Crain & Associates
November 18, 1996
Draft

Harbor Gateway Center Master Plan
Master Block Alternative
Reduced Intensity Land-Uses

45
30
3,267,000 = 24.49 FAR

	45 Acres. MRDC Portion	30 Acres TMS USA Portion	Total	
Retail/Service/Hotel Center				
Hotel (250 Rooms)	0	240,000 ~~170,000~~ s.f.	170,000 s.f.	240,000
Theater (5,000 Seats)	80,000	~~80,000~~ s.f.	80,000 s.f.	80,000
Sports Club	0	45,000 s.f.	40,000 s.f.	45,000
Medical Office	10,000 s.f.	0	10,000 s.f.	10,000
Retail/~~Restaurant~~	20,000 ~~485,000~~ s.f.	20,000 ~~25,000~~ s.f.	510,000 s.f.	40,000 ~~385,000~~
SUBTOTAL	370,000 ~~485,000 s.f.~~ 480,000	15,000 ~~315,000 s.f.~~ 320,000	**800,000 s.f.**	800,000
Office Park	507,000 s.f.	343,000 ~~200,000~~ s.f.	~~707,000 s.f.~~	850,000
Industrial Park	1,967,000 ~~2,010,700 s.f.~~	343,000 ~~605,900~~ s.f.	~~2,616,600 s.f.~~	2,310,000
	2,954,000 ~~3,003,700~~ s.f.	1,006,000 ~~1,120,900 s.f.~~	~~4,123,600 s.f.~~	3,960,000

350
365,000
retail 355,000
65,000
30,000 ft.
450
355
65
420

Net Site Generation

Daily Trips	450 + 50,000	32,140 trips
AM Peak Hour Trips		2,439 trips
PM Peak Hour Trips		2,688 trips
Both Peaks		5,127 trips
Impacts Before Mitigation		31 intersections
Impacts After Mitigation		7 intersections

37 Acres. 805,900

1,611,800

1,525,000 x .45 = 686,000 SF