



APPENDIX T – NEIGHBORHOOD CENTER YIELD PLANS



Burnsville Auto Center

Site Characteristics						
Acres	2.03	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.68	0.68	0.68	0.68	
<i>Total Building Square Feet</i>		8,843	8,843		11,368	29,053
<i>Total Site Square Feet</i>		29,476	29,476		29,476	88,427
<i>Total Units</i>				14.2	8.1	22.3
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	7368.90	7368.90		7368.90	22106.70
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	22,107	22,107		22,107	66,320
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	677	677	3,553	2,030	6,936
Water Supply	Gallons per Commercial Acre or per Household	Wastewater	Wastewater	Wastewater	Wastewater	
	Development Impact	744	744	3908	2233	7629
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	4421.340	4421.340		4421.340	13264
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	59.0	44.2	28.4	16.2	147.8
	Surface Parking Footprint (SF) (Stalls x 400SF)	23,580	17,685	11,368	6,496	59,130
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	10,316	7,737	4,974	2,842	25,869
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	8.7	2.8	2.8	1.4	15.7
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	301	97	95	48	541

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	4.11	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		1.37	1.37	1.37	1.37	
<i>Total Building Square Feet</i>		17,903	17,903		23,016	58,822
<i>Total Site Square Feet</i>		59,677	59,677		59,677	179,032
<i>Total Units</i>				28.8	16.4	45.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	14919.30	14919.30		14919.30	44757.90
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	44,758	44,758		44,758	134,274
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	1,370	1,370	7,193	4,110	14,043
Water Supply	Gallons per Commercial Acre or per Household	Wastewater	Wastewater	Wastewater	Wastewater	
	Development Impact	1507	1507	7912	4521	15447
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	8951.580	8951.580		8951.580	26855
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	119.4	89.5	57.5	32.9	299.3
	Surface Parking Footprint (SF) (Stalls x 400SF)	47,742	35,806	23,016	13,152	119,716
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	20,887	15,665	10,070	5,754	52,376
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	17.7	5.7	5.6	2.8	31.8
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	609	197	193	96	1,095

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Burnsville Plaza

Site Characteristics						
Acres	6.14	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		2.05	2.05	2.05	2.05	
<i>Total Building Square Feet</i>		26,746	26,746		34,384	87,876
<i>Total Site Square Feet</i>		89,153	89,153		89,153	267,458
<i>Total Units</i>				43.0	24.6	67.5
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	22288.20	22288.20		22288.20	66864.60
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	66,865	66,865		66,865	200,594
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	2,047	2,047	10,745	6,140	20,978
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 2251	Wastewater 2251	Wastewater 11820	Wastewater 6754	23076
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	13372.920	13372.920		13372.920	40119
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	178.3	133.7	86.0	49.1	447.1
	Surface Parking Footprint (SF) (Stalls x 400SF)	71,322	53,492	34,384	19,648	178,846
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	31,203	23,403	15,043	8,596	78,245
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	26.4	8.5	8.4	4.2	47.5
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	909	294	289	144	1,636

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Byerly's Burnsville Centre

Cliffview Plaza

Site Characteristics						
Acres	2.05	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.68	0.68	0.68	0.68	
<i>Total Building Square Feet</i>		8,930	8,930		11,480	29,340
<i>Total Site Square Feet</i>		29,766	29,766		29,766	89,298
<i>Total Units</i>				14.4	8.2	22.6
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	7441.50	7441.50		7441.50	22324.50
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	22,325	22,325		22,325	66,974
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	683	683	3,588	2,050	7,004
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 752	Wastewater 752	Wastewater 3946	Wastewater 2255	7705
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	4464.900	4464.900		4464.900	13395
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	59.5	44.6	28.7	16.4	149.3
	Surface Parking Footprint (SF) (Stalls x 400SF)	23,813	17,860	11,480	6,560	59,712
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	10,418	7,814	5,023	2,870	26,124
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	8.8	2.8	2.8	1.4	15.8
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	304	98	96	48	546

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**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	1.97	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.66	0.66	0.66	0.66	
<i>Total Building Square Feet</i>		8,581	8,581		11,032	28,195
<i>Total Site Square Feet</i>		28,604	28,604		28,604	85,813
<i>Total Units</i>				13.8	7.9	21.7
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	7151.10	7151.10		7151.10	21453.30
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	21,453	21,453		21,453	64,360
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	657	657	3,448	1,970	6,731
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 722	Wastewater 722	Wastewater 3792	Wastewater 2167	7404
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	4290.660	4290.660		4290.660	12872
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	57.2	42.9	27.6	15.8	143.5
	Surface Parking Footprint (SF) (Stalls x 400SF)	22,884	17,163	11,032	6,304	57,382
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	10,012	7,509	4,827	2,758	25,105
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	8.5	2.7	2.7	1.3	15.2
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	292	94	93	46	525

Colonial Ridge

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	1.11	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.37	0.37	0.37	0.37	
<i>Total Building Square Feet</i>		4,835	4,835		6,216	15,886
<i>Total Site Square Feet</i>		16,117	16,117		16,117	48,352
<i>Total Units</i>				7.8	4.4	12.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	4029.30	4029.30		4029.30	12087.90
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	12,088	12,088		12,088	36,264
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	370	370	1,943	1,110	3,793
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	407	407	2137	1221	4172
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	2417.580	2417.580		2417.580	7253
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	32.2	24.2	15.5	8.9	80.8
	Surface Parking Footprint (SF) (Stalls x 400SF)	12,894	9,670	6,216	3,552	32,332
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	5,641	4,231	2,720	1,554	14,145
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	4.8	1.5	1.5	0.8	8.6
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	164	53	52	26	296

Eagle Trace Center

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	2.47	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.82	0.82	0.82	0.82	
<i>Total Building Square Feet</i>		10,759	10,759		13,832	35,351
<i>Total Site Square Feet</i>		35,864	35,864		35,864	107,593
<i>Total Units</i>				17.3	9.9	27.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	8966.10	8966.10		8966.10	26898.30
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	26,898	26,898		26,898	80,695
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	823	823	4,323	2,470	8,439
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	906	906	4755	2717	9283
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	5379.660	5379.660		5379.660	16139
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	71.7	53.8	34.6	19.8	179.9
	Surface Parking Footprint (SF) (Stalls x 400SF)	28,692	21,519	13,832	7,904	71,946
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	12,553	9,414	6,052	3,458	31,476
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	10.6	3.4	3.4	1.7	19.1
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	366	118	116	58	658

James Plaza

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	14.91	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		4.97	4.97	4.97	4.97	
<i>Total Building Square Feet</i>		64,948	64,948		83,496	213,392
<i>Total Site Square Feet</i>		216,493	216,493		216,493	649,480
<i>Total Units</i>				104.4	59.6	164.0
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	54123.30	54123.30		54123.30	162369.90
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	162,370	162,370		162,370	487,110
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	4,970	4,970	26,093	14,910	50,943
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	5467	5467	28702	16401	56037
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	32473.980	32473.980		32473.980	97422
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	433.0	324.7	208.7	119.3	1085.7
	Surface Parking Footprint (SF) (Stalls x 400SF)	173,195	129,896	83,496	47,712	434,298
	Structed Parking Footprint (SF) (Stalls x 350 SF)/2	75,773	56,829	36,530	20,874	190,006
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	64.0	20.7	20.3	10.1	115.2
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	2,208	714	701	349	3,974

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**Generally 20 boardings/day warrants shelter at suburban transit stop

Mendard Plaza

Site Characteristics						
Acres	2.4	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.80	0.80	0.80	0.80	
<i>Total Building Square Feet</i>		10,454	10,454		13,440	34,349
<i>Total Site Square Feet</i>		34,848	34,848		34,848	104,544
<i>Total Units</i>				16.8	9.6	26.4
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	8712.00	8712.00		8712.00	26136.00
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	26,136	26,136		26,136	78,408
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	800	800	4,200	2,400	8,200
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 880	Wastewater 880	Wastewater 4620	Wastewater 2640	9020
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	5227.200	5227.200		5227.200	15682
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	69.7	52.3	33.6	19.2	174.8
	Surface Parking Footprint (SF) (Stalls x 400SF)	27,878	20,909	13,440	7,680	69,907
	Structred Parking Footprint (SF) (Stalls x 350 SF)/2	12,197	9,148	5,880	3,360	30,584
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	10.3	3.3	3.3	1.6	18.5
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	355	115	113	56	640

NicBurn Center

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	2.91	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.97	0.97	0.97	0.97	
<i>Total Building Square Feet</i>		12,676	12,676		16,296	41,648
<i>Total Site Square Feet</i>		42,253	42,253		42,253	126,760
<i>Total Units</i>				20.4	11.6	32.0
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	10563.30	10563.30		10563.30	31689.90
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	31,690	31,690		31,690	95,070
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	970	970	5,093	2,910	9,943
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	1067	1067	5602	3201	10937
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	6337.980	6337.980		6337.980	19014
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	84.5	63.4	40.7	23.3	211.9
	Surface Parking Footprint (SF) (Stalls x 400SF)	33,803	25,352	16,296	9,312	84,762
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	14,789	11,091	7,130	4,074	37,084
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	12.5	4.0	4.0	2.0	22.5
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	431	139	137	68	776

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Parkway 5 Shoppes

Site Characteristics						
Acres	0.92	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.31	0.31	0.31	0.31	
<i>Total Building Square Feet</i>		4,008	4,008		5,152	13,167
<i>Total Site Square Feet</i>		13,358	13,358		13,358	40,075
<i>Total Units</i>				6.4	3.7	10.1
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	3339.60	3339.60		3339.60	10018.80
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	10,019	10,019		10,019	30,056
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	307	307	1,610	920	3,143
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	337	337	1771	1012	3458
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	- 5%	
	Development Impact (Ponding SF)	2003.760	2003.760		2003.760	6011
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	26.7	20.0	12.9	7.4	67.0
	Surface Parking Footprint (SF) (Stalls x 400SF)	10,687	8,015	5,152	2,944	26,798
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	4,675	3,507	2,254	1,288	11,724
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	4.0	1.3	1.3	0.6	7.1
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	136	44	43	22	245

Parkway Plaza

Site Characteristics						
Acres	1.6	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.53	0.53	0.53	0.53	
<i>Total Building Square Feet</i>		6,970	6,970		8,960	22,899
<i>Total Site Square Feet</i>		23,232	23,232		23,232	69,696
<i>Total Units</i>				11.2	6.4	17.6
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	5808.00	5808.00		5808.00	17424.00
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	17,424	17,424		17,424	52,272
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	533	533	2,800	1,600	5,467
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	587	587	3080	1760	6013
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	3484.800	3484.800		3484.800	10454
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	46.5	34.8	22.4	12.8	116.5
	Surface Parking Footprint (SF) (Stalls x 400SF)	18,586	13,939	8,960	5,120	46,605
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	8,131	6,098	3,920	2,240	20,390
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	6.9	2.2	2.2	1.1	12.4
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	237	77	75	38	426

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	1.26	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
Land Use Mix (Acres)*		0.42	0.42	0.42	0.42	
Total Building Square Feet		5,489	5,489		7,056	18,033
Total Site Square Feet		18,295	18,295		18,295	54,886
Total Units				8.8	5.0	13.9
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	4573.80	4573.80		4573.80	13721.40
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	13,721	13,721		13,721	41,164
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	420	420	2,205	1,260	4,305
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 462	Wastewater 462	Wastewater 2426	Wastewater 1386	4736
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	2744.280	2744.280		2744.280	8233
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	36.6	27.4	17.6	10.1	91.8
	Surface Parking Footprint (SF) (Stalls x 400SF)	14,636	10,977	7,056	4,032	36,701
	Structred Parking Footprint (SF) (Stalls x 350 SF)/2	6,403	4,802	3,087	1,764	16,057
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	5.4	1.8	1.7	0.9	9.7
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	187	60	59	30	336

Riverview Center

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Southcross Convenience Center

Site Characteristics						
Acres	2.08	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.69	0.69	0.69	0.69	
<i>Total Building Square Feet</i>		9,060	9,060		11,648	29,769
<i>Total Site Square Feet</i>		30,202	30,202		30,202	90,605
<i>Total Units</i>				14.6	8.3	22.9
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	7550.40	7550.40		7550.40	22651.20
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	22,651	22,651		22,651	67,954
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	693	693	3,640	2,080	7,107
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 763	Wastewater 763	Wastewater 4004	Wastewater 2288	7817
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	4530.240	4530.240		4530.240	13591
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	60.4	45.3	29.1	16.6	151.5
	Surface Parking Footprint (SF) (Stalls x 400SF)	24,161	18,121	11,648	6,656	60,586
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	10,571	7,928	5,096	2,912	26,506
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	8.9	2.9	2.8	1.4	16.1
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	308	100	98	49	554

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Summit Oaks Square

Site Characteristics						
Acres	3.87	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		1.29	1.29	1.29	1.29	
<i>Total Building Square Feet</i>		16,858	16,858		21,672	55,387
<i>Total Site Square Feet</i>		56,192	56,192		56,192	168,577
<i>Total Units</i>				27.1	15.5	42.6
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	14048.10	14048.10		14048.10	42144.30
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	42,144	42,144		42,144	126,433
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	1,290	1,290	6,773	3,870	13,223
Water Supply	Gallons per Commercial Acre or per Household	Wastewater	Wastewater	Wastewater	Wastewater	
	Development Impact	1419	1419	7450	4257	14545
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	8428.860	8428.860		8428.860	25287
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	112.4	84.3	54.2	31.0	281.8
	Surface Parking Footprint (SF) (Stalls x 400SF)	44,954	33,715	21,672	12,384	112,725
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	19,667	14,751	9,482	5,418	49,317
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	16.6	5.4	5.3	2.6	29.9
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	573	185	182	91	1,031

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	10.34	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		3.45	3.45	3.45	3.45	
<i>Total Building Square Feet</i>		45,041	45,041		57,904	147,986
<i>Total Site Square Feet</i>		150,137	150,137		150,137	450,410
<i>Total Units</i>				72.4	41.4	113.7
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	37534.20	37534.20		37534.20	112602.60
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	112,603	112,603		112,603	337,808
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	3,447	3,447	18,095	10,340	35,328
Water Supply	Gallons per Commercial Acre or per Household	Wastewater	Wastewater	Wastewater	Wastewater	
	Development Impact	3791	3791	19905	11374	38861
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	22520.520	22520.520		22520.520	67562
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	300.3	225.2	144.8	82.7	753.0
	Surface Parking Footprint (SF) (Stalls x 400SF)	120,109	90,082	57,904	33,088	301,184
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	52,548	39,411	25,333	14,476	131,768
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	44.4	14.4	14.1	7.0	79.9
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	1,531	495	486	242	2,756

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Town & Country Square

Site Characteristics						
Acres	14.2	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		4.73	4.73	4.73	4.73	
<i>Total Building Square Feet</i>		61,855	61,855		79,520	203,230
<i>Total Site Square Feet</i>		206,184	206,184		206,184	618,552
<i>Total Units</i>				99.4	56.8	156.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	51546.00	51546.00		51546.00	154638.00
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	154,638	154,638		154,638	463,914
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	4,733	4,733	24,850	14,200	48,517
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 5207	Wastewater 5207	Wastewater 27335	Wastewater 15620	53368
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	30927.600	30927.600		30927.600	92783
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	412.4	309.3	198.8	113.6	1034.0
	Surface Parking Footprint (SF) (Stalls x 400SF)	164,947	123,710	79,520	45,440	413,618
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	72,164	54,123	34,790	19,880	180,958
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	61.0	19.7	19.4	9.7	109.7
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	2,103	680	668	333	3,784

Valley Ridge

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	1.6	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.53	0.53	0.53	0.53	
<i>Total Building Square Feet</i>		6,970	6,970		8,960	22,899
<i>Total Site Square Feet</i>		23,232	23,232		23,232	69,696
<i>Total Units</i>				11.2	6.4	17.6
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	5808.00	5808.00		5808.00	17424.00
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	17,424	17,424		17,424	52,272
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	533	533	2,800	1,600	5,467
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	587	587	3080	1760	6013
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	3484.800	3484.800		3484.800	10454
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	46.5	34.8	22.4	12.8	116.5
	Surface Parking Footprint (SF) (Stalls x 400SF)	18,586	13,939	8,960	5,120	46,605
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	8,131	6,098	3,920	2,240	20,390
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	6.9	2.2	2.2	1.1	12.4
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	237	77	75	38	426

Wood Park Crossing

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	2.56	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.85	0.85	0.85	0.85	
<i>Total Building Square Feet</i>		11,151	11,151		14,336	36,639
<i>Total Site Square Feet</i>		37,171	37,171		37,171	111,514
<i>Total Units</i>				17.9	10.2	28.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	9292.80	9292.80		9292.80	27878.40
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	27,878	27,878		27,878	83,635
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	853	853	4,480	2,560	8,747
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	939	939	4928	2816	9621
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	5575.680	5575.680		5575.680	16727
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	74.3	55.8	35.8	20.5	186.4
	Surface Parking Footprint (SF) (Stalls x 400SF)	29,737	22,303	14,336	8,192	74,568
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	13,010	9,757	6,272	3,584	32,623
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	11.0	3.6	3.5	1.7	19.8
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	379	123	120	60	682

Wood Park Plaza

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop

Wood Park Shoppes

Site Characteristics						
Acres	1.33	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average Density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.44	0.44	0.44	0.44	
<i>Total Building Square Feet</i>		5,793	5,793		7,448	19,035
<i>Total Site Square Feet</i>		19,312	19,312		19,312	57,935
<i>Total Units</i>				9.3	5.3	14.6
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	4827.90	4827.90		4827.90	14483.70
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	14,484	14,484		14,484	43,451
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	443	443	2,328	1,330	4,544
Water Supply	Gallons per Commercial Acre or per Household	110%	110%	110%	110%	
	Development Impact	Wastewater 488	Wastewater 488	Wastewater 2560	Wastewater 1463	4999
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	2896.740	2896.740		2896.740	8690
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	38.6	29.0	18.6	10.6	96.9
	Surface Parking Footprint (SF) (Stalls x 400SF)	15,449	11,587	7,448	4,256	38,740
	Structed Parking Footprint (SF) (Stalls x 350 SF)/2	6,759	5,069	3,259	1,862	16,949
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	5.7	1.8	1.8	0.9	10.3
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	197	64	63	31	354

*Total is greater than site acreage due to stacking of housing/retail

**Generally 20 boardings/day warrants shelter at suburban transit stop

Site Characteristics						
Acres	1.2	Retail (Ground floor w/housing above)	Retail/Office Mix	High Density Multi Family (above Retail)	Medium Density Multi Family	Total
		FAR		Density (units/acre-avg.)		Average density
		0.3	0.3	14	8	11
<i>Land Use Mix (Acres)*</i>		0.40	0.40	0.40	0.40	
<i>Total Building Square Feet</i>		5,227	5,227		6,720	17,174
<i>Total Site Square Feet</i>		17,424	17,424		17,424	52,272
<i>Total Units</i>				8.4	4.8	13.2
Site Impacts						
Required Green Space	Percentage Acreage	25%	25%	25%	25%	
	Development Impact (Green Space SF)	4356.00	4356.00		4356.00	13068.00
Impervious Coverage	Percent Impervious Coverage	75%	75%	75%	75%	
	Development Impact (Impervious SF)	13,068	13,068		13,068	39,204
Gallons Wastewater	Gallons per Commercial Acre or per Household	1000	1000	250	250	
	Development Impact (Gallons Wastewater)	400	400	2,100	1,200	4,100
Water Supply	Gallons per Commercial Acre or per Household	Wastewater	Wastewater	Wastewater	Wastewater	
	Development Impact	440	440	2310	1320	4510
Stormwater Ponding	Percentage of Site Area	5%	5%	5%	5%	
	Development Impact (Ponding SF)	2613.600	2613.600		2613.600	7841
Parking	Required Stalls (per unit or per 150 SF retail or 200 SF office)	150	200	2	2	
	Development Impact (Number of Parking Stalls)	34.8	26.1	16.8	9.6	87.4
	Surface Parking Footprint (SF) (Stalls x 400SF)	13,939	10,454	6,720	3,840	34,954
	Structured Parking Footprint (SF) (Stalls x 350 SF)/2	6,098	4,574	2,940	1,680	15,292
Transit	Percentage Transit Trips	2.9%	2.9%	2.9%	2.9%	
	Development Impacts (Potential Boardings)*	5.2	1.7	1.6	0.8	9.3
Trips per Day	Trips per 1000 Commercial SF or per Household	34	11	6.72	5.86	
	Development Impact (Trips Generated)	178	57	56	28	320

Woodruff Center

*Total is greater than site acreage due to stacking of housing/retail
 **Generally 20 boardings/day warrants shelter at suburban transit stop