

TABLE VI-4
Palazzo Alternatives Utility Usage

ALTERNATIVE/PROJECT	Square Feet or Number of Units	UTILITY USAGE							
		Sewer		Water		Solid Waste		Electricity	
		Generation Rate (Gal per sq. ft, du, or seats)	Total Consumption (Gal per day)	Demand Rate (Gal per sq. ft, du, or seats)	Total Consumption (Gal per day)	Generation Rate (Lbs per sq. ft, du, or seats)	Total Consumption (Lbs per day)	Demand Rate (kWh/sq. ft, du, or seats/ Year)	Total ⁴ Consumption (kWh per year)
PALAZZO WESTWOOD PROJECT (sf)			68,500		68,500		4,090		4,036,025
Retail (sf)	46,000	80 gal/1,000 sf	3,680	80 gal/1,000 sf	3,680	5 lbs/1,000 sf	230	13.55 kWh/sf	623,300
Restaurant (sf)	15,000	300 gal/1,000 sf	4,500	300 gal/1,000 sf	4,500	6 lbs/1,000 sf	90	47.45 kWh/sf	711,750
Supermarket (sf)	54,000	80 gal/1,000 sf	4,320	80 gal/1,000 sf	4,320	5 lbs/1,000 sf	270	13.55 kWh/sf	731,700
Residential (du)	350	160 gal/ du	56,000	160 gal/ du	56,000	10 lbs/ du	3,500	5626.5 kWh/ du	1,969,275
1. No Project (sf)			9,328		9,328		550		837,733
Movie Theater (seats)	652	4 gal/seat	2,608	4 gal/seat	2,608	0.2 lbs/seat	130	13.55 kWh/sf	162,600
Residential (du)	42	160 gal/ du	6,720	160 gal/ du	6,720	10 lbs/ du	420	5626.5 kWh/ du	236,313
Parking Lot (sf)	118,600							3.7 kWh/sf	438,820
<i>Compared to Project</i>			-59,172		-59,172		-3,540		-3,198,292
2. No Specific Plan Amendment and Mixed Use (sf)			60,404		60,404		3,424		4,985,337
Retail (sf)	157,700	80 gal/1,000 sf	12,616	80 gal/1,000 sf	12,616	5 lbs/1,000 sf	789	13.55 kWh/sf	2,136,835
Restaurant (sf)	25,000	300 gal/1,000 sf	7,500	300 gal/1,000 sf	7,500	6 lbs/1,000 sf	150	47.45 kWh/sf	1,186,250
Movie Theater (seats)	652	4 gal/seat	2,608	4 gal/seat	2,608	0.2 lbs/seat	130	13.55 kWh/sf	240,580
Residential (du)	231	160 gal/ du	36,960	160 gal/ du	36,960	10 lbs/ du	2,310	5626.5 kWh/ du	1,299,722
Public Area (sf)	9,000	80 gal/1,000 sf	720	80 gal/1,000 sf	720	5 lbs/1,000 sf	45	13.55 kWh/sf	121,950
<i>Compared to Project</i>			-8,096		-8,096		-666		949,312
3. Retain Glendon Manor as Hotel w/ Mixed Use (sf) ¹			70,125		70,125		3,934		3,859,381
Retail (sf)	88,000	80 gal/1,000 sf	7,040	80 gal/1,000 sf	7,040	5 lbs/1,000 sf	440	13.55 kWh/sf	1,192,400
Restaurant (sf)	15,000	300 gal/1,000 sf	4,500	300 gal/1,000 sf	4,500	6 lbs/1,000 sf	90	47.45 kWh/sf	711,750
Residential (du)	328	160 gal/ du	52,480	160 gal/ du	52,480	10 lbs/ du	3,280	5626.5 kWh/ du	1,845,492
Hotels (room))	42	130 gal/room	5,460	130 gal/room	5,460	2 lbs/room	84	9.95 kWh/ du	418
Public Area (sf)	8,068	80 gal/1,000 sf	645	80 gal/1,000 sf	645	5 lbs/1,000 sf	40	13.55 kWh/sf	109,321
<i>Compared to Project</i>			1,625		1,625		-156		-176,644
4. Hotel Tower (sf) ²			70,844		70,844		1,931		4,010,459
Retail (sf)	130,000	80 gal/1,000 sf	10,400	80 gal/1,000 sf	10,400	5 lbs/1,000 sf	650	13.55 kWh/sf	1,761,500
Restaurant (sf)	25,119	300 gal/1,000 sf	7,536	300 gal/1,000 sf	7,536	6 lbs/1,000 sf	151	47.45 kWh/sf	1,191,897
Supermarket	60,000	80 gal/1,000 sf	4,800	80 gal/1,000 sf	4,800	5 lbs/1,000 sf	300	13.55 kWh/sf	813,000
Movie Theater (seats)	652	4 gal/seat	2,608	4 gal/seat	2,608	0.2 lbs/seat	130	13.55 kWh/sf	240,580
Hotels (du)	350	130 gal/room	45,500	130 gal/room	45,500	2 lbs/room	700	9.95 kWh/ du	3,483
<i>Compared to Project</i>			2,344		2,344		-2,159		-25,566
5. Retail and Entertainment (sf) ³			66,540		66,540		3,657		6,373,884
Retail (sf)	219,000	80 gal/1,000 sf	17,520	80 gal/1,000 sf	17,520	5 lbs/1,000 sf	1,095	13.55 kWh/sf	2,967,450
Restaurant (sf)	26,000	300 gal/1,000 sf	7,800	300 gal/1,000 sf	7,800	6 lbs/1,000 sf	156	47.45 kWh/sf	1,233,700
Movie Theater (seats)	3,400	4 gal/seat	13,600	4 gal/seat	13,600	0.2 lbs/seat	680	13.55 kWh/sf	1,016,250
Residential (du)	164	160 gal/ du	26,240	160 gal/ du	26,240	10 lbs/ du	1,640	5626.5 kWh/ du	922,746
Public Area (sf)	17,250	80 gal/1,000 sf	1,380	80 gal/1,000 sf	1,380	5 lbs/1,000 sf	86	13.55 kWh/sf	233,738
<i>Compared to Project</i>			-1,960		-1,960		-433		2,337,859