



Comparison of Proposed Alternatives					
	1—Project Sponsor's Preferred Alternative with Office	2—Project Sponsor's Preferred Alternative without Office	3—Lower Intensity Mixed Use Alternative	4—All Retail Alternative	5—No Action Alternative
Site Size (acres)	40.22				
Developed Area (including roads)	~ 35 acres				
Gross Building Area	860,000 sf	990,000 sf	630,000 sf	329,500 sf	581,640 sf
Uses					
Multifamily Residential	330 units	500 units	220 units	None	None
Retail anchor	160,000 sf	160,000 sf	160,000 sf	120,000 sf	None
Retail major	None	None	None	50,000 sf	None
Retail shops	95,000 sf	192,000 sf	45,000 sf	131,000 sf	None
Amusement/ Recreation	105,000 sf	105,000 sf	70,000 sf	None	None
Market	None	None	None	20,000 sf	None
Medical Office/ Office	150,000 sf	None	120,000 sf	None	365,900 sf
Restaurant	20,000 sf	33,000	15,000 sf	8,000 sf	None
Child Daycare	None	None	None	None	21,000 sf
Nursing Homes	None	None	None	None	194,740 sf
Parking Spaces	3,285	3,548	2,508	1,789	2,719
New Bypass Roadway	Yes				