

LAND USE COMPARISONS DSP BLOCK 18

ATTACHMENT 3

LAND USE	TOTAL Block 18 DSP	MRADDOPA STC Area - including Macy's & Target	2016 SDP STC Area - including <sup>2</sup> Macy's & Target	TOTAL Block 18 Existing + Under construction + Permits pending	Block 18A Proposed Sand Hill/Macy's Only	Block 18 B Proposed STC Venture	TOTAL Block 18 18A + 18B + BANK Combined Request
<b>RETAIL (SF)</b>	<b>1,007,876</b>	<b>931,385</b>	<b>1,000,000</b>	<b>642,690</b>		<b>675,000</b>	<b>504,120</b>
Target			180,656	180,656		180,656	180,656
Macy's site retail			177,000	177,000	(see flex below)	177,000	
Washington/McKinley (D,E,F and N)				141,724		141,724	141,724
Theater/Grocery				137,190		137,190	137,190
Other STC Retail			642,344	n.a.		38,430	38,430
Bank of the West		n.a.	n.a.	6,120			6,120
<b>OFFICE (SF)</b>	<b>322,000</b>	<b>315,000</b>	<b>315,000</b>	<b>314,199</b>	<b>298,500</b>	<b>686,000</b>	<b>984,500</b>
Nokia and Apple <sup>1</sup>				314,199			
18A - Macy's office (floors 2+)				n.a.	298,500		
<b>RETAIL/OFFICE FLEX (SF)</b>					<b>88,500</b>		<b>88,500</b>
<b>HOUSING UNITS</b>	<b>292</b>	<b>292</b>	<b>292</b>	<b>292</b>		<b>790</b>	<b>790</b>
Washington/McKinley Buildings D,E,F				198		198	198
Iowa Residential Buildings				94		94	94
Central Location						498	498
<b>HOTEL ROOMS</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>		<b>0</b>	<b>0</b>

LEGEND/NOTES
1. Portions of 1st floor can be converted to retail
2. Conditions of Approval allow up to 1,000,000 retail; application shows 931,385
n.a. - Not applicable