

Comparison: Upper Harbor Terminal Concept Plan to Development Scenarios – Updated 3/6/2020

Please note, the areas and square footages shown below are based on conceptual plans and are subject to change as more detailed design of each land use and parcel advances, or as program elements, operating partners, and funding sources are identified.

Feature	Concept Plan	Scenario 1: Innovation & The New Economy	Scenario 2: Health, Wealth & Wellness	Scenario 3: Community Celebration	Scenario 4: CPC Recommendations
<b>ACREAGE</b>					
<b>Park Space &amp; Parkway</b>	19.5 acres	19.5 acres	19.5 acres	19.5 acres	19.5 acres
<b>Street Right of Way &amp; Circulation</b>	7.2 acres	7.2 acres	7.2 acres	7.2 acres	7.2 acres
<b>Outdoor Music Performance Venue</b>	4.9 acres	4.9 acres	4.9 acres	4.9 acres	4.9 acres
<b>Development Parcels</b>	16.9 acres	16.9 acres	16.9 acres	16.9 acres	16.9 acres

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Feature	Concept Plan	Scenario 1: Innovation & The New Economy	Scenario 2: Health, Wealth & Wellness	Scenario 3: Community Celebration	Scenario 4: CPC Recommendations
<b>Land Use: Housing</b>	<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></p> <p>476 Apartments/10 Townhomes</p> <p>42% of all housing units on site are at or below 60% AMI</p> <p>19% of all housing units on site are at or below 50% AMI</p> <p>Affordable Workforce &amp; Family Housing (261 units)</p> <ul style="list-style-type: none"> <li>• 32 units (12%) at 30% AMI</li> <li>• 62 units (24%) at 50% AMI</li> <li>• 108 units (41%) at 60% AMI</li> <li>• 59 units (23%) at 70% AMI</li> </ul> <p>Unrestricted Senior Housing (90 units)</p> <p>Unrestricted Housing (147 units)</p>	<p><u>258 Units total</u></p> <p>206 Apartments/52 Townhomes</p> <p>45% of all housing units on site are at or below 60% AMI</p> <p>15% of all housing units on site are at or below 50% AMI</p> <p>Affordable Workforce &amp; Family Housing (154 units)</p> <ul style="list-style-type: none"> <li>• 15 units (10%) at 30% AMI</li> <li>• 47 units (31%) at 50% AMI</li> <li>• 71 units (46%) at 60% AMI</li> <li>• 21 units (14%) at 70% AMI</li> </ul> <p>Unrestricted Housing (52 units)</p> <p>Ownership Housing (52 units)</p>	<p><u>679 Units total</u></p> <p>572 Apartments/107 Townhomes</p> <p>42% of all housing units on site are at or below 60% AMI</p> <p>20% of all housing units on site are at or below 50% AMI</p> <p>Affordable Workforce &amp; Family Housing (350 units)</p> <ul style="list-style-type: none"> <li>• 46 units (12%) at 30% AMI</li> <li>• 91 units (23%) at 50% AMI</li> <li>• 145 units (37%) at 60% AMI</li> <li>• 68 units (17%) at 70% AMI</li> </ul> <p>Unrestricted Housing (222 units)</p> <p>Ownership Housing (107 units)</p>	<p><u>475 Units Total</u></p> <p>448 Apartments/27 Townhomes</p> <p>Affordable Workforce &amp; Family Housing (305 units)</p> <p>Option A:</p> <ul style="list-style-type: none"> <li>• 53% of all housing units on site are at or below 60% AMI</li> <li>• 42% of all housing units on site are at or below 50% AMI</li> </ul> <p>Affordability Mix Option A:</p> <ul style="list-style-type: none"> <li>• 101 units (33%) at 30% AMI</li> <li>• 101 units (33%) at 50% AMI</li> <li>• 52 units (17%) at 60% AMI</li> <li>• 51 units (16%) at 70% AMI</li> </ul> <p>Option B:</p> <ul style="list-style-type: none"> <li>• 51% of all housing units on site are at or below 60% AMI</li> <li>• 38% of all housing units on site are at or below 50% AMI</li> </ul> <p>Affordability Mix Option B:</p> <ul style="list-style-type: none"> <li>• 77 units (25%) at 30% AMI</li> <li>• 105 units (35%) at 50% AMI</li> <li>• 63 units (21%) at 60% AMI</li> <li>• 60 units (19%) at 70% AMI</li> </ul> <p>Unrestricted Housing (143 units)</p> <p>Ownership Housing (27 Townhomes)</p>

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Feature	Concept Plan	Scenario 1: Innovation & The New Economy	Scenario 2: Health, Wealth & Wellness	Scenario 3: Community Celebration	Scenario 4: CPC Recommendations
Land Use: Centralized HUB	104,000-250,000 SF	<u>101,500 SF HUB USES</u>	<u>126,500 HUB Uses</u>	<u>119,300 SF HUB Uses</u>	<u>145,500 SF Health, Wellness &amp; Fitness HUB</u> Please note, the Centralized HUB is shown as a conceptual plan only. The final HUB program, plan/layout, and size is subject to finding the appropriate community operating partners, feasible business models, and funding sources available. In all cases, the final size and program is subject to change, and flexibility of uses must be considered.

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Feature	Concept Plan	Scenario 1: Innovation & The New Economy	Scenario 2: Health, Wealth & Wellness	Scenario 3: Community Celebration	Scenario 4: CPC Recommendations
<p><b>Land Use: Commercial (Jobs Oriented or Ground Floor Active Uses)</b></p>	<p>TBD Future Phase</p>	<p><u>94,800 SF Commercial</u></p>	<p><u>64,300 SF Commercial</u></p>	<p><u>32,800 SF Commercial</u></p>	<p><b><u>107,200 SF Commercial</u></b>  <i>The City, Development Team and CPC will discuss if any components of the HUB should be considered for the commercial space, in order to activate the ground floor with desired community uses.</i></p> <p>Potential Commercial Program:</p> <ul style="list-style-type: none"> <li>• Health and Wellness Clinic</li> <li>• Health Club</li> <li>• University/Community/Technical College Programs</li> <li>• Food Hall and Commercial Kitchen</li> <li>• Event Hall</li> <li>• MPRB Satellite</li> <li>• Training Centers (Jobs, STEM, etc.)</li> <li>• Entrepreneurial Center</li> <li>• Maker Spaces</li> <li>• Art Galleries</li> <li>• Co-working</li> <li>• Pop-up Vendors</li> <li>• After-School Programming/Training</li> <li>• _____ (other)</li> </ul> <p><i>Please note, the final Commercial program, plan/layout and size is subject to finding the appropriate community operating partners, feasible business models, and funding sources available. For the Commercial space, if feasible operating partners do not emerge, the Development Team will have to consider other options for this space, and it is possible that the total size of the Commercial space will be decreased.</i></p>

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<b>Land Use: Office &amp; Production</b>	104,000–230,000 SF	<u>38,400 SF Office</u> 19,500 each for Parcel 4/5  <u>143,600 SF Production</u>	<u>57,600 SF Office</u> <ul style="list-style-type: none"> <li>• 19,500 SF for Parcel 4</li> <li>• 38,400 SF for Parcel 5</li> </ul> <u>132,800 SF Production</u>	<u>35,500 SF Office</u> Parcel 5  <u>89,500 SF Production</u>	<u>40,000 SF Office</u> <i>The final size of the Office area is subject to the Tenant/Industry that will occupy the space on Parcel 4 and 5.</i>  <u>161,400 SF Production</u> <i>The final size of the Production area is subject to the Tenant/Industry that will occupy the space on Parcel 4 and 5.</i>  <u>Rooftop Production</u> Rooftop spaces can be considered for food production, greenhouse, aquaponics, community gardens, or solar gardens. Appropriate partners must be identified to program this space.
<b>Land Use: Hospitality</b>	140-310 Room Hotel	NONE	105 Room Hotel	NONE	<b>NONE</b>  *May be considered in the future on Parcel 7B

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<b>PARCELS</b>					
<b>Parcel 1A</b>	TBD Future Phase - Residential	<u>Senior Housing</u> <ul style="list-style-type: none"> <li>80 Apartments</li> <li>Studio, 1 &amp; 2 BR</li> <li>10 Townhomes (ownership)</li> <li>2 levels parking (100 spaces)</li> </ul> Unrestricted	<u>Townhomes</u> <ul style="list-style-type: none"> <li>24 Townhomes (ownership)</li> <li>3 BR</li> <li>40 Stalls (private garages)</li> </ul> Possibilities of Mixed income housing & income averaging	<u>Townhomes</u> <ul style="list-style-type: none"> <li>39 Townhomes (ownership)</li> <li>1, 2 &amp; 3 BR</li> <li>1 level parking (50 spaces)</li> </ul> Possibilities of Mixed income housing & income averaging	<u>Senior Housing &amp; Daycare (116,700 SF)</u> <ul style="list-style-type: none"> <li>72 Apartments</li> <li>1 &amp; 2 BR</li> <li>6 Townhomes (ownership)</li> <li>2 levels parking (100 spaces)</li> </ul> TBD: Senior Affordable Rental, Senior Unrestricted Rental or Senior Coop?  Potential Ground Floor Program: <ul style="list-style-type: none"> <li>Child Care</li> </ul>
<b>Parcel 1B</b>	Hotel (140-310 Rooms) Ground Floor Use (9-20,000 SF)	<u>Family Housing &amp; HUB</u> <ul style="list-style-type: none"> <li>74 Apartments</li> <li>Studio, 1, 2 &amp; 3 BR</li> <li>2 levels parking (130 spaces)</li> </ul> Food Hall (26,500 SF) MPRB Satellite	<u>Townhomes &amp; HUB</u> <ul style="list-style-type: none"> <li>12 Townhomes</li> <li>3 BR</li> <li>Surface Lot + private garages (85 stalls)</li> </ul> Food Hall (26,500 SF) MPRB Satellite	<u>Townhomes &amp; HUB</u> <ul style="list-style-type: none"> <li>61 Townhomes</li> <li>1, 2 &amp; 3 BR</li> <li>1 level parking (57 stalls)</li> </ul> Food Hall (14,000 SF) MPRB Satellite	<u>Family Housing &amp; Active Ground Floor (180,700 SF)</u> <ul style="list-style-type: none"> <li>75 Apartments</li> <li>1, 2 &amp; 3 BR</li> <li>15 Townhomes (ownership)</li> <li>2 levels parking (132 spaces)</li> </ul> Potential Ground Floor Program: <ul style="list-style-type: none"> <li>Food Hall</li> <li>Event Hall – Indoor/Outdoor</li> <li>MPRB Satellite</li> </ul>
<b>Parcel 2</b>	Park/ Venue	Park	Park	Park	<b>Park</b>
<b>Parcel 3</b>	HUB (108-240,000 SF) Ground floor uses (20–45,000 SF)	Music Venue	Music Venue	Music Venue	<b>Music Venue:</b> Layout C (+11'-0")

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<b>Parcel 4</b>	TBD – Job Generating Uses or Mixed-Use Development	<u>Food Production/Aquaponics (121,600 SF)</u> <ul style="list-style-type: none"> <li>▪ Light Industrial (46,400 SF)</li> <li>▪ Office (19,200 SF)</li> <li>▪ Aquaponics (19,200 SF)</li> <li>▪ Surface parking (46 stalls)</li> </ul>	<u>Office &amp; Production – Single Tenant (65,600 SF)</u> <ul style="list-style-type: none"> <li>▪ Light Industrial (46,400 SF)</li> <li>▪ Office (19,200 SF)</li> <li>▪ Surface parking (46 stalls)</li> </ul>	<u>Community HUB 90,000 SF</u> <ul style="list-style-type: none"> <li>▪ Food Hall</li> <li>▪ Educational</li> <li>▪ Event Hall</li> <li>▪ Health &amp; Wellness</li> <li>▪ 1 level parking (177 stalls)</li> </ul>	<u>Food Production and/or Manufacturing (66,400 SF)</u> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Office</li> <li>• Community Garden, Greenhouse, Aquaponics (Roof)</li> <li>• Surface parking (93 stalls)</li> </ul>
<b>Parcel 5</b>	TBD – Job Generating Uses or Mixed-Use Development	<u>Office &amp; Production (Single tenant)</u> <ul style="list-style-type: none"> <li>▪ Production (97,200 SF)</li> <li>▪ Office (19,200 SF)</li> <li>▪ Surface parking (97 stalls)</li> </ul>	<u>Office &amp; Production (Two tenants)</u> <ul style="list-style-type: none"> <li>▪ Production (86,400 SF)</li> <li>▪ Office (38,400 SF)</li> <li>▪ Surface parking (166 stalls)</li> </ul>	<u>Office &amp; Production (Two Tenant Buildings)</u> <ul style="list-style-type: none"> <li>▪ Production (89,500 SF)</li> <li>▪ Office (33,500 SF)</li> <li>▪ Surface parking (141 stalls)</li> </ul>	<u>Manufacturing, Production &amp; Processing (135,000 SF)</u> <ul style="list-style-type: none"> <li>• Production</li> <li>• Office</li> <li>• Community or Solar Gardens (roof)</li> <li>• Surface parking (158 stalls)</li> </ul>
<b>Parcel 6A</b>	Residential (240-510 Units) (40% affordable below 60% Median)  Ground Floor Uses (16-36,000 SF)	<u>Workforce Housing + Commercial</u> <ul style="list-style-type: none"> <li>• 175 Apartments</li> <li>• 1, 2, 3 &amp; 4 BR</li> <li>• Commercial (36,300 SF)</li> <li>• HUB Event Hall</li> <li>• 1 level parking (120 stalls)</li> </ul>	<u>Family Housing + HUB</u> <ul style="list-style-type: none"> <li>• 154 Apartments</li> <li>• 1, 2, 3 &amp; 4 BR</li> <li>• Community HUB (36,300 SF)</li> <li>• HUB Event Hall</li> <li>• 2 levels parking (222 stalls)</li> </ul>	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> <li>• 222 Apartments</li> <li>• 1, 2, 3 &amp; 4 BR</li> <li>• Commercial (30,000 SF)</li> <li>• HUB Event Hall</li> <li>• 2 levels parking (222 stalls)</li> </ul>	<u>Mixed-Income Housing &amp; Active Ground Floor (296,500 SF)</u> <ul style="list-style-type: none"> <li>• 158 Apartments</li> <li>• 1, 2, 3 &amp; 4 BR</li> <li>• 6 Townhomes (ownership)</li> </ul> Potential Ground Floor Program: <ul style="list-style-type: none"> <li>• Community Space</li> <li>• Training Center</li> <li>• Co-Working</li> <li>• Health &amp; Wellness</li> <li>• 1 level parking (120 stalls)</li> </ul>
<b>Parcel 6B</b>	Shared Parking	<u>Community HUB (75,000 SF)</u> <ul style="list-style-type: none"> <li>▪ Food Hall</li> <li>▪ Educational</li> <li>▪ Event Hall</li> <li>▪ Health &amp; Wellness</li> <li>▪ Entrepreneur</li> <li>▪ 15 Townhomes</li> <li>▪ 1 level parking (120 stalls)</li> </ul>	<u>Health &amp; Wellness Center (100,000 SF)</u> <ul style="list-style-type: none"> <li>▪ Health &amp; Wellness</li> <li>▪ Entrepreneur</li> <li>▪ 2 levels parking (251 stalls)</li> </ul>	<u>Family Housing (256 units)</u> <ul style="list-style-type: none"> <li>▪ 219 Apartments</li> <li>▪ Studio, 1, 2 &amp; 3 BR</li> <li>▪ 37 Townhomes</li> <li>▪ 2 levels parking (248 stalls)</li> </ul>	<u>Health, Wellness &amp; Fitness (145,500 SF)</u> <ul style="list-style-type: none"> <li>• Sports and Recreation</li> <li>• Potential Health Clinic</li> <li>• Other Community Partners</li> <li>• 1 level parking (171 stalls)</li> </ul>

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<b>Parcel 7A</b>	Office (104-230,000 SF) Ground Floor Uses (16-36,000 SF) Structured Parking	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> <li>• 147 Apartments</li> <li>• Studio, 1 &amp; 2 BR</li> <li>• Commercial Space (57,000 SF)</li> <li>• 4 Levels parking (420 stalls)</li> </ul>	<u>Unrestricted Housing</u> <ul style="list-style-type: none"> <li>• 52 Apartments</li> <li>• Studio, 1 &amp; 2 BR</li> <li>• 16 Townhomes</li> <li>• Commercial Space (31,500 SF)</li> <li>• 4 Levels parking (420 stalls)</li> </ul>	<u>Workforce Housing &amp; HUB</u> <ul style="list-style-type: none"> <li>• 70 Apartments</li> <li>• Studio, 1 &amp; 2 BR</li> <li>• 10 Townhomes</li> <li>• Community HUB 62,000 SF</li> <li>• 2 Levels parking (102 stalls)</li> </ul>	<u>Unrestricted Housing &amp; District Parking (376,800 SF)</u> <ul style="list-style-type: none"> <li>• 143 Apartments</li> <li>• Studio, 1 &amp; 2 BR</li> </ul> <p>Potential Ground Floor Program:</p> <ul style="list-style-type: none"> <li>• Public Market</li> <li>• Accelerator/Incubator</li> <li>• Artist/Maker Space</li> <li>• 5 Levels parking (542 stalls)</li> </ul>
<b>Parcel 7B</b>	TBD Future Phase	<ul style="list-style-type: none"> <li>• Surface Parking &amp; Green Space</li> <li>• Surface Parking (105 stalls)</li> </ul>	Boutique Hotel (120 rooms)	<ul style="list-style-type: none"> <li>• 21 Townhomes</li> <li>• Parking garages (22 stalls)</li> </ul>	<u>Future Flex Parcel</u> <ul style="list-style-type: none"> <li>• Green Space</li> <li>• Possible Surface Parking (70 stalls)</li> <li>• Possible Hospitality</li> </ul>