

Rock Creek Industrial Area Study
Open House -- May 15, 2004

Preliminary Comparison of the Land Use Alternatives				
Assumed Land Allocation	Alternative 1 Light Industrial		Alternative 2 Campus Industrial (Maximum Employment)	
	Percent	Acres	Percent	Acres
Open Space				
Slopes>25%, Title 3 & Goal 5 (class 1)	23%	92	23%	92
Goal 5 Riparian Habitat (Class 2)	3%	12	3%	12
Goal 5 Riparian Habitat (Class 3)	0%	1	0%	1
Goal 5 Upland Habitat (Class 2)	2%	7	2%	7
Goal 5 Upland Habitat (Class 3)	10%	40	6%	25
Unbuildable moderate slopes (10-25%)	5%	22	0%	0
Roads and Utilities				
Public Roads (collector street right-of-way)	4%	16	6%	25
Gas Pipeline Easement	8%	31	8%	31
Developed Areas				
Light Industrial	43%	176	0%	0
Campus Industrial*	0%	0	50%	204
Residential**	3%	11	3%	11
Total	100%	408	100%	408
Estimated Jobs/Wages at Buildout				
Jobs Supported at Buildout	2,801		5,328	
Jobs per Gross Acre	7		13	
Direct Wages at Buildout	\$110,890,000		\$201,570,000	
Average Wage per Job	\$39,600		\$37,800	
Preliminary List of Expected Uses				
Permitted Uses	Research offices & laboratories, light manufacturing, printing & publishing, food processing, corp. regional or district office headquarters, private parking, public utilities, accessory services, child care, natural areas, transportation facilities.		Same as Alt 1. plus hospitals, medical offices, and business operations.	
Conditional Uses	Warehousing & distribution, outdoor storage, fire station, caretaker residence (security), communication towers		Same as Alt. 1.	
Exempt Uses	Residential dwellings (unless existing prior to 2003), heavy manufacturing, commercial uses, hazardous waste storage.		Same as Alt. 1.	
Minimum Lot Size	Yet to be determined		Yet to be determined	
Sunrise Corridor Study Area	Major development approvals for properties within the Sunrise Corridor Study Area are not permitted until a Record of Decision is filed on the final Draft Environmental Impact Statement.		Same as Alt. 1.	
* includes 15 acres of impacted Goal 5 upland habitat (class 3).				
** includes land in the northeast portion of the study area.				
Assumptions and estimates by Otak, Inc.				