

Urbanomics

Memo

To: North Brunswick Planning Board
From: Urbanomics
Date: 3/18/2010
Re: North Brunswick Transit Village Projected School Child Generation and Local Fiscal Impact Analysis

Urbanomics has been requested by North Brunswick TOD Associates, L.L.C. determine the expected number of school children and the local fiscal impact of the proposed North Brunswick Transit Village. To accomplish this task, Urbanomics utilized an independent assessment of the number of school-aged children living in Transit Oriented Developments (TODs) in the United States¹ to ascertain if the examined TODs are comparable to the proposed TOD in North Brunswick, NJ in terms of the expected socioeconomic and design characteristics and local school performance. If it was found the proposed North Brunswick Transit Village was comparable to the previously studied TODs, Urbanomics could then subsequently estimate the number of school-children to be generated by the proposed development based upon original research.

Key Findings:

- The North Brunswick TOD is comparable to the analyzed TODs.
- The number of school age children to be generated by the development is:
 - 9 school age children for Phase 1
 - 181 school age children at full buildout

Methodology

Urbanomics identified a total of 32 comparable TOD projects with a combined 12,945 units in the following areas: Denver, Colorado; Silver Spring, Maryland; Portland, Oregon; Dallas, Texas, and Arlington County, Virginia. These comparable TOD projects include those in urban and suburban locations; having rental and condominium units; and a wide range of housing types from low-rise and mid-rise apartments, townhouses, lofts and high rise apartments. The TODs examined also include a total of 315 affordable units, representing just over 2% of total units.

¹ "What About Our Schools?" in 2008 for InterCap Holdings was originally done for the location of Edison, NJ. North Brunswick has almost exact demographic and school characteristics.

Urbanomics research indicates the number of school aged children generated by the comparable TOD projects identified in the study is extremely low with an average generation rate of 3 students per 100 units. The generation rates of the TODs analyzed ranged from 0 to 12 school aged children per 100 units depending on bedroom mix, type of housing, marketing target and child-friendliness of the development. Those developments that are primarily residential with open space, playgrounds, and game rooms typically generate higher numbers of school children, whereas developments that are in keeping with the North Brunswick TOD plans, i.e., mixed-use with a substantial commercial component and with limited family amenities, tend to generate fewer children.

These results mirror the exploratory data for TODs published by Rutgers University in the 2006 update of *Who Lives in New Jersey Housing*.² Therefore we project the North Brunswick Transit Village will generate school age children at a rate of 3 children per 100 units in market rate units. In consultation with municipal and school officials and recognizing the unique nature of affordable housing units in NJ, generation rates of 0.16, 0.68, and 1.37 per unit were used for affordable 1-bedroom units, 2-bedroom units, and 3-bedrooms units, respectively, as found in the *Who Lives in New Jersey Housing* study.³

Upon completion of the initial assessment, Fiscal Impact Analysis spreadsheets were completed utilizing the child-generation multipliers from the Urbanomics' original report as well as comments received from the Township of North Brunswick and North Brunswick School District after a meeting on March 16, 2010 as follows.

A 3 school children per 100 units generation rate was used for market rate units of all sizes, consistent with Urbanomics research findings. Recognizing the unique nature of affordable housing units in NJ, generation rates of 0.16, 0.68, and 1.37 per unit were used for affordable 1-bedroom units, 2-bedroom units, and 3-bedrooms units, respectively, as found in the Rutgers study cited above. In addition, all assessment, budgetary and demographic inputs were updated to the most recently available data and reviewed with municipal and school officials.

² Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

³ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

The Fiscal Impact Analysis results in the following for the development at full buildout:

- Total Persons- 3,546
- School Aged Children-181
- Workers- 1,778

- Total Local Revenue
 - Municipal-\$3,071,996.64
 - School- \$8,041,316.97
 - Total- \$11,113,313.61

- Net Fiscal Impact (Annual Revenues minus Costs)
 - Municipal-\$83,392.37
 - School- \$4,175,681.28
 - Total- \$4,557,522.73

The Fiscal Impact Analysis will result in the following for Phase 1:

- Total Persons- 546
- School Aged Children-9
- Workers- 962

- Total Local Revenue
 - Municipal-\$919,842.02
 - School- \$2,424,874.42
 - Total- \$3,344,716.44

- Net Fiscal Impact (Annual Revenues minus Costs)
 - Municipal-\$331,933.57
 - School- \$2,247,097.80
 - Total- \$2,579,031.37

As indicated above, the substantial property tax revenue and low school child generation from the proposed transit village results in a total positive fiscal impact of \$2,579,031.37 for Phase 1 and \$4,147,073.16 on full build out.



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North Brunswick Transit Village Projected School Child Generation and Local Fiscal Impact Analysis

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Executive Summary

Urbanomics developed a national database of over 500 transit oriented developments (TODs) overlaid with data on project site and location, demographic, socioeconomic and school performance as demonstrated by SAT scores.

A targeted list of TODs was identified with characteristics most similar to a potential TOD in North Brunswick Township, New Jersey. We have provided an extensively researched existing condition analysis of the number of school children living in these comparable TOD projects based upon:

- site criteria
- socioeconomic characteristics
- school performance information (SAT Scores)

Urbanomics identified a total of 32 comparable TOD projects with a combined 12,945 units. These developments were located in the following areas: Denver, Colorado; Silver Spring, Maryland; Portland, Oregon; Dallas, Texas; and Arlington County, Virginia. These comparable TOD projects include:

- a wide range of housing types from low-rise and mid-rise apartments, townhouses, lofts and high rise apartments, both rental and condominium.
- locations near existing transit facilities and include both urban and suburban areas across the country.
- total of 315 affordable units, representing just over 2% of total units.

The Urbanomics analysis indicates the following:

- the number of school aged children generated by the comparable TOD projects identified in the study is extremely low with an average generation rate of 3 students per 100 units.
- generation rates in our analysis ranged a total of 0 to 12 school aged children per 100 units.
- in addition to factors such as bedroom mix, type of housing and marketing target which may have an impact on school children generation, it appears that the child-friendliness of the development may also have an impact. Those developments that were on larger properties with open space, playgrounds, and game rooms typically generated school children at the upper end of this range, where as projects that are more dense , mixed use and less children friendly, tend to have less children.

Our analysis of the combined 12,945 units in the 32 TOD projects indicates that the number of school aged children generated by such units is extremely low. These TOD units yield 428 students for an average generation rate 3 school aged children per 100 units. The generation rates in our analysis ranged from total of 0 to 12 school aged children per 100 units. While characteristics such as bedroom mix, type of housing and marketing target may be contributing factors, it appears that the child-friendliness of the development may also have an impact. Developments, such as The Blairs in Silver Spring, MD and Crystal Towers in Crystal City in Arlington, VA. with open space, playgrounds, and game

rooms, were typically at the upper end of the range. It should be noted that even at these levels the number of school children produced per unit is small. Both The Blairs and Crystal Towers had approximately 4 and 8 school children per hundred units respectively.

These results mirror the exploratory data for TODs published by Rutgers University in its update on *Who Lives in New Jersey Housing*.¹ The Rutgers University updated report identified 10 New Jersey TODs with a total of 2,183 units. These developments were all rental units in a variety of housing types which generated a total of 47 school aged children.²

The TOD projects in our report include a wide range of housing types from low-rise and mid-rise apartments, townhouses, lofts and high rise apartments, both rental and condominium. They are located near existing transit facilities and include both urban and suburban areas across the country.

Lenox Park Apartments in Silver Spring is an example of a development with approximately 30% of its units in 2 or more bedrooms. It produces 2 children per 100 units. Developments, in Crystal City and Pentagon City, such as the Metropolitan at Pentagon Row and Crystal House, have 30%. These produce 2 and 3 children per 100 units, respectively. Developments in these areas with 50% or more of their units in 2 or more bedrooms, such as The Buchanan and Water Park Towers, also exhibited low generation rates. All of these developments are located in close proximity to Washington, D.C.

Within our sample, there were 315 affordable units, representing just over 2% of total units.

Examples of developments with significant affordable units include Lenox Park Apartments (84 units - 20% affordable), the Bennington (68 units - 30% affordable) and Alexander House (123 units - 40% affordable) in Silver Spring. The generation rate for Lenox Park Apartments was 2 and 3 children per 100 units for the Bennington and Alexander House.

Approximately 96% of these affordable units were in Silver Spring, MD, within the Washington DC metro area. In the Silver Spring developments surveyed, affordable units accounted for almost 10%. The units in Silver Spring (2,976 units in 7 TOD projects) yielded similar generation rates with an average of 3 school children per unit.

¹ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

² Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

Table 1
School Children Generated from Transit Oriented Developments
(TODs) Comparable to Potential North Brunswick TOD

Project Name	Location	Tenure	Type	Number of Units	Pupil Generation	Pupil Multiplier (Per unit)	SAT or ACT Scores (2005)
North Brunswick TOD Associates, LLC	North Brunswick, NJ	Rental/Condo	Apt	1875	181	0.09	1035
Savoy at Hampden Town Center	Aurora, CO	Rental	Apt	444	54	0.12	1164
Hampden Town Center Terrace	Aurora, CO	Condo	Apt	168	15	0.09	1164
Uptown Square	Denver, CO	Rental	Apt	696	2	0	20
Crest at Lone Tree	Lone Tree, CO	Rental	Apt	400	20	0.05	22
The Metropolitan at Lincoln Station	Lone Tree, CO	Rental	Apt	431	15	0.04	22
Amli at Park Meadows	Lone Tree, CO	Rental	Apt	518	35	0.07	22
Alexander House	Silver Spring, MD	Rental	HR	311	10	0.03	976
The Blairs	Silver Spring, MD	Rental	HR/Apt/TH	1,397	55	0.04	976
Lenox Park Apts	Silver Spring, MD	Rental	HR	406	6	0.02	976
MCIA Condos	Silver Spring, MD	Condo	HR	151	1	0.01	976
The Bennington	Silver Spring, MD	Rental	HR	223	6	0.03	976
Crescent Condos	Silver Spring, MD	Condo	HR	143	0	0	976
Twin Towers Apts	Silver Spring, MD	Rental	HR	345	12	0.04	976
Columbia Trails	Gresham, OR	Rental	Apt	364	10	0.03	1031
Club 1201	Hillsboro, OR	Condo	Apt	210	6	0.03	1025
Mockingbird Station	Dallas, TX	Rental	Apt	211	0	0	1006
Phoenix at Midtown	Dallas, TX	Rental	Apt	449/269 occ.	2	0.01	1006
The Vista	Dallas, TX	Rental	Apt	125	3	0.03	1006
The W North & South Victory Park	Dallas, TX	Condo	HR	147/125 occ.	2	0.02	1006
East Side Village	Plano, TX	Rental	Apt	491	0	0	1032
Crystal Towers	Crystal City, VA	Rental	HR	912	73	0.08	900
Crystal Square	Crystal City, VA	Rental	HR	378	12	0.03	900
Crystal Plaza	Crystal City, VA	Rental	HR	540	10	0.02	900
Crystal House I & II	Crystal City, VA	Rental	HR	828	26	0.03	900
Water Park Tower	Crystal City, VA	Rental	HR	366	3	0.01	900
Crystal Place	Crystal City, VA	Rental	HR	183	1	0.01	900
The Lofts 590	Crystal City, VA	Rental	Apt	212	6	0.03	900
Buchanan	Crystal City, VA	Rental	HR	442	11	0.03	900
Pentagon Row	Pentagon City, VA	Rental	Apt	504	8	0.02	900
Metropolitan at Pentagon City	Pentagon City, VA	Rental	HR	325	7	0.02	900
Metropolitan at Pentagon Row	Pentagon City, VA	Rental	HR	326	7	0.02	900
Parc Vista	Pentagon City, VA	Rental	HR	299	10	0.03	900
TOTAL				12,945	428	0.03	
TOTAL Condos				797	24	0.03	
TOTAL Rentals				11,946	404	0.03	

* Rounded to nearest hundredth; total do not include North Brunswick; SAT scores=Math + Verbal

We also compared the pupil generation rates developed by two school districts in our survey to the generation rates for specific TOD projects within their district. Montgomery County uses generation rates based on an annual census of a sample of developments throughout the county. Montgomery County uses a generation factor of 11 children per 100 units for high rise/mid-rise units based on a countywide survey.³ The comparable actual finding was 3 school children per 100 units.

Douglas County School District uses student generation rates as a function of density. The district covers the 3 projects at the Lincoln Station TOD in Lone Tree, CO. At the highest density of 22 dwelling units per acre, the district uses a generation factor of 8 children per 100 units. At a density of 15 – 21 units per acre, the district's student generation factor is 15 children per 100 units.⁴ The actual generation factors for the three TOD projects at Lincoln Station are well below these rates; the actual factors are 4, 5, and 7 children per 100 units.

Table 1 shows the actual generation factors for school aged children by project. The number of pupils was developed through telephone interviews and visits with school planners and onsite property managers for the individual project. If a project had an occupancy rate below 90%, we used the occupied units to calculate the specific generation factor for the project.

Our analysis of the combined 12,945 units in the 32 TOD projects indicates that the number of school aged children generated by such units is extremely low. These TOD units yield 428 students for an average of 3 school aged children per 100 units for the market rate units. These results mirror the exploratory data for TODs published by Rutgers University in its update on *Who Lives in New Jersey Housing*.⁵

Therefore we project the North Brunswick Transit Village will generate school age children at a rate of 3 children per 100 units in the market rate units. In consultation with municipal and school officials and recognizing the unique nature of affordable housing units in NJ, generation rates of 0.16, 0.68, and 1.37 per unit were used for affordable 1-bedroom units, 2-bedroom units, and 3-bedrooms units, respectively, as found in the *Who Lives in New Jersey Housing* study.⁶

³ The Maryland – National Capital Park and Planning Commission (M-NCPPC). "Montgomery County Student Generation Rates for, New Housing by Type: 2005 Census Update Survey." Silver Spring, Maryland: 2006.

⁴ Douglas County School District, Planning Department. Development Review: Student Generation Rates, 2007-2008. 2007. Retrieved 20 Feb. 2008 at http://www.dcsdk12.org/portal/page/portal/DCSD/Operations/Planning/Development_Review.

⁵ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

⁶ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

Purpose

Urbanomics has been requested by North Brunswick TOD Associates, L.L.C. to provide an independent assessment of the number of school-aged children living in Transit Oriented Developments (TODs) in the United States and identify those most comparable to a potential TOD in North Brunswick Township, New Jersey.⁷

Urbanomics examined North Brunswick's Education, Socioeconomic and Design characteristics in the context of the original report. Our report presents the analysis of these comparable TODs with selected demographics, socioeconomic characteristics, school performance and the number of school-aged children anticipated.

Introduction

Our assignment included the development of a national database of TODs with site and location characteristics and supplemented by demographic, socioeconomic and school performance data. We have identified TODs with selected characteristics most closely resembling a potential TOD in North Brunswick Township, New Jersey. Finally, we have provided our client with an extensively researched existing conditions analysis of the number of school children living in TODs throughout the nation based upon a matrix of site, socioeconomic and school performance (SAT Scores) criteria for these comparable TOD projects.

Transit Oriented Development (TOD) Characteristics

Our initial task was to identify all existing and occupied TODs nationwide, using the definition established by the American Planning Association. This profile includes pedestrian friendly, balanced mixed use developments with places to live, work and shop within one half-mile of light rail, metro, streetcar/trolley or heavy rail train stations.

We undertook a literature review, internet research (including the California Transit Database and other state/metropolitan transit databases) and interviews with planning, transportation and other government agencies, selected professional associations, universities and research organizations to assist with the initial identification of a universe of TODs nationwide.⁸

Urbanomics criteria focused on population density and not total population in the municipality. The population density criteria account for the community's land area as well as population, thereby providing a more statistically reliable measure of the surrounding nature of the community. Additionally, the TOD projects identified include a range of housing unit types, including townhouses and mid-rise apartment buildings as well as high rise (defined as developments of over 7 stories). Our analysis indicates that a combination of bedroom mix, marketing targets, size of the property and overall child-friendliness of the development contribute to the generation of school children and not only concentrating on housing type. These results mirror the exploratory data for TOD projects in the recent Rutgers Study on *Who Lives in New Jersey?* The housing types in the Rutgers TOD study were

⁷ "What About Our Schools?" in 2008 for InterCap Holdings was originally done for the location of Edison, NJ. North Brunswick has almost exact demographic and school characteristics.

⁸ See Bibliography for detailed list

almost all low rise developments with similar generation results to our review of comparable TOD developments nationwide.

A list of 505 possible TODs were identified throughout the United States using the resources mentioned above. Appendix A shows this universe of TODs nationwide with site and location information. We then narrowed down the list to meet the parameters required for our analysis in the following manner. Each TOD was reviewed initially to determine that they met the profile of a TOD as defined by the American Planning Association. Specifically, we checked to confirm that each TOD was within at least one half-mile of a light rail, metro, heavy rail station or a streetcar/trolley stop and that the project had actually been built and occupied. A number of TODs were thus excluded since they were only proximate to bus transit, were too far away from rail and other transit stations and/or were in the planning or construction stage. TODs in the State of New Jersey were excluded since the client already had sufficient information on these TODs. We also excluded TODs with less than 100 residential units to provide a significantly reliable universe for our analysis. We then expanded our list to include those TODs that only had a residential component, since our analysis is focused on school-aged children living in TOD projects. In addition we continued to add to the list if an acceptable TOD was found at a later date. The result was a list of 151 TODs forming the basis for our further analysis, as shown in Appendix B.

The targeted list of 151 TODs are concentrated in the West and East regions. Shown in Table 2, approximately 50% are located in the West with California and Colorado predominating (36, and 22 TODs respectively). Another 34% of TODs are located in the East, concentrated in the DC metropolitan area with 40 projects or 26% in Virginia and Maryland. This is not unexpected since these areas have a predominance of metropolitan areas with an established transit system. These are also areas in which there has been significant population growth and development activity. As seen in Table 3, light rail transit is strongly represented in the States of California, and Colorado (15, and 21 TODs respectively). Likewise, California also has the strongest incidence of heavy rail TODs (15 projects). Metro or subway transit predominates in the Maryland/ Virginia area (36 projects in total).

Table 2

Region	Number	Percent
West	76	50%
East	51	34%
Midwest	13	9%
South	11	7%

Table 3

TOD by Region and Type of Transit

Region	Light Rail		Heavy Rail		Metro		Streetcar/Trolley		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
West	46	71%	17	57%	4	9%	9	100%	76	50%
East	5	8%	8	27%	37	78%	0	0%	50	34%
Midwest	9	13%	1	3%	4	9%	0	0%	15	9%
South	5	8%	4	13%	2	4%	0	0%	10	7%
Total	65	100%	30	100%	47	100%	9	100%	151	100%

For the purpose of our analysis, we overlaid the following characteristics of each TOD:

Location: State/Metropolitan Area/County
 Town
 Address/ZIP
 Urban/Suburban

Project: Name of Project
 Year Built
 Number of Residential Units
 Number of Hotel Rooms
 Commercial Square Footage - Office/Retail
 Parking Spaces
 Project Cost
 Community Facilities/Amenities
 Type of Public Transit
 Percentage of Affordable Units
 Occupancy Rate

School Performance Characteristics

North Brunswick Township is located in a high performance school district and includes an ethnically diverse population. To assist in determining the most comparable TODs from our list of targeted TODs, we developed school performance indices for each of the TODs on this list. School performance data were sourced from the State Department of Education School Report Cards, individual school district web sites and supplemented by telephone interviews and onsite visits with School District administrators and planners. The following information was developed for the high schools attended by the school children from each TOD on our list, if available:

TOD High School Performance: SAT Scores – 2005-2006
Grade 12 Enrollment
Number of Students Tested
SAT Average Verbal Score
SAT Average Math Score
SAT Average Writing Score
SAT Composite Score

* ACT scores have been collected for several school districts and converted to corresponding SAT scores.

Socioeconomic Characteristics

A set of population and socioeconomic data were also developed for each TOD in order to establish their comparability to a potential TOD in North Brunswick, New Jersey. These indicators include the following:

- Land Area in square miles (excluding water area)
- Total 2000 Population
- Total 2000 Housing Units
- 1999 Median Household Income
- Population Density (Population per land area)
- Race/Ethnicity - % White, Black, and Asian
% Hispanic
- Average Household Size
- Owner Occupied Housing Units
- Renter Occupied Housing Units
- % Family Households
- % Family Households w/children
- % Single Female Household w/children
- 2000 Median Age
- % Population under 5 years of age
- % Population 18+
- % Population 65+
- Average Travel Time to Work (in minutes)
- % Travel Alone by Car
- % Travel by Carpool
- % Travel by Public Transportation
- % Travel by Walking
- % Foreign Born Population
- % Born in Europe
- % Born in Asia
- % Born in Africa
- % Born in Oceania
- % Born in Latin America
- % Born in North America

Scoring/Ranking of Comparable TODs

North Brunswick is in a high performing school district, has a multi-cultural population with an above average Asian population (16.3%) and an average population density higher than the state. It is an urbanized area with a population density of 2,838 persons per square mile, above the state average of 1,134 persons per square mile. North Brunswick's 1999 median household income of \$61,325 is comparable to the state median of \$65,370.⁹

⁹ U.S. Census Bureau, 2000

Table 4 details the demographic, socioeconomic and school performance characteristics of North Brunswick as compared to the State of New Jersey.

Table 4

**Summary of New Jersey State and North Brunswick Demographics,
Socioeconomics and School Performance**

Geography	SAT	Pop Density per sq. mile	Housing Unit Density per sq. mile	Square Miles (land area)	Total Pop.	Total Housing Units	Median Household Income	Multi-cultural	% White	% Black	% Asian	% Hispanic
North Brunswick	1035	2835	1,088	12.8	36,287	13,932	\$61,325	41.6	58.8	14.8	16.3	10.4
New Jersey State	1021	1,134	468	7,417	8,414,350	3,472,643	\$65,370	32.6	72.6	13.6	5.7	13.3

Source: All Data except SAT scores- Census 2000; SAT- Department of Education 2005* Math and verbal scores

After reviewing the characteristics overlaid on the TOD database, we developed a scoring algorithm using the following variables: SAT composite score, % Multi-Cultural and Population Density. Our scoring system used a possible total of 5; the specific weights used were SAT composite score – 2, % Multi-Cultural – 1.5 and Population Density – 1.5. The SAT composite score was more heavily weighted since school performance was considered to be one of the most significant data elements in our analysis. Based on information for North Brunswick Township, we used the following ranges:

Indicator	Range
SAT Composite (Math & Verbal)	900-1139
Multi-Cultural	35%
Population Density	2000-4000 per square mile

We scored each of the possible TOD projects with this scoring algorithm using these selected characteristics. Each of the TODs was then ranked from high to low. The result was the identification of 32 TOD projects with scores of 3.5 or higher that were most closely comparable to North Brunswick. Appendix C, D, and E shows the results of these rankings and the composite scores for each TOD and detailed information on their demographic, socioeconomic and school performance data.

For each of these identified TODs, we conducted site visits to gain an overview of the individual project. During these visits, we conducted interviews with the developer, Management Company, planning and other local agencies as well as local school officials. During these site visits, we verified the location, site specific information previously collected and gathered more detailed information on housing type, unit sizes, bedroom mix and the number of school children living in the TOD. The number of public school aged children was developed through interviews and onsite visits with school district planners and property managers for the individual TODs. More detailed information on these comparable TODs, which include the results of our site visits and local interviews are presented below.

Comparable TOD Project Information

Our analysis identified 32 projects consisting of a combined 12,945 units as comparable to a potential TOD in North Brunswick, NJ. These projects are located in 1) Silver Spring, a suburb of Washington D.C. in Montgomery County, MD, 2) Denver, CO and its suburbs of Aurora and Lone Tree, 3) Portland, OR and its suburban communities of Gresham and Hillsboro, 4) Dallas, TX and suburban Plano, and 5) Crystal City and Pentagon City in Arlington County, VA. We will briefly describe these areas, their respective school districts and a general profile of the identified projects in each area.

Montgomery County, Maryland

Montgomery County is the largest county in the State of Maryland. It is located just north of Washington D.C. and is one of the most affluent counties in the nation. It has 507 square miles and an estimated 2006 population of 932,131.¹⁰ The southern part of the county adjacent to Washington D.C. is more urbanized than the largely agricultural northern section of the county. Most of the county's residents live in unincorporated areas. The county provides a wide variety of services, including zoning and land use which are generally provided by municipal government.¹¹ Many of the major communities in the county such as Bethesda and Silver Spring are unincorporated and have no local governing structure.

Since the 1970s, the county has had in place a Moderately Priced Dwelling Unit (MPDU) zoning plan that requires developers of projects over 50 units to include affordable housing in any new residential developments that they construct in the county. Developers who provide for more than the minimum amount of MPDUs are allowed to increase the density of their developments. The Montgomery County Housing Opportunities Commission (HOC) was created in the mid-1970s to facilitate this affordable housing program. HOC provides below market rate mortgages for home ownership and for the construction of rental housing.¹² HOC owns and manages Alexander House, one of the identified projects in the Silver Spring area.¹³ Of the 7 comparable projects in Silver Spring, all but two developments have affordable units included.

Montgomery County School District

A single school system serves the entire county. The Montgomery County School District serves over 137,745 children and is the largest in the State of Maryland and the 16th largest in the U.S. The system has 130 elementary schools, 38 middle schools, 25 high schools and 7 special/alternative schools. It is an ethnically diverse, high performing district with a reputation for excellence. The district's graduation rate is over 90% with almost 70% of its students participating in Honors/AP programs. The district's

¹⁰ U.S. Census Bureau, 2006 American Community Survey

¹¹ Wikipedia. "Montgomery County, Maryland." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Montgomery_County,_Maryland

¹² Housing Opportunities Commission of Montgomery County, Maryland. "Our History." 21 June 2007. Retrieved 21 Feb. 2008 at http://www.hocmc.org/About_HOC/History.asp.

¹³ Housing Opportunities Commission of Montgomery County, Maryland. "HOC Owned/Managed Properties." 21 June 2007. Retrieved 21 Feb. 2008 at <http://www.hocmc.org/Housing/Properties/Properties.asp>.

students consistently score among the highest in the nation in AP exams. The district's average SAT scores are among the highest in the U.S. and the top ranked in the state.¹⁴

Montgomery County has a sophisticated system of growth management, which channels new residential and commercial development into a series of centers along the county's transportation corridors. Silver Spring is an example of these centers, targeted for such growth. The county uses its *Adequate Public Facilities Ordinance* to stage development. Adequate space in schools is a factor included in this growth management policy. The school district's division of long range planning works closely with county planning to monitor school enrollment trends. Based on interviews with Mr. Bruce Crispell, the Director of Long Range Planning for the school system, annual student development rates by type of housing are developed using census update surveys conducted by county planning.¹⁵

Silver Spring

Silver Spring is located in the southeastern part of the county, adjacent to Washington D.C. on the south. The community is the most populous area in the county. It has a 360 acre Central Business District centered on a Metro station (Red line). It includes 17.6 acres of parkland, 7.2 million square feet of office space and over 5,200 residential units.¹⁶ Population density is 3,124 persons per square mile.¹⁷ Downtown Silver Spring is a focus of the county's smart growth policies. In 2004, development has been spurred by the relocation of the 550,000 square foot world headquarters for Discovery Communications and the establishment of the American Film Institute and its redevelopment of the Silver Theatre. Significant public improvements, retail/entertainment development and a planned \$75 million redevelopment of a multi-modal transit center have quickened Silver Spring's downtown transformation.¹⁸

Our survey has identified 7 comparable TOD projects in Silver Spring. These projects are briefly profiled below:

- ***Alexander House*** – this 17 story high rise was opened in 1992. It contains 311 rental units, including 123 affordable units. It is owned and managed by the Montgomery County Housing Opportunities Commission (HOC).
- ***The Blairs*** - this 27 acre, mixed use development includes 4 high rise rental apartment complexes (including Blair Plaza), 4 mid-rise (5-story) rental apartment buildings and a 78 rental townhouse development. The development consists of 1,397 rental units with 10 affordable units. The development's buildings were constructed between 1959 and 2004.

¹⁴ Montgomery County Public Schools. "About the Montgomery County Public Schools." 2008. Retrieved 21 Feb. 2008 at <http://www.montgomeryschoolsmd.org/about/>.

¹⁵ Crispell, Bruce. Personal Interview. 7 Feb. 2008.

¹⁶ ***Silver Spring Regional Center - Downtown Silver Spring***. Montgomerycountymd.gov. 2006-02-03. <http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/Content/RSC/SilSprng/DowntownDevelopment/welcome.asp>.

¹⁷ U.S. Census Bureau, 2000

¹⁸ Montgomery County. "Silver Spring Regional Center – Downtown Silver Spring." 2008. Retrieved 21 Feb. 2008 at <http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/Content/RSC/SilSprng/DowntownDevelopment/welcome.asp>.

- **Lenox Park Apartments** – this 17 story high rise was built in 1995. It includes 406 rental units, including 84 affordable units. It has 20,000 square feet of convenience retail space.
- **MICA Condos** - this 20 story high rise was originally built in 1969 and redeveloped and converted to condominiums in 2005. The development has 151 units with no affordable units included.
- **The Bennington** - this newly constructed rental high rise has 223 units with 68 affordable units. It is located adjacent to the National Oceanic and Atmospheric Administration headquarters.
- **Crescent Condominiums** – this 14 story condominium development was completed in 2007. It includes 143 units, including 18 affordable units.
- **Twin Towers Apartments** - this rental development consists of two 12 and 8 story towers. It was developed in 1967 from two original office towers. It includes 345 units with no affordable units included.

Denver, Colorado

Denver is a consolidated city/county government. It consists of 154.9 square miles with a 2000 population of 554,636. The city's population density is 3,617 persons per square mile.¹⁹ Denver, according to the Mayor's office, has the 10th largest downtown in the country. Downtown Denver is experiencing an increase in apartment development. The downtown area is centered along the 16th Street Mall, lined with outdoor cafes and featuring 300 restaurants, three new sports stadiums, galleries and museums, three college campuses, and the second largest performing arts center in the nation.²⁰

Downtown Denver sits at the center of the region's transportation system. Mass transit in the region is the responsibility of the Regional Transportation District (RTD), which operates buses and the light rail system. The downtown area also has a free 16th Street Mall shuttle, operating on a 3 mile loop throughout the downtown.²¹ One of our identified projects is located downtown in close proximity to light rail. Five other TOD projects are located in the suburbs of Aurora, and Lone Tree, which are to the east and south of downtown and serviced by the light rail system.

Denver Public Schools

The Denver Public Schools (DPS) provides educational services to residents of the City/County of Denver. DPS is recognized as one of the better school systems in the country. The system has a very diverse student composition with an enrollment of 73,399. The school district operates 151 schools; 73 of these are elementary, 15 are K-8, 17 are middle schools and 14 are high schools.²²

¹⁹ U.S. Census Bureau, 2000

²⁰ City of Denver, Office of the Mayor. "Press Release: DemoDaze® Selects Denver for New Headquarters." 1 June 2004. Retrieved 20 Feb. 2008 at <http://www.denvergov.org/Mayor/PressReleases/PressReleases4/tabid/390460/Default.asp>

²¹ Regional Transportation District, http://www.rtd-denver.com/lightRail_subHome.shtml

²² Denver Public Schools. "About DPS." 2008. Retrieved 20 Feb. 2008 at <http://www.dpsk12.org/aboutdps/>.

Our survey has identified 1 comparable TOD project in the downtown area of Denver. This project is briefly profiled below:

- **Uptown Square** – this 4 story, mid-rise rental apartment complex was completed in 2001. It has 696 units with 34,000 square feet of retail space. It includes no affordable units.

Aurora

The City of Aurora is located to the east of Denver. Aurora is the third most populous city in Colorado with a population of 276,393 as of the 2000 Census. Population density of the city is 1,940 persons per square mile.²³ The city is in Arapahoe, Adams and Douglas counties. The city is well-served by highway access and light rail service. Aurora is proximate to Denver International Airport (DIA). The planned expansion of DIA together with the construction of additional light rail service will promote further growth in the city.²⁴ The Hampden Town Center TOD is located around the Dayton light rail station to the south.

Cherry Creek School District

The City of Aurora is primarily served by the Aurora Public Schools; however, the Hampden Town Center TOD is in the Cherry Creek School District, located in nearby Greenwood Village. The Cherry Creek School District is rated as one of the top ranked districts in the state. The district has 54 schools with 6 high schools, 9 middle schools, 35 elementary schools and 1 charter school. Student SAT and ACT scores are consistently well above the national and state averages. The Cherry Creek High School (which serves the Hampden Town Center TOD) is a National Blue Ribbon school and typically has 93% of its graduates accepted directly into college.²⁵

The projects in the Hampden Town Center TOD are described below:

- **Savoy at Hampden Town Center** – this 3 story, rental apartment development contains 444 units on 6 acres. The project was completed in 2000 and includes no affordable units.
- **Hampden Town Center Terrace** – this is a 4 story, 168 unit condominium apartment complex. It was constructed in 2006 on 11 acres. It contains no affordable units.

Lone Tree

The City of Lone Tree is located in the northern part of Douglas County and adjacent to Arapahoe County. The city is situated approximately 20 miles south of Denver, in the "South Metro" area. Lone Tree was incorporated in 1995 and is the second newest city incorporated into the South Metro area.²⁶ Lone Tree consists of 1.7 square miles and had a population of 4,873 in 2000. The city's population

²³ U.S. Census Bureau, 2000

²⁴ <http://www1.auroragov.org/stellent/groups/public/documents/article-publication/007271.pdf> auroragov.org

²⁵ Cherry Creek School District. "District Information and Resources." 9 Jan. 2008. Retrieved 21 Feb. 2008 at http://www.ccsd.k12.co.us/dist_info/dist_info.html#row4.

²⁶ City of Lone Tree. "A History of Lone Tree of a City that is Growing ...Carefully." 2008. Retrieved 20 Feb. 2008 at <http://www.cityoflonetree.com/index.asp?nid=276>.

density is 2,827 persons per square mile.²⁷ It is estimated by Douglas County's Demographics Division that the city's population has grown to 10,264 as of January 1, 2007.²⁸ Southeast light rail service was extended to the city in 2006. This transportation improvement made the city very convenient to downtown Denver, and the Denver Tech Park. Planned expansion of light rail will eventually extend to the Denver International Airport and provide convenient access for residents throughout the metro area.²⁹

Douglas County School District

Educational facilities are provided by the Douglas County School District. The district is the third largest in the state. It is one of the fastest growing school districts in the nation with annual growth rates of 6% to 7%, yet classroom sizes continue to be well below the national average. The Douglas County School District has 66 schools serving over 50,000 students. The district has 44 elementary schools, 7 middle schools, 8 high schools, 1 alternative high school and 6 charter schools. The City of Lone Tree is primarily served by 2 elementary schools, a middle school and magnet school and Highlands Ranch High School.³⁰ The district's SAT and ACT scores are higher than the state and national averages. Students outperform in every grade on the annual state assessment tests.³¹

The three comparable TOD projects identified in Lone Tree are described below:

- ***Crest at Lone Tree*** – this 4 story, mid-rise apartment complex was built in 2003 on 15 acres. It consists of 400 rental units with no affordable units.
- ***The Metropolitan at Lincoln Station*** – this 4 ½ story mid-rise apartment development was completed in 2005. It has 431 rental units on 11 acres and provides no affordable units.
- ***Amli at Park Meadows*** – this 3 story apartment complex was completed in 2001 on 35 acres. It is located across from the Metropolitan at Lincoln Station. It consists of 518 rental units with no affordable units.

Portland, Oregon

The City of Portland is the most populous city in the State of Oregon. As of the 2000 Census, the city had a population of 568,380.³² It includes all of Multnomah County and a small portion of Washington and Clackamas counties. The city and surrounding metro region are known for strong land use planning and investment in public transit.³³

²⁷ U.S. Census Bureau, 2000

²⁸ City of Lone Tree. "City Facts." 2008. Retrieved 20 Feb. 2008 at <http://www.cityoflonetree.com/index.asp?nid=273>.

²⁹ City of Lone Tree. "A History of Lone Tree of a City that is Growing ...Carefully." 2008. Retrieved 20 Feb. 2008 at <http://www.cityoflonetree.com/index.asp?nid=276>.

³⁰ Douglas County School District. "About Douglas County School District." 2008. Retrieved 21 Feb. 2008 at http://www.dcsdk12.org/portal/page/portal/DCSD/District_Information/Welcome

³¹ Douglas County School District. The 2007 One Report. 18 Jan. 2008. Retrieved 21 Feb. 2008 at <http://www.dcsdk12.org/portal/page/portal/DCSD>.

³² U.S. Census Bureau, 2000

³³ Wikipedia. "Portland, Oregon." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Portland,_Oregon.

TriMet operates the region's buses, and Max, the light rail system. The Max light rail system connects Portland and its suburbs. TriMet also operates the Portland streetcar system within the city's downtown and surrounding areas.³⁴

Hillsboro and Gresham are suburbs of Portland that are located west and east of Portland respectively and served by the Max light rail system. Our survey has identified 3 TOD projects in these two communities.

Hillsboro

The City of Hillsboro is located in Washington County 11 miles to the west of Portland. The city's population was 70,186 as of the 2000 Census, making it the fifth most populous city in the state. Population density in the city is 3,254 persons per square mile.³⁵ The city is home to a number of high tech firms including Intel. Therefore, the city has a large daytime population based on city planning estimates of 110,000. The first Max light rail line (Blue line) was extended to serve Hillsboro in 1998.³⁶ The city has 7 light rail stations and two transit centers

Hillsboro School District

Public schools in the City of Hillsboro are operated by the Hillsboro School District. The Hillsboro School District is the fourth largest in the state. The district operates 32 schools: 23 elementary schools, 4 middle schools, 4 high schools and 1 special alternative school. There are currently 5 new schools under construction. Average teacher/student ratio is 1:26. Student achievement is strong with almost all schools receiving a strong or exceptional rating on their annual assessments from the State Education Department. Total enrollment as of 2007 was 20,059 students.³⁷

Orenco Station in the city's east central section is the site of a TOD developed on 209 acres. It is a mixed use development containing retail and a variety of housing options, including rental apartments, condominiums and townhouses. The selected project that is part of the Orenco Station TOD is described below:

- **Club 1201** – this 3 story, condominium development includes 210 townhouse units on 12 acres. The project consists of 21 buildings of 10 units each. There are no affordable units included in the project.

Gresham

The City of Gresham is located in Multnomah County, approximately 13 miles to the east of Portland. The city's population was 90,205 as of the 2000 Census. Its population density is 4,072 persons per

³⁴ Wikipedia. "Portland, Oregon." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Portland,_Oregon.

³⁵ U.S. Census Bureau, 2000

³⁶ Wikipedia. "Hillsboro, Oregon." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Hillsboro,_Oregon.

³⁷ Hillsboro School District. "Fast Facts." 2007. Retrieved 22 Feb. 2008 at <http://www.hsd.k12.or.us/district/fastfacts.asp>.

square mile.³⁸ The city is the fourth largest in the state with a population as of July, 2007 estimated at 99,250 by Portland State University's Population Research Center.³⁹

Gresham is served by the Max light rail Blue line which provides residents with a 35 minute commute to downtown Portland. The city has 6 Max light rail stations plus 2 transit centers. The city has encouraged redevelopment around its transit stations in the downtown area.⁴⁰

Gresham-Barlow School District

The Gresham-Barlow School District serves the cities of Hillsboro, Boring and Damascus. It has a diverse student population of 12,150. The district operates 20 schools: 11 elementary schools, 5 middle schools, 3 high schools and 1 charter school. The Sam Barlow High School serves the identified TODs in downtown Gresham. The district's students consistently score above the national average on standardized exams. It currently has 37 nationally certified teachers.⁴¹

Our survey has identified the following TOD project in the Gresham Station area.

- ***Columbia Trails*** – this 3 story, rental apartment development consists of 364 units. It was completed in 2002 and has no affordable units. The project is located just west of the Gresham Station shopping center (297,000 sq.ft.).

Dallas, Texas

The City of Dallas is the third largest city in the State of Texas and is the economic centerpiece of the Metroplex – the Fort Worth-Dallas-Arlington metropolitan area. Dallas is the county seat of Dallas County and extends into portions of Collin, Denton, Kaufman and Rockwall Counties.⁴² The population of Dallas as of 2000 Census was 1,888,580. The city covers a land area of 342.5 square miles and has a population density of 3,470 persons per square mile.⁴³ The city's economy is focused on the telecommunication, energy and financial industries. The Dallas Area Rapid Transit (DART) is the Dallas area public transportation authority. It provides bus and light rail service to Dallas and its suburbs. Currently, DART operates two light rail lines (Blue/Red) with planned expansion for two additional light rail lines.⁴⁴

³⁸ U.S. Census Bureau, 2000

³⁹ Wikipedia. "Gresham, Oregon." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Gresham,_Oregon.

⁴⁰ Wikipedia. "Gresham, Oregon." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Gresham,_Oregon.

⁴¹ Gresham Barlow School District. "District Profile." 2008. Retrieved 22 Feb. 2008 at http://www.gresham.k12.or.us/about_our_district/district_profile.html.

⁴² Wikipedia. "Dallas, Texas." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Dallas,_Texas.

⁴³ U.S. Census Bureau, 2000

⁴⁴ Wikipedia. "Dallas, Texas." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Dallas,_Texas.

Dallas Independent School District

The Dallas Independent School District provides educational facilities to the city. The District is the 12th largest school district in the country and enrolls over 161,000 students. The District operates over 150 elementary schools, 32 middle schools and 28 high schools. A number of the district's schools have been recognized nationally and locally, including Woodrow Wilson High School, which serves the five identified TOD projects in Dallas.⁴⁵

Our survey identified the Mockingbird Station and Victory Park in the City of Dallas as TODs. Victory Park is immediately north of Downtown Dallas and includes 3 projects. Mockingbird Station is situated in North Dallas; two projects have been included from this TOD. A brief profile of these projects is included below:

- **Mockingbird Station** – this TOD is located adjacent to the DART light rail station, which is served by both the Blue and Red lines. The complex was a former Western Electric building that was redeveloped into a commercial, residential and entertainment complex in 2001. The 8 acre project consists of 211 rental apartments, an 8 screen movie theatre, restaurants and boutiques. The retail and office components are 173,468 square feet and 148,417 square feet respectively. The residential component consists of loft apartments in a 4 story building. There are no affordable units in the project. The development is connected to the existing station by a bridge that crosses the DART tracks.
- **Phoenix at Midtown** – this 4 story residential complex consists of 449 rental apartments built in 1999. The project is located within walking distance of Mockingbird Station as well as the retail and commercial areas around the station.

Victory Park – this TOD just north of Downtown Dallas was built around the American Airlines Center. It was constructed on 75 acres and planned for 4,000 residences and 4 million square feet of retail and office space when built out. It is located adjacent to Victory Station, served by the commuter rail (Trinity Railway Express), and the DART Blue and Red lines.⁴⁶ We have profiled two projects in Victory Park as described below:

- **The Vista (Victory Park)** – this 7 story rental apartment development consists of 125 apartment units and was completed in 2007. It contains 28,000 sq. ft. of retail and no affordable units.
- **The W Dallas Victory Hotel and Residences** – This 33 story hotel and condominium residences was completed in 2006. This was the first W Hotel built in Texas. The 147 residences are located on the 7th through 15th floors of the hotel. The hotel itself has 252 rooms. It is located on 2 acres across from the American Airlines Center and looks out on public parkland.

⁴⁵ Dallas Independent School District. "General Information About Dallas ISD." 2008. Retrieved 20 Feb. 2008 at <http://www.dallasisd.org/about/geninfo.htm/>.

⁴⁶ Wikipedia. "Victory Park, Dallas, Texas." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Victory_Park.

Plano

The City of Plano is located in Collin and Denton Counties. It is an affluent northern suburb of Dallas. The population as of 2000 was 222,030, making it the ninth largest city in Texas.⁴⁷ The city is the corporate home of many Fortune 500 companies such as Perot Systems, JC Penney, Frito-Lay, and EDS. Plano is served by the DART public transportation system. In recent years, DART's Red line has opened light rail stations in Downtown Plano and at Parker Road.⁴⁸

Plano Independent School District

The Plano Independent School District serves most of the City of Plano. Its enrollment is 53,000 students. The district has a slightly different high school system, in which students in grades 9 – 10 attend a high school and students in grades 11 – 12 attend a senior high school. There are 42 elementary schools, 12 middle schools, 5 junior high schools and 3 senior high schools. The district is known for its high academic standards.⁴⁹ All three of the district's senior high schools were listed in the top 500 of *Newsweek's* 1000 top high schools in America.⁵⁰

We have identified one TOD in Plano. A description of East Side Village follows:

- **East Side Village** – This TOD is a 6.6 acre, mixed use development of retail, residential and restaurants completed in 2004. It is an extension of the "Old Downtown" of Plano, located adjacent to the new DART Downtown Plano Station. The 3 story residences are built above ground level stores along a main street. The residential development consists of 491 rental apartments. There are no affordable units located in the development.

Arlington County, Virginia

Arlington County is an independent city which is part of the Washington D.C. metropolitan area. It is located in northern Virginia, across the Potomac from Washington D.C. It is bordered by the City of Alexandria to the south. Arlington County is one of the most affluent counties in the DC metropolitan area. Its median household income as of 1999 was \$99,102. The county has the highest percentage of residents over 25 years that held an advanced degree. The population of the county was 55,277 as of the 2000 Census. The county covers 26 square miles with a population density of 4,206 persons per square mile.⁵¹ It is home to the Pentagon, Reagan Washington National Airport, and Arlington National Cemetery.

Before the advent of the metro system, Arlington was a close-in bedroom suburb offering convenient access to DC. The Metro started in 1976 and its first extension was to Arlington County. Arlington County has land use planning and zoning power for the entire county and its planning efforts have been

⁴⁷ U.S. Census Bureau, 2000

⁴⁸ Wikipedia. "Plano, Texas." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Plano,_Texas.

⁴⁹ Plano Independent School District. "Know Your School District." 2008. Retrieved 22 Feb. 2008 at <http://www.pisd.edu/about.us/index.shtml>.

⁵⁰ Kantrowitz, Barbara. "The 1000 Best High Schools in America." *Newsweek* 16 May 2005 Retrieved at <http://www.newsweek.com/id/59272>.

⁵¹ U.S. Census Bureau, 2000

focused on encouraging mixed use development around the county's Metro stations. In 2005, the county implemented an affordable housing ordinance to provide such housing in conjunction with these development efforts.⁵² Two of the county's most well-known TODs are Crystal City and Pentagon City. Our survey has identified 12 projects in both of these areas.

Arlington County School District

The Arlington County School District covers the entire county. It is the 14th largest district in the state, serving 18,680 students. The district has a very diverse population with students coming from 120 countries and speaking over 100 languages. Arlington County spends almost half of its revenue on education. During the last ten years, the district has renovated and/or expanded 24 schools, built an additional elementary school, and is rebuilding one of its high schools. The district has 30 schools with 22 elementary schools, 5 middle schools and 3 high schools. The graduation rate in the district is over 90% with students continually scoring well above state and national averages on standardized tests and the SAT. The school district has some of the smallest classroom sizes in the region. As noted in the Arlington Public Schools, *Quick Facts 2007-08*, all of the district's high schools have been listed in the 2007 *Newsweek/Washington Post Challenge Index* as being in the top 1% of schools nationally.⁵³

The school district's Facilities Planning Department provided the number of public school children by building address to determine student generation from these buildings. In our interview with Ms. Alison Denton, the Geographic Information System (GIS) Manager for the department, it was noted that the district, like similar areas in suburban DC, has a large number of garden apartments. *The district is finding that these garden apartments are being replaced by higher density housing which is reducing student enrollment in these areas.*⁵⁴

Crystal City

Crystal City is located in southeastern Arlington County. It was one of the earliest urban villages or TODs planned by the county. Construction on the first buildings in Crystal City started in 1963. The area is concentrated along the Jefferson Davis Highway (US 1) and is served by the Blue and Yellow Metro lines as well as the Virginia Rail Express commuter line.⁵⁵ It is a short distance from Reagan National Airport and within walking distance of the county's newer TOD in Pentagon City. Crystal City is a mixed use area with extensive shopping, landscaped parks, offices and high rise apartments. It has over 6,000 residents and a daytime population of 60,000.⁵⁶

⁵² Wikipedia. "Arlington County, Virginia." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Arlington,_Virginia

⁵³ Arlington Public Schools. "Arlington Public Schools Quick Facts 2007-08." 2008. Retrieved 21 Feb. 2008 at http://www.apsva.us/154010716144517/lib/154010716144517/Quickfacts_08b.pdf.

⁵⁴ Denton, Alison. Personal Interview. 8 Feb. 2008

⁵⁵ Wikipedia. "Crystal City, Virginia." Wikipedia Foundation, Inc. 2008. Retrieved 22 Feb. 2008 at http://en.wikipedia.org/wiki/Crystal_City,_Virginia.

⁵⁶ Arlington County, Arlington Economic Development. "Crystal City Submarket." 2008. Retrieved 22 Feb. 2008 at <http://www.arlingtonvirginiausa.com/index.cfm/5985>

Pentagon City

Pentagon City is located within walking distance to the west of Crystal City. The area includes 234 acres. In 1976, Arlington County approved a concept plan for development of the area, identifying 116 acres planned for high density mixed uses. Pentagon City is centered on the Pentagon City Metro Station, served by the Blue and Yellow lines. The Pentagon is located several blocks away from the metro station. It is home to major shopping centers such as Fashion Centre and Pentagon Row, high rise offices and apartments.⁵⁷

Our survey has identified 8 comparable TOD projects in Crystal City. These projects are briefly profiled below:

- **Crystal Towers** – this complex consists of two 12 story high rise buildings. It was originally built in 1967-1968 and renovated in 2000. It has 912 rental units in both towers on 14 acres. There are no affordable units provided in the complex.
- **Crystal Square** - this 17 story rental high rise was completed in 1974. It consists of 378 rental units on 5 acres. It is adjacent to the Crystal City Shops, a 400,000 square foot mall owned and managed by Vornado. It was recently acquired by a new owner, the Bainbridge Companies. The building provides no affordable units.
- **Crystal House I & II** – this development consists of two 12 story buildings on 18 acres. The development was completed in 1964 and includes a total of 828 rental units. The complex does not contain any affordable housing units. Crystal House I contains 422 units while Crystal House II has 406 units.
- **Crystal Plaza** - this complex consists of two adjacent 12 story buildings on 6 acres. The buildings include 540 rental units with 270 units in each building. It was completed in 1967. It includes almost 20,000 square feet of retail space. The complex includes no affordable units.
- **Water Park Tower** - this development consists of two 11 story buildings of 183 units each. The total number of units is 366 built on 5 acres. The complex was completed in 1987. There are no affordable units provided on site.
- **Crystal Place** – this 11 story rental development was completed in 1988. It includes 183 units on almost 3 acres. The development provides no affordable housing units.
- **Lofts 590** - this loft style development was built on part of the parking lot. It includes 212 units in a 4 story building. The building includes 12 affordable housing units.

⁵⁷ Arlington County, Arlington Economic Development. "Pentagon City Submarket." 2008. Retrieved 22 Feb. 2008 at <http://www.arlingtonvirginiausa.com/index.cfm/6003>.
<http://www.arlingtonvirginiausa.com/index.cfm/6003>

- ***The Buchanan*** – this 14 story rental high rise was built in 1972. It includes 442 units with 53,549 square feet of retail. The complex is built on almost 4 acres. It does not provide any affordable housing units.

Our survey has identified 4 comparable TOD projects in Pentagon City. These projects are briefly profiled below:

- ***Pentagon Row*** – this 504 unit, 4 story, mixed use development features rental apartments over stores. The complex is built on 15 acres and includes 300,000 square feet of retail. The development was completed in 2001. It has no affordable units.
- ***The Metropolitan at Pentagon City*** - this 15 story rental high rise contains 325 units. It was built in 2002 on 2.6 acres. There are no affordable units provided in this building.
- ***The Metropolitan at Pentagon Row*** – this 17 story rental high rise was built in 2004. It includes 326 units on 1.3 acres. No affordable units are provided.
- ***Parc Vista*** – this development is a 17 story, high rise with 299 units. It was built in 1988 on 2.2 acres. There are no affordable units in the building.

Conclusion

Our analysis of the combined 12,945 units in the 32 TOD projects indicates that the number of school aged children generated by such units is extremely low. These TOD units yield 428 students for an average generation rate 3 school aged children per 100 units. The generation rates in our analysis ranged from total of 0 to 12 school aged children per 100 units. While characteristics such as bedroom mix, type of housing and marketing target may be contributing factors, it appears that the child-friendliness of the development may also have an impact. Developments, such as The Blairs in Silver Spring, MD and Crystal Towers in Crystal City in Arlington, VA. with open space, playgrounds, and game rooms, were typically at the upper end of the range. It should be noted that even at these levels the number of school children produced per unit is small. Both The Blairs and Crystal Towers had approximately 4 and 8 school children per hundred units respectively.

These results mirror the exploratory data for TODs published by Rutgers University in its update on *Who Lives in New Jersey Housing*.⁵⁸ The Rutgers University updated report identified 10 New Jersey TODs with a total of 2,183 units. These developments were all rental units in a variety of housing types which generated a total of 47 school aged children.⁵⁹

The TOD projects in our report include a wide range of housing types from low-rise and mid-rise apartments, townhouses, lofts and high rise apartments, both rental and condominium. They are located near existing transit facilities and include both urban and suburban areas across the country.

Lenox Park Apartments in Silver Spring is an example of a development with approximately 30% of its units in 2 or more bedrooms. It produces 2 children per 100 units. Developments, in Crystal City and Pentagon City, such as the Metropolitan at Pentagon Row and Crystal House, have 30%. These produce 2 and 3 children per 100 units, respectively. Developments in these areas with 50% or more of their units in 2 or more bedrooms, such as The Buchanan and Water Park Towers, also exhibited low generation rates. All of these developments are located in close proximity to Washington, D.C.

In comparison, several developments in the Denver suburbs of Aurora and Lone Tree also have approximately 50% of their units in 2 or more bedrooms but with higher generation rates. These projects include the Crest at Lone Tree, The Metropolitan at Lincoln Station and the Savoy at Hampden Town Center. The generation factors for school children from these developments were 5, 7, and 12 per 100 0.05, 0.07 and 0.12 respectively. These generation rates would still yield relatively small numbers of school children, ranging from 5 to 12 children per hundred units. These suburban areas are some 30 minutes or more from downtown Denver.

Within our sample, there were 315 affordable units, representing just over 2% of total units.

Examples of developments with significant affordable units include Lenox Park Apartments (84 units - 20% affordable), the Bennington (68 units - 30% affordable) and Alexander House (123 units - 40%

⁵⁸ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

⁵⁹ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

affordable) in Silver Spring. The generation rate for Lenox Park Apartments was 2 and 3 children per 100 units for the Bennington and Alexander House.

Approximately 96% of these affordable units were in Silver Spring, MD, within the Washington DC metro area. In the Silver Spring developments surveyed, affordable units accounted for almost 10%. The units in Silver Spring (2,976 units in 7 TOD projects) yielded similar generation rates with an average of 3 school children per 100 units.

We also compared the pupil generation rates developed by two school districts in our survey to the generation rates for specific TOD projects within their district. Montgomery County uses generation rates based on an annual census of a sample of developments throughout the county. Montgomery County uses a generation factor of 11 children per 100 units for high rise/mid-rise units based on a countywide survey.⁶⁰ The comparable 3 school children per 100 units.

Douglas County School District uses student generation rates as a function of density. The district covers the 3 projects at the Lincoln Station TOD in Lone Tree, CO. At the highest density of 22 dwelling units per acre, the district uses a generation factor of 8 children per 100 units. At a density of 15 – 21 units per acre, the district's student generation factor is 15 children per 100 units.⁶¹ The actual generation factors for the three TOD projects at Lincoln Station are well below these rates; the actual factors are 4, 5, and 7 children per 100 units.

Table 5 shows the actual generation factors for school aged children by project. The number of pupils was developed through telephone interviews and visits with school planners and onsite property managers for the individual project. If a project had an occupancy rate below 90%, we used the occupied units to calculate the specific generation factor for the project.

Our analysis of the combined 12,945 units in the 32 TOD projects indicates that the number of school aged children generated by such units is extremely low. These TOD units yield 428 students for an average of 3 school aged children per 100 units for the market rate units. These results mirror the exploratory data for TODs published by Rutgers University in its update on *Who Lives in New Jersey Housing*.⁶²

Therefore we project the North Brunswick Transit Village will generate school age children at a rate of 3 children per 100 units in the market rate units. In consultation with municipal and school officials and recognizing the unique nature of affordable housing units in NJ, generation rates of 0.16, 0.68, and 1.37 per unit were used for affordable 1-bedroom units, 2-bedroom units, and 3-bedrooms units, respectively, as found in the *Who Lives in New Jersey Housing* study.⁶³

⁶⁰ The Maryland – National Capital Park and Planning Commission (M-NCPPC). "Montgomery County Student Generation Rates for New Housing by Type: 2005 Census Update Survey." Silver Spring, Maryland: 2006.

⁶¹ Douglas County School District, Planning Department. Development Review: Student Generation Rates, 2007-2008. 2007. Retrieved 20 Feb. 2008 at http://www.dcsdk12.org/portal/page/portal/DCSD/Operations/Planning/Development_Review.

⁶² Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

⁶³ Listokin, David, et al. *Who Lives in New Jersey Housing?* Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University. New Brunswick, New Jersey: November 2006.

Table 5
School Children Generated from Transit Oriented Developments
(TODs) Comparable to Potential North Brunswick TOD

Project Name	Location	Tenure	Type	Number of Units	Pupil Generation	Pupil Multiplier (Per unit)	Sator ACT Scores (2005)
North Brunswick TOD Associates, LLC	North Brunswick, NJ	Rental/Condo	Apt	1875	181	0.09	1035
Savoy at Hampden Town Center	Aurora, CO	Rental	Apt	444	54	0.12	1164
Hampden Town Center Terrace	Aurora, CO	Condo	Apt	168	15	0.09	1164
Uptown Square	Denver, CO	Rental	Apt	696	2	0	20
Crest at Lone Tree	Lone Tree, CO	Rental	Apt	400	20	0.05	22
The Metropolitan at Lincoln Station	Lone Tree, CO	Rental	Apt	431	15	0.04	22
Amli at Park Meadows	Lone Tree, CO	Rental	Apt	518	35	0.07	22
Alexander House	Silver Spring, MD	Rental	HR	311	10	0.03	976
The Blairs	Silver Spring, MD	Rental	HR/Apt/TH	1,397	55	0.04	976
Lenox Park Apts	Silver Spring, MD	Rental	HR	406	6	0.02	976
MCIA Condos	Silver Spring, MD	Condo	HR	151	1	0.01	976
The Bennington	Silver Spring, MD	Rental	HR	223	6	0.03	976
Crescent Condos	Silver Spring, MD	Condo	HR	143	0	0	976
Twin Towers Apts	Silver Spring, MD	Rental	HR	345	12	0.04	976
Columbia Trails	Gresham, OR	Rental	Apt	364	10	0.03	1031
Club 1201	Hillsboro, OR	Condo	Apt	210	6	0.03	1025
Mockingbird Station	Dallas, TX	Rental	Apt	211	0	0	1006
Phoenix at Midtown	Dallas, TX	Rental	Apt	449/269 occ.	2	0.01	1006
The Vista	Dallas, TX	Rental	Apt	125	3	0.03	1006
The W North & South Victory Park	Dallas, TX	Condo	HR	147/125 occ.	2	0.02	1006
East Side Village	Plano, TX	Rental	Apt	491	0	0	1032
Crystal Towers	Crystal City, VA	Rental	HR	912	73	0.08	900
Crystal Square	Crystal City, VA	Rental	HR	378	12	0.03	900
Crystal Plaza	Crystal City, VA	Rental	HR	540	10	0.02	900
Crystal House I & II	Crystal City, VA	Rental	HR	828	26	0.03	900
Water Park Tower	Crystal City, VA	Rental	HR	366	3	0.01	900
Crystal Place	Crystal City, VA	Rental	HR	183	1	0.01	900
The Lofts 590	Crystal City, VA	Rental	Apt	212	6	0.03	900
Buchanan	Crystal City, VA	Rental	HR	442	11	0.03	900
Pentagon Row	Pentagon City, VA	Rental	Apt	504	8	0.02	900
Metropolitan at Pentagon City	Pentagon City, VA	Rental	HR	325	7	0.02	900
Metropolitan at Pentagon Row	Pentagon City, VA	Rental	HR	326	7	0.02	900
Parc Vista	Pentagon City, VA	Rental	HR	299	10	0.03	900
TOTAL				12,945	428	0.03	
TOTAL Condos				797	24	0.03	
TOTAL Rentals				11,946	404	0.03	

* Rounded to nearest hundredth; total do not include North Brunswick; SAT scores=Math + Verbal

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Appendix A: Universe of Transit Oriented Developments

State	Town	Name of TOD
AK	Bryant	Midtown
AK	Conway	Village at Hendrix
AK	Fayetteville	Ruskin Heights
AL	Birmingham	Mt Laurel
AL	Birmingham	Metropolitan Gardens
AL	Gulf Shores	Bon Secour Village
AL	Hoover	The Preserve
AL	Huntsville	Providence
AL	Montgomery	Hampstead
AL	Orange Beach	Tannin
AL	Pike Road	The Waters
AL	Pisgah	Gorham's Bluff
AZ	Gilbert	Agritopia
AZ	Tucson	Mercado District of Menlo Park
CA	Daly City	Colma BART Station
CA	Davis	Aggie Village/Davis Commons
CA	Emeryville	65th and Hollis,
CA	Emeryville	Am Trak TOD
CA	Emeryville	Bay Street
CA	Emeryville	Emeryville Triangle
CA	Emeryville	Emery Station
CA	Fremont	Fremont BART Station
CA	Gilroy	Gilroy Cannery
CA	Hayward	Hayward Downtown
CA	King City	Mills Ranch
CA	La Mesa	LaMesa Village Plaza
CA	Long Beach	Willow Street
CA	Montclair	North Montclair Village
CA	Monterey County	East Garrison
CA	Mountain View	The Crossings
CA	Oakland, CA	Fruitvale Village
CA	Pasadena	Del Mar Station
CA	Pasadena	Mission Meridian Village
CA	Pasadena	Holly Street Village
CA	Placentia	Placentia-Westgate
CA	Pleasant Hill	Pleasant Hill Transit Village
CA	Rancho Cucamonga	Victoria Gardens
CA	Richmond	Richmond Transit Village
CA	Sacramento	65th Street Transit Village
CA	San Diego	Uptown District
CA	San Diego	American Plaza
CA	San Diego	Rio Vista West
CA	San Diego	Barrio Logan/ Mercado
CA	San Diego	Hazard Center
CA	San Diego	Liberty Station
CA	San Francisco	Ocean Village
CA	San Francisco	Mission Bay project
CA	San Francisco	North Beach Place
CA	San Francisco	Valencia Gardens
CA	San Jose	101 San Fernando

Appendix A: Universe of Transit Oriented Developments		
CA	San Jose	Century Center Mixed Use: 33 South Third Street Housing
CA	San Jose	Delmas Park Mixed Use
CA	San Jose	First & Gish Mixed Use
CA	San Jose	Hyundai Site Mixed Use
CA	San Jose	Legacy at Museum Park
CA	San Jose	Newbury Park Mixed Use
CA	San Jose	Northpointe Mixed Use
CA	San Jose	Santana Row
CA	San Jose	Villa Valencia Mixed Use
CA	San Jose	Flea Market Mixed Use
CA	San Jose	Hitachi Site Mixed Use
CA	San Jose	Ohlone Chynoweth
CA	San Mateo	Bay Meadows
CA	San Mateo	Franklin Street
CA	Santa Rosa	Courtside Village
CA	Windsor	Town Green Village
CA	Santa Clara	Rivermark
CA	El Monte	El Monte Transit Village
CO	Boulder	Uptown Broadway
CO	Boulder	Holiday Neighborhood
CO	Boulder	Iris Hollow
CO	Breckenridge	Wellington Neighborhood
CO	Buena Vista	South Main
CO	Colorado Springs	Lowell Neighborhood
CO	Commerce City	Belle Creek
CO	Crested Butte	Pitchfork
CO	Denver	La Villa De Barela
CO	Denver	Denver Dry
CO	Denver	1600 Glenarm
CO	Denver	Bank Lofts
CO	Denver	Boston Lofts
CO	Denver	Rio Grande Building
CO	Denver	Uptown Square
CO	Denver	One Lincoln Park
CO	Denver	Fern Hall
CO	Denver	The Point
CO	Denver	Lofts at Dowling Street Station
CO	Denver	Village at Arapahoe Station
CO	Denver	The Hampden Town Center Development
CO	Denver	Dry Creek Crossing
CO	Denver	Belleview Station
CO	Denver	Highlands' Garden Village
CO	Denver	Stapleton
CO	Denver	Metropolitan Gardens
CO	Denver	Harris Park Town homes
CO	Denver	The District at Southmoor Station
CO	Denver	16th Street Mall
CO	Denver	Titanium Lofts
CO	Denver	Penterra (Union Plaza)
CO	Denver	Curtis Park
CO	Denver	Gates Rubber Plant

Appendix A: Universe of Transit Oriented Developments		
CO	Denver	Lowry
CO	Denver	Riverfront Park
CO	Denver	The Commons
CO	Durango	Three Springs
CO	Englewood	City Center Englewood
CO	Englewood	Englewood Town Center
CO	Englewood	The Vallagio
CO	Greenwood Village.	The Landmark
CO	Lakewood	Belmar
CO	Littleton	Littleton Station
CO	Lone Street	Crest at Lone Tree
CO	Longmont	Prospect
CO	Westminster	Bradburn
CT	Redding	Georgetown
CT	Stamford	Harbor Point
CT	Stamford	Metro Green
CT	West Hartford	Blue Back Square
DC	DC	Capitol Quarter
DC	DC	Henson Ridge
DC	DC	Town homes on Capitol Hill
DC	DC	Wheeler Creek Estates
DE	Eastlake	Village of Eastlake
FL	Alachua County	Haile Village Center
FL	Boca Raton	Mizner Park
FL	Bradenton	Bradenton Village
FL	Brandon	Winthrop Village
FL	Celebration	Celebration
FL	Clermont	Cagan Crossings
FL	Deland	The Garden District
FL	Downtown Sarasota	Sarasota Downtown Plan
FL	Fernandia Beach	Amelia Park
FL	Fort Meyers	Fort Myers Downtown Redevelopment Plan
FL	Fort Myers	Old San Carlos Plan
FL	Freeport	Owl's Head
FL	Gainesville	Tioga
FL	Gainesville	Brytan
FL	Hollywood	Sheridan Stationside Village
FL	Jupiter	Botanica
FL	Kendall	Colonnade
FL	Kendall	Downtown Dadeland
FL	Miami-Dade County	Riverside Villas
FL	Miami-Dade County	Naranja Urban Center
FL	Naples	Fifth Avenue South Master Plan
FL	New Port	Longleaf
FL	Orange County	Avalon Park
FL	Orange County	Horizon West
FL	Orlando	Baldwin Park
FL	Panama City	Tapestry Park
FL	Pensacola	Aragon
FL	Pensacola	Pensacola Historic District Master Plan
FL	Sarasota	Gillespie Park Village

Appendix A: Universe of Transit Oriented Developments

FL	Stuart	Stuart Downtown Plan & Redevelopment
FL	Tallahassee	Evening Rose
FL	Tampa	Harbor Place
FL	Tampa	Belmont Heights
FL	Walton County	Rosemary Beach
FL	Walton County	Seacrest Beach
FL	Walton County	Seaside
FL	Walton County	Watercolor
FL	Walton County	Alys Beach
FL	West Palm	City Place
FL	West Palm	610 Clematis Street
FL	West Palm Beach	West Palm Beach Plan
FL	Winter Park	Winter Park Village
FL	Zephyrhills	Silver Oaks Village
FL	Miramar	Miramar Town Center
FL	Cape Coral	Cape Coral Plan
GA	Athens	Lakewood
GA	Atlanta	Railside
GA	Atlanta	Atlantic Station
GA	Atlanta	Glenwood Park
GA	Atlanta	Inman Park Village
GA	Atlanta	Villages at Carver
GA	Atlanta	Centennial Place
GA	Atlanta	Collegetown at West End
GA	Atlanta	Lindbergh Transit Oriented Development
GA	College Park	Princeton Village
GA	Covington	Clark's Grove
GA	Cumming	Vickery
GA	Macon	Beall's Hill
GA	Marietta	Manget
GA	Marietta	Meeting Park
GA	Norcross	Seven Norcross
GA	Palmetto	Serenbe
GA	Suwannee	Suwannee Town Center
GA	Woodstock	Woodstock Downtown
HI	Honolulu Harbor	Pacific Quay
IA	Ankeny	Prairie Trail
IA	Iowa City	Peninsula Neighborhood
ID	Avon	Turner Trace
ID	Bloomington	South Dunn Street
ID	Carmel	Village of West Clay
ID	Indianapolis	Fall Creek Place
ID	Indianapolis	Lawrence Village at the Fort
ID	Muncie	Millennium Place
ID	Noblesville	Saxony
ID	Victor	Mountainside Village
IL	Arlington Heights	Arlington Town Square
IL	Arlington Heights	The Village Green
IL	Chicago	Horner Neighborhood
IL	Chicago	Legends South
IL	Chicago	University Village

Appendix A: Universe of Transit Oriented Developments

IL	Chicago	West haven Park
IL	Normal	Normal Downtown Renewal
IL	Peoria	Heart of Peoria Plan
KN	Leawood	Park Place
KY	Louisville	Liberty Green
KY	Louisville	Park DuValle
KY	Prospect	Norton Commons
LA	Baton Rouge	Baton Rouge Downtown Plan
LA	Baton Rouge	Settlement at Willow Grove
LA	Central	Village at Magnolia Square
LA	Lafayette	Olde Towne at Millcreek
LA	Lafayette	River Ranch
LA	New Orleans	River Garden
LA	Shreveport	Provenance
LA	Thibodaux	Acadia Plantation
LA	West Baton Parish	Riverview
LA	Youngsville	Sugar Mill Pond
MA	Boston	Harbor Point
MA	Cambridge	Eastern Cambridge Planning Study
MA	Cambridge	NorthPoint
MA	Cambridge	University Park
MA	Holyoke	Churchill Homes
MA	Mashpee	Mashpee Commons
MA	Medford	Station Landing
MD	Annapolis	Acton's Landing
MD	Baltimore	Albemarle Square
MD	Baltimore	BWI Business District
MD	Baltimore	Camden Crossing
MD	Baltimore	Harbor East
MD	Baltimore	Lafayette Courts
MD	Baltimore	East Baltimore
MD	Baltimore	Heritage Crossing
MD	Bethesda	Bethesda Row
MD	Bethesda	Arlington East
MD	Gaithersburg	Kentland's
MD	Gaithersburg	Lakeland's
MD	Gaithersburg	Aventiene
MD	Greenbelt	Greenbelt Station
MD	Howard County	Maple Lawn
MD	Montgomery County	Clarksburg
MD	Owings Mills	Metro Centre
MD	Oxon Hill	National Harbor
MD	Rockville	Rockville Town Square
MD	Rockville	King Farm
MD	Rockville	Twinbrook Commons
MD	Silver Spring	Silver Spring Downtown
MD	Silver Spring	Cameron THs - 2nd Ave/Cameron - opposite metro
MD	Silver Spring	Alexander House
MD	Silver Spring	The Bennington
MD	Silver Spring	Blair Plaza
MD	Silver Spring	Charter House

Appendix A: Universe of Transit Oriented Developments

MD	Silver Spring	The Crescent
MD	Silver Spring	Elizabeth House
MD	Silver Spring	Georgian Apts
MD	Silver Spring	Georgian Towers
MD	Silver Spring	Lenox Park Apts
MD	Silver Spring	MICA Condos
MD	Silver Spring	Summit Hills Apts
MD	Silver Spring	Twin Towers Apts
MD	Silver Spring	Downtown Silver Spring
MD	Savage	Savage Towne Center
MI	Auburn Hills	Forester Square
MI	Canton	Cherry Hill Village
MI	Detroit	Woodward Place at Brush Park
MI	Empire	New Neighborhood Plan
MI	Howell	Town Commons
MI	Macomb	Macomb Town Center
MI	Monroe	Mason Run
MI	Pentwater	Cottages at Lites Woods
MI	Wyandotte	Labadie Park
MISS	Harrison County	Tradition
MISS	Madison County	Lost Rabbit
MISS	Ridgeland	The Township at Colony Park
MISS	Starkville	Cotton District
MISS	Taylor	Plain Air
MN	Bloomington	Reflections
MN	Brooklyn Park	Village Creek
MN	Burnsville	Heart of the City
MN	Hopkins	East End Redevelopment
MN	Lino Lakes	Lino Lakes Town Center
MN	Minneapolis	Cedar-Riverside transit station
MN	Minneapolis	Hiawatha Commons
MN	Minneapolis	Hiawatha Light Rail near Longfellow Station at 38th Street station
MN	Minneapolis	Franklin Portland Gateway
MN	Minneapolis	Spirit on Lake Coop (Senior Housing)
MN	Minneapolis	East Village
MN	Minneapolis	Metro Lofts at Prospect Park
MN	Minneapolis	Brooklyn Park
MN	Minneapolis	Heritage Park
MN	Minnetonka	Minnetonka: Glen Lake Redevelopment
MN	Mound	Mound
MN	Ramsey	Ramsey Town Center
MN	St. Louis Park	Excelsior/Grand
MN	St. Paul	Riverfront/Lowertown
MN	St. Paul	Wacouta Commons
MO	Columbia	Village of Cherry Hill
MO	Kansas City	Northgate Village
MO	Kansas City	Power & Light District
MO	Kirkwood	Station Plaza
MO	Lee's Summit	New Longview
MO	Raytown	Crescent Creek
MO	St. Charles	New Town at St. Charles

Appendix A: Universe of Transit Oriented Developments

MT	Missoula	Hellgate Meadows
NC	Belmont	Stowe Manor
NC	Black Mountain	Cheshire
NC	Calabash	Devaun Park
NC	Chapel Hill	Southern Village
NC	Charlotte	South Oak Crossing,
NC	Charlotte	Planned Project
NC	Charlotte	First Ward
NC	Charlotte	Gateway Village
NC	Concord	Afton Village
NC	Conover	Cline Village
NC	Cornelius	Antiquity
NC	Davidson	St. Albans Square
NC	Franklin	Sanctuary Village
NC	Greensboro	Haynie-Sirrine Master Plan
NC	Greensboro	Southside
NC	Greensboro	Willow Oaks
NC	Hickory	Vermont Square
NC	High Point	Spring Brook Meadows
NC	Huntersville	Birkdale Village
NC	Huntersville	Vermillion
NC	Locust	Locust Town Center
NC	Shallotte	Woodsong
NC	Winston-Salem	Gateway Commons
NC	Hickory City	Hickory City Center Master Plan
NE	Lincoln	Village Gardens
NE	Winnebago	Ho-Chunk Village
NJ	Asbury Park	Oceanfront Asbury
NJ	Carteret	Gateway at Carteret
NJ	Elizabeth	Elizabethport
NJ	Jersey City	Liberty Harbor North
NJ	Livingston	Livingston Town Center
NJ	Perth Amboy	Landings at Harborside
NJ	Rahway, New Jersey	Rahway Transit Village
NJ	Washington	Washington Town Center
NJ	Wood-Ridge	Westmont Station
NM	Albuquerque	Albuquerque Historic District
NM	Albuquerque	Campus at Albuquerque High
NM	Albuquerque	Mesa del Sol
NM	Santa Fe	Aldea de Santa Fe
NY	Mamaroneck	Sweetwater/Parc View
NY	Mamaroneck	Avalon Willow
NY	Manhattan	Battery Park City
NY	New Rochelle	Avalon on Sound I, II
NY	Queens	Averne by the Sea
NY	Tuckahoe	RiverVue
OH	Barberton	New Haven
OH	Cincinnati	City West
OH	Cleveland	Arbor Park Village
OH	Columbus	Arena District
OH	Columbus	Jeffrey Place

Appendix A: Universe of Transit Oriented Developments		
OH	Shaker Heights	Shaker Town Center
OK	Tulsa	Country Club Gardens
OR	Astoria	Mill Pond Village
OR	Beaverton	The Round
OR	Bend	Northwest Crossing
OR	Bend	Shevlin Riverfront
OR	Eugene	Crescent Village
OR	Fairview	Fairview Village
OR	Gresham	Gresham Downtown
OR	Gresham	Crossing at Gesham Station
OR	Hillsboro	Orenco Station
OR	Lincoln City	Olivia Beach
OR	Lincoln County	Bella Beach
OR	Milwaukie	North Main Village
OR	Portland	Belmont Dairy
OR	Portland	Hollywood Town Center
OR	Portland	New Columbia
OR	Portland	River Place
OR	Portland	Museum Place
OR	Portland	Sunnyside Transit Village
OR	Portland	Pearl District/Brewery Blocks
OR	Portland	South Waterfront
OR	Portland	Brewery Blacks
OR	Portland	The Ground
OR	Portland	Cascade Station
OR	Portland	Orenco Station
OR	Portland	Center Commons
OR	Portland	The Gregory (part of Pearl District)
OR	Portland	10th & Hoyt Apts (part of Pearl District)
OR	Portland	Elizabeth Lofts(part of Pearl District)
OR	Portland	Total Pearl District
OR	Salem	Pringle Creek
OR	Wilsonville	Villebois
PA	Ardmore	The Cricket Club Condos
PA	Chester County	Sadsbury Park
PA	Chester County	Weatherstone
PA	Philadelphia	Martin Luther King Jr
PA	Pittsburgh	Crawford Square
PA	Pittsburgh	Oak Hill
PA	Pittsburgh	SouthSide Works
PA	Radnor	Pembroke North
RI	Providence	Downcity Providence Plan
SC	Beaufort	Celadon
SC	Beaufort	Habersham
SC	Beaufort	Newpoint
SC	Columbia	Canalside
SC	Columbia	Celia Saxon Neighborhood
SC	Columbia	Harborside at Lake Carolina
SC	Columbia	Midtown at Forest Acres
SC	Fort Mill	Baxter Village
SC	Georgetown	Harmony

Appendix A: Universe of Transit Oriented Developments

SC	Greenville County	Griffin Park
SC	Greenwood	Maxwell Springs
SC	Mount Pleasant	I'On
SC	North Augusta	Hammonds Ferry
SC	North Charleston	Mixson Avenue
SC	Port Royal	Port Royal Code and Master Plan
TN	Chattanooga	Cowart Place
TN	Franklin	Westhaven
TN	Knoxville	Mechanicsville Commons
TN	Nashville	Carothers Crossing
TN	Nashville	Lenox Village
TN	Nashville	Morgan Park Place
TN	Nashville	The Gulch
TN	Pleasant View	Pleasant View Village
TX	Addison	Addison Circle
TX	Austin	Mueller Redevelopment
TX	Austin	The Triangle
TX	Colleyville	Village at Colleyville
TX	Dallas	South Side on Lamar
TX	Dallas	Mockingbird Station
TX	Dallas	Victory Park
TX	Dallas	West Village
TX	Fort Worth	Museum Place
TX	Frisco	Frisco Square
TX	Galveston	Beachtown
TX	Galveston	Evia
TX	Garland'	Garland Park
TX	Houston	Regent Square
TX	Irving	Las Colinas Urban Center
TX	Kyle	Plum Creek
TX	Lubbock	Vintage Township
TX	North Richland	Home Town
TX	Plano	Eastside Village
TX	Plano	Legacy Town Center
TX	San Antonio	Victoria Courts
TX	SouyhLake	Southlake Town Square
TX	The Colony	Austin Ranch
TX	Las Collinas	Las Colinas
UT	Cedar City	Heritage
UT	Farmington	Pleasant View
UT	Murray City	Birchhill at Fireclay
UT	Murray City	Inverness Square
UT	Murray City	Waverly Station
UT	South Jordan	Daybreak
UT	Tooele	Overlake
VA	Alexandria	Cameron Station
VA	Alexandria	Potomac Yard
VA	Alexerdana	Mark Center,
VA	Alexandria	Van Dorn Metro Mixed-Use Development
VA	Arlington	Central Place I and II,
VA	Arlington	Pentagon Row

Appendix A: Universe of Transit Oriented Developments

VA	Arlington	Roslyn Gateway North and South
VA	Arlington	Arlington Main Post Office
VA	Arlington	Shillington Village
VA	Arlington	2900 Clarendon Boulevard
VA	Arlington	One one site but not one development
VA	Arlington County	Clarendon Center
VA	Ashburn	Belmont Greene
VA	Ballston	Ballston Plaza
VA	Ballston	Lexington Square
VA	Ballston	Quincy Crossong
VA	Clarendon	The Market Commons at Clarendon
VA	Courthouse	The Meridian
VA	Courthouse	The Courthouse Hills/Place
VA	Crystal City	Crystal Park/ Water Prk
VA	Fairfax	Metro West
VA	Fairfax	Old Town Fairfax
VA	Falls Church	The Pavilion on Broad Street
VA	Falls Church	The Broadway
VA	Ladysmith	Ladysmith Village
VA	Newport News	City Center at Oyster Point
VA	Norfolk	Diggs Town
VA	Norwalk	East Beach
VA	Portsmouth	Westbury
VA	Richmond	Randolph Neighborhood
VA	Richmond	Rocketts Landing
VA	Rosslyn	River Place
VA	Rosslyn	The Gallery at Rosslyn
VA	Virginia Beach	Town Center of Virginia Beach
VA	Williamsburg	New Town
WA	Dupont	Northwest Landing
WA	Issaquah	Issaquah Highlands
WA	Pacific Beach	Seabrook
WA	Seattle	High Point
WA	Seattle	NewHolly/Othello Station
WA	Seattle	Ranier Vista
WA	Seattle	Seattle/Othello Station
WA	Spokane	University District
WA	Tacoma	Salishan
WA	Vancouver	Vancouver center
WI	Kenosha	Harborpark
WI	Madison	Grandview Commons
WI	Madison	Middleton Hills
WI	Milwaukee	Beerline
WI	Sun Prairie	Liberty Square
WI	Sun Prairie	Providence
WI	Sun Prairie	Smith's Crossing
WI	Sun Prairie	Cannery Square

Appendix B: List of Targeted TODs with Selected Criteria

State	Town	Name	Rail	Res Units	School	SAT Scores (Math + Verbel)	POPULATION DENSITY PER SQ.	Percent Multi-Cultural
NJ	North Brunswick	North Brunswick TOD Associates, L.L.C.	Future NJ Transit	1,875	North Brunswick Township High School	1,035	2,835	41.6
CA	Daly City	Colma BART Station	BART	700	any of 4 HS schools (depending on space)	982	13,704	78
CA	Davis	Aggie Village/Davis Commons	Amtrak Station	36	Davis Senior High School	1,190	5,769	29
CA	Emeryville	Am Trak TOD	Amtrak Station	1,470	Emery Unified; Secondary School	755	5,646	54
CA	Emeryville	Emeryville Triangle	Bart	850	Emery Unified; Secondary School	755	5,646	54
CA	Emeryville	65th and Hollis,	Amtrak Station	600	Emery Unified; Secondary School	755	5,646	54
CA	Emeryville	Bay Street	Amtrak Station	360	Emery Unified; Secondary School	755	5,646	54
CA	Emeryville	Emery Station	Amtrak	101	Emery Unified; Secondary School	755	5,646	54
CA	Hayward	Hayward Downtown	BART	700	Hayward High School	904	3,159	64
CA	La Mesa	La Mesa Village Plaza	LRT	95	Helix High School	968	54,749	23
CA	Mountain View	Whisman Station	LRT	675	Mountain View High School	1,151	5,861	42
CA	Mountain View	The Crossings	CalTrain	359	Los Altos High School	1,196	5,861	42
CA	North Hollywood	The Lofts at NoHo Commons	Metro	438	North Hollywood Senior High	1,014	7,877	68
CA	Oakland, CA	Fruitvale Village	BART	47	Oakland High School	867	7,127	73
CA	Pasadena	Del Mar Station	Metro	347	Blair High School	972	5,799	58
CA	Pasadena	Mission Meridian VILLAGE	Metro	67	South Pasadena Senior High School	1,164	5,799	58
CA	Pasadena	Holly Street Village	Metro	374	Muir High School	847	5,799	58
CA	Redwood City	Franklin Street	CalTrain	206	Santa Clara High School	1,029	7,570	38
CA	Sacramento	65th Street Transit Village	LRT	962	Hiram W. Johnson High	854	4,129	54
CA	San Bruno	Meridian Luxury Apts)	Caltrain	300	Capuchino High School	1,009	7,354	45
CA	San Diego	Doma	Trolley	121	Sab Diego Complex	873	3,772	47
CA	San Diego	The Promenade	Trolley	970	Kearny Complex	891	3,772	47
CA	San Diego	Rio Vista West	LRT	1,730	Kearny Complex	891	3,772	47
CA	San Diego	Barrio Logan/ Mercado	LRT	144	San Diego Complex	873	3,772	47
CA	San Diego	Hazard Center	LRT	120	Kearny Complex	891	3,772	47
CA	San Diego	Uptown District	LRT	313	San Diego Complex	873	3,772	47
CA	San Francisco	Ocean Village	BART	370	Balboa High School	836	16,634	53
CA	San Jose	Northpointe Mixed Use	LRT/BART	704	San Jose High Academy	986	5,118	61
CA	San Jose	Villa Valencia Mixed Use	LRT/BART	57	Valencia High School	1,074	5,118	61
CA	San Jose	Third Street Housing	LRT/BART	89	Santa Clara High School	1,029	5,118	61
CA	San Jose	Santana Row	LRT/BART	514	Lincoln High School	NA	5,118	61
CA	San Jose	Legacy at Museum Park	LRT/BART	117	Lincoln High School	NA	5,118	61
CA	San Jose	101 San Fernando	LRT	323	Lincoln High School	NA	5,118	61
CA	San Jose	Newbury Park Mixed Use	LRT/BART	1,287	Newbury Park High School	1,098	5,118	61
CA	San Jose	Flea Market Mixed Use	LRT/BART	2,818	San Jose High Academy	873	5,118	61

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State	Town	Name	Rail	Res Units	School	SAT Scores (Math + Verbel)	POPULATION DENSITY PER SQ.	Percent Multi-Cultural
NJ	North Brunswick	North Brunswick TOD Associates, LLC	Future NJ Transit	1875	North Brunswick Township High School	1055	2825	41.6
CA	San Mateo	Metropolitan Apartments	CalTran	218	San Mateo High School	1133	7,570	38
CA	San Mateo,	Bay Meadows	CalTrain	740	San Mateo High School	1133	7,570	38
CO	Denver	1600 Glenarm	LRT	333	East High School	950	3,617	46
CO	Denver	Harris Park Town homes	LRT	12	Platte Canyon High School	950	3,617	46
CO	Denver	Uptown Square	LRT	696	East High School	950	3,617	46
CO	Denver	The Point	LRT	68	East High School	950	3,617	46
CO	Denver	Fern Hall	LRT	10	East High School	950	3,617	46
CO	Denver	Rio Grande Building	LRT	70	West High School	950	3,617	46
CO	Denver	The Hampden Town Center development	LRT	444	Thomas Jefferson High School	910	3,617	46
CO	Denver	Denver Dry	LRT	116	West High School	790	3,617	46
CO	Denver	Bellevue Station	LRT	1,900	George Washington High School	870	3,617	46
CO	Denver	The District at Southmoor Station	LRT	291	Thomas Jefferson High School	870	3,617	46
CO	Denver	La Villa De Barela	LRT	38	West High School	790	3,617	46
CO	Denver	Penterra (Union Plaza)	LRT	256	Thomas Jefferson High School	870	3,617	46
CO	Denver	Lofts at Downing Street Station	LRT	33	South High School	640	3,617	46
CO	Denver	Titanium Lofts	LRT	24	West High School	790	3,617	46
CO	Denver	16th Street Mall	LRT	23	West High School	790	3,617	46
CO	Denver	Boston Lofts	LRT	158	West High School	790	3,617	46
CO	Denver	Bank Lofts	LRT	118	West High School	790	3,617	46
CO	Englewood	The Vallagio	LRT	743	Englewood High School	830	4,842	16
CO	Englewood	Englewood Town Center	LRT	438	Englewood High School	830	4,842	16
CO	Englewood	City Center Englewood	LRT	440	Englewood High School	830	4,842	16
CO	Littleton	Littleton Station	Commuter Train	21	Littleton High School	950	2,985	11
CO	Lone Tree	Crest at Lone Tree	LRT	400	Highland Ranch High School	1030	2,827	10
FL	Kendall	Downtown Dadeland	Metrorail	416	South Miami Senior High School	946	4,865	56
FL	West Palm	City Place	Amtrak Station	900	Forest Hill High School	960	1,489	52
FL	West Palm	610 Clematis Street	Amtrak Station	246	Forest Hill High School	960	1,489	52
GA	Atlanta	Atlantic Station	MARTA	5,000	Atlanta City	860	3,161	68
GA	Atlanta	Collegetown at West End	MARTA	974	Atlanta City	860	3,161	68
IL	Arlington Heights	Arlington Town Square	Metra	94	Arlington High School	1110	4,633	12
IL	Arlington Heights	The Village Green	Metra	250	Arlington High School	1110	4,633	12
IL	Evanston	Chicago Avenue Place	L-Train	153	Evanston TWP High School	1300	9,584	35
IL	Evanston	Church St. Station	L-Train	105	Evanston TWP High School	1300	9,584	35
IL	Evanston	Optima Towers	L-Train	105	Evanston TWP High School	1300	9,584	35

Appendix B: List of Targeted TODs with Selected Criteria

State	Town	Name	Rail	Res Units	School	SAT Scores (Math + Verbal)	POPULATION DENSITY PER SQ.	Percent Multi-Cultural
NJ	North Brunswick	North Brunswick TOD Associates, LLC	Future NJ Transit	1875	North Brunswick Township High School	1035	2895	41%
IL	Evanston	Optima Views	L-Train	182	Evanston TWP High School	1300	9,584	35
IL	Evanston	Park Evanston Apartments	L-Train	283	Evanston TWP High School	1300	9,584	35
MA	Cambridge	University Park	T- Train	203	Cambridge High School	972	15,766	31
MA	Medford	Station Landing	MBATA	650	Medford High School	960	6,851	13
MD	Baltimore	Camden Crossing	LRT	150	Heritage High School	NA	8,058	68
MD	Baltimore	Harbor East	LRT	800	Heritage High School	NA	8,058	68
MD	Baltimore	Albemarle Square	LRT	338	Heritage High School	NA	8,058	68
MD	Baltimore	Lafayette Courts	LRT	374	Heritage High School	NA	8,058	68
MD	Bethesda	Bethesda Row	Metro	180	Bethesda Chevy Chase High School	1193	4,206	16
MD	Bethesda	Arlington East	Metro	180	Bethesda Chevy Chase High School	1193	4,206	16
MD	Rockville	King Farm	Metro	3,200	Richard Montgomery High School	1183	3,524	36
MD	Rockville	Rockville Town Square	Metro	644	Richard Montgomery High School	1183	3,524	36
MD	Silver Spring	Alexander House	Metro	311	Einstein High School	976	3,124	59
MD	Silver Spring	Blair Plaza	Metro	1,400	Einstein High School	976	3,124	59
MD	Silver Spring	Cameron House	Metro	312	Einstein High School	976	3,124	59
MD	Silver Spring	Charter House	Metro	213	Einstein High School	976	3,124	59
MD	Silver Spring	Elizabeth House	Metro	163	Einstein High School	976	3,124	59
MD	Silver Spring	Georgian Apts	Metro	890	Einstein High School	976	3,124	59
MD	Silver Spring	Lenox Park Apts	Metro	406	Einstein High School	976	3,124	59
MD	Silver Spring	MICA Condos	Metro	151	Einstein High School	976	3,124	59
MD	Silver Spring	Summit Hills Apts	Metro	1,188	Einstein High School	976	3,124	59
MD	Silver Spring	The Bennington	Metro	223	Einstein High School	976	3,124	59
MD	Silver Spring	The Crescent	Metro	143	Einstein High School	976	3,124	59
MD	Silver Spring	Twin Towers Apts	Metro	346	Einstein High School	976	3,124	59
MD	Silver Spring	Downtown Silver Spring	Metro	222	Einstein High School	976	3,124	59
MN	Bloomington	Reflections	LRT	1,100	John F. Kennedy High School	NA	2,400	11
MN	Minneapolis	Station at 38th Street station	LRT	294	Roosevelt High School	870	6,970	32
MN	Minneapolis	Hiawatha Commons	LRT	80	Roosevelt High School	870	6,970	32
MN	Minneapolis	East Village	LRT	180	Edison High School	NA	6,970	32
MO	Kirkwood	Station Plaza	Amtrak Station	155	Kirkwood High School	1110	2,961	9
NC	Cornelius	Antiquity	Commuter Train	1,000	North Mecklenburg High	1050	1,415	10
NJ	Jersey City	Liberty Harbor North	PATH, LRT	6,000	James J. Ferris High School	879	16,094	73
NJ	Rahway	Rahway Transit Village	NJT	800	Rahway High School	885	6,643	45
NY	Huntington	Highview	LIRR	151	Huntington High School	1015	5,507	37

Appendix B: List of Targeted TODs with Selected Criteria

State	Town	Name	Rail	Res Units	School	SAT Scores (Math + Verbel)	POPULATION DENSITY PER SQ.	Percent Multi-Cultural
NJ	North Brunswick	North Brunswick TOD Associates, LLC	Future NJ Transit	1825	North Brunswick Township High School	1035	2835	41.6
NY	Mamaroneck	Avalon Willow	Metro North	250	Mamaroneck High School	1394	5,799	25
NY	New Rochelle	Avalon on Sound I, II	Metro North	1,000	New Rochelle High School	1031	6,974	43
NY	Peekskill	Riverbend	Metro North	201	Peekskill High School	910	5,190	50
NY	Rockville Center	Signature Place Apartments	LIRR	349	South Side High School	1085	7,497	13
NY	Tuckahoe	Riverview	Metro North	88	Tuckahoe High School	1002	10,189	29
OH	Shaker Heights	Shaker Town Center	Stations	177	Shaker Heights High School	1144	4,685	39
OR	Beaverton	The Round	LRT	65	Beaverton High School	1091	4,665	23
OR	Gresham	Crossing at Gesham Station and other	LRT	1,500	Sam Barlow High School	1031	4,072	17
OR	Gresham	Gresham Downtown	LRT	200	Sam Barlow High School	1031	4,072	17
OR	Hillsboro	Orenco Station	LRT	450	Century High School	1025	3,254	27
OR	Portland	Collins Circle	LRT	124	Lincoln High School	1182	3,939	20
OR	Portland	Museum Place	Streetcar	140	Lincoln High School	1182	3,939	20
OR	Portland	Russellville Commons	LRT	283		979	3,939	20
OR	Portland	Center Commons	LRT	314	Franklin High School	1009	3,939	20
OR	Portland	development)	Streetcar	2,648	Lincoln High School	1182	3,939	20
OR	Portland	Brewery Blacks (part of Pearl District)	Streetcar	367	Lincoln High School	1182	3,939	20
OR	Portland	10th & Hoyt Apts (part of Pearl District)	Streetcar	178	Lincoln High School	1182	3,939	20
OR	Portland	Elizabeth Lofts(part of Pearl District)	Streetcar	172	Lincoln High School	1182	3,939	20
OR	Portland	The Gregory (part of Pearl District)	Streetcar	145	Lincoln High School	1182	3,939	20
OR	Portland	Riverstone (part of Pearl District)	Streetcar	123	Lincoln High School	1182	3,939	20
PA	Radnor	Pembroke North	Communter Rail	54	Radnor High School	1166	2,244	11
TX	Dallas	Victory Park	LRT	4,000	Woodrow Wilson High School	1006	3,470	64
TX	Dallas	Mockingbird Station	LRT	211	Woodrow Wilson High School	1006	3,470	64
TX	Dallas	West Village	LRT	650	North Dallas High School	730	3,470	64
TX	Dallas	South Side on Lamar	LRT	455	James Madison High School	754	3,470	64
TX	Plano	Eastside Village	LRT	600	Plano East High School	1132	3,182	25
UT	Farmington	Pleasant View	Communter Rail	250	Davis High School	1120	1,558	4
UT	Murray City	Birkhill at Fireclay	LRT	420	Murray High School	1030	3,542	10
UT	Murray City	Inverness Square	LRT	188	Murray High School	1030	3,542	10
UT	Murray City	Waverly Station	LRT	178	Murray High School	1030	3,542	10
VA	Alexandria	Old Town Village	Metro	280	T.C. Williams High School	1021	8,452	43
VA	Alexandria	Van Dorn Metro Mixed-Use Development	Metro	258	T.C. Williams High School	1021	8,452	43
VA	Arlington	Shillington Village	Metro	276	Wakefield High School	900	7,323	37
VA	Arlington	One one site but not one development	Metro	483	Wakefield High School	900	7,323	37

Appendix B: List of Targeted TODs with Selected Criteria

State	Town	Name	Rail	Res Units	School	SAT Scores (Math + Verbel)	POPULATION DENSITY PER SQ.	Percent Multi-Cultural
NJ	North Brunswick	North Brunswick TOD Associates, L.L.C.	Future NJ Transit	1875	North Brunswick Township High School	1095	2835	41.6
VA	Arlington	Arlington Main Post Office	Metro	198	Yorktown High School	1161	7,323	37
VA	Ballston	Lexington Square	Metro	367	Washington-Lee High School	1148	7,323	37
VA	Ballston	Quincy Crossong	Metro	123	Washington-Lee High School	1148	7,323	37
VA	Ballston	Ballston Plaza	Metro	344	Washington-Lee High School	1148	7,323	37
VA	Clarendon	Clarendon Center	Metro	244	Yorktown High School	1161	7,323	37
VA	Clarendon	2900 Clarendon Boulevard	Metro	308	Yorktown High School	1161	7,323	37
VA	Clarendon	The Market Commons at Clarendon	Metro	300	Yorktown High School	1161	7,323	37
VA	Courthouse	The Meridian	Metro	991	Yorktown High School	1161	7,323	37
VA	Courthouse	The Courthouse Hills/Place	Metro	1,032	Yorktown High School	1161	7,323	37
VA	Crystal City	Crystal Park/ Water Prk	Metro	543	Wakefield High School	900	7,323	37
VA	Fairfax	Metro West	Metro	2,000	Oakton High School	1146	3,407	31
VA	Falls Church,	The Broadway	Metro	80	Yorktown High School	1161	5,226	18
VA	Pentagon City	Pentagon Row	Metro	696	Wakefield High School	900	7,323	37
VA	Rosslyn	The Gallery at Rosslyn ^{**}	Metro	314	Yorktown High School	1161	7,323	37
VA	Rosslyn	River Place	Metro	1,633	Yorktown High School	1161	7,323	37

SAT Data for the 2005-2006 scgool year except in Evanston (2003 data was used)

Populatrion Denisty and Multi-Cultural Data- 2000 Census Data

Appendix C: Final Selection of TODs

Score	TOD	Address/Location	Town	State	Zip	Year Built	Developer/Owner	Land Area of the Development (acres)
5	Savoy at Hampden Town Center	3645 S. Dallas Street	Aurora	CO	80014	2000	Equity Residential Properties	6.12
5	Hampden Town Center Terrace	3866 S. Dallas Street	Aurora	CO	80014	2005	Town Center Terrace, Inc.	11.00
5	Uptown Square	1950 Pennsylvania Street	Denver	CO	80203	2003	Equity Residential Properties	11.00
3.5	Crest at Lone Tree	10047 Park Meadows Drive	Lone Tree	CO	80124	2003	Crow Family Holdings	24.00
3.5	Metropolitan at Lincoln Station	10185 Park Meadows Drive	Lone Tree	CO	80124	2005	Trammell Crow Company sold it to Reaf Properties	50.00
3.5	Amlı at Park Meadows	10200 Park Meadows Drive	Lone Tree	CO	80124	2001	Amlı	35.00
5	Alexander House	8560 2nd Avenue	Silver Spring	MD	20910	1992	Montgomery Housing Opportunities Commission	0.50
5	The Blairs	1401 Blair Mill Road	Silver Spring	MD	20910	1959 to 2004	The Tower Companies	27.00
5	Lenox Park Apartments	1400 East West Highway	Silver Spring	MD	20910	1995	Forest City Residential	2.00
5	MICA Condos	1220 Blair Mill Road	Silver Spring	MD	20910	2005 (redeveloped)	Ross Development	1.80
5	The Bennington	1215 East West Highway	Silver Spring	MD	20910	2004	Folger Pratt	0.50
5	The Crescent Condominiums	930 Wayne Avenue	Silver Spring	MD	20910	2007	The Patriot Group	0.50
5	Twin Towers Apartments	1110 Fidler Lane	Silver Spring	MD	20910	1967	Southern Management	1.30
3.5	Columbia Trails	1112 NW 15th Street	Gresham	OR	97030	2002	American Properties	1.96
3.5	Club 1201	1201 NE Horizon Loop	Hillsboro	OR	97124	2001	Simpson Housing	1.00
5	Mockingbird Station	5307 E Mockingbird Lane	Dallas	TX	75206	2001	Ken Hughes	8.00
5	Phoenix at Midtown	5555 E Mockingbird Lane	Dallas	TX	75206	1999	Principle Life Insurance	6.60
5	The Vista (Victory Park)	2345 N Houston Street	Dallas	TX	75201	2006	Hillwood Development & Fairfield	0.84
5	The W North & South (Victory Park)	2408 Victory Place Lane	Dallas	TX	75201	2006	Hillwood Development	1.50
3.5	East Side Village	1404 Vontress Avenue	Plano	TX	75074	2000/2004	Amicus Partners, current owners- Olympic Investments and Pinnacle Reality	6.80
3.5	Crystal Towers	1600 S Eads Street	Crystal City	VA	22202	2000 (redeveloped)	Archstone-Smith	14.00
3.5	Crystal Square	1515 Jefferson Davis Highway	Crystal City	VA	22202	1974	BainBridge Companies	4.90

Appendix C: Final Collection of TODs

Score	TOD	Address/Location	Town	State	Zip	Year Built	Developer/Owner	Land Area of the Development (acres)
3.5	Crystal House I & II	1900& 2000 S Eads Street	Crystal City	VA	22202	1964; 1966	Archstone-Smith	18.50
3.5	Crystal Plaza (North & South)	2101 and 2111 Jefferson Davis Highway	Crystal City	VA	22202	1967	Archstone-Smith	6.00
3.5	Water Park Tower (North & South)	1501 and 1505 Crystal Drive	Crystal City	VA	22202	1987	Archstone-Smith	5.00
3.5	Crystal Place	1801 Crystal Drive	Crystal City	VA	22202	1988	Archstone-Smith	2.70
3.5	The Lofts 590	590 15th Street	Crystal City	VA	22202	2004	Archstone-Smith	7.00
3.5	Buchanan	320 23rd Street	Crystal City	VA	22202	1972	Charles E Smith	3.80
3.5	Pentagon Row	1201 S Joyce Street	Pentagon City	VA	22202	2001	Federal Realty Investment Trust and Post Properties	14.60
3.5	The Metropolitan at Pentagon City	90115th Street	Pentagon City	VA	22202	2002	Kettler Inc	2.40
3.5	The Metropolitan at Pentagon Row	1401 S Joyce Street	Pentagon City	VA	22202	2004	Kettler Inc	1.30
3.5	Parc Vista	801 15th Street	Pentagon City	VA	22202	1988	Archstone-Smith	2.18

TOD	Rental/ Condo	Residential Units	Units per Acre	Studio	Loft	1 Bedroom	2 Bedrooms	3 Bedroom	Retail Sq Ft	Hotel Rooms	Office Sq Ft	Community amenities
Savoy at Hampden Town Center	Rental	444	73			222	184	38	-	-	-	pool, gym, spa, community room
Hampden Town Center Terrace	Condo	168	15						-	-	-	pool, gym, spa
Uptown Square	Rental	696	63	200	76	270	113	37	34,000	-	-	pool, gym, community room, rooftop Terrace gym, pool, business center, movie theater, game room, sport courts
Crest at Lone Tree	Rental	400	17			195	177	28	9,500	-	-	
Metropolitan at Lincoln Station	Rental	431	9						-	-	-	gym, cyper café, media room, pool
Amli at Park Meadows	Rental	518	15			248	228	42	-	-	-	pool, gym, community room, rooftop Terrace
Alexander House	Rental	311	622	31		155	125		1,050	-	-	business center, gym, social room, pool
The Blairs	Rental	1,397	52	251		532	545	69	50,000	-	80,000	pool, gym, playground
Lenox Park Apartments	Rental	406	203			172	226	8	20,000	-	-	gym, pool, barbeque, 24 front desk, concierge
MICA Condos	Condo	151	84	21		88	36	6	-	-	-	pool, media room, gym
The Bennington	Rental	223	446	28		99	96		1,208	-	-	business center, gym, resident lounge
The Crescent Condominiums	Condo	143	286	16		65	62		10,000	-	-	fitness center, outdoor patio
Twin Towers Apartments	Rental	345	265	80		212	53		17,304	-	-	gym, business center, pool, 24 hour front desk, media room pool, billiard room, Sunday brunch, business center, conference room, movie theater
Columbia Trails	Rental	364	186						-	-	-	Clubhouse (living room, kitchen, theatre, community library, 2 gyms, conference room, business center, racquetball court, showers/restrooms) Pool, Hot tub, Playground, Basketball Court and Car Wash station
Club 1201	Condo	210	210						-	-	-	
Mockingbird Station	Rental	211	26	10		177	24		173,468	-	148,417	8 screen movie theater, pool, gym
Phoenix at Midtown	Rental	449	68						6,900	-	-	poll, spa, court yard, rooftop
The Vista (Victory Park)	Rental	125	149			100	25		28,000	-	-	pool, gym
The W North & South (Victory Park)	Condo	147	98			62	52	33	19,629	252	-	pool, gym, spa, 24 hour concierge, valet
East Side Village	Rental	491	72			325	166		50,000	-	-	
Crystal Towers	Rental	912	65	122		412	303	75	4,995	-	600	pool, business center, cyper café, gym
Crystal Square	Rental	378	77	102		188	68	20	400,000	-	1,329,300	business center, gym, pool

TOD	Rental/ Condo	Residential Units	Units per Acre	Studio	Loft	1 Bedroom	2 Bedrooms	3 Bedroom	Retail Sq Ft	Hotel Rooms	Office Sq Ft	Community amenities
Crystal House I & II	Rental	828	45	273		275	232	48	6,650	-	-	gym, pool, 24 hour front desk
Crystal Plaza (North & South)	Rental	540	90	92		191	199	58	19,861	-	-	pool, business center, cyper café, gym
Water Park Tower (North & South)	Rental	366	73			161	182	23	-	-	-	pool, business center, cyper café, gym
Crystal Place	Rental	183	68			141	42		-	-	-	pool, business center, cyper café, gym
The Lofts 590	Rental	212	30	20		78	51	63	-	-	-	pool, business center, cyper café, gym
Buchanan	Rental	442	116	52		169	156	65	53,549	-	-	24 Hr concierge, Fitness center, Billiards room, community room, playground, pool
Pentagon Row	Rental	504	35	55		253	190	6	300,000	-	-	pool, gym, business center, sundeck
The Metropolitan at Pentagon City	Rental	325	135	20		210	90	5	-	-	-	movie theater, conference room, gym, billiard room, business center, pool, spa
The Metropolitan at Pentagon Row	Rental	326	251	20		212	94		-	-	-	pool, fitness center, whirlpool/spa, clubhouse, business center, conference room
Parc Vista	Rental	299	137						-	-	-	pool, gym, reading & business center

TOD	Parking	Parking per Unit	Mode of Transportation	Children	Source	Affordable	Occupancy Rate
Savoy at Hampden Town Center		650	1.46 Dayton LRT	54	property manager	None	96%
Hampden Town Center Terrace	255 (phase 1)		1.52 Dayton LRT	15	Selling Office	None	100%
Uptown Square		820	1.18 20/Welton LRT	2	Leasing Office	None	96%
Crest at Lone Tree		633	1.58 Lincoln LRT	20	Douglas County School District	None	95%
Metropolitan at Lincoln Station		680	1.58 Lincoln LRT	15	Leasing office	None	98%
Amlie at Park Meadows		800	1.54 Lincoln LRT	35	Leasing Office	None	94%
Alexander House		203	0.65 Silver Spring Metro	10	Leasing office	123 units	95%
The Blairs		2,794	2.00 Silver Spring Metro	55	Leasing office	10 Moderately Priced Dwelling Units through Montgomery County. Qualified people would receive a reduced rate for these units	95%
Lenox Park Apartments		300	0.74 Silver Spring Metro	6	Montgomery County School District	84 affordable units (only 1 BR)	98%
MICA Condos		226	1.50 Silver Spring Metro	1	Property Manager	None	98%
The Bennington		278	1.25 Silver Spring Metro	6	Leasing office	68 units	94%
The Crescent Condominiums		180	1.26 Silver Spring Metro	0	Montgomery County School District	18 units	95%
Twin Towers Apartments		319	0.92 Silver Spring Metro	12	Montgomery County School District	none	99%
Columbia Trails		545	1.50 City Hall MAX LRT	10	Leasing office	None	93.30%
Club 1201		265	1.26 Max LRT at Orenco Station	6	Leasing office	None	100%
Mockingbird Station	1580 (237 for lofts)		1.12 DART at Mockingbird Station	0	Property Manager	None	95%
Phoenix at Midtown		670	1.49 DART at Mockingbird Station	2	Leasing office	None	60% because currently exterior is under construction
The Vista (Victory Park)		200	1.60 adj to Trinity Rail Line and spurs of DART LR	3	Leasing office	None	92%
The W North & South (Victory Park)		130	0.88 adj to Trinity Rail Line and spurs of DART LR	2	Property Manager	None	85%
East Side Village		735	1.50 DART at Plano Station	0	Property Manager	None	95%
Crystal Towers		919	1.01 Crystal City Metro	73	Arlington County School District	None	93%
Crystal Square	2,200 (560 allocated to Crystal Square Apts)		1.48 Crystal City Metro	12	Arlington County School District	None	90%

TOD	Parking	Parking per Unit	Mode of Transportation	Children	Source	Affordable	Occupancy Rate
Crystal House I & II	889	1.07	Crystal City Metro	26 (15 - Crystal I, 11 - Crystal II)	Arlington County School District	None	94%
Crystal Plaza (North & South)	550	1.02	Crystal City Metro	10	Arlington County School District	None	98%
Water Park Tower (North & South)	370	1.01	Crystal City Metro	3	Arlington County School District	None	98%
Crystal Place	190	1.04	Crystal City Metro	1	Arlington County School District	None	96%
The Lofts 590	285	1.34	Crystal City Metro	6	Arlington County School District	12 units	96%
Buchanan	442	1.00	Crystal City Metro	11	Arlington County School District	None	98%
Pentagon Row	752 (total of 1,767 for retail/residential)	1.49	Pentagon City Metro	8	Arlington County School District	None	98%
The Metropolitan at Pentagon City	314	0.97	Pentagon City Metro	7	Arlington County School District	None	98%
The Metropolitan at Pentagon Row	339	1.04	Pentagon City Metro	7	Arlington County School District	None	96%
Parc Vista	318	1.06	Pentagon City Metro	10	Arlington County School District	None	96%

Appendix D: Final Selected TODs- SAT Performance, 2005-06

State	Town	TOD	School	Grade 12 Enrollment	Number Tested	Percent Tested	Verbal Average	Math Average	Writing Average	Total	Total Students	Average Composite	Average English	Average Math	Average Reading	Average Science Reasoning
NJ	North Brunswick	North Brunswick TOD Associates, Inc.	North Brunswick Township High School	895	519	58.1	501	537	504	1542						
CO	Aurora	Savoy at Hampden Town Center	Cherry Creek High School	926	604	65.2	572	592	566	1730	830	24.2	24.3	24.1	24.4	23.6
CO	Aurora	Hampden Town Center Terrace	Cherry Creek High School	926	604	65.2	572	592	566	1730	830	24.2	24.3	24.1	24.4	23.6
CO	Denver	Uptown Square	East High School							0	439	20	19	19	20	20
CO	Lone Tree	Crest at Lone Tree	Highland Ranch							0	406	22	21	22	22	22
CO	Lone Tree	Metropolitan at Lincoln Station	Highland Ranch							0	406	22	21	22	22	22
CO	Lone Tree	Amli at Park Meadows	Highland Ranch							0	406	22	21	22	22	22
MD	Silver Spring	Alexander House	Einstein High School				487	489	484	1460						
MD	Silver Spring	Blair Plaza	Einstein High School				487	489	484	1460						
MD	Silver Spring	Lenox Park Apartments	Einstein High School				487	489	484	1460						
MD	Silver Spring	MICA Condos	Einstein High School				487	489	484	1460						
MD	Silver Spring	The Bennington	Einstein High School				487	489	484	1460						
MD	Silver Spring	The Crescent Condominiums	Einstein High School				487	489	484	1460						
MD	Silver Spring	Twin Towers Apartments	Einstein High School				487	489	484	1460						
OR	Gresham	Columbia Trails	Sam Barlow High School	419	176	42	506	525	478	1509						
OR	Hillsboro	Club 1201	Century High School	323	149	46	509	516	490	1515						
TX	Dallas	Mockingbird Station	Woodrow Wilson High School	279	154	55.2	488	518	476	1482						
TX	Dallas	Phoenix at Midtown	Woodrow Wilson High School	279	154	55.2	488	518	476	1482						
TX	Dallas	The Vista (Victory Park)	Woodrow Wilson High School	279	154	55.2	488	518	475	1481						
TX	Dallas	The W North & South (Victory Park)	Woodrow Wilson High School	279	154	55.2	488	518	475	1481						
TX	Plano	Eastside Village	Plano East High School	1,266	709	56	551	581	533	1665						
VA	Crystal City	Crystal Towers	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Crystal Square	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Crystal House I & II	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Crystal Plaza (North & South)	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Water Park Tower (North & South)	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Crystal Place	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	The Lofts 590	Wakefield High School	304	204	67	444	456	431	1331						
VA	Crystal City	Buchanan	Wakefield High School	304	204	67	444	456	431	1331						
VA	Pentagon City	Pentagon Row	Wakefield High School	304	204	67	444	456	431	1331						
VA	Pentagon City	The Metropolitan at Pentagon City	Wakefield High School	304	204	67	444	456	431	1331						
VA	Pentagon City	The Metropolitan at Pentagon Row	Wakefield High School	304	204	67	444	456	431	1331						
VA	Pentagon City	Parc Vista	Wakefield High School	304	204	67	444	456	431	1331						

Appendix E: Selected TODs Demographic and Socioeconomic Indicators, 2000

State	Town	TOD	POPULATION DENSITY PER SQ. MILE	HOUSING UNIT DENSITY PER SQ. MILE	SQ. MILES (LAND AREA)	TOTAL POPULATION	TOTAL HOUSING UNITS	MEDIAN HH INCOME	% WHITE	% BLACK	% Asian	% HISPANIC	Avg HH Size	% Family HHS	% Families w/Children
NI	North Brunswick	North Brunswick TOD Associates (II)	2,835	1,088	12.3	8,227	3,232	\$51,625	58.8	17.2	16.3	10.7	2.58	65.2	29.3
CO	Aurora	Savoy at Hampden Town Center	1,940	767	142.5	276,393	109,260	\$46,507	68.9	13.4	4.4	19.8	2.6	65.2	35.5
CO	Aurora	Hampden Town Center Terrace	1,940	767	142.5	276,393	109,260	\$46,507	68.9	13.4	4.4	19.8	2.6	65.2	35.5
CO	Denver	Uptown Square	3,617	1,540	153.35	554,636	251,435	\$39,500	65.3	11.1	2.8	31.7	2.27	49.9	23.2
CO	Lone Tree	Crest at Lone Tree	2,827	1,106	1.72	4,873	1,906	\$96,308	91.5	1.5	3.7	4.6	2.64	74	38.7
CO	Lone Tree	Metropolitan at Lincoln Station	2,827	1,106	1.72	4,873	1,906	\$96,308	91.5	1.5	3.7	4.6	2.64	74	38.7
CO	Lone Tree	Amlt at Park Meadows	2,827	1,106	1.72	4,873	1,906	\$96,308	91.5	1.5	3.7	4.6	2.64	74	38.7
MD	Silver Spring	Alexander House	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	Blair Plaza	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	Lenox Park Apartments	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	MICA Condos	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	The Bennington	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	The Crescent Condominiums	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
MD	Silver Spring	Twin Towers Apartments	3,124	3,312	9.42	76,540	31,208	\$51,653	46.6	28.1	8.2	22.2	2.5	58	29.4
OR	Gresham	Columbia Trails	4,072	1,594	72.15	90,205	35,309	\$43,442	82.7	1.9	3.3	11.9	2.67	68.1	36.2
OR	Hillsboro	Club 1201	3,254	1,262	21.57	70,186	27,211	\$51,737	77.5	1.2	6.5	18.9	2.76	68.1	37.9
TX	Dallas	Mockingbird Station	3,470	1,413	342.54	1,188,580	484,117	\$37,628	50.2	25.9	2.7	35.6	2.58	59	30.3
TX	Dallas	Phoenix at Midtown	3,470	1,413	342.54	1,188,580	484,117	\$37,628	50.2	25.9	2.7	35.6	2.58	59	30.3
TX	Dallas	The Vista (Victory Park)	3,470	1,413	342.54	1,188,580	484,117	\$37,628	50.2	25.9	2.7	35.6	2.58	59	30.3
TX	Dallas	The W North & South (Victory Park)	3,470	1,413	342.54	1,188,580	484,117	\$37,628	50.2	25.9	2.7	35.6	2.58	59	30.3
TX	Plano	Eastside Village	3,182	1,231	69.1	222,030	85,061	\$78,722	72.3	5	10.2	10.1	2.73	74.9	42
VA	Crystal City	Crystal Towers	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Crystal Square	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Crystal House I & II	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Crystal Plaza (North & South)	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Water Park Tower (North & South)	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Crystal Place	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	The Lofts 590	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Crystal City	Buchanan	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Pentagon City	Pentagon Row	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Pentagon City	The Metropolitan at Pentagon City	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Pentagon City	The Metropolitan at Pentagon Row	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3
VA	Pentagon City	Parc Vista	7,323	3,495	25.87	189,453	90,426	\$63,001	68.9	9.3	8.6	18.6	2.15	45.5	19.3

Appendix E: Selected TODs Demographic and Socioeconomic Indicators, 2000

TOD	% Single Female HH w/ Children	Owner Occupied Units	Renter Occupied Units	Med Age (yrs)	% Children Under 5	% 18+	% 65+	Avg Travel Time to Work (mins)	% Traveled by Car Alone	% Carpooled	% Public Transp	% Walked to Work	% Foreign Born	Place of Birth - % Europe	Place of Birth - % Asia	Place of Birth - % Africa	Place of Birth - % Oceania	Place of Birth - % Latin America	Place of Birth - % North America
North Brunswick	7.0	62.8	37.2	37.5	6.1	77.5	10.3	27.5	40.7	14.5	4.0	6.7	24.4	7.5	15.0	2.2	0.0	5.5	10.0
Savoy at Hampden Town Center	8.8	63.9	36.1	31.7	8.1	72.4	7.4	27.2	76.7	13.9	4.2	1.4	16.2	12.6	20.8	4.5	0.4	60.2	1.5
Hampden Town Center Terrace	8.8	63.9	36.1	31.7	8.1	72.4	7.4	27.2	76.7	13.9	4.2	1.4	16.2	12.6	20.8	4.5	0.4	60.2	1.5
Uptown Square	6.4	52.5	47.5	33.1	6.8	78	11.3	24.5	68.3	13.5	8.4	4.3	17.4	10.5	13.3	3.5	0.5	70.5	1.6
Crest at Lone Tree	3.2	77.5	22.5	36.9	8	71.7	3.9	26	82.1	6.9	2.2	0.9	7.1	26.1	34.4	2.6	2.3	15.5	19.2
Metropolitan at Lincoln Station	3.2	77.5	22.5	36.9	8	71.7	3.9	26	82.1	6.9	2.2	0.9	7.1	26.1	34.4	2.6	2.3	15.5	19.2
Amli at Park Meadows	3.2	77.5	22.5	36.9	8	71.7	3.9	26	82.1	6.9	2.2	0.9	7.1	26.1	34.4	2.6	2.3	15.5	19.2
Alexander House	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
Blair Plaza	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
Lenox Park Apartments	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
MICA Condos	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
The Bennington	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
The Crescent Condominiums	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
Twin Towers Apartments	6.7	43.7	56.3	34.2	7.2	77	9.6	33.6	56	13.5	23.5	2.5	35.1	6.6	20.4	19.2	0.1	52.9	0.8
Columbia Trails	7.9	54.9	45.1	32.5	8	72.5	9.8	27.3	72.5	13.3	7.6	1.8	13.1	17.4	18.9	1.5	1.3	56.5	4.3
Club 1201	6.2	52.3	47.7	29.7	9.3	71.7	6.3	24	73.4	13.8	6.5	2.2	18	6.7	27.1	0.9	0.8	61.5	3
Mockingbird Station	8.8	43.2	56.8	30.5	8.3	73.4	8.6	26.9	70.8	17.8	5.5	1.9	24.4	3.8	10.5	3.7	0.2	81.1	0.7
Phoenix at Midtown	8.8	43.2	56.8	30.5	8.3	73.4	8.6	26.9	70.8	17.8	5.5	1.9	24.4	3.8	10.5	3.7	0.2	81.1	0.7
The Vista (Victory Park)	8.8	43.2	56.8	30.5	8.3	73.4	8.6	26.9	70.8	17.8	5.5	1.9	24.4	3.8	10.5	3.7	0.2	81.1	0.7
The W North & South (Victory Park)	8.8	43.2	56.8	30.5	8.3	73.4	8.6	26.9	70.8	17.8	5.5	1.9	24.4	3.8	10.5	3.7	0.2	81.1	0.7
Eastside Village	4.8	68.8	31.2	34.1	8.3	71.3	4.9	27.5	83.1	8.9	1.1	1.2	17.1	12.2	49.1	3.6	0.5	30.3	4.4
Crystal Towers	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Crystal Square	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Crystal House I & II	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Crystal Plaza (North & South)	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Water Park Tower (North & South)	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Crystal Place	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
The Lofts 590	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Buchanan	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Pentagon Row	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
The Metropolitan at Pentagon City	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
The Metropolitan at Pentagon Row	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4
Parc Vista	3.4	43.3	56.7	34	5.5	83.5	9.4	27.3	54.9	11.5	23.3	5.6	27.8	10	29.2	9.5	0.4	49.5	1.4

Fiscal Impact Analysis

Development Pro Forma and Estimated Value		Number of Residential Units	1,875	300
		Project Value	\$ 577,941,970.00	\$ 174,279,500.00
		Assessed Value	\$ 290,300,251.53	\$ 87,540,592.85
		Commerical Square Footage	947,000	1,379,000
Demographic Impact and Project Costs: Annual Municipal and School District Costs	Demographic Impact	Total Persons	3,546	546
		School Age Children	181	9
		Workers	1,778	962
	Public Costs Generated	Municipal	\$ 2,988,604.27	\$ 587,908.45
		School	\$ 3,567,186.61	\$ 177,776.62
Total Public Costs		\$ 6,555,790.88	\$ 765,685.07	
Project Revenues: Annual Municipal and School District Property Tax Revenues (Land)	Property Tax Revenue	Municipal	\$ 2,972,674.58	\$ 896,415.67
		School	\$ 8,041,316.97	\$ 2,424,874.42
Project-Generated Revenues: Annual Municipal and School District Non-Property Tax Revenue		Municipal	\$ 99,322.06	\$ 23,426.35
		School	\$ -	
		Total Non-Property Tax Revenue	\$ 99,322.06	\$ 23,426.35
Project Revenues: Annual Municipal and School District Total Revenues	Municipal	Property Tax Revenue	\$ 2,972,674.58	\$ 896,415.67
		Non-Property Tax Revenue	\$ 99,322.06	\$ 23,426.35
		Total Revenue	\$ 3,071,996.64	\$ 919,842.02
	School	Property Tax Revenue	\$ 8,041,316.97	\$ 2,424,874.42
		Non-Property Tax Revenue	\$ -	\$ -
		Total Revenue	\$ 8,041,316.97	\$ 2,424,874.42
	Total		Revenues	\$ 11,113,313.61
Net Fiscal Impact: Annual Revenues Minus Costs	Total Public Costs	Municipal	\$ 2,988,604.27	\$ 587,908.45
		School	\$ 3,567,186.61	\$ 177,776.62
		Total	\$ 6,555,790.88	\$ 765,685.07
	Total Public Revenues	Municipal	\$ 3,071,996.64	\$ 919,842.02
		School	\$ 8,041,316.97	\$ 2,424,874.42
		Total	\$ 11,113,313.61	\$ 3,344,716.44
	Net Fiscal Impact (Revenues Minus Costs)	Municipal	\$ 83,392.37	\$ 331,933.57
		School	\$ 4,474,130.36	\$ 2,247,097.80
		Total	\$ 4,557,522.73	\$ 2,579,031.37
Project Revenues: Annual Municipal, County and School District Property Tax Revenues	Property Tax Revenue	Municipal	\$ 2,972,674.58	\$ 896,415.67
		County	\$ 1,614,069.40	\$ 486,725.70
		School	\$ 8,041,316.97	\$ 2,424,874.42
		Municipal & County Open Space	\$ 182,889.16	\$ 55,150.57
		Local Open Space	\$ 182,586.70	\$ 26,262.18
		Total	\$ 12,993,536.80	\$ 3,889,428.54

Development Pro Forma and Estimated Value
North Brunswick TOD, NJ

	Number of Units	Average Price	Project Value	Equalization Ratio	Assessed Value	Square Footage	\$/Sq. Ft.	% of Total DUs	% of Market DUs
Residential Portion									
I. Market									
A. Duplex Lots									
2 BR	235	\$400,000	\$94,000,000	50.23%	\$47,216,200	2,000	\$200	13%	15%
2BR+Den	101	\$475,000	\$47,975,000	50.23%	\$24,097,843	2,200	\$216	5%	6%
Subtotal	336		\$141,975,000		\$71,314,043			18%	21%
C. Loft Flats									
Studio Flat	86	\$202,500	\$17,415,000	50.23%	\$8,747,555	900	\$225	5%	6%
1 BR Loft Flats	215	\$249,500	\$53,642,500	50.23%	\$26,944,628	1,050	\$238	11%	13%
2 BR Loft Flats	416	\$289,000	\$124,384,000	50.23%	\$62,478,083	1,300	\$230	22%	26%
Subtotal	717		\$195,441,500		\$98,170,265			38%	45%
For Sale Market Subtotal	1053		\$337,416,500		\$169,484,308			56%	66%
D. Rental Lots									
Studio	81	\$129,500	\$10,489,500	50.23%	\$5,268,876	600	\$216	4%	5%
1 BR	162	\$155,500	\$25,191,000	50.23%	\$12,653,439	850	\$183	9%	10%
2 BR	288	\$188,500	\$56,173,000	50.23%	\$28,215,698	1,100	\$171	16%	19%
Subtotal	541		\$91,853,500		\$46,138,013			29%	34%
Market Subtotal	1594		\$429,270,000		\$215,622,321			85%	100%
II. Affordable									
Senior - For rent									
1-Bedroom	66	\$72,000	\$4,752,000	50.23%	\$2,386,930	600	\$120	4%	
2-Bedroom	28	\$90,000	\$2,520,000	50.23%	\$1,265,796	800	\$113	1%	
Subtotal	94		\$7,272,000		\$3,652,726			5%	
Rental									
1-Bedroom	37	\$72,000	\$2,664,000	50.23%	\$1,338,127	750	\$96		
2-Bedroom	112	\$90,000	\$10,080,000	50.23%	\$5,063,184	950	\$95		
3-Bedroom	37	\$115,000	\$4,255,000	50.23%	\$2,137,287	1150	\$100		
Subtotal	187		\$16,999,000		\$8,538,598				
Affordable Total	281		\$24,271,000		\$12,191,323				
Residential Subtotal	1875		\$453,541,000		\$227,813,644			100%	
Nonresidential Portion									
	ft ²	Price per ft ²							
Retail	683000	\$137	\$93,290,970	50.23%	\$46,860,054	683000	\$137	72%	
Office	195000	\$110	\$21,450,000	50.23%	\$10,774,335	195000	\$96	21%	
Hotel	69000	\$140	\$9,660,000	50.23%	\$4,852,218	69000	\$140	7%	
Civic	0	\$0	\$0	50.23%	\$0	0	\$0	0%	
Office	0	\$0	\$0	50.23%	\$0	0	\$0	0%	
Office	0	\$48	\$0	50.23%	\$0	0	\$48	0%	
Office	0	\$110	\$0	50.23%	\$0	0	\$110	0%	
Nonresidential Subtotal	947000		\$124,400,970		\$62,486,607	947000			
Project Total			\$577,941,970		\$290,300,252				

Demographic Multipliers: Future Workers, Population and School-Age Children by Development Category North Brunswick TOD, NJ

Demographic Impact and Project Costs: Annual Municipal and School District Costs North Brunswick TOD, NJ

	Demographic Multipliers			Demographic Impact			Person	Pupil	Public Costs Generated			
	Household Size	Children Factor from TOD Report	Workers per 1,000ft2	Total Persons	School Age Children	Workers			Municipal	(K-12) School	Worker	Municipal
Residential Portion												
I. Market												
A. Duplex Lofts												
2 BR	1.88	0.03	0.03	442	7	7	\$750	\$19,753	\$185	\$332,676	\$139,268	\$471,944
2BR+Den	2.01	0.03	0.03	203	3	3	\$750	\$19,753	\$185	\$152,828	\$69,851	\$212,680
Subtotal				645	10	10				\$485,504	\$199,119	\$684,614
C. Loft Flats												
Studio Flat	1.68	0.03	0.03	144	3	3	\$750	\$19,753	\$185	\$108,844	\$50,963	\$159,807
1 BR Loft Flats	1.68	0.03	0.03	361	6	6	\$750	\$19,753	\$185	\$272,111	\$127,407	\$399,518
2 BR Loft Flats	1.84	0.03	0.03	765	12	12	\$750	\$19,753	\$185	\$576,427	\$246,517	\$822,943
Subtotal				1,271	22	22				\$957,382	\$424,888	\$1,382,268
For Sale Market Subtotal				1,916	32	32				\$1,442,886	\$623,996	\$2,066,882
D. Rental Lofts												
Studio	1.64	0.03	0.03	133	2	2	\$750	\$19,753	\$185	\$100,086	\$48,000	\$148,086
1 BR	1.64	0.03	0.03	266	5	5	\$750	\$19,753	\$185	\$200,172	\$95,999	\$296,172
2 BR	1.97	0.03	0.03	587	9	9	\$750	\$19,753	\$185	\$441,978	\$176,591	\$618,569
Subtotal				986	16	16				\$742,236	\$320,591	\$1,062,827
Market Subtotal				2,902	48	48				\$2,185,122	\$944,586	\$3,129,709
II. Affordable												
Senior - For rent												
1-Bedroom	1.4	0	0.03	92	-	2	\$750	\$19,753	\$185	\$69,671	\$0	\$69,671
2-Bedroom	1.5	0	0.03	42	-	1	\$750	\$19,753	\$185	\$31,657	\$0	\$31,657
Subtotal				134	0	3				\$101,328	\$0	\$101,328
Rental												
1-Bedroom	1.61	0.16	0.03	60	6	1	\$750	\$19,753	\$185	\$44,886	\$116,938	\$161,823
2-Bedroom	2.76	0.68	0.03	309	76	3	\$750	\$19,753	\$185	\$232,477	\$1,504,385	\$1,736,862
3-Bedroom	3.62	1.37	0.03	141	51	1	\$750	\$19,753	\$185	\$106,217	\$1,001,277	\$1,107,495
Subtotal				510	133	6				\$383,580	\$2,622,600	\$3,006,180
Affordable Total				644	133	11				\$485,430	\$2,622,600	\$3,108,030
Residential Subtotal				3,546	181	59				\$2,670,552	\$3,567,187	\$6,237,739
Nonresidential Portion												
Retail												
1.6 Retail						1,093	\$750	\$19,753	\$185	\$202,168	\$0	\$202,168
3 Office						585	\$750	\$19,753	\$185	\$108,225	\$0	\$108,225
0.6 Hotel						41	\$750	\$19,753	\$185	\$7,659	\$0	\$7,659
2 Civic						-	\$750	\$19,753	\$185	\$0	\$0	\$0
0 Office						-	\$750	\$19,753	\$185	\$0	\$0	\$0
0 Office						-	\$750	\$19,753	\$185	\$0	\$0	\$0
0 Office						-	\$750	\$19,753	\$185	\$0	\$0	\$0
Nonresidential Subtotal						1,719				\$318,052	\$0	\$318,052
Project Total				3,546	181	1,778				\$2,988,604	\$3,567,187	\$6,555,791

Project Revenues: Annual Municipal and School District Property Tax Revenues (Land)
North Brunswick TOD, NJ

Project-Generated Revenues: Annual Municipal and School District Non-Property Tax Revenue
North Brunswick TOD, NJ

	Assessed Value	Tax Rate		Property Tax Revenue		Municipal	School	Total Non-Property Tax Revenue
		Municipal	School	Municipal	School			
Residential Portion								
I. Market								
A. Duplex Lofts								
2 BR	\$47,216,200	1.024	2.77	\$483,494	\$1,307,889	\$13,665	\$0	\$13,665
2BR+Den	\$24,097,843	1.024	2.77	\$246,762	\$667,510	\$6,598	\$0	\$6,598
Subtotal	\$71,314,043			\$730,256	\$1,975,399	\$20,263	\$0	\$20,263
C. Loft Flats								
Studio Flat	\$8,747,555	1.024	2.77	\$89,575	\$242,307	\$3,501	\$0	\$3,501
1 BR Loft Flats	\$26,944,628	1.024	2.77	\$275,913	\$746,366	\$9,540	\$0	\$9,540
2 BR Loft Flats	\$62,478,063	1.024	2.77	\$639,776	\$1,730,643	\$20,746	\$0	\$20,746
Subtotal	\$98,170,255			\$1,005,264	\$2,719,316	\$33,787	\$0	\$33,787
For Sale Market Subtotal	\$169,484,308			\$1,735,519	\$4,694,715	\$54,050	\$0	\$54,050
D. Rental Lofts								
Studio	\$5,268,876	1.024	2.77	\$53,953	\$145,948	\$2,804	\$0	\$2,804
1 BR	\$12,653,439	1.024	2.77	\$129,571	\$350,500	\$5,935	\$0	\$5,935
2 BR	\$28,215,698	1.024	2.77	\$288,929	\$781,575	\$12,693	\$0	\$12,693
Subtotal	\$46,138,013			\$472,453	\$1,278,023	\$21,432	\$0	\$21,432
Market Subtotal	\$215,622,321			\$2,207,973	\$5,972,738	\$75,482	\$0	\$75,482
II. Affordable								
Senior - For rent								
1-Bedroom	\$2,386,930	1.024	2.77	\$24,442	\$66,118	\$1,826	\$0	\$1,826
2-Bedroom	\$1,265,796	1.024	2.77	\$12,962	\$35,063	\$843	\$0	\$843
Subtotal	\$3,652,726			\$37,404	\$101,180	\$2,669	\$0	\$2,669
Rental								
1-Bedroom	\$1,338,127	1.024	2.77	\$13,702	\$37,066	\$1,103	\$0	\$1,103
2-Bedroom	\$5,063,184	1.024	2.77	\$51,847	\$140,250	\$4,819	\$0	\$4,819
3-Bedroom	\$2,137,267	1.024	2.77	\$21,886	\$59,203	\$2,066	\$0	\$2,066
Subtotal	\$8,538,598			\$87,435	\$236,519	\$7,989	\$0	\$7,989
Affordable Total	\$12,191,322			\$124,839	\$337,700	\$10,653	\$0	\$10,653
Residential Subtotal	\$227,613,644			\$2,332,812	\$6,310,438	\$86,145	\$0	\$86,145
Nonresidential Portion								
Retail	\$46,860,054	1.024	2.77	\$479,847	\$1,298,024	\$9,484	\$0	\$9,484
Office	\$10,774,335	1.024	2.77	\$110,329	\$298,449	\$2,857	\$0	\$2,857
Hotel	\$4,852,218	1.024	2.77	\$49,687	\$134,408	\$837	\$0	\$837
Civic	\$0	1.024	2.77	\$0	\$0	\$0	\$0	\$0
Office	\$0	1.024	2.77	\$0	\$0	\$0	\$0	\$0
Office	\$0	1.024	2.77	\$0	\$0	\$0	\$0	\$0
Office	\$0	1.024	2.77	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal	\$62,486,607			\$639,863	\$1,730,879	\$13,177	\$0	\$13,177
Project Total	\$290,300,252			\$2,972,675	\$8,041,317	\$99,322	\$0	\$99,322

Project Revenues: Annual Municipal and School District Total Revenues
North Brunswick TOD, NJ

	Municipal			School			Total
	Property Tax Revenue	Non-Property Tax Revenue	Total Revenue	Property Tax Revenue	Non-Property Tax Revenue	Total Revenue	Revenues
Residential Portion							
I. Market							
A. Duplex Lots							
2 BR	\$483,494	\$13,665	\$497,159	\$1,307,888	\$0	\$1,307,888	\$1,805,048
2BR+Den	\$246,762	\$6,598	\$253,360	\$667,510	\$0	\$667,510	\$920,870
Subtotal	\$730,256	\$20,263	\$750,519	\$1,975,398	\$0	\$1,975,398	\$2,725,918
C. Loft Flats							
Studio Flat	\$89,575	\$3,501	\$93,076	\$242,307	\$0	\$242,307	\$335,383
1 BR Loft Flats	\$275,913	\$9,540	\$285,453	\$746,366	\$0	\$746,366	\$1,031,819
2 BR Loft Flats	\$638,776	\$20,746	\$659,522	\$1,730,643	\$0	\$1,730,643	\$2,391,164
Subtotal	\$1,005,264	\$33,787	\$1,039,051	\$2,719,316	\$0	\$2,719,316	\$3,758,367
For Sale Market Subtotal	\$1,735,519	\$54,050	\$1,789,569	\$4,694,715	\$0	\$4,694,715	\$6,484,285
D. Rental Lots							
Studio	\$53,953	\$2,804	\$56,757	\$145,948	\$0	\$145,948	\$202,705
1 BR	\$128,571	\$5,935	\$134,506	\$350,500	\$0	\$350,500	\$485,007
2 BR	\$288,929	\$12,693	\$301,622	\$781,575	\$0	\$781,575	\$1,083,197
Subtotal	\$472,453	\$21,432	\$493,885	\$1,278,023	\$0	\$1,278,023	\$1,771,908
Market Subtotal	\$2,207,973	\$75,482	\$2,283,454	\$5,972,738	\$0	\$5,972,738	\$8,256,193
II. Affordable							
Senior - For rent							
1-Bedroom	\$24,442	\$1,826	\$26,268	\$66,118	\$0	\$66,118	\$92,386
2-Bedroom	\$12,962	\$843	\$13,804	\$35,063	\$0	\$35,063	\$48,867
Subtotal	\$37,404	\$2,669	\$40,073	\$101,180	\$0	\$101,180	\$141,253
Rental							
1-Bedroom	\$13,702	\$1,103	\$14,806	\$37,066	\$0	\$37,066	\$51,872
2-Bedroom	\$51,847	\$4,819	\$56,666	\$140,250	\$0	\$140,250	\$196,916
3-Bedroom	\$21,886	\$2,066	\$23,952	\$59,203	\$0	\$59,203	\$83,155
Subtotal	\$87,435	\$7,988	\$95,424	\$236,519	\$0	\$236,519	\$331,943
Affordable Total	\$124,839	\$10,657	\$135,496	\$337,700	\$0	\$337,700	\$473,202
Residential Subtotal	\$2,332,812	\$86,145	\$2,418,957	\$6,310,438	\$0	\$6,310,438	\$8,729,395
Nonresidential Portion							
Retail	\$479,847	\$9,484	\$489,331	\$1,298,024	\$0	\$1,298,024	\$1,787,354
Office	\$110,329	\$2,857	\$113,186	\$298,449	\$0	\$298,449	\$411,635
Hotel	\$49,687	\$837	\$50,523	\$134,406	\$0	\$134,406	\$184,830
Civic	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal	\$639,863	\$13,177	\$653,040	\$1,730,879	\$0	\$1,730,879	\$2,383,919
Project Total	\$2,972,675	\$99,322	\$3,071,997	\$8,041,317	\$0	\$8,041,317	\$11,113,314

Net Fiscal Impact: Annual Revenues Minus Costs
North Brunswick T.O.D., NJ

	--- Total Public Costs ---			--- Total Public Revenues ---			Net Fiscal Impact (Revenues Minus Costs)		
	Municipal	School	Total	Municipal	School	Total	Municipal	School	Total
Residential Portion									
I. Rental									
A. Duplex Lots									
2 BR	\$332,876	\$132,258	\$465,134	\$491,159	\$1,307,883	\$1,898,042	\$164,452	\$1,683,590	\$1,333,112
2BR-Open	\$152,428	\$272,890	\$425,318	\$253,530	\$67,510	\$321,040	\$100,552	\$267,488	\$176,191
Subtotal	\$485,304	\$195,110	\$680,414	\$744,689	\$1,975,393	\$2,720,082	\$265,004	\$1,776,288	\$1,511,304
B. Lot Fees									
Studio Fee	\$109,644	\$50,943	\$160,587	\$63,076	\$242,307	\$305,383	\$15,709	\$181,345	\$175,576
1 BR Lot Fee	\$27,111	\$127,407	\$154,518	\$285,453	\$749,819	\$1,035,272	\$1,031,819	\$13,453	\$13,453
2 BR Lot Fee	\$576,427	\$249,517	\$825,944	\$686,522	\$1,730,443	\$2,416,965	\$84,095	\$1,464,126	\$1,552,221
Subtotal	\$913,182	\$427,867	\$1,341,049	\$1,035,053	\$2,719,516	\$3,754,568	\$91,699	\$2,294,430	\$2,376,099
For Sale Market Subtotal	\$1,442,886	\$622,996	\$2,065,882	\$1,789,742	\$4,694,715	\$6,484,457	\$346,892	\$4,070,719	\$4,417,403
D. Retail Lots									
Studio	\$100,086	\$43,000	\$143,086	\$57,757	\$145,848	\$203,605	\$43,329	\$202,705	\$159,276
1 BR	\$200,172	\$85,999	\$286,171	\$155,506	\$350,200	\$505,706	\$64,666	\$448,037	\$441,371
2 BR	\$444,978	\$175,591	\$620,569	\$301,622	\$718,175	\$1,019,797	\$1,033,197	\$1,400,359	\$1,818,835
Subtotal	\$745,236	\$304,590	\$1,049,826	\$514,885	\$1,216,223	\$1,731,108	\$248,192	\$856,492	\$1,484,616
Market Subtotal	\$2,188,118	\$627,586	\$2,815,704	\$1,304,627	\$3,912,938	\$5,462,216	\$492,384	\$3,327,211	\$5,169,232
II. Affordable									
Senior - For rent									
1-Bedroom	\$98,671	\$0	\$98,671	\$25,238	\$68,718	\$93,956	\$43,403	\$50,555	\$43,403
2-Bedroom	\$31,657	\$0	\$31,657	\$13,804	\$35,063	\$48,867	\$17,653	\$35,063	\$17,210
Subtotal	\$130,328	\$0	\$130,328	\$39,042	\$103,781	\$142,823	\$61,056	\$85,818	\$60,613
Rental									
1-Bedroom	\$44,886	\$116,838	\$161,724	\$14,808	\$7,096	\$21,904	\$30,080	\$-79,871	\$-109,951
2-Bedroom	\$22,477	\$1,504,385	\$1,526,862	\$140,250	\$199,816	\$340,066	\$175,811	\$1,384,135	\$1,539,946
3-Bedroom	\$108,217	\$1,001,277	\$1,109,494	\$59,262	\$83,156	\$142,418	\$82,265	\$1,024,340	\$1,166,758
Subtotal	\$383,580	\$2,622,400	\$3,005,980	\$304,320	\$259,972	\$564,292	\$298,156	\$2,388,611	\$2,874,237
Affordable Total	\$493,907	\$622,800	\$1,116,707	\$135,932	\$337,700	\$473,632	\$329,228	\$3,284,901	\$2,634,828
Residential Subtotal	\$2,670,552	\$1,245,386	\$3,915,938	\$2,120,597	\$6,310,438	\$8,431,035	\$521,595	\$2,743,251	\$4,687,784
Nonresidential Portion									
Retail									
Office	\$202,189	\$0	\$202,189	\$499,331	\$1,268,024	\$1,767,355	\$287,183	\$1,288,024	\$1,555,186
Hotel	\$108,225	\$0	\$108,225	\$288,449	\$411,335	\$700,000	\$4,261	\$298,449	\$303,410
Club	\$7,659	\$0	\$7,659	\$50,523	\$194,406	\$244,929	\$42,864	\$194,406	\$177,271
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Offices	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$318,073	\$0	\$318,073	\$638,303	\$1,763,765	\$2,402,284	\$334,908	\$1,780,879	\$2,065,867
Nonresidential Subtotal	\$318,073	\$0	\$318,073	\$638,303	\$1,763,765	\$2,402,284	\$334,908	\$1,780,879	\$2,065,867
Project Total	\$2,988,625	\$1,245,386	\$4,234,011	\$2,758,900	\$8,074,173	\$10,832,315	\$856,503	\$4,524,130	\$6,308,185

Project Revenues: Annual Municipal, County and School District Property Tax Revenues
North Brunswick TOD, NJ

	Tax Rate						Property Tax Revenue					
	Municipal	County	School	Mun. & Cnty. Open Space	Local Open Space	Total	Municipal	County	School	Mun. & Cnty. Open Space	Local Open Space	Total
A. Duplex Lofts												
2 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$483,494	\$262,522	\$1,307,889	\$29,746	\$14,165	\$2,097,816
2BR+Den	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$246,762	\$133,984	\$667,510	\$15,182	\$7,229	\$1,070,667
Subtotal							\$730,256	\$396,506	\$1,975,399	\$44,928	\$21,394	\$3,168,483
C. Loft Flats												
Studio Flat	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$89,575	\$48,636	\$242,307	\$5,511	\$2,624	\$388,654
1 BR Loft Flats	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$275,913	\$149,812	\$746,366	\$16,975	\$8,083	\$1,197,150
2 BR Loft Flats	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$639,776	\$347,378	\$1,730,643	\$39,361	\$18,743	\$2,775,901
Subtotal							\$1,005,264	\$545,827	\$2,719,316	\$61,847	\$29,451	\$4,361,705
For Sale Market Subtotal							\$1,735,519	\$942,333	\$4,694,715	\$106,775	\$60,845	\$7,530,188
D. Rental Lofts												
Studio	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$53,953	\$29,295	\$145,948	\$3,319	\$1,581	\$234,086
1 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$129,571	\$70,353	\$350,500	\$7,972	\$3,796	\$562,192
2 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$288,929	\$156,879	\$781,575	\$17,776	\$8,465	\$1,253,623
Subtotal							\$472,453	\$256,527	\$1,278,023	\$29,067	\$13,841	\$2,049,912
Market Subtotal							\$2,207,973	\$1,198,860	\$5,972,738	\$135,842	\$64,687	\$9,580,100
II. Affordable												
Senior - For rent												
1-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$24,442	\$13,271	\$66,118	\$1,504	\$14,165	\$119,500
2-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$12,952	\$7,038	\$35,063	\$797	\$14,165	\$70,024
Subtotal							\$37,494	\$20,309	\$101,180	\$2,301	\$28,330	\$189,525
Rental												
1-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$13,702	\$7,440	\$37,066	\$843	\$14,165	\$73,216
2-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$51,847	\$28,151	\$140,250	\$3,190	\$14,165	\$237,603
3-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$21,886	\$11,883	\$59,203	\$1,346	\$14,165	\$108,483
Subtotal							\$87,435	\$47,475	\$236,519	\$5,379	\$42,495	\$419,303
Affordable Total							\$124,839	\$67,784	\$337,700	\$7,681	\$99,154	\$637,157
Residential Subtotal							\$2,332,812	\$1,266,644	\$6,310,438	\$143,523	\$163,841	\$10,217,257
Nonresidential Portion												
Retail	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$479,847	\$260,542	\$1,298,024	\$29,522	\$14,058	\$2,081,982
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$110,329	\$59,905	\$298,449	\$6,786	\$3,232	\$478,704
Hotel	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$49,687	\$26,978	\$134,406	\$3,057	\$1,456	\$215,584
Civic	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal							\$639,863	\$347,426	\$1,730,879	\$39,367	\$18,746	\$2,776,280
Project Total							\$2,972,675	\$1,614,069	\$8,041,317	\$182,889	\$182,587	\$12,993,537

Development Pro Forma and Estimated Value

North Brunswick TOD, NJ

	Number of Units	Average Price	Project Value	Equalization Ratio	Assessed Value	Square Footage	\$/Sq. Ft.	% of Total DUs	% of Market DUs
Residential Portion									
I. Market									
A. Duplex Lofts									
2 BR	0	\$400,000	\$0	50.23%	\$0	2,000	\$200	0%	0%
2BR+Den	0	\$475,000	\$0	50.23%	\$0	2,200	\$216	0%	0%
Subtotal	0		\$0		\$0			0%	0%
C. Loft Flats									
Studio Flat	0	\$202,500	\$0	50.23%	\$0	900	\$225	0%	0%
1 BR Loft Flats	0	\$249,500	\$0	50.23%	\$0	1,050	\$238	0%	0%
2 BR Loft Flats	0	\$299,000	\$0	50.23%	\$0	1,300	\$230	0%	0%
Subtotal	0		\$0		\$0			0%	0%
For Sale Market Subtotal	0		\$0		\$0			0%	0%
D. Rental Lofts									
Studio	45	\$129,500	\$5,827,500	50.23%	\$2,927,153	600	\$216	15%	15%
1 BR	90	\$155,500	\$13,995,000	50.23%	\$7,029,689	850	\$183	30%	30%
2 BR	165	\$188,500	\$31,102,500	50.23%	\$15,622,786	1,100	\$171	55%	55%
Subtotal	300		\$50,925,000		\$25,579,628			100%	100%
Market Subtotal	300		\$50,925,000		\$25,579,628			100%	100%
II. Affordable									
Senior - For rent									
1-Bedroom	0	\$72,000	\$0	50.23%	\$0	600	\$120	0%	0%
2-Bedroom	0	\$90,000	\$0	50.23%	\$0	800	\$113	0%	0%
Subtotal	0		\$0		\$0			0%	0%
Rental									
1-Bedroom	0	\$72,000	\$0	50.23%	\$0	750	\$96	0%	0%
2-Bedroom	0	\$90,000	\$0	50.23%	\$0	950	\$95	0%	0%
3-Bedroom	0	\$115,000	\$0	50.23%	\$0	1150	\$100	0%	0%
Subtotal	0		\$0		\$0			0%	0%
Affordable Total	0		\$0		\$0			0%	0%
Residential Subtotal	300		\$50,925,000		\$25,579,628			100%	100%
Nonresidential Portion									
	ft ²	Price per ft ²							
Retail	570000	\$137	\$77,865,300	50.23%	\$39,107,219	683000	\$137	41%	41%
Office	0	\$110	\$0	50.23%	\$0	195000	\$0	0%	0%
Hotel	69000	\$140	\$9,660,000	50.23%	\$4,862,218	69000	\$140	5%	5%
Civic	0	\$0	\$0	50.23%	\$0	0	\$0	0%	0%
Office	0	\$0	\$0	50.23%	\$0	0	\$0	0%	0%
Office	740000	\$48	\$35,838,200	50.23%	\$18,001,528	0	\$48	54%	54%
Office	0	\$110	\$0	50.23%	\$0	0	\$110	0%	0%
Nonresidential Subtotal	1379000		\$123,354,500		\$61,960,965	947000		100%	100%
Project Total			\$174,279,500		\$87,540,593				

Demographic Multipliers: Future Workers, Population and School-Age Children by Development Category

Demographic Impact and Project Costs: Annual Municipal and School District Costs

North Brunswick TOD, NJ

North Brunswick TOD, NJ

	Demographic Multipliers			Demographic Impact			Person	Pupil	Public Costs Generated			
	Household Size	Children Factor from TOD Report	Workers per 1,000ft2	Total Persons	School Age Children	Workers	Municipal	(K-12) School	Worker	Municipal	School	Total Public Costs
Residential Portion												
I. Market												
A. Duplex Lofts												
2 BR	1.88	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
2BR+Den	2.01	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
Subtotal				-	-	-				\$0	\$0	\$0
C. Loft Flats												
Studio Flat	1.68	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
1 BR Loft Flats	1.68	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
2 BR Loft Flats	1.84	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
Subtotal				-	-	-				\$0	\$0	\$0
For Sale Market Subtotal				-	-	-				\$0	\$0	\$0
D. Rental Lofts												
Studio	1.64	0.03	0.03	74	1	1	\$750	\$19,753	\$185	\$55,603	\$26,666	\$82,270
1 BR	1.64	0.03	0.03	148	3	3	\$750	\$19,753	\$185	\$111,207	\$53,333	\$164,540
2 BR	1.97	0.03	0.03	325	5	5	\$750	\$19,753	\$185	\$244,719	\$97,777	\$342,496
Subtotal				546	9	9				\$411,529	\$177,777	\$589,306
Market Subtotal				546	9	9				\$411,529	\$177,777	\$589,306
II. Affordable												
Senior - For rent												
1-Bedroom	1.4	0	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
2-Bedroom	1.5	0	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
Subtotal				0	0	0				\$0	\$0	\$0
Rental												
1-Bedroom	1.61	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
2-Bedroom	2.76	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
3-Bedroom	3.82	0.03	0.03	-	-	-	\$750	\$19,753	\$185	\$0	\$0	\$0
Subtotal				0	0	0				\$0	\$0	\$0
Affordable Total				-	-	-				\$0	\$0	\$0
Residential Subtotal				546	9	9				\$411,529	\$177,777	\$589,306
Nonresidential Portion												
Retail												
Retail	1.6					912	\$750	\$19,753	\$185	\$168,720		\$168,720
Office	3						\$750	\$19,753	\$185	\$0		\$0
Hotel	0.6					41	\$750	\$19,753	\$185	\$7,659		\$7,659
Civic	2						\$750	\$19,753	\$185	\$0		\$0
Office	0						\$750	\$19,753	\$185	\$0		\$0
Office	0						\$750	\$19,753	\$185	\$0		\$0
Office	0						\$750	\$19,753	\$185	\$0		\$0
Nonresidential Subtotal						953				\$176,379		\$176,379
Project Total				546	9	962				\$587,908	\$177,777	\$765,685

Project Revenues: Annual Municipal and School District Property Tax Revenues (Land)

Project-Generated Revenues: Annual Municipal and School District Non-Property Tax Revenue

North Brunswick TOD, NJ				North Brunswick TOD, NJ						
Assessed Value	Tax Rate		Property Tax Revenue		Assessed Value	Property Tax Revenue		Municipal	School	Total Non-Property Tax Revenue
	Municipal	School	Municipal	School		Municipal	School			
Residential Portion				Residential Portion						
I. Market				I. Market						
A. Duplex Lofts				A. Duplex Lofts						
2 BR	\$0	1.024	2.77	\$0	\$0	2 BR	\$0	\$0	\$0	\$0
2BR+Den	\$0	1.024	2.77	\$0	\$0	2BR+Den	\$0	\$0	\$0	\$0
Subtotal	\$0			\$0	\$0	Subtotal	\$0	\$0	\$0	\$0
C. Loft Flats				C. Loft Flats						
Studio Flat	\$0	1.024	2.77	\$0	\$0	Studio Flat	\$0	\$0	\$0	\$0
1 BR Loft Flats	\$0	1.024	2.77	\$0	\$0	1 BR Loft Flats	\$0	\$0	\$0	\$0
2 BR Loft Flats	\$0	1.024	2.77	\$0	\$0	2 BR Loft Flats	\$0	\$0	\$0	\$0
Subtotal	\$0			\$0	\$0	Subtotal	\$0	\$0	\$0	\$0
For Sale Market Subtotal	\$0			\$0	\$0	For Sale Market Subtotal	\$0	\$0	\$0	\$0
D. Rental Lofts				D. Rental Lofts						
Studio	\$2,927,163	1.024	2.77	\$29,974	\$81,082	Studio	\$1,558	\$0	\$1,558	\$1,558
1 BR	\$7,029,689	1.024	2.77	\$71,984	\$194,722	1 BR	\$3,297	\$0	\$3,297	\$3,297
2 BR	\$15,622,786	1.024	2.77	\$159,977	\$432,751	2 BR	\$7,028	\$0	\$7,028	\$7,028
Subtotal	\$25,579,628			\$261,935	\$708,556	Subtotal	\$11,883	\$0	\$11,883	\$11,883
Market Subtotal	\$25,579,628			\$261,935	\$708,556	Market Subtotal	\$11,883	\$0	\$11,883	\$11,883
II. Affordable				II. Affordable						
Senior - For rent				Senior - For rent						
1-Bedroom	\$0	1.024	2.77	\$0	\$0	1-Bedroom	\$0	\$0	\$0	\$0
2-Bedroom	\$0	1.024	2.77	\$0	\$0	2-Bedroom	\$0	\$0	\$0	\$0
Subtotal	\$0			\$0	\$0	Subtotal	\$0	\$0	\$0	\$0
Rental				Rental						
1-Bedroom	\$0	1.024	2.77	\$0	\$0	1-Bedroom	\$0	\$0	\$0	\$0
2-Bedroom	\$0	1.024	2.77	\$0	\$0	2-Bedroom	\$0	\$0	\$0	\$0
3-Bedroom	\$0	1.024	2.77	\$0	\$0	3-Bedroom	\$0	\$0	\$0	\$0
Subtotal	\$0			\$0	\$0	Subtotal	\$0	\$0	\$0	\$0
Affordable Total	\$0			\$0	\$0	Affordable Total	\$0	\$0	\$0	\$0
Residential Subtotal	\$25,579,628			\$261,935	\$708,556	Residential Subtotal	\$11,883	\$0	\$11,883	\$11,883
Nonresidential Portion				Nonresidential Portion						
Retail	\$39,107,219	1.024	2.77	\$400,458	\$1,063,270	Retail	\$7,915	\$0	\$7,915	\$7,915
Office	\$0	1.024	2.77	\$0	\$0	Office	\$0	\$0	\$0	\$0
Hotel	\$4,852,218	1.024	2.77	\$49,687	\$134,406	Hotel	\$837	\$0	\$837	\$837
Civic	\$0	1.024	2.77	\$0	\$0	Civic	\$0	\$0	\$0	\$0
Office	\$0	1.024	2.77	\$0	\$0	Office	\$0	\$0	\$0	\$0
Office	\$18,001,528	1.024	2.77	\$184,336	\$498,642	Office	\$2,792	\$0	\$2,792	\$2,792
Office	\$0	1.024	2.77	\$0	\$0	Office	\$0	\$0	\$0	\$0
Nonresidential Subtotal	\$61,960,965			\$634,480	\$1,716,319	Nonresidential Subtotal	\$11,543	\$0	\$11,543	\$11,543
Project Total	\$87,540,593			\$896,416	\$2,424,874	Project Total	\$23,426	\$0	\$23,426	\$23,426

Project Revenues: Annual Municipal and School District Total Revenues

North Brunswick TOD, NJ

	Municipal			School			Total
	Property Tax Revenue	Non-Property Tax Revenue	Total Revenue	Property Tax Revenue	Non-Property Tax Revenue	Total Revenue	Revenues
Residential Portion							
I. Market							
A. Duplex Lofts							
2 BR	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2BR+Den	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C. Loft Flats							
Studio Flat	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 BR Loft Flats	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 BR Loft Flats	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
For Sale Market Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D. Rental Lofts							
Studio	\$29,974	\$1,558	\$31,532	\$81,082	\$0	\$81,082	\$112,614
1 BR	\$71,984	\$3,297	\$75,281	\$194,722	\$0	\$194,722	\$270,004
2 BR	\$159,977	\$7,028	\$167,005	\$432,751	\$0	\$432,751	\$599,757
Subtotal	\$261,935	\$11,883	\$273,818	\$708,556	\$0	\$708,556	\$982,374
Market Subtotal	\$261,935	\$11,883	\$273,818	\$708,556	\$0	\$708,556	\$982,374
II. Affordable							
Senior - For rent							
1-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental							
1-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Subtotal	\$261,935	\$11,883	\$273,818	\$708,556	\$0	\$708,556	\$982,374
Nonresidential Portion							
Retail	\$400,458	\$7,915	\$408,372	\$1,083,270	\$0	\$1,083,270	\$1,491,642
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$49,687	\$837	\$50,523	\$134,406	\$0	\$134,406	\$184,930
Civic	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$184,336	\$2,792	\$187,128	\$498,642	\$0	\$498,642	\$685,770
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal	\$634,480	\$11,543	\$646,024	\$1,716,319	\$0	\$1,716,319	\$2,362,342
Project Total	\$896,416	\$23,426	\$919,842	\$2,424,874	\$0	\$2,424,874	\$3,344,716

Net Fiscal Impact: Annual Revenues Minus Costs

North Brunswick TOD, NJ

	--- Total Public Costs ---			--- Total Public Revenues ---			Net Fiscal Impact (Revenues Minus Costs)		
	Municipal	School	Total	Municipal	School	Total	Municipal	School	Total
Residential Portion									
I. Market									
A. Duplex Lofts									
2 BR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2BR+Den	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C. Loft Flats									
Studio Flat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 BR Loft Flats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 BR Loft Flats	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
For Sale Market Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D. Rental Lofts									
Studio	\$55,603	\$26,686	\$82,270	\$31,532	\$81,082	\$112,614	-\$24,072	\$54,416	\$30,344
1 BR	\$111,207	\$53,333	\$164,540	\$75,281	\$194,722	\$270,004	-\$35,925	\$141,389	\$105,464
2 BR	\$244,719	\$97,777	\$342,496	\$167,005	\$432,751	\$599,757	-\$77,714	\$334,974	\$257,280
Subtotal	\$411,529	\$177,777	\$589,306	\$273,818	\$708,556	\$982,374	-\$137,711	\$530,779	\$393,068
Market Subtotal	\$411,529	\$177,777	\$589,306	\$273,818	\$708,556	\$982,374	-\$137,711	\$530,779	\$393,068
II. Affordable									
Senior - For rent									
1-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental									
1-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3-Bedroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Affordable Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Subtotal	\$411,529	\$177,777	\$589,306	\$273,818	\$708,556	\$982,374	-\$137,711	\$530,779	\$393,068
Nonresidential Portion									
Retail	\$168,720	\$0	\$168,720	\$408,372	\$1,083,270	\$1,491,642	\$239,652	\$1,083,270	\$1,322,922
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$7,659	\$0	\$7,659	\$50,523	\$134,406	\$184,930	\$42,854	\$134,406	\$177,271
Civic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$187,128	\$498,642	\$685,770	\$187,128	\$498,642	\$685,770
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal	\$176,379	\$0	\$176,379	\$646,024	\$1,716,319	\$2,362,342	\$469,645	\$1,716,319	\$2,185,963
Project Total	\$587,908	\$177,777	\$765,685	\$919,842	\$2,424,874	\$3,344,716	\$331,934	\$2,247,098	\$2,579,031

Project Revenues: Annual Municipal, County and School District Property Tax Revenues

North Brunswick TOD, NJ

	Tax Rate						Property Tax Revenue					
	Municipal	County	School	Mun. & Cnty. Open Space	Local Open Space	Total	Municipal	County	School	Mun. & Cnty. Open Space	Local Open Space	Total
A. Duplex Lofts												
2 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
2BR+Den	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal							\$0	\$0	\$0	\$0	\$0	\$0
C. Loft Flats												
Studio Flat	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
1 BR Loft Flats	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
2 BR Loft Flats	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal							\$0	\$0	\$0	\$0	\$0	\$0
For Sale Market Subtotal							\$0	\$0	\$0	\$0	\$0	\$0
D. Rental Lofts												
Studio	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$29,974	\$16,275	\$81,082	\$1,844	\$878	\$130,053
1 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$71,984	\$39,085	\$194,722	\$4,429	\$2,109	\$312,329
2 BR	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$159,977	\$86,863	\$432,751	\$9,842	\$4,687	\$694,120
Subtotal	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$261,935	\$142,223	\$708,556	\$16,115	\$7,674	\$1,136,503
Market Subtotal							\$261,935	\$142,223	\$708,556	\$16,115	\$7,674	\$1,136,503
II. Affordable												
Senior - For rent												
1-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal							\$0	\$0	\$0	\$0	\$0	\$0
Rental												
1-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
2-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
3-Bedroom	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal							\$0	\$0	\$0	\$0	\$0	\$0
Affordable Total							\$0	\$0	\$0	\$0	\$0	\$0
Residential Subtotal							\$261,935	\$142,223	\$708,556	\$16,115	\$7,674	\$1,136,503
Nonresidential Portion												
Retail	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$400,458	\$217,436	\$1,083,270	\$24,638	\$11,732	\$1,737,534
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$49,687	\$26,978	\$134,406	\$3,057	\$1,456	\$215,584
Civic	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$184,336	\$100,088	\$498,642	\$11,341	\$5,400	\$799,808
Office	0.01024	0.00556	0.0277	0.00063	0.0003	0.04443	\$0	\$0	\$0	\$0	\$0	\$0
Nonresidential Subtotal							\$634,480	\$344,503	\$1,716,319	\$39,035	\$18,588	\$2,752,926
Project Total							\$896,416	\$486,726	\$2,424,874	\$55,151	\$26,262	\$3,889,429