

| Total Building Program | | | | | | | |
|---|-------------------------------------|----------|-----------------|--------------|-------------------|-----------------|----------|
| Scenario C-3: RBC, Lot 2 and TTC Included (5 Projects) | | | | | | | |
| | Type of Use | 0 | Gross SF | Units | Efficiency | Lease SF | % |
| Lot 5 | Residential-Market Rate | 0.8 | 128,480 | 102 | 0.92 | 118,202 | |
| | Affordable Housing (20% Allocation) | 0.2 | 32,120 | 26 | 0.92 | 29,550 | |
| | Retail | 0 | 30,250 | 0 | 0.92 | 27,830 | |
| | Open Space | 0 | 28,300 | 0 | 0.00 | 0 | |
| | Subtotal | 0 | 219,150 | 128 | 0.00 | 175,582 | |
| Lot 5 Garage | Private Parking | 0 | | | | | |
| | Parking-Residential | 0 | 61,760 | 193 | 1.00 | 61,760 | 35% |
| | Parking-Residential Storage | 0 | 40,960 | 128 | 1.00 | 40,960 | 23% |
| | Parking-Retail | 0 | 18,880 | 59 | 1.00 | 18,880 | 11% |
| | Subtotal | 0 | 121,600 | 380 | 0.00 | 121,600 | 69% |
| | Public Parking | 0 | | | | | |
| | Parking-Replacement | 0 | 55,360 | 173 | 1.00 | 55,360 | |
| | Parking Surplus(Public Parking) | 0 | 0 | 0 | 0.00 | 0 | |
| | Subtotal | 0 | 55,360 | 173 | 0.00 | 55,360 | 31% |
| | Total Parking upon completion | 0 | 176,960 | 553 | 0.00 | 176,960 | 100% |
| Total GSF | 0 | 396,110 | | | | | |
| Parking Space/SF | 0 | 320 | | | | | |
| Wallace | Residential-Market Rate | 0.8 | 109,120 | 87 | 0.92 | 100,390 | |
| | Affordable Housing (20% Allocation) | 0.2 | 27,280 | 22 | 0.92 | 25,098 | |
| | Retail | 0 | 4,000 | 0 | 0.92 | 3,680 | |
| | Open Space | 0 | 12,200 | 0 | | 0 | |
| | Subtotal | 0 | 152,600 | 109 | | 129,168 | |
| Wallace Garage | Garage | 0 | | | | | |
| | Parking-Residential | 0 | 52,480 | 164 | 1 | 52,480 | |
| | Parking-Retail | 0 | 2,560 | 8 | 1 | 2,560 | |
| | Parking-New spaces added | 0 | 25,600 | 80 | 1 | 25,600 | |
| | Parking-Existing Supply | 0 | 102,400 | 320 | 1 | 102,400 | |
| | Total Parking after completion | 0 | 183,040 | 400 | | 183,040 | |
| | Total Gross SF | 0 | 335,640 | | | | |
| Parking Space/SF | 0 | 320 | | | | | |
| Average SF per Residential Unit | 0 | 1,251 | | | | | |
| Lot 2 | Residential-Market Rate | 0.8 | 67,840 | 54 | 0.92 | 62,413 | |
| | Affordable Housing (20% Allocation) | 0.2 | 16,960 | 14 | 0.92 | 15,603 | |
| | Retail | 0 | 20,100 | 0 | 0.92 | 18,492 | |
| | Open Space | 0 | 14,600 | 0 | 0.00 | 0 | |
| | Transit Center | 0 | 43,560 | 0 | 0.00 | 0 | |
| | Subtotal | 0 | 163,060 | 68 | 0.00 | 96,508 | |
| Total GSF | 0 | 163,060 | | | | | |
| Average SF per Residential Unit | 0 | 1,247 | | | | | |

| | | | | | | | |
|------------------|--|----------|----------------|--------------|-------------|----------------|--|
| | | | | | | | |
| RBC | Retail Space-Ground Level | 0 | 8,400 | 0 | 0.92 | 7728 | |
| | Parking-Residential(Lot 2) | 0 | 32,640 | 102 | 1.00 | 32640 | |
| | Parking-Retail(Lot2) | 0 | 12,160 | 38 | 1.00 | 12160 | |
| | Parking-Retail(RBC) | 0 | 5,440 | 17 | 1.00 | 5440 | |
| | Parking-Replacement(Lot 2) | 0 | 32,320 | 101 | 1.00 | 32320 | |
| | Totals after completion | 0 | 82,560 | 258 | | 82560 | |
| | Total GSF | 0 | 90,960 | | | | |
| | Parking Space/SF | 0 | 320 | | | | |
| | | | | | | | |
| Totals | Residential-Market Rate | | 305,440 | 244 | | 281,005 | |
| | Affordable Housing (20% Allocation) | | 76,360 | 61 | | 70,251 | |
| | Retail | | 62,750 | 199 | | 50,002 | |
| | Open Space | | 55,100 | | | | |
| | Private Parking | | | | | | |
| | Parking-Residential | | 146,880 | 459 | | 146,880 | |
| | Parking-Residential Storage(Lot 5) | | 40,960 | 128 | | 40,960 | |
| | Parking-Retail | | 39,040 | 122 | | 39,040 | |
| | | | | 709 | | | |
| | Public Parking | | | | | | |
| | Parking Replacement | | 87,680 | 274 | | 87,680 | |
| | Wallace Existing | | | 320 | | | |
| | | | | 594 | | | |
| | Subtotal | | | 1,303 | | | |
| | Total Parking Spaces | | | 1,211 | | | |
| | | 1 | | 92 | | | |
| | | | | | | | |
| | | | | | | | |
| Footnotes | | | | | | | |
| 1 | Assume that developer will lease 92 spaces from Town in Wallace Garage and that town will not replace these 92 spaces in RBC or Lot 5. | | | | | | |