



Appendix A - PREFERRED ALTERNATIVE
REDEVELOPMENT ASSUMPTIONS

Preferred Alternative

Contents

- Planning Area Summary
- Built & Natural Environment
- Land Use*
- Rights-of-Way
- Private Access Drives & Roads
- Critical & Non-Useable Areas
- Parking
- Housing Summary
- Office Summary
- Neighborhood Commercial Summary
- Institutional Summary
- Employment
- Existing Buildings Analysis
- Assumptions & Definitions

*for existing land use see **No Action** data sheets

Preferred Alternative: Planning Area Summary

This tab summarizes use areas by footprint.

Sector NW

Land Coverage Analysis			
	sq ft	acres	
Gross Area	525,211	12.06	
Critical Areas & Other Non-Useable Areas		0	
Rights-of-Way	104,159	2.39	
Net Area	421,052	9.67	

Housing			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	127,415	2.93	24.26%
Surface Parking		0	0%
Subtotal	127,415	2.93	24.26%

Office			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	60,177	1.38	11.46%
Surface Parking		0	0%
Subtotal	60,177	1.38	11.46%

Neighborhood Commercial			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	900	0.02	0.21%
Surface Parking		0	0%
Subtotal	900	0.02	0.21%

Institutional			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	8,467	0.19	1.61%
Surface Parking		0	0%
Subtotal	8,467	0.19	1.61%

Land Coverage Summary			
	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	196,959	4.52	37.50%
Surface Parking Footprint	0	0	0%
Private Open Space - Usable	149,950	3.44	28.55%
Private Open Space - Unusable Hillside Space	0	0	0%
Public Open Space			
Commons Park	0	0	0%
Sector Park	35,378	0.81	6.74%
Hillside Park	0	0.00	0.00%
Other Park	15,970	0.37	3.04%
Rights-of-Way	104,159	2.39	19.83%
Private Access Drives & Roads	22,795	0.52	4.34%
Total	525,211	12.06	100.00%

Sector NE

Land Coverage Analysis	sq ft	acres	
Gross Area	249,042	5.72	
Critical Areas & Other Non-Useable Areas	0	0	
Rights-of-Way	115,840	2.66	
Net Area	133,202	3.06	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	65,563	1.51	26.33%
Surface Parking		0	0%
Subtotal	65,563	1.51	26.33%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0.00%
Surface Parking		0	0%
Subtotal	0	0	0.00%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	65,563	1.51	26.33%
Surface Parking Footprint	0	0	0%
Private Open Space - Usable	46,104	1.06	18.51%
Private Open Space - Unusable Hillside Space	0	0	0%
Public Open Space			
Commons Park	0	0	0%
Sector Park	21,007	0.48	8.44%
Hillside Park	0	0	0%
Other Park	0	0.00	0.00%
Rights-of-Way	115,840	2.66	46.51%
Private Access Drives & Roads	528	0.01	0%
Total	249,042	5.72	100.00%

Sector SE

Land Coverage Analysis	sq ft	acres	
Gross Area	268,500	6.16	
Critical Areas & Other Non-Useable Areas	0	0	
Rights-of-Way	32,739	0.75	
Net Area	235,761	5.41	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	95,227	2.19	35.47%
Surface Parking		0	0%
Subtotal	95,227	2.19	35.47%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	95,227	2.19	35.47%
Surface Parking Footprint	0	0	0%
Private Open Space	89,121	2.05	33.19%
Private Open Space - Unusable Hillside Space	0	0.00	0.00%
Public Open Space			
Commons Park	0	0	0.00%
Sector Park	36,491	0.84	13.59%
Hillside Park	0	0.00	0.00%
Other Park	100	0.00	0.04%
Rights-of-Way	32,739	0.75	12.19%
Private Access Drives & Roads	14,822	0.34	5.52%
Total	268,500	6.16	100.00%

Sector SW

Land Coverage Analysis		sq ft	acres
Gross Area		471,433	10.82
Critical Areas & Other Non-Useable Areas		0	0.00
Rights-of-Way		68,923	1.58
Net Area		402,510	9.24

Housing		sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use				
Building Footprint		118,723	2.73	25.18%
Surface Parking			0	0%
	Subtotal	118,723	2.73	25.18%

Office		sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use				
Building Footprint		0	0	0%
Surface Parking			0	0%
	Subtotal	0	0	0%

Neighborhood Commercial		sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use				
Building Footprint		0	0	0%
Surface Parking			0	0%
	Subtotal	0	0	0%

Institutional		sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use				
Building Footprint		0	0	0%
Surface Parking			0	0%
	Subtotal	0	0	0%

Yesler Community Center-Institutional (City-owned property)		sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use				
Building Footprint		21,971	0.50	4.66%
Surface Parking		6,492	0.15	1.38%
Public Open Space		33,438	0.77	7.09%

Land Coverage Summary		sq ft	acres	Coverage of Gross Area
Total Occupied Land				
Building Footprint		118,723	2.73	25.18%
Surface Parking Footprint		0	0	0%
Private Open Space		94,191	2.16	19.98%
Private Open Space - Unusable Hillside Space		0	0.00	0.00%
Public Open Space			0	0%
Commons Park		75,919	1.74	16.10%
Sector Park		31,276	0.72	6.63%
Hillside Park		0	0.00	0%
Other Park		0	0.00	0%
Rights-of-Way		68,923	1.58	14.62%
Private Access Drives & Roads		20,500	0.47	4.35%
Yesler Community Center (City-owned property)				
Building Footprint		21,971	0.50	4.66%
Public Open Space		33,438	0.77	7.09%
Surface Parking Footprint		6,492	0.15	1.38%
	Total	471,433	10.82	100.00%

Summary of Sectors NW-NE-SE-SW

Land Coverage Analysis			
	sq ft	acres	
Gross Area	1,514,186	34.76	
Critical Areas & Other Non-Useable Areas	0	0.00	
Rights-of-Way	321,661	7.38	
Net Area	1,192,525	27.38	

Housing			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	406,928	9.34	26.87%
Surface Parking		0	0.0%
Subtotal	406,928	9.34	26.87%

Office			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	60,177	1.38	3.97%
Surface Parking		0	0%
Subtotal	60,177	1.38	3.97%

Neighborhood Commercial			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	900	0.02	0.06%
Surface Parking		0	0%
Subtotal	900	0.02	0.06%

Institutional			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	8,467	0.19	0.56%
Surface Parking		0	0%
Subtotal	8,467	0.19	0.56%

Yesler Community Center-Institutional (City-owned property)			
	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	21,971	0.50	1.45%
Surface Parking	6,492	0.15	0.43%
Public Open Space	33,438	0.77	2.21%

Land Coverage Summary			
	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	476,472	10.94	31.47%
Surface Parking Footprint	0	0	0%
Private Open Space	379,366	8.71	25.05%
Private Open Space - Unusable Hillside Space	0	0.00	0.00%
Public Open Space			
Commons Park	75,919	1.74	5.01%
Sector Park	124,152	2.85	8.20%
Hillside Park	0	0.00	0.00%
Other Park	16,070	0.37	1.06%
Rights-of-Way	321,661	7.38	21.24%
Private Access Drives & Roads	58,645	1.35	3.87%
Yesler Community Center (City-owned property)			
Building Footprint	21,971	0.50	1.45%
Public Open Space	33,438	0.77	2.21%
Surface Parking Footprint	6,492	0.15	0.43%
Total	1,514,186	34.76	100.00%

EOB

Land Coverage Analysis	sq ft	acres	
Gross Area	76,558	1.76	
Critical Areas & Other Non-Useable Areas	0	0	
Rights-of-Way	0	0	
Net Area	76,558	1.76	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	40,388	0.93	52.75%
Surface Parking		0	0%
Subtotal	40,388	0.93	52.75%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0
Surface Parking		0	0
Subtotal	0	0	0

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking		0	0%
Subtotal	0	0	0%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	40,388	0.93	52.75%
Surface Parking Footprint	0	0	0%
Private Open Space	33,746	0.77	44.08%
Private Open Space - Unusable Hillside Space	0	0.00	0.00%
Public Open Space			
Commons Park	0	0	0%
Sector Park	0	0	0%
Hillside Park	0	0	0%
Other Park	1,753	0.04	2.29%
Rights-of-Way	0	0	0%
Private Access Drives & Roads	672	0.02	0.88%
Total	76,558	1.76	100.00%

Summary of Sectors NW-NE-SE-SW-EOB

Land Coverage Analysis	sq ft	acres	
Gross Area	1,590,744	36.52	
Critical Areas & Other Non-Useable Areas	0	0	
Rights-of-Way	321,661	7.38	
Net Area	1,269,083	29.13	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	447,316	10.27	28.12%
Surface Parking		0	0%
Subtotal	447,316	10.27	28.12%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	60,177	1.38	3.78%
Surface Parking		0	0%
Subtotal	60,177	1.38	3.78%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	900	0.02	0.06%
Surface Parking		0	0%
Subtotal	900	0.02	0.06%

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	8,467	0.19	0.53%
Surface Parking		0	0%
Subtotal	8,467	0.19	0.53%

Yesler Community Center-Institutional (City-owned property)	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	21,971	0.50	1.38%
Surface Parking	6,492	0.15	0.41%
Public Open Space	33,438	0.77	2.10%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	516,859	11.87	32.49%
Surface Parking Footprint	0	0	0%
Private Open Space	413,112	9.48	25.97%
Private Open Space - Unusable Hillside Space	0	0.00	0.00%
Public Open Space			
Commons Park	75,919	1.74	4.77%
Sector Park	124,152	2.85	7.80%
Hillside Park	0	0.00	0.00%
Other Park	17,823	0.41	1.12%
Rights-of-Way	321,661	7.38	20.22%
Private Access Drives & Roads	59,317	1.36	3.73%
Yesler Community Center (City-owned property)			
Building Footprint	21,971	0.50	1.38%
Public Open Space	33,438	0.77	2.10%
Surface Parking Footprint	6,492	0.15	0.41%
Total	1,590,744	36.52	100.00%

EOT

Land Coverage Analysis	sq ft	acres	
Gross Area	102,641	2.36	
Critical Areas & Other Non-Useable Areas	0	0	
Rights-of-Way	0	0	
Net Area	102,641	2.36	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	33,152	0.76	32.30%
Surface Parking (Existing)	9,118	0.21	9%
Subtotal	42,270	0.97	41.18%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking	0	0	0%
Subtotal	0	0	0%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0
Surface Parking	0	0.00	0.00
Subtotal	0	0.00	0.00

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	0	0	0%
Surface Parking	0	0	0%
Subtotal	0	0	0%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	33,152	0.76	32.30%
Surface Parking Footprint	9,118	0.21	8.88%
Private Open Space	56,315	1.29	54.87%
Private Open Space - Unusable Hillside Space	0	0	0%
Public Open Space			
Commons Park	0	0	0%
Sector Park	0	0	0%
Hillside Park	0	0	0%
Other Park	0	0	0%
Rights-of-Way	0	0	0%
Private Access Drives & Roads	4,056	0.09	3.95%
Total	102,641	2.36	100.00%

Summary of Site

Land Coverage Analysis	sq ft	acres	
Gross Area	1,693,385	38.87	
Critical Areas & Other Non-Useable Areas	0	0.00	
Rights-of-Way	321,661	7.38	
Net Area	1,371,724	31.49	

Housing	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	480,468	11.03	28.37%
Surface Parking (Existing)	9,118	0.21	0.54%
Subtotal	489,586	11.24	28.91%

Office	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	60,177	1.38	3.55%
Surface Parking	0	0	0%
Subtotal	60,177	1.38	3.55%

Neighborhood Commercial	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	900	0.02	0.05%
Surface Parking	0	0	0.00%
Subtotal	900	0.02	0.05%

Institutional	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	8,467	0.19	0.50%
Surface Parking	0	0	0%
Subtotal	8,467	0.19	0.50%

Yesler Community Center-Institutional (City-owned property)	sq ft	acres	Coverage of Gross Area
Land Area Occupied by this Use			
Building Footprint	21,971	0.50	1.30%
Surface Parking	6,492	0.15	0.38%
Public Open Space	33,438	0.77	1.97%

Land Coverage Summary	sq ft	acres	Coverage of Gross Area
Total Occupied Land			
Building Footprint	550,011	12.63	32.48%
Surface Parking Footprint	9,118	0.21	0.54%
Private Open Space - Usable	469,427	10.78	27.72%
Private Open Space - Unusable Hillside Space	0	0.00	0.00%
Public Open Space			
Commons Park	75,919	1.74	4.48%
Sector Park	124,152	2.85	7.33%
Hillside Park	0	0.00	0.00%
Other Park	17,823	0.41	1.05%
Rights-of-Way	321,661	7.38	19.00%
Private Access Drives & Roads	63,373	1.45	3.74%
Yesler Community Center (City-owned property)			
Building Footprint	21,971	0.50	1.30%
Public Open Space	33,438	0.77	1.97%
Surface Parking Footprint	6,492	0.15	0.38%
Total	1,693,385	38.87	100.00%

Preferred Alternative: Built & Natural Environment

This tab describes the built and natural environment for the entire site, including the ROW. The breakdown of each ROW segment can be found in the Common Data.

Sector NW

	sq ft	acres	% of sector area	Calculation Method
Built Environment				
Building Footprints	196,959	4.52	37.5%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Streets, sidewalks, hardscapes, access roads, and surface parking	204,700	4.70	39.0%	
Subtotal	401,658	9.22	76.5%	
Natural Environment				
Existing and new landscaped areas	123,553	2.84	23.5%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	123,553	2.84	23.5%	
Sector Total	525,211	12.06	100.0%	

Sector NE

Built Environment				
Building Footprints	65,563	1.51	26.3%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Streets, sidewalks, hardscapes, access roads, and surface parking	127,772	2.93	51.3%	
Subtotal	193,335	4.44	77.6%	
Natural Environment				
Existing and new landscaped areas	55,707	1.28	22.4%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	55,707	1.28	22.4%	
Sector Total	249,042	5.72	100.0%	

Sector SE

	sq ft	acres	% of sector area	Calculation Method
Built Environment				
Building Footprints	95,227	2.19	35.5%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	102,232	2.35	38.1%	
Subtotal	197,459	4.53	73.5%	
Natural Environment				
Existing and new landscaped areas	71,041	1.63	26.5%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	71,041	1.63	26.5%	
Sector Total	268,500	6.16	100.0%	

Sector SW

	sq ft	acres	% of sector area	Calculation Method
Built Environment				
Building Footprints	140,694	3.23	29.8%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	197,143	4.53	41.8%	
Subtotal	337,837	7.76	71.7%	
Natural Environment				
Existing and new landscaped areas	133,596	3.07	28.3%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	133,596	3.07	28.3%	
Sector Total	471,433	10.82	100.0%	

Summary of Sectors NW-NE-SE-SW

	sq ft	acres	% of site area	Calculation Method
Built Environment				
Building Footprints	498,443	11.44	32.9%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	631,847	14.51	41.7%	
Subtotal	1,130,290	25.95	74.6%	
Natural Environment				
Existing and new landscaped areas	383,896	8.81	25.4%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	383,896	8.81	25.4%	
Summary Total	1,514,186	34.76	100.0%	

EOB

	sq ft	acres	% of sector area	Calculation Method
Built Environment				
Building Footprints	40,388	0.93	52.8%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	18,421	0.42	24.1%	
Subtotal	58,809	1.35	76.8%	
Natural Environment				
Existing and new landscaped areas	17,749	0.41	23.2%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	17,749	0.41	23.2%	
Sector Total	76,558	1.76	100.0%	

Summary of NW-NE-SE-SW-EOB

	sq ft	acres	% of site area	Calculation Method
Built Environment				
Building Footprints	538,830	12.37	33.9%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	650,268	14.93	40.9%	
Subtotal	1,189,098	27.30	74.8%	
Natural Environment				
Existing and new landscaped areas	401,646	9.22	25.2%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	401,646	9.22	25.2%	
Site Total	1,590,744	36.52	100.0%	

EOT

	sq ft	acres	% of sector area	Calculation Method
Built Environment				
Building Footprints	33,152	0.76	32.3%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	41,332	0.95	40.3%	
Subtotal	74,484	1.71	72.6%	
Natural Environment				
Existing and new landscaped areas	28,158	0.65	27.4%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	28,158	0.65	27.4%	
Sector Total	102,641	2.36	100.0%	

Summary of Site

	sq ft	acres	% of total site area	Calculation Method
Built Environment				
Building Footprints	571,982	13.13	33.8%	100% of Building Footprints 50% of private open space + 50% of public open space + 82% of arterial ROW + 75% of other ROW + 100% of private access streets + 100% of surface parking
Hardscape & sidewalks	691,600	15.88	40.8%	
Subtotal	1,263,582	29.01	74.6%	
Natural Environment				
Existing and new landscaped areas	429,803	9.87	25.4%	50% of private open space + 50% of public open space + 18% of arterial ROW + 25% of other ROW
Subtotal	429,803	9.87	25.4%	
Site Total	1,693,385	38.87	100.0%	

Preferred Alternative: Land Use

This tab describes land uses by type, building footprint and total area.

Sector NW

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	599,273	94,740	6-7	65'-87'	666	Approx. 30% @ 6 stories & 70% @ 7 stories
High-Rise	646,350	32,675	15-22	155'-225'	787	1 bldg. @ 15 stories & 2 bldgs. @ 22 stories
Subtotal	1,245,623	127,415			1,453	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	899,691	60,177	19	240'		2 bldgs. @ 19 stories
Subtotal	899,691	60,177				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	54,532	900	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	54,532	900				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	13,650	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Low-Rise (existing)	20,000	8,467	3	35'		Renovation of existing Steam Plant
Subtotal	33,650	8,467				

Sector Total	2,233,496	196,959				
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Sector NE

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	281,936	46,483	7	75'	325	
High-Rise	410,820	19,080	22	225'	463	2 bldgs. @ 22 stories
Subtotal	692,756	65,563			788	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	0	0				
Subtotal	0	0				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	20,715	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	20,715	0				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	8,940	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	8,940	0				

Sector Total	722,411	65,563				
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Sector SE

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	461,001	72,035	6-7	65'-75'	464	1 bldg. @ 6 stories & 2 bldgs. @ 7 stories
High-Rise	428,363	23,192	16-22	160'-225'	511	1 bldg. @ 16 stories & 1 bldg. @ 22 stories
Subtotal	889,364	95,227			975	

Office					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Mid-Rise	0	0			
High-Rise	0	0			
Subtotal	0	0			

Neighborhood Commercial					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Subtotal	0	0			

Institutional					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Subtotal	0	0			

Sector Total	889,364	95,227				
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Sector SW

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	562,318	91,793	6-7	65'-75'	640	25% @ 6 stories & 75% @ 7 stories
High-Rise	563,587	26,930	22	225'	644	3 bldgs. @ 22 stories
Subtotal	1,125,905	118,723			1,284	

Office					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Mid-Rise	0	0			
High-Rise	0	0			
Subtotal	0	0			

Neighborhood Commercial					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Subtotal	0	0			

Institutional					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	0	0			
Subtotal	0	0			

Yesler Community Center (Institutional)					
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Remarks
Low-Rise	21,971	21,971	1	40'	Existing bldg.
Subtotal	21,971	21,971			

Sector Total	1,147,876	140,694				
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Summary of Sectors NW-NE-SE-SW

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	1,904,528	305,051	6-7	65'-75'	2,095	
High-Rise	2,049,120	101,877	15-22	165'-225'	2,405	10 bldgs. @ 15-22 stories
Subtotal	3,953,648	406,928			4,500	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	899,691	60,177	19	240'		2 bldgs. @ 19 stories
Subtotal	899,691	60,177				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	75,247	900	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	75,247	900				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	22,590	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Low-Rise (existing)	20,000	8,467	3	35'		Incorporated at base of housing and office bldgs.
Subtotal	42,590	8,467				

Yesler Community Center (Institutional)						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	21,971	21,971	1	40'		Existing bldg.
Subtotal	21,971	21,971				

Summary Total	4,993,147	498,442				
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EOB

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	246,441	40,388	7	75'	250	3 bldgs. @ 7 stories
High-Rise	0	0			0	
Subtotal	246,441	40,388			250	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	0	0				
Subtotal	0	0				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	9,000	0	1	15'		Incorporated at base of housing and office bldgs.
Subtotal	9,000	0				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Subtotal	0	0				

Sector Total	255,441	40,388				
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Summary of NW-NE-SE-SW-EOB

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0			0	
Mid-Rise	2,150,969	345,439	6-7	65'-75'	2,345	
High-Rise	2,049,120	101,877	15-22	155'-225'	2,405	10 bldgs. @ 15-22 stories
Subtotal	4,200,090	447,316			4,750	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	899,691	60,177	19	240'		2 bldgs. @ 19 stories
Subtotal	899,691	60,177				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	84,247	900	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	84,247	900				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	22,590	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Low-Rise (existing)	20,000	8,467	3	35'		Incorporated at base of housing and office bldgs.
Subtotal	42,590	8,467				

Yesler Community Center (Institutional)						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	21,971	21,971	1	40'		Existing bldg.
Subtotal	21,971	21,971				

Site Total	5,248,588	538,830				
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EOT

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	34,125	12,900	3-4	40'-50'	50	Two existing bldgs.
Mid-Rise	180,012	20,252	6	65'	200	3 bldgs. @ 6 stories
High-Rise	0	0			0	
Subtotal	214,137	33,152			250	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	0	0				
Subtotal	0	0				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	4,000	0	1	15'		On first floor of existing bldg.
Subtotal	4,000	0				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	0	0				
Subtotal	0	0				

Sector Total	218,137	33,152				
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Summary of Site

Housing						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)	Units	Remarks
Low-Rise	34,125	12,900	3-4	40'-50'	50	Two existing bldgs.
Mid-Rise	2,330,981	365,691	6-7	65'-75'	2,545	
High-Rise	2,049,120	101,877	15-22	155'-225'	2,405	10 bldgs. @ 15-22 stories
Subtotal	4,414,227	480,468			5,000	

Office						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)		Remarks
Low-Rise	0	0				
Mid-Rise	0	0				
High-Rise	899,691	60,177	19	240'		2 bldgs. @ 19 stories
Subtotal	899,691	60,177				

Neighborhood Commercial						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)		Remarks
Low-Rise	88,247	900	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Subtotal	88,247	900				

Institutional						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)		Remarks
Low-Rise	22,590	0	1-2	15'-30'		Incorporated at base of housing and office bldgs.
Low-Rise (existing)	20,000	8,467	3	35'		Incorporated at base of housing and office bldgs.
Subtotal	42,590	8,467				

Yesler Community Center (Institutional)						
	Floor Area (sq ft)	Footprint (sq ft)	Stories	Height (ft)		Remarks
Low-Rise	21,971	21,971	1	40'		Existing bldg.
Subtotal	21,971	21,971				

Site Total	5,466,725	571,982				
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Preferred Alternative: Rights-of-Way

This tab describes publicly owned rights-of-way that are developed and undeveloped. See the Common Data for the breakdown of ROW segment configurations.

Sector NW

Developed R.O.W.			
ID #	Description	sq ft	acres
1.a	9th Ave	20,177	0.46
1.b	8th Ave	22,316	0.51
1.c	Yesler	44,803	1.03
1.d	Fir	16,422	0.38
1.e	Broadway	441	0.01
Subtotal		104,159	2.39

Undeveloped R.O.W.			
ID #	Description	sq ft	acres
NA			0.00
Subtotal			0.00

Sector Total	104,159	2.39
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Sector NE

Developed R.O.W.			
ID #	Description	sq ft	acres
2.a	Broadway	24,512	0.56
2.b	10th Ave	18,577	0.43
2.c	Boren	26,626	0.61
2.d	Yesler	46,125	1.06
Subtotal		115,840	2.66

Undeveloped R.O.W.			
ID #	Description	sq ft	acres
NA			0.00
Subtotal			0.00

Sector Total	115,840	2.66
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Sector SE

Developed R.O.W.			
ID #	Description	sq ft	acres
3.a	10th Ave	32,739	0.75
Subtotal		32,739	0.75

Undeveloped R.O.W.			
ID #	Description	sq ft	acres
NA			0.00
Subtotal			0.00

Sector Total	32,739	0.75
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Sector SW			
Developed R.O.W.			
4.a	8th Ave S	8,168	0.19
4.b	Yesler	14,956	0.34
4.c	Washington	45,799	1.05
Subtotal		68,923	1.58
Undeveloped R.O.W.			
NA			0.00
Subtotal		0	0.00
Sector Total		68,923	1.58

Summary of NW-NE-SE-SW			
Developed R.O.W.			
Subtotal		321,661	7.38
Undeveloped R.O.W.			
Subtotal		0	0.00
Total		321,661	7.38

EOB			
Developed R.O.W.			
NA		0	0.00
Subtotal		0	0.00
Undeveloped R.O.W.			
NA		0	0.00
Subtotal		0	0.00
Sector Total		0	0.00

Summary of NW-NE-SE-SW-EOB			
Developed R.O.W.			
Subtotal		321,661	7.38
Undeveloped R.O.W.			
Subtotal		0	0.00
Total		321,661	7.38

EOT			
Developed R.O.W.			
NA		0	0.00
	Subtotal	0	0.00
Undeveloped R.O.W.			
NA		0	0.00
	Subtotal	0	0.00
	Sector Total	0	0.00

Summary of Site			
Developed R.O.W.			
	Subtotal	321,661	7.38
Undeveloped R.O.W.			
	Subtotal	0	0.00
	Total	321,661	7.38

Preferred Alternative: Private Access Drives & Roads

This tab describes access roads connected to ROW for vehicle and firefighting access.

Sector NW			
Description		sq ft	acres
Sector Total		22,795	0.52

Sector NE			
Description		sq ft	acres
Sector Total		528	0.01

Sector SE			
Description		sq ft	acres
Sector Total		14,822	0.34

Sector SW			
Description		sq ft	acres
Sector Total		20,500	0.47

Summary of Sectors NW-NE-SE-SW			
Description		sq ft	acres
Total		58,645	1.35

EOB			
Description		sq ft	acres
Sector Total		672	0.02

Summary of Sectors NW-NE-SE-SW-EOB			
Description		sq ft	acres
Total		59,317	1.36

EOT			
Description		sq ft	acres
Sector Total		4,056	0.09

Summary of Site			
Description		sq ft	acres
Total		63,373	1.45

Preferred Alternative: Critical Areas & Non-Useable Areas

*This tab describes critical areas (i.e. steep slopes) and other non-useable areas (i.e. those with limited access, etc).**

Sector NW		
Description	sq ft	acres
NONE	0	0
Sector total	0	0

Sector NE		
Description	sq ft	acres
NONE	0	0
Sector total	0	0

Sector SE		
Description	sq ft	acres
Unusable hillside space	0	0.00
Sector total	0	0.00

Sector SW		
Description	sq ft	acres
Unusable hillside space	0	0.00
Sector total	0	0.00

Summary of Sectors NW-NE-SE-SW		
	sq ft	acres
Total	0	0.00

EOB		
Description	sq ft	acres
Unusable hillside space	0	0
Sector total	0	0

Summary of Sectors NW-NE-SE-SW-EOB		
	sq ft	acres
Total	0	0.00

EOT		
Description	sq ft	acres
NONE	0	0
Sector total	0	0

Summary of Site		
	sq ft	acres
Total	0	0.00

Preferred Alternative: Parking Analysis

This tab describes assumptions for parking and the actual number of parking stalls used in the EIS Alternative.

Sector NW

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	1,453		0.70 per unit	1,017	0	0	405,765	1,159	
Office		899,691	1.5 per 1,000 sq ft	1,350	0	0	480,970	1,374	
Commercial		54,532	2.0 per 1,000 sq ft	109	0	0	0	0	
Institutional		33,650	2.0 per 1,000 sq ft	67	0	0	0	0	
Sector Total				2,543	0	0	886,735	2,534	

Sector NE

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	788		0.70 per unit	552	0	0	223,550	639	
Office		0	1.5 per 1,000 sq ft	0	0	0	0	0	
Nhood Commercial		20,715	2.0 per 1,000 sq ft	41	0	0	0	0	
Institutional		8,940	2.0 per 1,000 sq ft	18	0	0	0	0	
Sector Total				611	0	0	223,550	639	

Sector SE

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	975		0.70 per unit	683	0	0	233,607	667	
Office		0	1.5 per 1,000 sq ft	0	0	0	0	0	
Nhood Commercial		0	2.0 per 1,000 sq ft	0	0	0	0	0	
Institutional		0	2.0 per 1,000 sq ft	0	0	0	0	0	
Sector Total				683	0	0	233,607	667	

Sector SW

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	1,284		0.70 per unit	899	0	0	322,150	920	
Office		0	1.5 per 1,000 sq ft	0	0	0	0	0	
Nhood Commercial		0	2.0 per 1,000 sq ft	0	0	0	0	0	
Institutional		0	2.0 per 1,000 sq ft	0	0	0	0	0	
Community Center		21,971	(existing)	32	6,492	12	0	0	
Sector Total				931	6,492	12	322,150	920	

Summary of Sectors NW-NE-SE-SW

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	4,500		0.70 per unit	3,150	0	0	1,185,072	3,386	
Office		899,691	1.5 per 1,000 sq ft	1,350	0	0	480,970	1,374	
Nhood Commercial		75,247	2.0 per 1,000 sq ft	150	0	0	0	0	
Institutional		42,590	2.0 per 1,000 sq ft	85	0	0	0	0	
Community Center		21,971	(existing)	32	6,492	12	0	0	
Sector Total				4,767	6,492	12	1,666,042	4,760	

EOB

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	250		0.70 per unit	175	0	0	54,428	156	
Office	0		1.5 per 1,000 sq ft	0	0	0	0	0	
Nhood Commercial		9,000	2.0 per 1,000 sq ft	18	0	0	0	0	
Institutional	0		2.0 per 1,000 sq ft	0	0	0	0	0	
Sector Total				193	0	0	54,428	156	

Summary of Sectors NW-NE-SE-SW-EOB

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	4,750		0.70 per unit	3,325	0	0	1,239,500	3,541	
Office		899,691	1.5 per 1,000 sq ft	1,350	0	0	480,970	1,374	
Nhood Commercial		84,247	2.0 per 1,000 sq ft	168	0	0	0	0	
Institutional		42,590	2.0 per 1,000 sq ft	85	0	0	0	0	
Community Center		21,971	(existing)	32	6,492	12	0	0	
Sector Total				4,960	6,492	12	1,720,470	4,916	

EOT

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	250		0.70 per unit	175	9,118	34	52,616	150	
Office	0		1.5 per 1,000 sq ft	0	0	0	0	0	
Nhood Commercial		4,000	2.0 per 1,000 sq ft	8	0	0	0	0	
Institutional	0		2.0 per 1,000 sq ft	0	0	0	0	0	
Sector Total				183	9,118	34	52,616	150	

Summary of Site

Use	Calculation of Target Parking Quantities (by use)				Parking Breakdown Used in EIS Analysis				Remarks
	Housing Units	Floor Area (sq ft)	Space Allocation	Total # of Spaces	Surface Parking Area (gsf)	# stalls	Structure Parking Area (gsf)	# stalls	
Housing	5,000		0.70 per unit	3,500	9,118	34	1,292,116	3,692	
Office		899,691	1.5 per 1,000 sq ft	1,350	0	0	480,970	1,374	
Nhood Commercial		88,247	2.0 per 1,000 sq ft	176	0	0	0	0	
Institutional		42,590	2.0 per 1,000 sq ft	85	0	0	0	0	
Community Center		21,971	(existing)	32	6,492	12	0	0	
Sector Total				5,143	15,610	46	1,773,086	5,066	

Preferred Alternative: Housing Summary

Sector NW		
Total sq ft	Total Units	
1,245,623	1,453	
Sector NE		
Total sq ft	Total Units	
692,756	788	
Sector SE		
Total sq ft	Total Units	
889,364	975	
Sector SW		
Total sq ft	Total Units	
1,125,905	1,284	
Summary of Sectors NW-NE-SE-SW		
Total sq ft	Total Units	
3,953,648	4,500	
EOB		
Total sq ft	Total Units	
246,441	250	
Summary of Sectors NW-NE-SE-SW-EOB		
Total sq ft	Total Units	
4,200,090	4,750	
EOT		
Total sq ft	Total Units	
214,137	250	
Summary of Site		
Total sq ft	Total Units	
4,414,227	5,000	

Preferred Alternative: Office Summary

Sector NW	Total sq ft	899,691
Sector NE	Total sq ft	0
Sector SE	Total sq ft	0
Sector SW	Total sq ft	0
Summary of Sectors NW-NE-SE-SW	Total sq ft	899,691
EOB	Total sq ft	0
Summary of Sectors NW-NE-SE-SW-EOB	Total sq ft	899,691
EOT	Total sq ft	0
Summary of Site	Total sq ft	899,691

Preferred Alternative: Neighborhood Commercial Summary

Sector NW	Total sq ft 54,532
Sector NE	Total sq ft 20,715
Sector SE	Total sq ft 0
Sector SW	Total sq ft 0
Summary of Sectors NW-NE-SE-SW	Total sq ft 75,247
EOB	Total sq ft 9,000
Summary of Sectors NW-NE-SE-SW-EOB	Total sq ft 84,247
EOT	Total sq ft 4,000
Summary of Site	Total sq ft 88,247

Preferred Alternative: Institutional Summary

Sector NW	Total sq ft	33,650
Sector NE	Total sq ft	8,940
Sector SE	Total sq ft	0
Sector SW	Total sq ft	0
Summary of Sectors NW-NE-SE-SW	Total sq ft	42,590
EOB	Total sq ft	0
Summary of Sectors NW-NE-SE-SW-EOB	Total sq ft	42,590
EOT	Total sq ft	0
Summary of Site	Total sq ft	42,590
Yesler Community Center (existing)	Total sq ft	21,971

Preferred Alternative: Employment Summary

Sector NW

Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	899,691	300	2,999	
Neighborhood Commercial	54,532	600	91	
Institutional	33,650	300	112	Steam Plant employees incl. in SHA mgt office
Subtotal	987,873		3,202	

Sector NE

Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	0	300	0	
Neighborhood Commercial	20,715	600	35	
Institutional	8,940	300	30	
Subtotal	29,655		64	

Sector SE

Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	0	300	0	
Neighborhood Commercial	0	600	0	
Institutional	0	300	0	
Subtotal	0		0	

Sector SW

Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	0	300	0	
Neighborhood Commercial	0	600	0	
Institutional	0	300	0	
Yesler Community Center	21,971	<i>existing employees</i>	10	
Subtotal	21,971		10	

Summary of Sectors NW-NE-SE-SW

Use	Floor Area sq ft	Total Employees		Remarks
		sq ft/Employee	Total Employees	
Office	899,691	300	2,999	
Neighborhood Commercial	75,247	600	125	
Institutional	42,590	300	142	
Yesler Community Center	21,971	<i>existing employees</i>	10	
Subtotal	1,039,499		3,276	

EOB				
Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	0	300	0	
Neighborhood Commercial	9,000	600	15	
Institutional	0	300	0	
Subtotal	9,000		15	

Summary of Sectors NW-NE-SE-SW-EOB				
Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	899,691	300	2,999	
Neighborhood Commercial	84,247	600	140	
Institutional	42,590	300	142	
Yesler Community Center	21,971	<i>existing employees</i>	10	
Subtotal	1,048,499		3,291	

EOT				
Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	0	300	0	
Neighborhood Commercial	4,000	600	7	
Institutional	0	300	0	
Subtotal	4,000		7	

Summary of Site				
Use	Floor Area sq ft	sq ft/Employee	Total Employees	Remarks
Office	899,691	300	2,999	
Neighborhood Commercial	88,247	600	147	
Institutional	42,590	300	142	
Yesler Community Center	21,971	<i>existing employees</i>	10	
Subtotal	1,052,499		3,298	

Existing Building Analysis

Sector NW

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
010	2,728				6	2	5,457			
011	2,576				8	2	5,152			
012	3,224				10	2	6,447			
013	2,726				6	2	5,452			
014	2,307				5	2	4,614			
015	2,256				5	2	4,512			
016	4,066				9	2	8,133			
017	4,060				9	2	8,121			
018	1,805				4	2	3,610			
019	1,808				4	2	3,617			
020	4,056				9	2	8,111			
021	4,363				14	2	8,725			
022	1,812				6	2	3,623			
024	3,228				8	2	6,456			
025	1,819				4	2	3,638			
026	2,305				5	2	4,610			
027	2,752				6	2	5,504			
028	3,168				7	2	6,337			
029	1,841				4	2	3,682			
030	1,808				4	2	3,616			
031	2,958				10	2	5,916			
032	4,212				14	2	8,424			
096	7,251				20	3	21,752			
097	7,236				20	3	21,709			
098	2,740				7	3	8,219			
099	3,377				9	3	10,130			
100	4,878				13	3	14,634			
Offline Res Units within above					3					
Steam Plant				8,467		1				8,467
Epstein		6,753				3		20,259		
Laundry 1	267					1	267			
Laundry 2	266					1	266			
Total	87,891	6,753	0	8,467	229	0	200,731	20,259		8,467

Sector NE

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
033	2,285				5	2	4,570			
034	3,615				8	2	7,230			
035	2,757				6	2	5,513			
036	1,945				6	2	3,890			
037	2,758				6	2	5,517			
038	3,635				8	2	7,270			
039	1,803				4	2	3,606			
040	2,722				6	2	5,444			
041	4,164				8	2	4,997			3,331
042	4,879				16	2	9,757			
043	2,446				8	2	4,893			
Laundry 3	266					1	266			
Res units with other uses					6					
Total	33,275				87		62,953			3,331

Sector SE

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
068	3,645				8	2	7,290			
069	2,723				6	2	5,446			
071	3,720				8	2	7,440			
072	2,766				6	2	5,532			
073	2,757				6	2	5,513			
074	4,104				9	2	8,209			
075	2,446				8	2	4,892			
077	3,190				7	2	6,380			
080	3,080				7	2	6,159			
081	3,563				8	2	7,126			
082	4,079				9	2	8,157			
083	4,094				9	2	8,189			
084	4,065				9	2	8,130			
085	1,949				6	2	3,898			
086	2,718				6	2	5,437			
087	1,940				6	2	3,880			
Laundry 4	268					1	268			
Total	51,106				118		101,944			

Sector SW

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
046	3,869				12	2	7,738			
047	1,885				4	2	3,769			
059	4,499				14	2	8,997			
060	3,866				12	2	7,732			
061	3,854				12	2	7,708			
062	986				2	2	1,971			
063	2,772				6	2	5,543			
064	3,210				7	2	6,419			
078	2,017				8	2	4,035			
079	2,737				6	2	5,474			
106	1,055				2	2	2,109			
Laundry 5	270					1	270			
Comm. Ctr				21,971		1				21,971
Old Admin				3,353		1				3,353
Old Gym				5,463		1				5,463
Headstart				3,526		1				3,526
Storage Shed				3,231		1				3,231
Total (Institutional totals exclude Yesler Community Center)	31,018			15,573	85		61,767			15,573
0										

Subtotal Sectors NW-NE-SE-SW

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
	203,291	6,753	0	24,040	519		427,395	20,259	0	27,371

Sector EOB

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
92	2,274				2	3	6,822			
93	3,844				12	3	11,531			
94	3,842				12	3	11,525			
95	3,199				5	3	9,598			
Res units w/ other uses					11					
Common	1,371					1	1,371			
Pizza Time (demolished)			0						0	
Total	14,530		0		42		40,847		0	

Subtotal Sectors NW-NE-SE-SW-EOB

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
	217,821	6,753	0	24,040	561		468,242	20,259	0	27,371

Sector EOT

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
KC Records Building #1				42,000		1				42,000
KC Records Building #2				16,500		1				16,500
SHA Baldwin Apts.	3,707				18	3	11,120			
Seattle Urban League Bldg			9,100			4			32,700	
Total	3,707	0	9,100	58,500	18		11,120	0	32,700	58,500

Total Project

Building #	res footprint	office footprint	comm footprint	inst footprint	res units	stories	res (sq ft)	office (sq ft)	comm (sq ft)	inst (sq ft)
	221,527	6,753	9,100	82,540	579		479,362	20,259	32,700	85,871

Preferred Alternative: Assumptions & Definitions

Definitions

- (1) **Sectors NW, NE, SE, and SW** The site is subdivided into six sectors for the purpose of the FEIS analysis (these sectors are *not* related to phasing). The four sectors NW, NE, SE, and SW all lie west of Boren Ave and east of I-5. Sector NW is north of Yesler Way and west of Broadway; Sector NE is north of Yesler Way and east of Broadway; Sector SE is south of Yesler Way and east of 10th Avenue S; Sector SW is south of Yesler Way and west of 10th Avenue S.
- (2) **EOB (East of Boren)** is the area bounded by Boren Avenue, Yesler Way, 12th Avenue and E. Fir St., excluding the six parcels in the northeast corner of this block not owned by the Seattle Housing Authority.
- (3) **EOT (East of Twelfth)** is the area bounded by 12th Avenue, E Yesler Way, 14th Avenue, and E Fir St., excluding the parcels not owned by the Seattle Housing Authority and King County.
- (4) **Gross Area** of each Sector or Block is the total land area including: rights-of-way, public and private open space, steep slopes and non-usable areas, parking areas and parking structures, and all land uses (i.e. office, residential, institutional, commercial).
- (5) **Constrained Areas** include steep slopes and/or land considered to be unuseable due to topography, location or limited access, such as southern portions of the site in some of the EIS alternatives.
- (6) **Use Footprint** includes areas of existing and new building/structure square footage footprint.
- (7) **Plate/Floor** the horizontal area of a structure at each level above or below grade.
- (8) **Structured Parking** includes all below grade and above grade structures for parking. No alternatives have stand-alone above grade parking structures. All below grade structured parking are either completely under buildings or open space, parks, plazas or courtyards.
- (9) **Surface Parking** includes all parking areas that are on grade and have no structure below.
- (10) **Area Coverage** includes the sum of constrained area, parks/trail/habitat, public ROW and secondary access drives, building footprints, and surface parking/circulation per Sector. The percentage is a calculation against Total Gross Area.
- (11) **Floor Area Ratio (FAR)**. A calculation that compares the built floor area of a building or project to the amount of land area it is located on. For example, a building with 100,000 sq ft of floor area on a 20,000 sq ft lot yields an approximate FAR of 5.0
- (12) **Private Open Space** includes all private fenced, gated or demarked spaces associated with ground related housing, institutional, office or neighborhood retail spaces.
- (13) **Semi-Private Open Space** includes all open space areas which are grade related (max. 2 levels above grade) and are not part of public open space, access drives, building footprints and public right of ways. Access to these areas may be limited to specific users and/or specified times of the day.
- (14) **Public Open Space** includes all open space areas which are accessible to the public, including the commons park, sector parks and other parks, accessible to the general public. Access to these areas may be limited to specified times of day.
- (15) **Building-Related Open Space** including secure open spaces in non-grade accessible plazas or courtyards and building roofs.

- (16) **Woonerf** A tertiary street that accomodates low-speed vehicular access and is designed for multiple uses, such as pedestrian access, parking, and informal recreational space.
- (17) **Unusable Area South of Main Street.** Area that cannot be used due to topography, location or limited access.
- (18) **Lowrise** Buildings less than or equal to 4 stories in height (generally residential and neighborhood commercial or institutional).
- (19) **Midrise** Buildings 4 stories to 100 feet in height (generally residential and neighborhood commercial or institutional).
- (20) **Highrise** Buildings over 100 feet in height for residential or office use
- (21) **Neighborhood Commercial** uses include, but not limited to: offices, small to medium retail – including grocery, dry cleaners, dining establishments, book stores.
- (22) **Institutional** uses include, but not limited to: police, library, social services, non-profit organizations, government funded health agencies, SHA offices open to the public.
- (23) **Extremely Low Income housing** Below 30% AMI (average medium income)
- (24) **Very Low income housing** 30-60% AMI (average medium income)
- (25) **Low Income/Tax Credit/Workforce housing** Below 80% AMI (average medium income)
- (26) **Type 1 Construction** as defined by current building code. Generally constructed of concrete or steel primary structural elements with additional fire suppression and monitoring. Typically constructed above 10 stories in height.
- (27) **Type 3 Construction** as defined by current building code. Generally concrete or steel primary structural elements with some additional fire suppression and monitoring. Typically constructed above 7 stories in height.
- (28) **Type 5 Construction** as defined by current building code. Generally wood frame or steel frame primary structural elements with standard life safety features. Typically constructed below 7 stories in height.
- (29) **Pervious (Natural)** - land retaining water as defined in water source section
- (30) **Green Roofs (Natural)** - surfaces retaining water defined in water source section
- (31) **Impervious (Built)** - areas where water runs off surfaces defined in water source section. Includes standard roof, non-vegetative plazas and courts, sidewalks and streets.

Abbreviations / Symbols

- (1) ft = feet
- (2) in = inches
- (3) sq ft = square feet
- (4) sp = spaces (parking)
- (5) u = units (residential)
- (6) ac = acres
- (7) max = maximum
- (8) min = minimum
- (9) bldg = building
- (10) NC = Neighborhood Commercial
- (11) Comm = commercial
- (12) Ht. = height
- (13) ROW = right of way

Assumptions / Notes

- (1) Proposed parking allocated at 375 sf / stall for surface (unless existing) and 350 sf / stall for structured stalls.
- (2) Building Heights

	Floor-to-Floor
Office	12'-6"
Institutional	12'-6"
Residential	10'-0"
Retail	15'-0"
Restaurant	15'-0"
- (3) Residential Unit Sizes
 - SHA Units: •Below 30% AMI •30-60% AMI
 - Non-SHA Units: •Market-rate •Workforce (below 80% AMI)

Type	Area (net sf)
Studio	500
1 Bedroom	625
2 Bedroom	900
3 Bedroom	1250
4 Bedroom	1550

Average unit size = 883 gross sf

- (4) Parking ratios

Type	Spaces
Residential	0.7 per unit
Office	1.5 per 1,000 sq ft
Institutional & Neighborhood	
Commercial	2.0 per 1,000 sq ft

- (5) Yesler Community Center Site Area
 - Alternative No Action - remains as existing at existing location
 - Alternative 1, 2, 3 - existing area less expanded Yesler Way ROW (7' width)
 - Alternative 4 - remains as existing at existing location
 - Preferred Alternative - retains the same area as existing with property line location adjusted to accommodate proposed new ROW