Development Application Summary

Development	Metric			Comments / Assessment
Component				
Housing	Unit	Market	Below	865 units total.
	Туре	Rental	Market	
	, ,		Rental	Inclusionary Zoning Policy does
	Studio	140	0	not apply as the project is 100%
	1-Bed	375	30	rental.
	1-Bed	87		
	+ den			
	2-Bed	170	9	
	3-Bed	49	5	
	TOTAL	821	44	
Commercial	Retail Space – 5,249 m ²			Retail use includes grocery store.
				Store.
Projected Population	Studio 1 4 persons/unit			140 units = 196
riojecteu roputation	Studio – 1.4 persons/unit			140 units – 190
	1-Bed – 1.4 persons/unit			492 units = 689
	2-Bed – 2.0 persons/unit			179 units = 358
	3-Bed – 2.7 persons/unit			54 units = 146
				Total est. population = 1,389
Estimated Jobs	Number of commercial jobs by type: 300 ft² (27.9 m²)			5249 m² = 188 commercial jobs
			0.000: 1	1 000 001
Jobs to Pop. Ratio Goal: 0.42	Home based jobs -0.069 jobs per person			1,389 = 96 home occupation jobs estimate
				Total Est. Employment – 284 jobs
				Ratio = 0.204
Transportation	TOA – Within 200m of rapid			Yes
	transit			
Est. Financial				Noted financial contributions do
Contributions				not include the transit plaza,
4 00		1 407 000		day-lighting of Dallas /
1. Community	1. \$1,467,800			Slaughterhouse Creek, and
Amenity Contributions				pedestrian overpass.
Contributions				

2. Development	2. \$7,536,500	Due to the considerable off-site
Cost Charges	3. \$16,100,000	amenities being provided by PCI,
		it is recommended that the City
3. Density Bonus	TOTAL: \$25,104,300	provide the following cash
		contributions for the
		construction of the pedestrian
		overpass; \$14,404,055 and
		transit plaza \$500,000.