

# Capacity Diagram

The capacity diagram is a snapshot of the character and intensity of development anticipated to occur by 2020.

## A Vision for Build-out

The capacity diagram depicts development that is realistic and economically feasible.

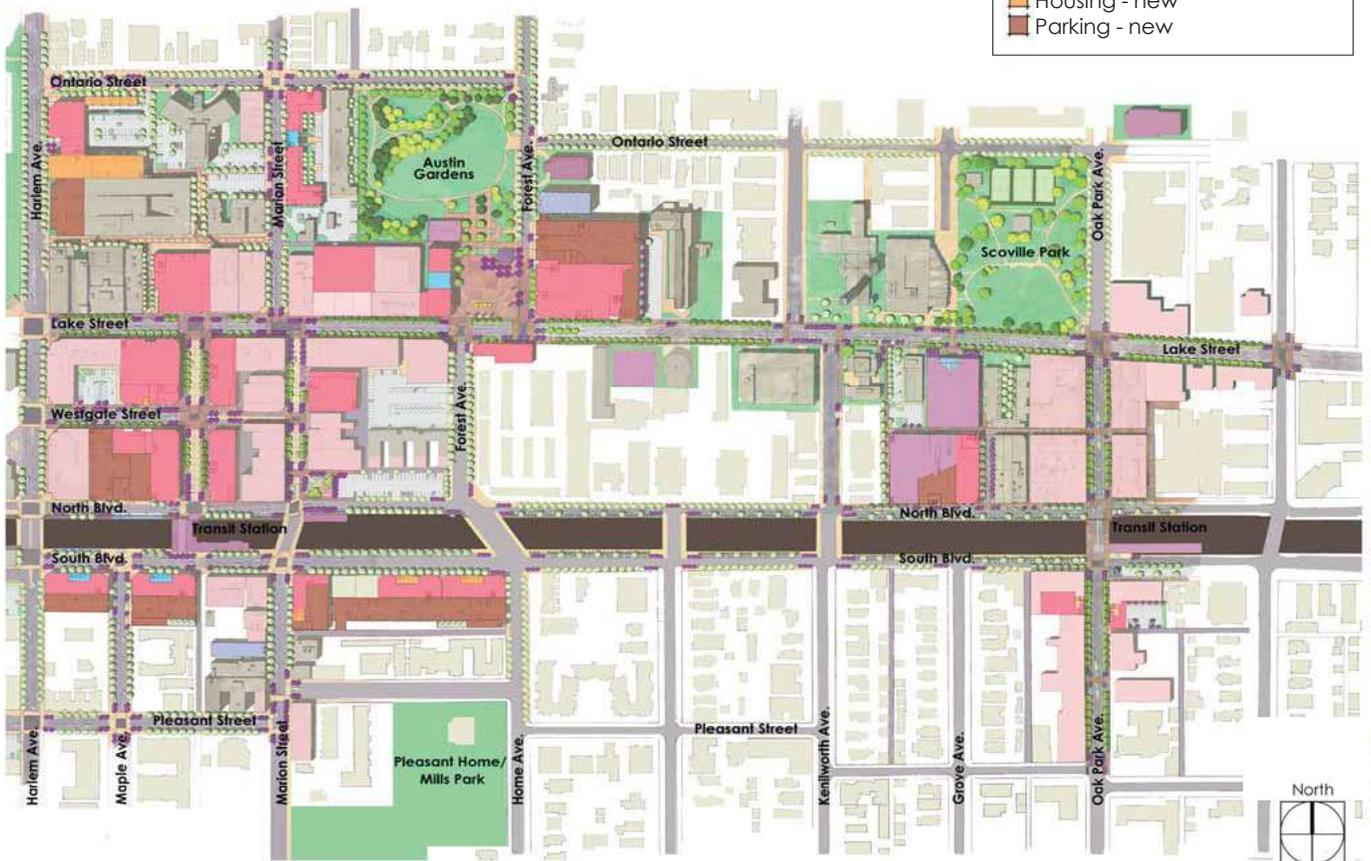
- The diagram illustrates architectural design schemes that could be built on each site.
- All of the development shown on the capacity diagram responds to the fundamental requirements necessary to attract investors. As an example, market acceptable parking ratios have been applied to development schemes.

## How the Diagram is Used

The capacity diagram is used to identify the total private investment possible. These private costs are compared to the required public investment costs to determine the return on public investment ratio. The resulting ratios ultimately help prioritize project phasing and identify the taxing potential based on new development opportunities.

## New Development Capacity Summary

- Retail (New): 207,000 SF
- Retail (Rehab) - 78,000 SF
- Office (New) - 121,000 SF
- Office (Rehab) - 40,000 SF
- Residential - 1,200 units
- Civic/Cultural - 20,000 SF
- Parking structures - 3,000 spaces



Build-out Capacity Diagram