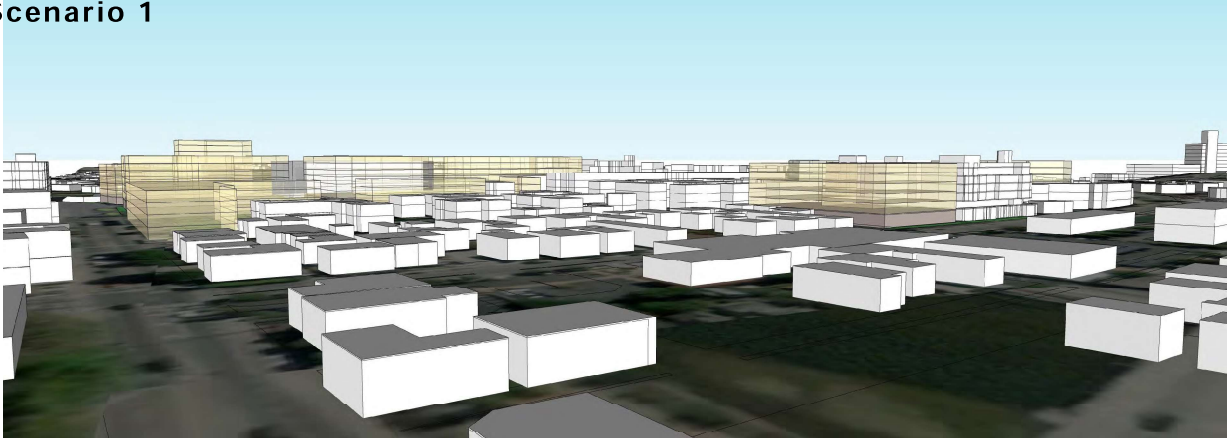
Scenario 3



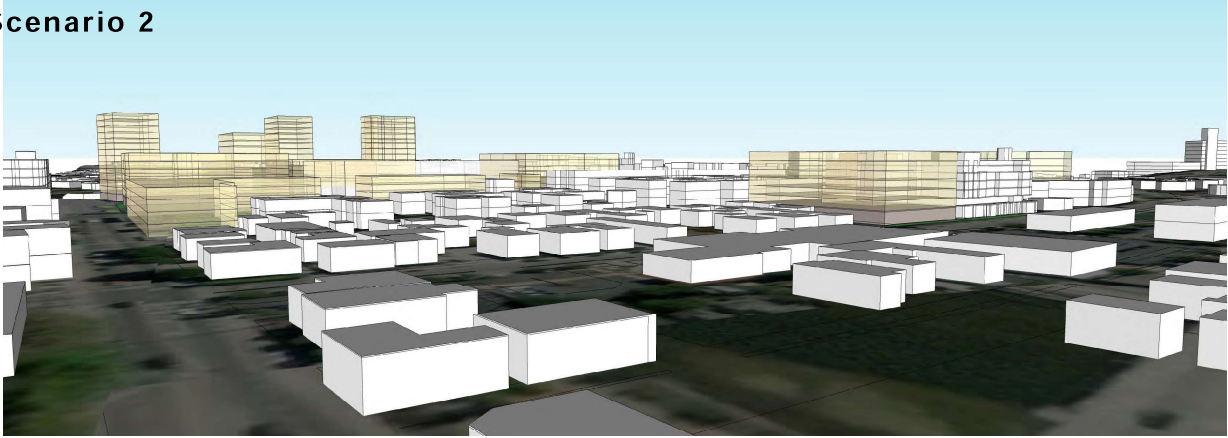
Baseline Scenario



Scenario 1



Scenario 2



Scenario 3

