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APPENDIX D

ILLUSTRATIVE DEVELOPMENT PROGRAM MAP

APPENDIX D: ILLUSTRATIVE DEVELOPMENT PROGRAM MAP



FIGURE D.1: ILLUSTRATIVE DEVELOPMENT PROGRAM MAP

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TABLE D.1: ILLUSTRATIVE DEVELOPMENT PLAN PROGRAM BY SUBDISTRICT

Site	Site Acres	Site Square Feet	Existing Use	Existing Square Feet	Height Assumption	Units	Square Feet Office	Retail Square Feet (Net)	Hotel Rooms	Parking Structure Square Feet
VALDEZ TRIANGLE										
SUBDISTRICT 1										
1	0.68	29,425	Parking Lot	N/A		8	-	12,506	181	-
3	5.75	250,576	Commercial	100,801	Signature	180	-	131,400	-	-
4	0.27	11,745	Service, Mixed-Use, Parking	-	Entitled	24	-	-	-	-
5	1.55	67,403	Parking Lot	-	Entitled	234	-	10,000	-	-
Total	8.24	359,149	-	100,801	-	438	-	153,906	181	-
SUBDISTRICT 2										
2	0.57	25,000	Office	33,029		12	131	5,000	-	-
6	1.97	85,831	Low Density Res / Parking	38,108	MBH Proposal	118	-	127,733	-	-
7	1.49	65,083	Low Density Res / Parking	46,827	MBH Proposal	118	-	127,733	-	-
11	3.60	156,607	Parking Lot	74,736	MBH Proposal	-	-	127,733	-	-
15	1.45	63,024	Retail	37,234		3	120	-	-	-
Total	9.08	395,545	-	229,934	-	487	-	388,200	-	-
SUBDISTRICT 3										
8	0.86	37,519	Auto Dealer / Parking	6,375		3	-	31,891	57,407	-
9	0.73	31,720	Auto Dealer / Parking	27,706		3	-	26,962	26,218	-
10	2.42	105,369	Auto Service	61,271		3	-	57,232	85,084	-
12	1.09	47,686	Garage	28,800		1	40	-	-	-
13	1.12	48,824	Biffs	6,357		3	-	-	82,689	-
Total	6.22	271,118	-	130,509	-	40	116,085	251,398	-	-
NORTH END										
SUBDISTRICT 4										
14	0.60	26,048	Auto Dealer	-		4	65	-	-	-
16	1.03	45,071	Auto Service	35,880		5	112	-	9,191	-
17	0.52	22,775	Auto Service	17,096		5	57	-	(5,709)	-
18	3.51	153,046	Commercial / Residential	39,717		5	103	40,513	107,603	-
19	0.46	19,992	Low Density Res	3,801		4	50	-	-	-
Total	6.13	266,932	-	96,494	-	387	40,513	111,086	-	-
SUBDISTRICT 5										
20	1.91	82,986	Auto Dealer / Lot	-		1	-	-	40,000	-
21	0.67	29,033	Auto Service	29,034		4	64	-	(14,517)	-
22	0.24	10,354	Auto Service	-		1	-	-	8,801	-
23	0.11	4,747	Auto Service	787		1	-	-	3,248	-
24	3.43	149,343	Auto Dealer	34,396		9	341	-	133,318	-
25	0.70	30,424	Parking Lot	16,644		3	40	-	(1,432)	-
26	1.71	74,633	Medical / Parking	82,229		11	-	538,291	31,719	-
27	0.64	27,978	Surface Parking	-		5	-	-	8,323	107,016
Total	9.40	409,498	-	163,090	-	445	538,291	209,460	-	107,016
Grand Total	39.08	1,702,242	-	720,828	-	1,796	694,889	1,114,050	181	107,016