



**APPENDIX I2**  
**ALTERNATIVES CALCULATIONS**

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**ALTERNATIVES - PUBLIC SERVICE AND UTILITY CALCULATIONS**

<b>Alternative</b>	<b>DU</b>	<b>Commercial (SF)</b>	<b>Retail/Restaurant (SF)</b>	<b>Office</b>	<b>Cultural Arts Center (Seats)</b>	<b>Outdoor Amphitheater (Seats)</b>
Two - Corridors Specific Plan Conforming Alternative	175	4400	58948	0		
Three - Parking Structures Alternative	0	0	48000	0		
Four - Mixed-Use Commercial/Office Alternative	179	0	55850	25800		
Five - Cultural Arts Center/Open Courtyard Alternative (A)	104	0	40850	25800	400	260
Five - Cultural Arts Center/Open Courtyard Alternative (B)	104	0	67450	25800	0	0
Six - Redistribuiou of Parking Alternative	261	0	56748	5800		

uses; and 2.70 employees per 1,000 square feet for industrial uses (per SCAG 2003). Employment growth factors for restaurant, health club, and hotel rooms uses were assumed to be comparable with commercial uses.

**STUDENTS GENERATED BY ALTERNATIVES**

<b>Development Scenario</b>	<b>DU</b>	<b>Students Generated</b>
Two - Corridors Specific Plan Conforming Alternative	175	14.35
Three - Parking Structures Alternative	0	0
Four - Mixed-Use Commercial/Office Alternative	179	14.678
Five - Cultural Arts Center/Open Courtyard Alternative (A)	104	8.528
Five - Cultural Arts Center/Open Courtyard Alternative (B)	104	8.528
Six - Redistribuion of Parking Alternative	261	21.402
<b>Student Generation Rate</b>		
Grades K-5	0.035 students/unit	
Grades 6 -8	0.02 students/unit	
Grades 9-12	0.027 students/unit	





**ALTERNATIVES SOLID WASTE GENERATION**

<b>Development Scenario</b>	<b>DU</b>	<b>Residential Population</b>	<b>Commercial (SF)</b>	<b>Commercial Employees</b>	<b>Retail/Restaurant (SF)</b>	<b>Retail/Restaurant Employees</b>	<b>Office (SF)</b>	<b>Office Employees</b>	<b>Cultural Arts Center (Seats)</b>	<b>Outdoor Amphitheater (Seats)</b>	<b>Solid Waste Generation</b>
Two - Corridors Specific Plan Conforming Alternative	175	749	4400	10	58948	139	0	0			1,080
Three - Parking Structures Alternative	0	0	0	0	48000	113	0	0			288
Four - Mixed-Use Commercial/Office Alternative	179	766	0	0	55850	132	25800	81			1,206
Five - Cultural Arts Center/Open Courtyard Alternative (A)	104	445	0	0	40850	96	25800	81	400	260	922
Five - Cultural Arts Center/Open Courtyard Alternative (B)	104	445	0	0	67450	159	25800	81	0	0	976
Six - Redistribuaion of Parking Alternative	261	1117	0	0	56748	134	5800	18			1,419
<b>Solid Waste Generation Factors</b>											
Residential											4.0 pounds/day/unit
Commercial/Retail											6.0 pounds/day/1000 square feet
Business Park											6.0 pounds/day/1000 square feet
Office											6.0 pounds/day/1000 square feet
Theater											0.2 pounds/day/seat



