

<b>Route 28 Station - South Study Area's Development Potential</b>			
	Existing	Approved Zoning	Planned
Residential Units	2,500	4,680	7,630
Non-Residential Square Feet:			
Office	4,582,140	11,942,410	9,453,550
Retail	323,110	531,400	871,210
Industrial	34,650	34,650	0
Institutional	343,440	381,190	149,170
Hotel	858,180	1,695,200	1,894,050
Non-Residential TOTAL	6,141,520	14,584,850	12,367,980
<b>GRAND TOTAL:</b>	<b>8,644,520</b>	<b>17,087,850</b>	<b>19,994,980</b>

\* Unit size assumed to be 1,000 square feet/unit.

<b>Route 28 Station - South Study Area's Population</b>			
	Existing	Approved Zoning	Planned
Residents	5,560	9,970	16,310
Employees:			
Office	15,270	39,810	31,510
Retail	810	1,330	2,180
Industrial	80	80	0
Institutional	690	760	300
Hotel	660	1,300	1,460
Total Employees:	17,510	43,280	35,450
<b>GRAND TOTAL:</b>	<b>23,070</b>	<b>53,250</b>	<b>51,760</b>

\* Non-residential population based on MWCOG assumptions.

\* Residential population based on Fairfax County Dept. of Systems Management for Human Services data.