

CROWS LANDING LAND USE AND EMPLOYMENT SUMMARY

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CROWS LANDING DETAILED LAND USE SUMMARY

TABLE A-1: CROWS LANDING INDUSTRIAL BUSINESS PARK LAND USE AND EMPLOYMENT SUMMARY					
Developable Land Use By Phase	Developable Acres	Floor-Area Ratio [1]	Building Area (per KSF) [2]	Employees (per KSF)	Total Employees
PHASE 1 (764 Acres)					
Phase 1A:					
Fink Road Corridor					
Logistics/Distribution	52	0.35	785	0.35	275
Light Industrial	41	0.35	628	0.97	609
Business Park	10	0.35	157	2.80	440
<i>Phase 1A: Fink Road Corridor Subtotal</i>	103		1,570		1,324
Phase 1B:					
Bell Road Corridor					
Logistics/Distribution	138	0.35	2,104	0.35	736
Light Industrial	110	0.35	1,683	0.97	1,633
Business Park	28	0.35	421	2.80	1,178
<i>Bell Road Corridor Subtotal</i>	276		4,208		3,547
Airport - Phases 1 through 3 (Part of Phase 1 Infrastructure)	370	NA	NA	NA	1
Public Facilities	15	0.25	163	2.80	457
<i>Phase 1B Subtotal</i>	661		4,371		4,006
PHASE 1 TOTAL	764		5,941		5,329
PHASE 2 (236 Acres)					
SR 33 Corridor (South)					
Logistics/Distribution	57	0.40	990	0.69	683
Light Industrial	71	0.40	1,237	0.97	1,200
Business Park	14	0.40	247	2.80	693
<i>SR 33 Corridor (South) Subtotal</i>	142		2,474		2,576
Aviation Related	46	0.40	802	0.35	281
Multimodal Trans. Corridor / Green Space	13	NA	NA	NA	2
Public Facilities	35	0.25	381	2.80	1,067
PHASE 2 TOTAL	236		3,657		3,926
PHASE 3 (274 Acres)					
SR 33 Corridor (North)					
Logistics/Distribution	102	0.40	1,784	0.69	1,231
Light Industrial	128	0.40	2,230	0.97	2,163
Business Park	26	0.40	446	2.80	1,249
<i>SR 33 Corridor (North) Subtotal</i>	256		4,460		4,643
Public Facilities	18	0.25	196	2.80	549
PHASE 3 TOTAL	274		4,656		5,192
GRAND TOTAL	1,274		14,254		14,447

Notes:

[1] Floor Area Ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the lot upon which it is built.

[2] Kilo (1,000) Square Feet (KSF)

Assumptions:

1. Land Use. The land use breakdown varies based on the following development patterns:
 - a. Fink Road and Bell Road Corridors: Assumes approximately 50% logistics/distribution use, 40% light industrial use, and 10% business park/office use.
 - b. SR 33 Corridor: Assumes approximately 40% logistics/distribution use, 50% light industrial use, and 10% business park/office use.
2. Public Facilities. The estimated number of potential employees in this area is conservative and based on the following assumptions:
 - a. A variety of municipal office, professional office, work force training, worker amenities, and other uses are envisioned.
 - b. A conservative estimate of 350/SF per person was assumed as an average based on a range of uses and the Stanislaus County Airport Land Use Compatibility Plan, which assumed dense use in this area.
3. The 0.35 to 0.40 FAR is consistent with other business parks in the region, as well as nearby Patterson and Beard (Modesto) industrial areas.
 - a. A FAR of 0.40 was used in the SR 33 Corridor and aviation-related uses.
 - b. A FAR of 0.35 was used in the Fink Road and Bell Road Corridors.
 - c. A FAR of 0.25 was applied to the Public Facilities Area.
4. Logistics Use. Calculations varied north and south of the area based on site layout considerations and historic local development patterns.
 - a. For the SR 33 Corridor, a factor of 0.69 employee/KSF was used to reflect historic development patterns at the Beard industrial site in Modesto.
 - b. For the Bell Road and Fink Road Corridors, a factor of 0.35 employee/KSF was used to reflect historic development patterns at the nearby Patterson Industrial Park.
 - c. Calculations for actual site absorption rates were provided by the Stanislaus Work Force Alliance in June 2014.
5. Industrial Uses. Calculations are based on a factor of one employee/KSF as it represents the mean identified for the Beard industrial tract in June 2014. (The number of employees/KSF at the Beard tract ranged from 0.43/KSF to 1.08/KSF)
6. Business Park Uses. A rate of 350 SF/employee or 2.80 employees/KSF was used site-wide.
7. Absorption/Phasing. An approximately 30-year development period is anticipated as follows:
 - a. Phase 1 = 5,609 employees
 - b. Phase 2 = 3,645 employees
 - c. Phase 3 = 5,192 employees
 - TOTAL = 14,447 employees