

Route 28 Station South Development Potential							
	Existing	Zoning Approval	Planned	Concept A	GMU 2030	GMU 2040	GMU 2050
Residential Units	2,500	4,680	6,560	7,410	5,000	7,200	8,700
Residential	2,500,000	4,680,000	9,840,000	11,115,000	7,500,000	10,800,000	13,050,000
Office	4,582,140	11,942,410	10,351,390	10,680,190	7,538,000	10,320,000	13,451,000
Retail	323,110	531,400	685,580	748,690	699,000	944,000	1,221,000
Industrial	34,650	34,650	0	0	1,882,000	2,273,000	2,713,000
Institutional	343,440	381,190	149,170	137,630			
Hotel	858,180	1,695,200	1,918,140	1,867,280			
Non-Residential TOTAL:	6,141,520	14,584,850	13,104,280	13,433,790	10,119,000	13,537,000	17,385,000
TOTAL:	8,641,520	19,264,850	22,944,280	24,548,790	17,619,000	24,337,000	30,435,000
FAR	0.31	0.69	0.82	0.88	0.63	0.87	1.09

1. Residential unit size assumed to be 1,000 sq ft/unit for existing and zoning approvals, while Plan and GMU forecasts assume average unit size of 1,500 sq ft.
2. GMU intermediate forecasts.
3. Route 28 Station South's area covers 643.10 acres.
4. GMU Forecast failed to split out industrial, institutional and hotel uses.
5. GMU Forecast includes the CIT area north of the DAAR.