

Comparison: Upper Harbor Terminal Concept Plan to Development Scenarios

Feature	Concept Plan	Scenario 1: Innovation & The New Economy	Scenario 2: Health, Wealth & Wellness	Scenario 3: Community Celebration
LAND USE				
Park Space & Parkway	19.5 acres	19.5 acres	19.5 acres	19.5 acres
Street Right of Way & Circulation	7.2 acres	7.2 acres	7.2 acres	7.2 acres
Outdoor Music Performance Venue	4.9 acres	4.9 acres	4.9 acres	4.9 acres
Development Parcels	16.9 acres	16.9 acres	16.9 acres	16.9 acres
Housing	<p><u>250-500 Units total</u></p> <p>40% of all rental units at or below 60% AMI</p> <p>Possible inclusion of some units at 30% AMI if project-based Section 8 available.</p>	<p><u>486 Units total</u> 476 Apartments/10 Townhomes</p> <p><i>42% of all housing units on site are at or below 60% AMI</i> <i>19% of all housing units on site are at or below 50% AMI</i></p> <p>Affordable Workforce & Family Housing (261 units)</p> <ul style="list-style-type: none"> • 32 units (12%) at 30% AMI • 62 units (24%) at 50% AMI • 108 units (41%) at 60% AMI • 59 units (23%) at 70% AMI <p>Unrestricted Senior Housing (90 units) Unrestricted Housing (147 units)</p>	<p><u>258 Units total</u> 206 Apartments/52 Townhomes</p> <p><i>45% of all housing units on site are at or below 60% AMI</i> <i>15% of all housing units on site are at or below 50% AMI</i></p> <p>Affordable Workforce & Family Housing (154 units)</p> <ul style="list-style-type: none"> • 15 units (10%) at 30% AMI • 47 units (31%) at 50% AMI • 71 units (46%) at 60% AMI • 21 units (14%) at 70% AMI <p>Unrestricted Housing (52 units) Ownership Housing (52 units)</p>	<p><u>679 Units total</u> 572 Apartments/107 Townhomes</p> <p><i>42% of all housing units on site are at or below 60% AMI</i> <i>20% of all housing units on site are at or below 50% AMI</i></p> <p>Affordable Workforce & Family Housing (350 units)</p> <ul style="list-style-type: none"> • 46 units (12%) at 30% AMI • 91 units (23%) at 50% AMI • 145 units (37%) at 60% AMI • 68 units (17%) at 70% AMI <p>Unrestricted Housing (222 units) Ownership Housing (107 units)</p>
HUB	104,000-250,000 SF	<p><u>101,500 SF HUB USES</u></p> <ul style="list-style-type: none"> ▪ 26,500 SF HUB/ Food Hall ▪ 75,000 SF HUB ▪ MPRB Satellite 	<p><u>126,500 HUB Uses</u></p> <ul style="list-style-type: none"> ▪ 100,000 SF HUB ▪ 26,500 SF HUB/ Food Hall ▪ MPRB Satellite 	<p><u>119,300 SF HUB Uses</u></p> <ul style="list-style-type: none"> ▪ 106,800 SF HUB ▪ 14,500 HUB/ Food Hall ▪ MPRB Satellite
Commercial (Jobs Oriented or Ground Floor Active Uses)	TBD Future Phase	<p><u>256,500 SF Commercial</u></p> <ul style="list-style-type: none"> ▪ 143,600 SF Production ▪ 94,800 SF Commercial ▪ 19,200 SF Aquaponics 	<p><u>197,100 SF Commercial</u></p> <ul style="list-style-type: none"> ▪ 132,800 SF Production ▪ 64,300 SF Commercial 	<p><u>122,300 SF Commercial</u></p> <ul style="list-style-type: none"> ▪ 89,500 SF Production ▪ 32,800 SF Commercial
Office	104,000 – 230,000 SF	<p><u>38,400 SF Office</u> 19,500 each for Parcel 4/5</p>	<p><u>57,600 SF Office</u></p> <ul style="list-style-type: none"> • 19,500 SF for Parcel 4 • 38,400 SF for Parcel 5 	<p><u>35,500 SF Office</u> Parcel 5</p>
Hospitality	140-310 Room Hotel	NONE	105 Room Hotel	NONE

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PARCEL				
<i>Parcel 1A</i>	TBD Future Phase - Residential	<u>Senior Housing</u> <ul style="list-style-type: none"> 80 Apartments Studio, 1 & 2 BR 10 Townhomes (ownership) 2 levels parking (100 spaces) <p>Unrestricted</p>	<u>Townhomes</u> <ul style="list-style-type: none"> 24 Townhomes (ownership) 3 BR 40 Stalls (private garages) <p>Possibilities of Mixed income housing & income averaging</p>	<u>Townhomes</u> <ul style="list-style-type: none"> 39 Townhomes (ownership) 1, 2 & 3 BR 1 level parking (50 spaces) <p>Possibilities of Mixed income housing & income averaging</p>
<i>Parcel 1B</i>	Hotel (140-310 Rooms) Ground Floor Use (9-20,000 SF)	<u>Family Housing & HUB</u> <ul style="list-style-type: none"> 74 Apartments Studio, 1, 2 & 3 BR 2 levels parking (130 spaces) <p>Food Hall (26,500 SF) MPRB Satellite</p>	<u>Townhomes & HUB</u> <ul style="list-style-type: none"> 12 Townhomes 3 BR Surface Lot + private garages (85 stalls) <p>Food Hall (26,500 SF) MPRB Satellite</p>	<u>Townhomes & HUB</u> <ul style="list-style-type: none"> 61 Townhomes 1, 2 & 3 BR 1 level parking (57 stalls) <p>Food Hall (14,000 SF) MPRB Satellite</p>
<i>Parcel 2</i>	Park/ Venue	Park	Park	Park
<i>Parcel 3</i>	HUB (108-240,000 SF) Ground floor uses (20-45,000 SF)	Music Venue	Music Venue	Music Venue
<i>Parcel 4</i>	TBD – Job Generating Uses or Mixed-Use Development	<u>Food Production/Aquaponics (121,600 SF)</u> <ul style="list-style-type: none"> Light Industrial (46,400 SF) Office (19,200 SF) Aquaponics (19,200 SF) Surface parking (46 stalls) 	<u>Office & Production – Single Tenant (65,600 SF)</u> <ul style="list-style-type: none"> Light Industrial (46,400 SF) Office (19,200 SF) Surface parking (46 stalls) 	<u>Community HUB 90,000 SF</u> <ul style="list-style-type: none"> Food Hall Educational Event Hall Health & Wellness 1 level parking (177 stalls)
<i>Parcel 5</i>	TBD – Job Generating Uses or Mixed-Use Development	<u>Office & Production (Single tenant)</u> <ul style="list-style-type: none"> Production (97,200 SF) Office (19,200 SF) Surface parking (97 stalls) 	<u>Office & Production (Two tenants)</u> <ul style="list-style-type: none"> Production (86,400 SF) Office (38,400 SF) Surface parking (166 stalls) 	<u>Office & Production (Two Tenant Buildings)</u> <ul style="list-style-type: none"> Production (89,500 SF) Office (33,500 SF) Surface parking (141 stalls)

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<i>Parcel 6A</i>	Residential (240-510 Units) <i>(40% affordable below 60% Median)</i> Ground Floor Uses (16-36,000 SF)	<u>Workforce Housing + Commercial</u> <ul style="list-style-type: none"> • 175 Apartments • 1, 2, 3 & 4 BR • Commercial (36,300 SF) • HUB Event Hall • 1 level parking (120 stalls) 	<u>Family Housing + HUB</u> <ul style="list-style-type: none"> • 154 Apartments • 1, 2, 3 & 4 BR • Community HUB (36,300 SF) • HUB Event Hall • 2 levels parking (222 stalls) 	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> • 222 Apartments • 1, 2, 3 & 4 BR • Commercial (30,000 SF) • HUB Event Hall • 2 levels parking (222 stalls)
<i>Parcel 6B</i>	Shared Parking	<u>Community HUB (75,000 SF)</u> <ul style="list-style-type: none"> ▪ Food Hall ▪ Educational ▪ Event Hall ▪ Health & Wellness ▪ Entrepreneur ▪ 15 Townhomes ▪ 1 level parking (120 stalls) 	<u>Health & Wellness Center (100,000 SF)</u> <ul style="list-style-type: none"> ▪ Health & Wellness ▪ Entrepreneur ▪ 2 levels parking (251 stalls) 	<u>Family Housing (256 units)</u> <ul style="list-style-type: none"> ▪ 219 Apartments ▪ Studio, 1, 2 & 3 BR ▪ 37 Townhomes ▪ 2 levels parking (248 stalls)
<i>Parcel 7A</i>	Office (104-230,000 SF) Ground Floor Uses (16-36,000 SF) Structured Parking	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> • 147 Apartments • Studio, 1 & 2 BR • Commercial Space (57,000 SF) • 4 Levels parking (420 stalls) 	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> • 52 Apartments • Studio, 1 & 2 BR • 16 Townhomes • Commercial Space (31,500 SF) • 4 Levels parking (420 stalls) 	<u>Workforce Housing & HUB</u> <ul style="list-style-type: none"> • 70 Apartments • Studio, 1 & 2 BR • 10 Townhomes • Community HUB 62,000 SF • 2 Levels parking (102 stalls)
<i>Parcel 7B</i>	TBD Future Phase	<ul style="list-style-type: none"> • Surface Parking & Green Space • Surface Parking (105 stalls) 	Boutique Hotel (120 rooms)	<ul style="list-style-type: none"> • 21 Townhomes • Parking garages (22 stalls)