

Attachment G

Downtown Plan Program EIR Land Use Equivalency Calculator

	Date	Project Name	New Project Information				Land Use included in Project				Substitution Information			
			Residential (DUs)	Office (KSF)	Commercial (KSF)	Hotel (Rooms)					Need to Substitute for Residential Overage?	# Units To substitute for Office	# Units to Substitute for Commercial	# Units to Substitute for Hotel
		Remaining Balance	0	530.76	158.24	351	Land Use 1	Land Use 2	Land use 3	Land use 4				
1	6/11/2021	3260 Unit Replacement	3260				Residential				Yes	1325	1655	280
2	9/16/2021	923-927 Long Beach Blvd.	75	0.00	0.00	0	Residential				Yes	75		
3		711 Pine Avenue (Already Counted)	0	0.00	0.00	0	Residential				No	0	0	0
4	8/31/2022	937 Pine Avenue	69	-7.50	-8.50	0	Residential				Yes	32	37	0
5		927 Pine Avenue	0	0.00	0.00	49	Hotel				No			
6		909 Pine Avenue (Micro)	48	0.00	0.00	0	Residential				Yes			
7		450 The Promenade North/ 501-599 Long Beac Blvd	900	36.00	0.00	0	Residential	Commercial			Yes			
8		219 E. 10th Street	24	0.00	0.00	0	Residential				Yes			
9		912-946 Linden Avenue	102	0.00	0.00	0	Residential				Yes			
10		801 Martin Luther King Avenue	3	0.00	0.00	0					Yes			
11		131 west 3rd street	0	0.00	-11.80						No			

Drop Down List Choices

Residential
Office
Commercial
Hotel
None

Exchange Rate		(KSF = 1,000 square feet)
0.314762	KSF of office per dwelling unit	
0.081766	KSF of commercial per dwelling unit	
0.628931	Hotel Rooms per dwelling unit	

		New Project Information								Remaining Running Total				Exchange Value			Balance				Substitution Determination
Date	Project Name	Residential (DUs)	Office (KSF)	Commercial (KSF)	Hotel (Rooms)	Land Use 1	Land Use 2	Land use 3	Land use 4	Residential (DUs)	Office (KSF)	Commercial (KSF)	Hotel (Rooms)	Office (KSF)	Commercial (KSF)	Hotel (Rooms)	Residential (DUs)	Office (KSF)	Commercial (KSF)	Hotel (Rooms)	
	Balance	0	1,010.00	276.29	577					0	1,010.00	276.29	577				0	1,010.00	276.29	577	
1	6/11/2021 260 Unit Replaceme	3260	0.00	0.00	0	Residential	0	0	0	-3260	1,010.00	276.29	577	417.06	135.32	177	0	592.94	140.97	400	-3260
2	9/16/2021 3-927 Long Beach Bl	75	0.00	0.00	0	Residential	0	0	0	-3335	1,010.00	276.29	577	23.61	0.00	0	0	569.33	140.97	400	-3335
3	1/0/1900 e Avenue (Already C	0	0.00	0.00	0	Residential	0	0	0	-3335	1,010.00	276.29	577	0.00	0.00	0	0	569.33	140.97	400	0
4	8/31/2022 937 Pine Avenue	69	-7.50	-8.50	0	Residential	0	0	0	-3404	1,010.00	276.29	577	10.07	3.03	0	0	566.76	146.44	400	-3404
5	1/0/1900 927 Pine Avenue	0	0.00	0.00	49	Hotel	0	0	0	-3404	1,010.00	276.29	528	0.00	0.00	0	0	566.76	146.44	351	0
6	1/0/1900 19 Pine Avenue (Micr	48	0.00	0.00	0	Residential	0	0	0	-3452	1,010.00	276.29	528	0.00	0.00	0	0	566.76	146.44	351	-3452
7	1/0/1900 iade North/501-599	900	36.00	0.00	0	Residential	Commercial	0	0	-4352	1,010.00	276.29	528	0.00	0.00	0	0	530.76	146.44	351	-4352
8	1/0/1900 219 E. 10th Street	24	0.00	0.00	0	Residential	0	0	0	-4376	1,010.00	276.29	528	0.00	0.00	0	0	530.76	146.44	351	-4376
9	1/0/1900 12-946 Linden Aveni	102	0.00	0.00	0	Residential	0	0	0	-4478	1,010.00	276.29	528	0.00	0.00	0	0	530.76	146.44	351	-4478