

**Appendix 4:
Development Buildout Matrix**

Site ID	Land Area (SF)	Project Overview					Final FAR	Project Breakdown						Project Description	Comments/Other
		Proposed Use(s)	Floor Count	Building Height	Gross Floor Area (SF)	Residential Units		Net Residential (SF)	Net Retail (SF)	Net Office (SF)	Hotel Rooms	Parking Spaces			
						1 Bed							2 Bed		
1	12,500	Ground Floor: Res. Support Remaining: Residential	24	296'	250,000	20	118	84	201,100	6,251			234	Ground floor Residential Support; Fitness Center; Residential units above	
2	17,257	Ground Floor: Retail Remaining: Residential	20	251'	293,369	17	138	97	233,700	8,628			279	Ground floor Retail; Residential units above	
3	106,400	Ground Floor: Retail 2nd Floor: Retail Tower 1&2: Office Tower 3: Residential	Res Tower: 21 Office Towers: 26	Res Tower: 269' Office Towers: 346'	1,915,200	17	266	188	451,700	197,800	904,400		2,582	Retail - Macy's on 1st and 2nd floors; 2 Office towers above; 1 Residential tower above	Towers have a 31,920SF floor plate
4	78,199	Ground Floor: Res Support & Retail Towers 1-3: Residential	21	260'	1,329,383	17	624	441	1,059,600	63,199			1381	Ground floor Residential Support; Grocery Store and Retail; Residential units above	3 Residential towers; each has a 23,460SF floor plate
5	15,312	Ground Floor: Retail Remaining: Office	20	270'	206,712	13				7,656	162,690		422	Ground Floor Retail; Office above	
6	55,909	Ground Floor: Retail & Office Remaining: Residential	26	317'	1,118,180	20	530	376	901,700	6,989	33,920		1,009	Ground floor Retail and Office; Residential above	Residential tower has a 29,159SF floor plate
7	15,500	Ground Floor: Retail Remaining: Hotel	17	214'	186,000	12				1,938		579	323	Ground floor Retail and Hotel Lobby; Hotel rooms above	
8	10,552	Ground Floor: Lobby Remaining: Hotel	17	214'	126,624	12				1,319		394	220	Ground floor Lobby; Hotel rooms above	
9	25,000	Ground Floor: Retail Remaining: Office	18	247'	300,000	12				12,500	233,750		613	Ground floor restaurants; Office space above	
10	12,538	Ground Floor: Retail & Office Remaining: Office	20	270'	169,263	13				6,269	133,216		345	Ground floor Retail and Office; Office space above	
11	31,238	Ground Floor: Lobby Remaining: Hotel	16	202'	359,237	12						918	547	Lobby on ground floor; Hotel rooms above	Hotel tower has a 28,114SF floor plate
12	15,625	Ground Floor: Retail Remaining: Residential	24	296'	312,500	20	148	105	251,800	7,812			293	Ground floor Retail; Residential units above	
13	18,750	Ground Floor: Lobby Remaining: Residential	24	296'	375,000	20	178	126	302,500				304	Lobby on ground floor; Residential units above	
14	22,331	Ground Floor: Retail Remaining: Residential	24	296'	446,620	20	212	150	360,200	11,165			418	Ground floor Retail; Residential units above	
15	18,750	Ground Floor: Retail & Lobby Remaining: Hotel	17	214'	225,000	12				2,344		701	391	Ground floor Retail and Hotel Lobby; Hotel rooms above	
16	31,309	Ground Floor: Retail Remaining: Residential	26	317'	626,180	20	297	210	504,450	16,309			589	Ground floor Retail; Residential units above	Residential tower has a 28,178SF floor plate
17	37,500	Ground Floor: Retail Remaining: Office	22	293'	521,250	14				22,501	411,188		1081	Ground floor Retail; Office above	Office tower has a 33,750SF Floor plate
18	50,212	Ground Floor: Retail Remaining: Office	19	256'	602,544	12				35,213	469,482		1280	Ground floor Retail; Office above	2 Office towers; each has a 22,595SF floor plate
19	15,095	Ground Floor: Residential Support Remaining: Office	18	247'	181,140	12				1,887	141,138		370	Ground floor Residential Support; Child Care Facility; Office space in upper floors	
20	22,027	Ground Floor: Retail Remaining: Office	20	270'	297,365	13				11,013	234,037		606	Ground floor retail and upper floor office	
21	18,750	Ground Floor: Residential Support Remaining: Office	20	270'	253,125	13				9,375	199,219		516	Ground floor Residential Support; Child Care Facility; Office space in upper floors	
22	33,250	Ground Floor: Retail 2nd & 3rd Floors: Retail Remaining: Office	20	263'	399,000	12				72,038	254,363		1,023	Ground floor Retail; 2nd and 3rd floors Retail (Department Store/Mall); Office tower 9 floors above	No setback for tower. Retail floor heights =20'. Lot is connected to Site #33 by sky bridge on 3rd floor
23	17,756	Ground Floor: Retail Remaining: Residential	24	296'	355,120	20	168	119	285,600	8,879			332	Ground floor Retail; Residential units above	
24	31,883	Ground Floor: Lobby Remaining: Office	17	233'	366,655	12				284,556			670	Ground floor Lobby; Office above	Office tower has a 28,695SF floor plate
25	40,625	Ground Floor: Retail Remaining: Office	19	256'	487,500	12				25,625	379,844		1,022	Ground Floor Retail; Office in upper floors	Tower has a 30,000SF floor plate
26	23,224	Ground Floor: Retail Remaining: Residential	20	251'	394,808	17	185	131	314,450	11,612			375	Ground floor Retail; Residential units above	
27	28,348	Ground Floor: Lobby Remaining: Office	17	233'	326,002	11				253,006			667	Ground floor lobby; Office above	
28	53,125	Ground Floor: Residential Support Remaining: Residential	21	260'	903,125	17	424	300	720,400	38,125			915	Ground Floor Residential Support; Variety Store; Residential Units in 2 towers above	Towers have 23,906SF floor plates.
29	25,000	Ground Floor: Lobby Remaining: Residential	20	251'	425,000	17	200	141	339,200	3,125			404	Ground floor Lobby; Residential units above	
30	21,875	Ground Floor: Residential Support Remaining: Residential	20	251'	371,875	17	175	123	296,350	10,937			353	Ground floor Residential Support; Grocery Store; Residential units above	
31	21,875	Ground Floor: Residential Support Remaining: Residential	24	296'	437,500	20	207	147	352,350	10,937			409	Ground floor Residential support; Hardware to support tech school. Residential units above	
32	18,750	Ground Floor: Residential Support Remaining: Residential	24	296'	500,000	20	237	168	403,050	12,500			468	Ground floor Residential support; Child care facility and library. Residential units above	
33	33,250	Ground Floor: Retail 2nd & 3rd Floors: Retail Remaining: Office	20	263'	399,000	12				72,038	254,363		1,023	Ground floor Retail; 2nd and 3rd floors Retail (Department Store/Mall); Office tower 9 floors above	No setback for tower. Retail floor heights =20'. Lot is connected to Site #22 by sky bridge on 3rd floor

**Appendix 4:
Development Buildout Matrix**

34	17,756	Ground Floor: Retail Remaining: Office	20	270'	239,706	13				8,879	188,658		489	Ground floor Retail; Office above	
35	39,912	Ground Floor: Retail Remaining: Office	19	256'	478,944	12				24,912	373,177		1,003	Ground Floor Retail; Office space on upper floors	Rectangular lot, tower has no setback. Recommend lot 70 as a park, to compliment the Trinity Church next door.
36	18,750	Ground Floor: Retail Remaining: Office	18	247'	225,000	12				2,344	175,313		460	Ground Floor Retail and Art Gallery (7,000SF). Office space on upper floors	
37	15,625	Ground Floor: Retail Remaining: Office	18	247'	187,500	12				7,812	146,094		383	Ground Floor Retail; Office space on upper floors	
38	18,750	Ground Floor: Retail Remaining: Residential	24	296'	375,000	20	178	126	302,500	9,375			351	Ground floor Retail/Restaurants; Upper floor Residential Units	
39	15,625	Ground Floor: Lobby Remaining: Office	17	233'	179,688	11					139,453		368	Ground floor lobby; Office above	
40	53,200	Ground Floor: Retail Tower 1: Office Tower 2: Residential	21	Res. Tower: 260' Office Tower: 353'	904,400	17	212	150	360,200	38,200	360,200		1,404	Ground floor retail, 2 towers above, 1 Residential and 1 office	Towers have 23,940SF floor plate
41	12,500	Ground Floor Retail Remaining: Office	18	247'	150,000	12				1,563	116,875		307	Ground Floor Retail and office space on upper floors	
42	28,125	Ground Floor: Retail Remaining: Residential	24	296'	562,500	20	267	189	453,750	14,063			527	Ground floor Retail/Restaurants; Upper floor Residential Units	
43	18,750	Ground Floor: Lobby Remaining: Office	17	233'	215,625	11					167,344		441	Ground floor lobby; Office above	
44	12,500	Ground Floor: Residential Support Remaining: Office	18	247'	150,000	12				6,251	116,875		307	Ground floor Residential Support: Grocery Store; Office space in upper floors	
45	40,747	Ground Floor: Res Support & Retail Remaining: Residential	21	260'	692,699	17	324	230	551,400	25,747			683	Ground Floor Residential Support: Child Care & Retail; Residential units above	2 Residential towers; each has a 18,336SF floor plate
46	66,638	Ground Floor: Retail Remaining: Office	24	316'	972,889	15				51,638	770,314		2,071	Retail ground level; 2 Office towers above	Towers have 29,987SF floor plates. Would prefer to leave this parcel as a park.
Total	1,338,593				20,794,228		5,088	3,601	8,646,000	886,768	6,903,475	2,592	30,258		