

Land Use Analysis

	Residential Uses		Medical Uses			
	Single Family	Multi-Family	Assisted Living	Hospital/Emergency	Clinics	Dr. Offices
Typical Square Feet	1,200 – 2,400	900 to 3,000	25,000 to 150,000	15,000 – 150,000	5,000 to 15,000	4,000 to 10,000
Square Feet per Employee	N/A	N/A	300 - 750	300 - 750	300 - 750	300 - 750
Parking Spaces Needed	2:unit	1.15:1br 1.5:2br 2:3br	.4:unit	2.25:bed	4:doctor	1:500 sq. ft
Typical Residents	1 BR - N/A 2 BR - 2.4 3 BR - 3.3 4 BR - 3.6	1 BR - 1.2 2 BR - 1.9 3 BR - 3.6 4 BR N/A				
School Age Children	1 BR - N/A 2 BR - .19 3 BR - .77 4 BR - .87	1 BR - N/A 2 BR - .26 3 BR - 1.8 4 BR N/A				
Primary Users	Arlington Residents	Arlington Residents	Regional	Regional	Regional	Regional
Vehicle Trips and Access	10 trips per day/unit Current access sufficient	6 trips per day /unit Current access sufficient	4 trips per day /employee Current access sufficient	12 trips per day /bed May need additional access	31 daily trips /1000 sq. ft. May need additional access	36. daily trips /1000 sq. ft. May need additional access
Neighborhood Impacts (noise, height, density, shadow)	Low: compatible use	Low: increased density	Low	High: 24-hour operation, noise, increased traffic	Moderate	Moderate
Locational Attributes/Views	Excellent	Excellent	Good	Operators may want more visible and easily accessible location.	Operators may want more visible and easily accessible location.	Operators may want more visible and easily accessible location.
Market Competition	Market Strong Now	Market Strong Now	Market Average to Weak Now	Market Weak Now	Market Weak Now	Market Weak Now
Land Disposition	Sale	Sale	Sale or Ground Lease	Sale or Ground Lease	Sale or Ground Lease	Sale or Ground Lease
Supportable Land Cost per SF	20% max.	20% max.	10% max.	10% max.	10% max.	10% max.
Calculated based on average construction cost/per SF	\$37.50	\$32.50	\$18.60	\$30.91	\$12.12	\$18.59
Construction Cost per SF-- Low	\$75.00	\$75.00	\$153.60	\$205.20	\$99.60	\$129.60
Construction Cost per SF - High	\$300.00	\$250.00	\$218.40	\$413.00	\$142.80	\$242.20
Market Value per SF/unit						
Lease – Low	NA	\$500	\$1,000	\$18	\$18	\$18
Lease – High	NA	\$2,750	\$6,000	\$30	\$30	\$30
Sale – Low	\$300,000	\$200,000	\$80,000	\$120	\$120	\$120
Sale – High	\$1,500,000	\$1,500,000	\$720,000	\$300	\$300	\$300
Tax Revenues/Unit or SF (based on Construction Costs)	\$2.60	\$2.25	\$2.58	\$4.28	\$1.68	\$2.57
Notes	Higher end homes require larger lots	Views essential for higher prices				
Net Fiscal Impact (excluding property taxes)						
Per Resident	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)
Per School-Aged Child	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)
Per Employee	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)

Land Use Analysis

	Commercial Uses			Public Use					
	General Office	Biotech/R&D	Restaurant	Conference Facility	Community Center	Recreation Center	Vista Park	Memorial Grove & Columbarium	Cultural/Performance
Typical Square Feet	40,000 – 60,000	5,000 – 40,000	4,000 – 10,000	10,000 – 50,000	10,000 – 50,000	20,000 to 80,000	Varies	Varies	8,000 – 20,000
Square Feet per Employee	200 - 400	500 - 900	300 - 500	500- 2,000	500- 2,000	500 – 2,000	1 per 20 acres	1 per 20 acres	500 – 2,000
Parking Spaces Needed	1:500 sq. ft.	1:600 sq. ft.	1:4 seats	1:4 seats	1:3 employee	1:300 sq. ft.	Varies	Varies	1:4 seats
Typical Residents	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School Age Children	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primary Users	Regional	Regional	Regional	Regional	Arlington Residents	May be Regional	May be Regional	Arlington Residents	May be Regional
Vehicle Trips and Access	11/1,000 sq. ft. Access limitations.	11/1,000 sq. ft. Access limitations.	90/1,000 sq ft Current access sufficient	3/1,000 sq. ft. Limited Access	3/1,000 sq. ft. Current access sufficient	3/1,000 sq. ft. Current access sufficient	Varies Current access sufficient	Varies Current access sufficient	Varies Current access sufficient
Neighborhood Impacts (noise, height, density, shadow)	High; daytime use, noise, traffic, parking	Moderate; traffic	Moderate; evening use, traffic	Moderate; traffic, noise, possible evening and weekend use	Moderate; traffic, noise, possible evening and weekend use	Moderate; traffic, noise, possible evening and weekend use	Low	Low	Moderate; traffic, noise, possible evening and weekend use
Locational Attributes/Views	Difficult for general office uses	Difficult due to limited access.	Excellent for higher end use.	Excellent	Suitable, other locations may be better	Suitable, but not a highly sought location	Excellent	Good location	Good location
Market Competition	Market Weak Now	Market Weak Now	Heavily Dependent on Quality of Operator	Will Require a Formal Market Study	Will Require Community Subsidy	Will Likely Require Community Subsidy	Will Require Community Subsidy	Market Average Now	Will Require a Formal Market Study
Land Disposition	Sale or Ground Lease	Sale or Ground Lease	Sale or Ground Lease	Town Owned, Sale or Ground Lease	Town Owned	Sale or Ground Lease	Town Owned	Town Owned	Town Owned, Sale or Ground Lease
Supportable Land Cost per Square Foot	10% max.	10% max.	10% max.	10% max.	Unlikely to support land costs.	Unlikely to support land costs.	Unlikely to support land costs.	10% max.	Unlikely to support land costs.
Calculated based on average construction cost/per sf	\$16.89	\$21.42	\$18.41	\$15.18	\$14.91	\$14.52	N/A	N/A	\$22.07
Construction Cost per SF-- Low	\$115.20	\$151.20	\$109.20	\$93.60	\$109.20	\$114.00			\$140.40
Construction Cost per SF- High	\$222.60	\$277.20	\$259.00	\$210.00	\$189.00	\$176.40			\$301.00
Market Value per SF /unit									
Lease – Low	\$18	\$18	\$12	\$12	N/A	N/A	N/A	N/A	N/A
Lease – High	\$30	\$30	\$25	\$25	N/A	N/A	N/A	N/A	N/A
Sale – Low	\$120	\$120	\$80	\$80	N/A	N/A	N/A	N/A	N/A
Sale – High	\$300	\$300	\$250	\$250	N/A	N/A	N/A	N/A	N/A
Tax Revenues/Unit or SF (based on Construction Costs)	\$2.34	\$2.97	\$2.55	\$2.10	None	None	None	None	None
Notes		Price excludes fit out costs		Operating Subsidy may be Necessary	Operating Subsidy may be Necessary	Operating Subsidy may be Necessary			Operating Subsidy may be Necessary
Net Fiscal Impact (excluding property taxes)									
Per Resident	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)	\$(438.00)
Per School-Aged Child	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)	\$(5,626.00)
Per Employee	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)	\$(202.00)