PROJECT MASTERPLAN
Segments 57, 86, 87, and 88

EXISTING STATE OF PLACE INDEX & PROFILE
State of Place Index 22

FUTURE STATE OF PLACE INDEX & PROFILE
State of Place Index 53
Current State of Place Index: 22
Future State of Place Index: 53
Median Disposable Income: $26,978

Economic Baseline:
- Office Rents: $25.92
- Retail Rents: $18
- Retail Revenues: $15.36
- Residential Rents: $16.8

ROI:
- With Transit Premium: $10.99
- Office Rents: $5.81
- Retail Revenues: $10.48
- Residential Rents: $5.06

Project Area:
- Sq.Ft.: 720,000
- Office Rents: 480,000
- Retail Revenues: 480,000
- Residential Rents: 720,000

Value Captured: $19,373,404

Project Cost: $100,000,000

Value for Money a year per Sq.ft.: $0.19
PROJECT SPECIFIC SITE A
Segments 45 and 50

EXISTING STATE OF PLACE INDEX & PROFILE

State of Place Index
38.7

FUTURE STATE OF PLACE INDEX & PROFILE

State of Place Index
39.2
**Forecast: Site A**

- **Current State of Place Index**: 38.7
- **Future State of Place Index**: 39.2
- **Median Disposable Income**: $26,978

### Economic Baseline

<table>
<thead>
<tr>
<th>Category</th>
<th>Office Rents</th>
<th>Retail Rents</th>
<th>Retail Revenues</th>
<th>Residential Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value for Money a year per Sq.ft.</td>
<td>$25.92</td>
<td>$18</td>
<td>$15.36</td>
<td>$16.8</td>
</tr>
</tbody>
</table>

### ROI

- **With Transit Premium**: $0.18, $0.09, $0.17, $0.08
- **Without Transit Premium**: $0.22, $0.17, $0.26, $0.08

### Project Area

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Value Captured</td>
<td>35,000</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Project Cost</td>
<td>$6,202</td>
<td>$6,400,000</td>
<td>$0.001</td>
<td></td>
</tr>
</tbody>
</table>
**PROJECT SPECIFIC SITE B**
Segments 45 and 50

**EXISTING STATE OF PLACE INDEX & PROFILE**

- State of Place Index: **38.7**

**FUTURE STATE OF PLACE INDEX & PROFILE**

- State of Place Index: **53.5**
## Forecast: Site B

### Current State of Place Index
- **Index:** 38.7

### Future State of Place Index
- **Index:** 53.5

### Median Disposable Income
- **Amount:** $26,978

### Economic Baseline

<table>
<thead>
<tr>
<th>Category</th>
<th>Office Rents</th>
<th>Retail Rents</th>
<th>Retail Revenues</th>
<th>Residential Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Baseline</td>
<td>$25.92</td>
<td>$18</td>
<td>$15.36</td>
<td>$16.8</td>
</tr>
</tbody>
</table>

### ROI

<table>
<thead>
<tr>
<th>Category</th>
<th>Office Rents</th>
<th>Retail Rents</th>
<th>Retail Revenues</th>
<th>Residential Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>With Transit Premium</td>
<td>$5.25</td>
<td>$2.77</td>
<td>$5.00</td>
<td>$2.42</td>
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### Project Area

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Project Area</td>
<td>35,000</td>
<td>2,000</td>
<td>2,000</td>
<td>6,000</td>
</tr>
</tbody>
</table>

### Value Captured
- **Amount:** $213,651

### Project Cost
- **Amount:** $8,200,000

### Value for Money a year per Sq.ft.
- **Amount:** $0.026
PROJECT DOWNTOWN SITE
Segments 45 and 50

EXISTING STATE OF PLACE INDEX & PROFILE

- State of Place Index: 58

  - URBAN FABRIC
    - Form: 70
    - Density: 50
    - Connectivity: 60
    - Proximity: 45
  - DESTINATIONS
    - Parks & Public Spaces: 80
    - Recreational Facilities: 75
    - Pedestrian Amenities: 60
  - HUMAN NEEDS & COMFORT
    - Traffic Safety: 70
    - Aesthetics: 70
    - Personal Safety: 50
  - LIVELINESS & UPKEEP

FUTURE STATE OF PLACE INDEX & PROFILE

- State of Place Index: 75

  - URBAN FABRIC
    - Form: 80
    - Density: 60
    - Connectivity: 70
    - Proximity: 55
  - DESTINATIONS
    - Parks & Public Spaces: 90
    - Recreational Facilities: 85
    - Pedestrian Amenities: 70
  - HUMAN NEEDS & COMFORT
    - Traffic Safety: 80
    - Aesthetics: 80
    - Personal Safety: 60
  - LIVELINESS & UPKEEP

The State of Place Index & Profile, together, indicate the need for improvement in various areas of the neighborhood. Certain blocks or set of blocks need the most TLC.
# Forecast: Downtown

## Current State of Place

- **Index:** 58

## Future State of Place

- **Index:** 75

## Median Disposable Income

- **$26,978**

## Economic Baseline

<table>
<thead>
<tr>
<th>Economic Baseline</th>
<th>Office Rents</th>
<th>Retail Rents</th>
<th>Retail Revenues</th>
<th>Residential Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$25.92</td>
<td>$18</td>
<td>$15.36</td>
<td>$16.8</td>
</tr>
</tbody>
</table>

## ROI With Transit Premium

<table>
<thead>
<tr>
<th>ROI With Transit Premium</th>
<th>Office Rents</th>
<th>Retail Rents</th>
<th>Retail Revenues</th>
<th>Residential Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$6.03</td>
<td>$3.19</td>
<td>$5.74</td>
<td>$2.78</td>
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## Project Area

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
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<td></td>
<td>n/a</td>
<td>50,000</td>
<td>50,000</td>
<td>100,000</td>
</tr>
</tbody>
</table>

## Value Captured

- **$724,204**

## Project Cost

- **$28,000,000**

## Value for Money a year per Sq.ft.

- **$0.026**