

**Corrected Development Table**  
28-Feb-08

Site	Character Area	Existing Parcel						Proposed Development			
		Parcel Area		Existing Development	Zoning District	Current Allowable FAR (1)	Current Allowable Height (1)	Current Allowable Development (1)	Total Development	Proposed FAR	Proposed Max. Height
		<i>sf</i>	<i>acres</i>	<i>sf</i>			<i>feet</i>	<i>sf</i>	<i>sf</i>		<i>feet</i>
Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	496,500	770,000	2.5 (2)	50 to 150
Yate's Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	2.5	77 to 90	57,500	57,500	2.5 (2)	50 to 90
Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	0.5 to 1.5	50 to 77	30,000	50,000	2.5 (2)	90 to 120
Tony's Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	2.5	77 to 90	104,000	104,000	2.5	50 to 90
1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	2.5	77	122,500	122,500	2.5	77
Metro Site	West Neighborhood Area	139,000	3.19	0	UT	0.5	50	69,500	291,000 (4)	3.0 (4)	30 to 77
Fayette Warehouses Site	West and Mid-Neighborhood Area	42,000	0.96	32,000	CRMU/M & CRMU/H	2.0 to 2.5	50 to 70	95,000	95,000	2.0 to 2.5	40
Route 1 Triangle Site	Gateway Area	126,000	2.89	110,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	242,000	242,000	2.0	50 to 70
Carpenter's Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	2.5	77 to 90	90,000	90,000	2.5	50 to 90
Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	2.5	77	283,000	283,000 (8)	2.5	50 to 90
Henry Street - Site A	Mid-Neighborhood Area	56,000	1.29	24,000	CSL	0.75	50	42,000	42,000	0.75	40 to 50
Henry Street - Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	0.75	50	22,500	22,500	0.75	50
Post Office Site	Mid-Neighborhood Area	87,000 (6)	2.00	19,000	CRMU/M	2.0	50 to 77	174,000	174,000 (7)	2.0 (6)	40 to 77
<b>TOTAL</b>		<b>1,075,600</b>	<b>24.69</b>	<b>405,500</b>				<b>1,828,500</b>	<b>2,343,500</b> (total new sf)		
								<b>NET TOTAL:</b>	<b>1,938,000</b> (total sf less exst. dvlmnt. sf)		
								<b>TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT:</b>	<b>515,000</b> (total new sf less current allowable sf)		
<b>PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS:</b>											
Andrew Adkins Public Housing Site	West Neighborhood Area	175,000 (5)	4.02	148,000	RB	0.75	45	131,000	350,000 to 525,000	2.0 to 3.0 (3)	TBD
James Bland and Bland Addition Public Housing Site	Parker-Gray Area	370,000	8.49	166,000	RB	0.75	45	277,500	462,500 to 745,000	1.25 to 2.0(3)	45 (west of Alfred), 30 to 40 (east of Alfred)
Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	0.75	45	112,500	300,000 to 375,000	2.0 to 2.5 (3)	40 to 70
Ramsey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	0.75	45	21,000	21,000	0.75	45
<b>TOTAL</b>		<b>723,000</b>	<b>17</b>	<b>392,000</b>				<b>542,000</b>	<b>1,133,500 to 1,666,000</b> (total new sf)		
								<b>NET TOTAL:</b>	<b>741,500 to 1,274,000</b> (total sf less exst. dvlmnt. sf)		
								<b>TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT:</b>	<b>591,500 to 1,124,000</b> (total new sf less current allowable sf)		

**NOTES:**

1. Current Allowable Floor-Area-Ratio (FAR), Height and Allowable Development calculations based on SUP
2. An overall FAR of 2.5 is shown, since the parcels are part of the overall Northern Gateway CDD Site along with the Jaguar development site
3. Conceptual analysis has shown that the current maximum FAR of 0.75 is not enough to allow for mixed-income housing redevelopment to occur
4. Based on FAR of 3.0 and a 97,000 sf parcel size, net of circulation space for buses, taxis and other vehicles.
5. Based on a 175,000 sf site area net of Payne Street extension
6. 1.3 acre park proposed leaving 30,000 sf site area
7. Total modeled for traffic impact analysis, should development occur other than the park.
8. 282,838 SF approved with DSUP