

Pleasant Run Crossing: Concept 1R

Concept Plan | 2017.08.25

Lot	General Use	Footprint (S.F.)	S.F. Commercial	S.F. Office	S.F. Civic	S.F. Industrial	S.F. Residential	Units Residential	Structured Parking	Structured Parking	Surface Parking	Parking Required	Daily Trips Generated
Pleasant Run Crossing	CJC, IFD	1,362,850	-	-	1,313,890	48,960	-	-	-	-	1,629	3,334	4,703
Pleasant Run Crossing North	CJC Law Offices	276,705	72,585	204,120	-	-	-	-	309	444	45	791	18,506
Pleasant Run Crossing South	Indust., Rescue	123,865	-	-	28,615	95,250	-	-	-	-	174	167	1,170
Prospect Place East	Industrial	281,930	-	-	-	281,930	-	-	-	-	547	282	1,572
Prospect Place West	Industrial	73,440	-	-	-	73,440	-	-	-	-	194	73	410
Twin Aire	Residential, Rec.	1,032,460	44,800	-	-	-	987,660	787	126	802	759	915	8,461
Village Center East	Mixed-Use	464,190	202,129	-	-	-	262,061	291	328	626	677	869	9,575
Village Center West	Mixed-Use	335,232	164,463	30,505	94,424	-	45,840	52	-	-	564	845	13,536
Totals		3,950,672	483,977	234,625	1,436,929	499,580	1,295,561	1,130	763	1,873	4,589	7,275	57,934
			38,522	2,482	7,975	3,061	5,894						

New Retail Demand (2040)	208,000 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)	458,000

Law Office Demand (CJC-driven)	50,000 Private Law Firms (Criminal Defense and fraction of Major Firms)
Public Law Office Demand (CJC-linked)	190,000 Public Defenders and Prosecutors (per CJC interview)
Other Induced Office Demand (Village Center-linked)	Unknown Industrial HQ, Tech/Social Firm, Major Firm full relocation, Benefit Corp-type HQ
Total Office Demand (2030)	240,000

Industrial / Flex Land Demand (CJC Scenario)	10 to 20 acres
Implied Square Footage (typical build out)	225,000 to 450,000

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 250 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 789

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Civic	Floors Industrial	S.F. Civic	S.F. Industrial	S.F. Residential	Housing Units	Structured Parking Below	Structured Parking Above	Surface Parking	Daily Trip Generation					
														Commercial	Office	Civic	Industrial	Residential	
PRC	1.1	Main Entry?	8,700	1	1		8,700	-	-	-	-	-		0	0	3000	0		
PRC	1.2	Courthouse	34,500	9	9		310,500	-	-	-	-	-		0	0	600	0		
PRC	1.3	CJC acc	6,000	1	1		6,000	-	-	-	-	-		0	0	0	0		
PRC	1.4	Sheriff	37,700	3	3		113,100	-	-	-	-	-	1,450	0	0	1200	0		
PRC	1.5	Jail	150,000	5	5		750,000	-	-	-	-	-		0	0	0	0		
PRC	1.6	Assessment	28,750	4	4		115,000	-	-	-	-	-		0	0	100	0		
PRC	2	IFD	7,790	1	1		7,790	-	-	-	-	-		0	0	217	0		
PRC	3	IFD	2,800	1	1		2,800	-	-	-	-	-		0	0	78	0		
PRC	4	Industrial	24,480	1		1	-	24,480	-	-	-	-	179	0	0	0	171		
PRC	5	Industrial	24,480	1		1	-	24,480	-	-	-	-		0	0	0	171		
PRC	6	Industrial	24,480	1		1	-	24,480	-	-	-	-		0	0	0	171		
PRC	7	Industrial	24,480	1		1	-	24,480	-	-	-	-		0	0	0	171		
Totals			1,362,850				1,313,890	48,960	-	-	-	-	1,629	-	-	5,195	684	-	5,879

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Commercial	Floors Office	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	Daily Trip Generation						
																Commercial	Office	Civic	Industrial	Residential		
PRCN	1	CJC Office	39,300	3	0.5	2.5	19,650	98,250	-	-	-	-	-	-	-	-	9749	1084	-	-	-	
PRCN	2	CJC Office	35,530	3	1.0	2.0	35,530	71,060	-	-	-	-	-	-	-	45	8919	784	-	-	-	
PRCN	3	CJC Office	17,405	3	1.0	2.0	17,405	34,810	-	-	-	-	309	-	-	-	2213	384	-	-	-	
PRCN	4	Parking	55,155	3	-	-	-	-	-	-	-	-	-	444	-	-	0	0	-	-	-	
Totals							72,585	204,120	-	-	-	-	309	444	45		20,881	2,252	-	-	-	23,133

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Civic	Floors Industrial	S.F. Civic	S.F. Industrial	S.F. Residential	Housing Units	Structured Parking Below	Structured Parking Above	Surface Parking	Daily Trip Generation						
														Commercial	Office	Civic	Industrial	Residential		
PRCS	1	Industrial	46,650	1		1	-	46,650	-		-	-		0	0			325		
PRCS	2	Industrial	32,400	1		1	-	32,400	-		-	-		0	0			226		
PRCS	3	Shelter/Hosp	16,200	1	1		16,200	-	-		-	-		0	0	452		0		
PRCS	4	Industrial	16,200	1		1	-	16,200	-		-	-	174	0	0	0		113		
PRCS	5	Police	12,415	1	1		12,415	-	-		-	-						347	0	
PRCS	6	CEG Building	1,620	0			-	-	-		-	-								
Totals			123,865				28,615	95,250	-	-	-	-	174	-	-	799		664	-	1,463

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																					Commercial	Office	Civic	Industrial	Residential	
PP_E	1	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	100	0	0			167
PP_E	2	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	100	0	0			167
PP_E	3	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	100	0	0	0		167
PP_E	4	Industrial	42,210	1				1				-	-	-	42,210	-		-	-	-	123	0	0	0		294
PP_E	5	Industrial	24,080	1				1				-	-	-	24,080	-		-	-	-	123	0	0	0		168
PP_E	6	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	138	0	0	0		167
PP_E	7	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	138	0	0	0		167
PP_E	8	Industrial	23,940	1				1				-	-	-	23,940	-		-	-	-	138	0	0	0		167
PP_E	9	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	-	186	0	0	0		167
PP_E	10	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	-	186	0	0	0		167
PP_E	11	Industrial	24,000	1				1				-	-	-	24,000	-		-	-	-	186	0	0	0		167
Totals			281,930												281,930						547					1,965

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																					Commercial	Office	Civic	Industrial	Residential	
PP_W	1	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	-	0	0		171		
PP_W	2	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	-	194	0	0		171	
PP_W	3	Industrial	24,480	1				1				-	-	-	24,480	-		-	-	-		0	0	0	171	
Totals			73,440									-	-	-	73,440	-		-	-	194	-	-	-	513	-	513

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors		Parking Flrs Below	S.F.		Housing Units	Daily Trip Generation						
					Commercial	Residential		Commercial	S.F. Residential		Commercial	Office	Civic	Industrial	Residential		
TA	1	Mid-rise Apt	55,460	3		3.0		-	166,380	166	0	0	0	0	1106		
TA	2	Garage	35,620	3			3.0	-	-	-	0	0	0	0	0		
TA	3	Mid-rise Apt	55,460	3		3.0		-	166,380	166	0	0	0	0	1106		
TA	4	Garage	35,620	3			3.0	-	-	-	0	0	0	0	0		
TA	5	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	6	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	7	Low-rise Apt	18,900	3		2.5	0.5	-	47,250	32	0	0	0	0	213		
TA	8	Low-rise Apt	18,900	3		2.5	0.5	-	47,250	32	0	0	0	0	213		
TA	9	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	10	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	11	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	12	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	13	Low-rise Apt	18,900	3		2.5	0.5	-	47,250	32	0	0	0	0	213		
TA	14	Low-rise Apt	18,900	3		2.5	0.5	-	47,250	32	0	0	0	0	213		
TA	15	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	16	Townhomes	10,800	2		2.0		-	21,600	13	0	0	0	0	76		
TA	17	Townhomes	10,560	2		2.0		-	21,120	13	0	0	0	0	76		
TA	18	Townhomes	10,400	2		2.0		-	20,800	13	0	0	0	0	76		
TA	19	Low-rise Apt	19,040	2		2.0		-	38,080	36	0	0	0	0	239		
TA	20	Townhomes	10,400	2		2.0		-	20,800	13	0	0	0	0	76		
TA	21	Mixed-Use	28,000	3		1.0		28,000.0	56,000	44	2220	0	782	0	293		
TA	22	Townhomes	10,400	2		2.0		-	20,800	13	0	0	0	0	76		
TA	23	Low-rise Apt	19,040	2		2.0		-	38,080	36	0	0	0	0	239		
TA	24	Townhomes	10,400	2		2.0		-	20,800	13	0	0	0	0	76		
TA	25	Low-rise Apt	16,800	2		1.0		16,800.0	33,600	28	2489	0	0	0	186		
TA	26	Townhomes	11,510	2		2.0		-	23,020	13	0	0	0	0	76		
					TOTALS				44,800	987,660	787	4,709	-	782	-	5,085	10,576

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									Commercial	Residential					Commercial	Office	Civic	Industrial	Residential	
VC-E	1	Residential, Parking	52,050	3	0.25	2.75	1		13,013	143,138	159	135		18	577	0	0	0	0	1058
VC-E	2	Residential, Parking	43,245	3	0.25	2.75	1		10,811	118,924	132	193		31	479	0	0	0	0	879
VC-E	3	Retail, Garage	97,430	3	0.50			2.25	48,715	-	-		626	28	3232	0	0	0	0	0
VC-E	4	Retail	26,140	1	1.0				26,140	-	-			293	1159	0	0	0	0	0
VC-E	5	Retail	18,460	2	1.0				18,460	-	-				818	0	0	0	0	0
VC-E	6	Retail	29,415	1	1.0				29,415	-	-				1304	0	0	0	0	0
VC-E	7	Retail	19,185	1	1.0				19,185	-	-			307	850	0	0	0	0	0
VC-E	8	Retail	15,980	1	1.0				15,980	-	-				708	0	0	0	0	0
VC-E	9	Retail	20,410	1	1.0				20,410	-	-				905	0	0	0	0	0
Totals									202,129	262,061	291	328	626	677	10,032	-	-	-	1,937	11,969

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Lot	Building Number	Description	Footprint (S.F.)	Floors (Total)	Floors Commercial	Floors Office	Floors Civic	Floors Residential	S.F. Commercial	S.F. Office	S.F. Civic	S.F. Residential	Housing Units	Surface Parking	Daily Trip Generation					
															Commercial	Office	Civic	Industrial	Residential	
VC_W	1	Retail	25,255	1.0	1.0				25,255	-	-	-	-		1119	0	0	0	0	
VC_W	2	Retail	12,000	1.0	1.0				12,000	-	-	-	-		532	0	0	0	0	
VC_W	3	Retail, Housing	22,920	3.0	1.0			2.0	22,920	-	-	45,840	52	434	1520	0	0	0	346	
VC_W	4	Kroger	81,797	1.0	1.0				81,797	-	-	-	-		8363	0	0	0	0	
VC_W	5	Comm Center	51,040	2.0	0.15		1.85		7,656	-	94,424	-	-		339	0	3193	0	0	
VC_W	6	Retail, Office	7,000	2.0	1.0	1.0			7,000	7,000	-	-	-	61	310	195	0	0	0	
VC_W	7	Retail, Office	15,670	2.0	0.5	1.5			7,835	23,505	-	-	-	69	347	656	0	0	0	
Totals									164,463	30,505	94,424	45,840	52	564	12,530	851	3,193	-	346	16,920