

PROPOSED Civic Renewal Plan Statistics

TOTAL ARENA REDEVELOPMENT AREA:

Bounded site Plan (street to street) **1,125,743 SF** Lemeiux to Washington Place and Centre to Bedford
 (NIC West Lot at Crosstown Expressway) **25.84 acres**

Created by Reuse the Igloo!

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SEA designated blocks	Block Area	Block Acres	Buildable footprint	Build Acres	Units	Program/Use**	Floors	GSF	Unit SF	Proj Budget*
Quad 1 (adjusted for arena fprint)	90,691	2.1	35,000	0.8	na	Office (LEED SILVER)	4	140,000	\$ 175	\$ 24,500,000
Quad 2 (adjusted for arena fprint)	72,000	1.7	35,000	0.8	na	Office (LEED SILVER)	4	140,000	\$ 175	\$ 24,500,000
Quad A (Arena)	147,144	3.4								
Public Open Space			94,100	nic	na	recreation,concerts,festivals	1	94,100	\$ 100	\$ 9,410,000
Internal Development Parcel (HRTC)			21,500	0.5	na	Class A Hotel (LEED GOLD) w/2 restaraunts & fitness	7	150,500	\$ 160	\$ 24,080,000
Quad 3 (see note 1-adjusted for arena fp	54,555	1.3	50,000	1.1	27	Mixed Use Retail/Office/Housing	4	200,000	\$ 175	\$ 35,000,000
Quad 4 (see note 1-adjusted for arena fp	70,018	1.6	50,000	1.1	27	Mixed Use Retail/Office/Housing	4	200,000	\$ 175	\$ 35,000,000
Garage Quads 5-6			120,000	2.8	343	Parking Deck (concealed)	3	360,000	960	\$ 11,520,000
Garage Quads 7-9			145,000	3.3	414	Parking Deck (concealed)	3	435,000	1,160	\$ 13,920,000
Wiley Greenway with Small Business Retail			12,000	0.3	6 to 8	retail bays at 1500 to 2000 sf each	1	15,000	150	\$ 2,250,000
Quad 5	102,972	2.4	60,000	1.4	103	Housing (25 units/per acre) LEED Residential	3	180,000	\$ 160	\$ 28,800,000
Quad 6	125,153	2.9	75,000	1.7	129	Housing (25 units/per acre) LEED Residential	3	225,000	\$ 160	\$ 36,000,000
Quad 7	100,854	2.3	60,000	1.4	103	Housing (25 units/per acre) LEED Residential	2	120,000	\$ 150	\$ 18,000,000
Quad 8/9	140,304	3.2	85,000	2.0	146	Housing (25 units/per acre) LEED Residential	2	170,000	\$ 150	\$ 25,500,000
	903,691	21	842,600	17	482	LEED ND for whole project FULL BUILD OUT		2,429,600	\$ 119	\$ 288,480,000

* Project Budget includes 15% for all traditional soft costs (AE, CM Fees testing and PM costs)

Note 1: Quads 3&4 would be a two mixed use blocks that face a 4 level garage hidden behind (estimated separately)

Note 2: Quads 6,7,8,9 would be a garage topped by a green roof prepared for housing on top

Wiley Garden Hotel	120 rooms	
Hotel Retail/Rest/conf	25,000 sf	
Total SF of Office	680,000 sf	(upper floors of Quads 1-4)
Total SF of Retail	100,000 sf	(first floors of Quads 1-4)
Total units of Housing	482 units	(on top of decks)
Parking Provided	2,120 spaces	
Parking for Office (500/space)	1,360 spaces	
Parking for Housing(1 per unit)	482 spaces	
Parking for events (arena and park)	1667 spacs	
Total Parking required	3,509	(by code; not factored for transit or LEED credits)

HRTC Value for Hotel (20% of construction) 4,816,000

Does not include site costs (see comparative cost model for site infrastructure)

Hotel assumption is \$200,000 per room (destination end of scale)