ATTACHMENT 5

ALTERNATIVE ANALYSIS

2003-0613 Forum Development Group

Forum Increment	Retail *NONE*	Office *98,000*	Housing *100 units*	Total
People		280	250	530
Jobs		280	0	280
PM Weekday Peak Hour Trips		151	60	211
Parking Spaces		300	225	525
Bulk (sq. ft.)		98,000	150,000	248,000

ALT A	Retail (-54,000)	Office *98,000*	Housing *100 units*	Total
People	-120	280	250	410
Jobs	-120	280	0	160
PM Weekday Peak Hour Trips	-160	151	60	51
Parking Spaces	-216	300	225	309
Bulk (sq. ft.)	-54,000	98,000	150,000	194,000

ALT B	Retail *NONE*	Office-*NONE*	Housing *100 units*	Total
People		0	250	250
Jobs		0	0	0
PM Weekday Peak Hour Trips		0	55	55
Parking Spaces		0	225	225
Bulk (sq. ft.)		0	150,000	150,000

ALT C	Retail *NONE*	Office *98,000*	Housing *-NONE-*	Total
People		280		280
Jobs		280		280
PM Weekday Peak Hour Trips		145		145
Parking Spaces		300		300
Bulk (sq. ft.)		98,000		98,000

ALT D	Retail *NONE*	Office *56,000*	Housing *100 units*	Total
People		160	250	410
Jobs		160	0	160
PM Weekday Peak Hour Trips		87	60	147
Parking Spaces		169	225	395
Bulk (sq. ft.)		56,000	150,000	206,000

Source: Downtown Improvement Program Update Final EIR and Forum Development Group Circulation Study by Fehr and Peers Transportation Consultants