

**Residential**

- Small Lot SF Detached
- Medium Lot SF Detached
- Attached SF (Townhomes)
- Multi-Family Residential

**Mixed-Use**

- Commercial / Office MU

**Retail / Office**

- Big Box Commercial

**Industrial**

- Low Density Warehouse

**Institutional / Civic**

- Hospital
- Vacant



# Commercial Core

ANTICIPATED IMPACTS

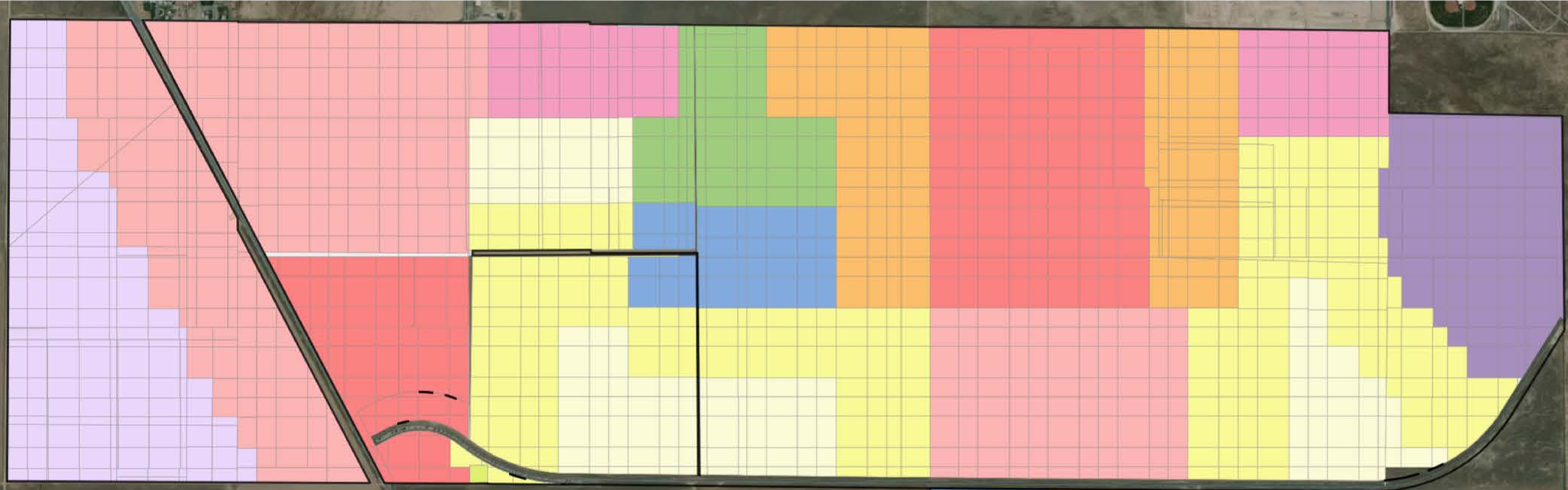
General Impacts	
Impact	Growth/Change
Population	31,152
Housing Units	16,589
Jobs	48,863

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	10,360,000	604.92
Office	9,960,000	389.24
Industrial	2,560,000	617.01
Residential	23,510,000	

Jobs by Sector	
Sector	Jobs Created
Retail	17,126
Office	25,588
Industrial	4,149

Housing Created - By Type	
Type	Amount Created
Large Lot Detached - Single Family	1,417
Small Lot Detached - Single Family	545
Attached - Single Family	2,995
Multi-Family	12,681

# Commercial Core



### Residential

- Small Lot SF Detached
- Large Lot SF Detached
- Attached SF (Townhomes)
- Multi-Family Residential

### Mixed-Use

- Commercial / Office MU

### Retail / Office

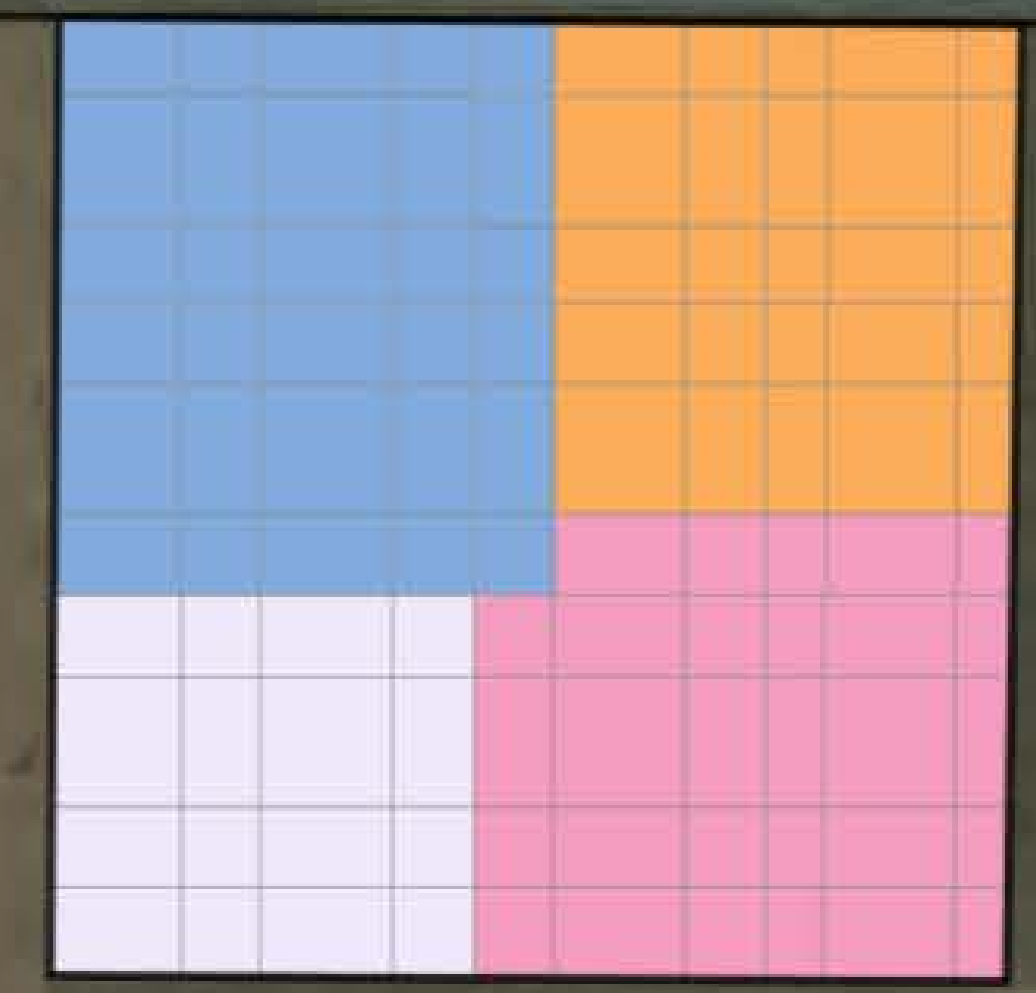
- Big Box Commercial
- Strip Commercial
- Office / Medical Park
- Main Street Commercial

### Industrial

- Low Density Warehouse
- High Density Warehouse

### Institutional / Civic

- Hospital
- High School
- Public Park
- Vacant



# Commercial Core

ANTICIPATED IMPACTS

General Impacts	
Impact	Growth/Change
Population	18,816
Housing Units	9,331
Jobs	44,644

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	12,830,000	598.52
Office	6,661,000	479.86
Industrial	3,850,000	468.59
Public	1,119,000	1,007.2
Residential	16,220,000	

Jobs by Sector	
Sector	Jobs Created
Retail	21,436
Office	13,881
Industrial	8,216
Public	1,111

Housing Created - By Type	
Type	Amount Created
Large Lot Detached - Single Family	684
Small Lot Detached - Single Family	3,720
Attached - Single Family	2,514
Multi-Family	3,007



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- Large Lot SF Detached
- Attached SF (Townhomes)
- Multi-Family Residential

## Mixed-Use

- Commercial / Office MU

## Retail / Office

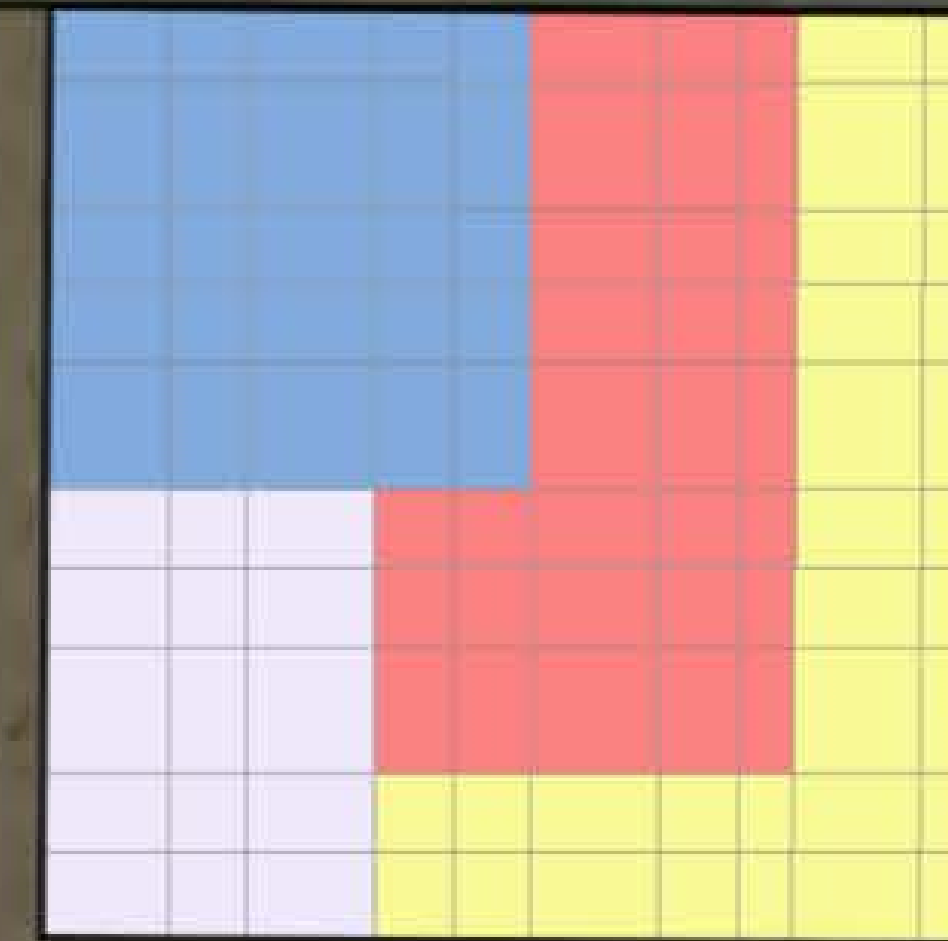
- Big Box Commercial
- Strip Commercial
- Office / Medical Park

## Industrial

- Low Density Warehouse

## Institutional / Civic

- Hospital
- Civic Complex
- Public Park



General Impacts	
Impact	Growth/Change
Population	18,378
Housing Units	9,823
Jobs	38,098

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	16,650,000	745.36
Office	2,120,000	304.29
Industrial	3,250,000	467.49
Public	1,060,000	546.11
Residential	17,775,000	

Jobs by Sector	
Sector	Jobs Created
Retail	22,338
Office	6,967
Industrial	6,952
Public	1,941

Housing Created - By Type	
Type	Amount Created
Small Lot Detached - Single Family	399.13
Attached - Single Family	5,809
Multi-Family	4,242