

Pleasant Run Crossing: Concept 2R

Concept Plan | 2017.09.06

Lot	General Use	Total (S.F.)	S.F. Commercial	S.F. Office	S.F. Civic	S.F. Industrial	S.F. Residential	Units Residential	Structured Parking Below	Structured Parking Above	Surface Parking	Parking Required
Pleasant Run Crossing		562,660	-	-	9,190	553,470	-	-	-	-	733	576
Pleasant Run Crossing North		58,950	5,895	-	53,055	-	-	-	-	-	170	149
Pleasant Run Crossing South		140,065	-	-	28,615	111,450	-	-	-	-	219	183
Prospect Place East		281,970	-	-	-	281,970	-	-	-	-	547	282
Prospect Place West		73,440	-	-	-	73,440	-	-	-	-	194	73
Twin Aire		693,300	44,800	-	-	-	648,500	454	126	90	722	582
Village Center East		295,933	127,259	-	-	-	168,674	187	-	-	562	551
Village Center West		167,180	144,260	-	-	-	22,920	26	-	-	608	438
Totals		2,273,498	322,214	-	90,860	1,020,330	840,094	667	126	90	3,755	2,836
Excess												
Market (ROUGH)			347,000	50,000	94,805	1,050,000		689				

New Retail Demand (2040)	97,000	Above existing supported retail stock (forecasted by AECOM)
Existing Retail Stock (Twin Aire Village Center)	250,000	Supported today either as is or renovated/replaced
Total Built Retail in Village Center and Surroundings (2040)	347,000	

Other Induced Office Demand (Industry Service linked)	51,016.5	Industrial HQ, Tech/Social Firm, Major Firm full relocation, Benefit Corp-type HQ
Total Office Demand (2030)	51,017	5% of Industrial for support offices & service firms

Industrial / Flex Land Demand (CJC Scenario)	45 to 60 acres	
Implied Square Footage (typical build out)	750,000 to 1,050,000	Assuming lower site coverage than smaller flex use with more bigger sites (40%)

New Residential Demand (Households, Baseline 2040)	947 Forecasted by AECOM to 2040
Vacant Homes (Stage 1 Citizens Energy Study)	(324) SB Friedman Stage 1
Vacant Lots (Zero Improved Value)	(221) Pulled from County Appraisals
New Residential Demand Beyond Existing Vacancy	402 Minimum Potential New Unit Construction
Induced Multifamily Demand	50 to 150 Estimated by AECOM
Share of Vacant Homes to Remain Vacant (unimprovable, 10%)	32 Assumption
Share of Vacant Lots Undevelopable, Aggregated or Repurposed (25%)	55 Assumption (many lots could be aggregated for larger homes or added to adjacent)
New Residential Unit Development Demand (2040)	539 to 689

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PRC	1	Industrial	93,750	1				1				-	-	-	93,750	-	-	-	-	
PRC	2	Industrial	16,200	1				1				-	-	-	16,200	-	-	-	-	
PRC	3	Industrial	16,200	1				1				-	-	-	16,200	-	-	-	-	
PRC	4	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	5	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	6	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	7	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	8	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	9	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	554
PRC	10	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	11	Industrial	16,200	1				1				-	-	-	16,200	-	-	-	-	
PRC	12	Industrial	16,200	1				1				-	-	-	16,200	-	-	-	-	
PRC	13	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	14	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	15	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	16	Industrial	27,000	1				1				-	-	-	27,000	-	-	-	-	
PRC	17	IFD	6,390	1			1					-	-	6,390	-	-	-	-	-	
PRC	18	IFD	2,800	1			1					-	-	2,800	-	-	-	-	-	
PRC	19	Industrial	24,480	1				1				-	-	-	24,480	-	-	-	-	179
PRC	20	Industrial	24,480	1				1				-	-	-	24,480	-	-	-	-	
PRC	21	Industrial	24,480	1				1				-	-	-	24,480	-	-	-	-	
PRC	22	Industrial	24,480	1				1				-	-	-	24,480	-	-	-	-	
Totals														9,190	553,470					733

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PRCN	1		39,300		0.15		1.35					5,895	-	53,055	-	-				170	
Totals												5,895	-	53,055	-	-					170

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PRCS	1	Industrial	46,650	1				1				-	-	-	46,650	-		-	-	
PRCS	2	Industrial	32,400	1				1				-	-	-	32,400	-		-	-	
PRCS	3	Shelter/Hosp	16,200	1			1					-	-	16,200	-	-		-	-	
PRCS	4	Industrial	32,400	1				1				-	-	-	32,400	-		-	-	219
PRCS	5	Police	12,415	1			1					-	-	12,415	-	-		-	-	
PRCS	6	CEG Building	1,620	1			1					-	-	1,620	-	-		-	-	
Totals												-	-	28,615	111,450	-	-	-	-	219

Pleasant Run Crossing: Concept 1R																				
Concept Plan 2017.08.25																				
Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Commercial	Floors Office	Floors Civic	Floors Industrial	Floors Residential	Floors Parking Below	Floors Parking Above	S.F. Commercial	S.F. Office	S.F. Civic	S.F. Industrial	S.F. Residential	Housing Units	Structured Parking Below	Structured Parking Above	Surface Parking
PP_E	1	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	
PP_E	2	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	100
PP_E	3	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	
PP_E	4	Industrial	42,210	1				1				-	-	-	42,210	-		-	-	123
PP_E	5	Industrial	24,120	1				1				-	-	-	24,120	-		-	-	
PP_E	6	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	
PP_E	7	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	138
PP_E	8	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	
PP_E	9	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	
PP_E	10	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	186
PP_E	11	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	
Totals			281,970												281,970					547

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Concept Plan 2017.08.25																				
Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Commercial	Floors Office	Floors Civic	Floors Industrial	Floors Residential	Floors Parking Below	Floors Parking Above	S.F. Commercial	S.F. Office	S.F. Civic	S.F. Industrial	S.F. Residential	Housing Units	Structured Parking Below	Structured Parking Above	Surface Parking
PP_W	1	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	
PP_W	2	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	194
PP_W	3	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	
Totals			73,440									-	-	-	73,440	-		-	-	194

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Commercial	Floors Office	Floors Residential	Parking Flrs Below	Parking Flrs Above	S.F. Commercial	S.F. Office	S.F. Residential	Housing Units	Structured Parking Below	Structured Parking Above	Surface Parking
TA	1	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	36
TA	2	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	26
TA	3	Low-rise Apt	18,900	3			2.5	0.5		-	-	47,250	32	32	45	-
TA	4	Low-rise Apt	18,900	3			2.5	0.5		-	-	47,250	32	32	45	-
TA	5	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	36
TA	6	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	26
TA	7	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	36
TA	8	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	26
TA	9	Low-rise Apt	18,900	3			2.5	0.5		-	-	47,250	32	32	-	-
TA	10	Low-rise Apt	18,900	3			2.5	0.5		-	-	47,250	32	32	-	-
TA	11	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	36
TA	12	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	26
TA	13	Townhomes	10,560	2			2.0			-	-	21,120	13	-	-	39
TA	14	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	21
TA	15	Low-rise Apt	19,040	2			2.0			-	-	38,080	36	-	-	54
TA	16	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	21
TA	17	Mixed-Use	28,000	3	1.0		2.0			28,000.0	-	56,000	44	-	-	172
TA	18	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	21
TA	19	Low-rise Apt	19,040	2			2.0			-	-	38,080	36	-	-	54
TA	20	Townhomes	10,400	2			2.0			-	-	20,800	13	-	-	22
TA	21	Mixed-Use	16,800	2	1.0		2.0			16,800.0	-	33,600	28	-	-	42
IA	22	Townhomes	11,510	2			2.0			-	-	23,020	13	-	-	28
Totals										44,800	-	648,500	454	126	90	722

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VC_E	1	Residential, Parking	31,276	3	0.25			2.75			7,819	-	-	86,009	96	-	-	18
VC_E	2	Residential, Parking	30,060	3	0.25			2.75			7,515	-	-	82,665	92	-	-	31
VC_E	3E	Retail	3,135	1	1						3,135	-	-	-	-	-	-	23
VC_E	4E	Dollar General	8,580	1	1						8,580	-	-	-	-	-	-	37
VC_E	5E	Automotive	1,790	1	1						1,790	-	-	-	-	-	-	25
VC_E	6E	Retail	46,785	1	1						46,785	-	-	-	-	-	-	100
VC_E	7E	Retail	51,635	1	1						51,635	-	-	-	-	-	-	288
VC_E	8E	Retail	2,230	1	1						2,230	-	-	-	-	-	-	40
Totals											127,259	-	-	168,674	187	-	-	562

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VC_W	1	Retail	25,255	1.0	1.0						25,255	-	-	-	-	-	-	
VC_W	2	Retail	12,000	1.0	1.0						12,000	-	-	-	-	-	-	
VC_W	3	Retail, Housing	22,920	2.0	1.0			1.0			22,920	-	-	22,920	26	-	-	482
VC_W	4E	Kroger	37,225	1.0	1.0						37,225	-	-	-	-	-	-	
VC_W	5	Retail	17,920	1.0	1.0						17,920	-	-	-	-	-	-	
VC_W	6	Retail	7,000	1.0	1.0						7,000	-	-	-	-	-	-	126
VC_W	7	Retail	15,670	1.0	1.0						15,670	-	-	-	-	-	-	
VC_W	8E	McDonalds	6,270	1.0	1.0						6,270	-	-	-	-	-	-	
Totals											144,260	-	-	22,920	26	-	-	608