

Route 28 Station South Study

Staff Recommendation / Scenario G

Draft November 9, 2012

Table 1

PLANNED MIX OF USES (new development + existing development) : Scenario G									
Distance from station	0 -- 1/4 mile			1/4 -- 1/2 mile			1/2 + mile		
	e	e.1	staff rec.	e	e.1	staff rec.	e	e.1	staff rec.
office	50%	43%	45%	45%	37%	35%	64%	50%	50%
retail	1%	2%	2%	1%	2%	2%	2%	2%	5%
institutional	0%	2%	0%	0%	1%	0%	0%	1%	0%
hotel	12%	4%	3%	11%	10%	8%	0%	2%	0%
residential	36%	49%	50%	43%	49%	55%	35%	45%	45%
TOTAL	99%	100%	100%	100%	99%	100%	101%	100%	100%

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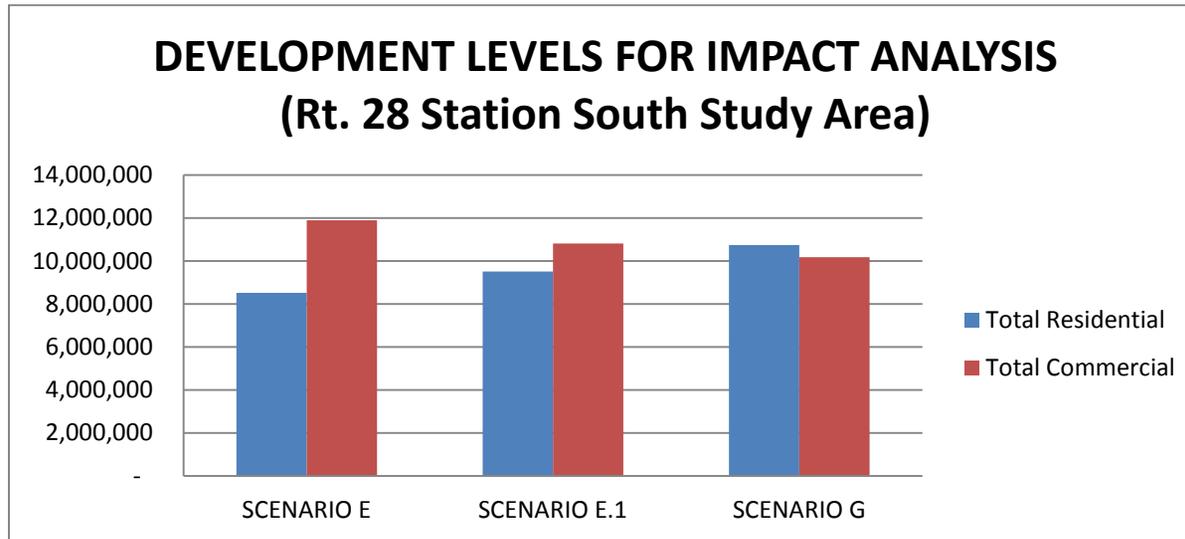
Table 2

DEVELOPMENT LEVELS FOR IMPACT ANALYSIS (Rt. 28 Station South Study Area)			
	SCENARIO E	SCENARIO E.1	SCENARIO G
Total Residential	8,509,128	9,503,544	10,741,889
Total Commercial	11,891,015	10,815,440	10,171,187
Total Development	20,400,143	20,318,984	20,913,076

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Table 3

DEVELOPMENT LEVELS FOR IMPACT ANALYSIS (Rt. 28 Station South Study Area) By Land Use Type			
	SCENARIO E	SCENARIO E.1	SCENARIO G
Office	9,416,720	8,289,251	8,090,902
Retail	531,279	668,466	749,843
Industrial	-	-	-
Institutional	149,173	318,442	149,173
Hotel	1,793,843	1,539,280	1,181,269
Commercial TOTAL	11,891,015	10,815,440	10,171,187
Residential TOTAL	8,509,128	9,503,544	10,741,889
Residential (units)	7,091	7,920	8,957
Total Development	20,400,143	20,318,984	20,913,076

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Table 4

JOBS-HOUSING RATIOS FOR IMPACT ANALYSIS (Rt. 28 Station South Study Area)			
	SCENARIO E	SCENARIO E.1	SCENARIO G
Total Jobs	35,459	32,230	30,543
Total Residential Units	7,091	7,920	8,957
JOBS-HOUSING RATIO	5.0	4.1	3.4

