

**Symmes Hospital Reuse and Feasibility Plan
Redevelopment Scenarios**

Alternative Evaluation Matrix

Scenario	Alternative 1: Anticipating the Market "The Employment Center"	Alternative 2: Responding to the Current Market "The Village"	Alternative 3A "Multi-Generational Housing"	Alternative 3B "Multi-Generational Housing II"
Total Square Feet	625,000 sq. ft.	550,000 sq. ft.	425,000 sq. ft.	475,000 sq. ft.
Total Program	<ul style="list-style-type: none"> ➤ 30% Residential- 187,500 sq. ft. (84 units) ➤ 30% Medical- 187,500 sq. ft. ➤ 30% Office- 187,500 sq. ft. ➤ 10% Public- 62,500 sq. ft. 	<ul style="list-style-type: none"> ➤ 75% Residential- 412,500 sq. ft. (178 units) ➤ 5% Medical- 27,500 sq. ft. ➤ 10% Office- 55,000 sq. ft. ➤ 10% Public- 55,000 sq. ft. 	<ul style="list-style-type: none"> ➤ 10% Medical/Public- 42,500 sq. ft. ➤ 90% Residential- 382,500 sq. ft. (278 Units) 	<ul style="list-style-type: none"> ➤ 87% Residential- 413,250 sq. ft. (301 units) ➤ 6% Medical- 28,500 sq. ft. ➤ 7% Public- 33,250 sq. ft.
Fixed Parameters				
Financial Return (Revenue Neutrality)	<p style="text-align: center;">○ ● ●</p> <ul style="list-style-type: none"> ➤ Assessment indicates.... ➤ 			
Program Accommodation (Mix of Uses)				
Open Space Allocation				
Neighborhood Impacts				
Assessments				
Community Benefits				
Mix of Affordable Housing				
Number of Residents/ School-age Children				
Density/Floor Area Ratio				
Building Heights				
Traffic				
Parking				
Access/Circulation (Vehicle and Pedestrian)				
Environmental				
Infrastructure				

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Phasing				
Risk				
Market Competition				
Market Values				
Tax Revenues				
Net Fiscal Impact				