

Existing Conditions: Building Areas by Use, Existing FAR, and Potential FAR

1. Office Park (Includes Bristol Property) – 210 Acres

Potential: FAR as of Right: .15 = 1,372,140 SF FAR by Special Permit: .25 = 2,286,900 SF

A. Office (Corp./Med.):	70,000 SF
B. Retail/Automotive:	47,000 SF
C. Warehouse/Industrial:	30,000 SF
D. Recreational:	-
E. Educational/Institutional:	-
F. Residential:	<u>24,000 SF</u>
Total Exist. Building Area:	171,000 SF (FAR = .02)

2. Industrial Park District North of Rte. 3 – 115 Acres

Potential: FAR as of Right: .30± = 1,502,820 SF FAR by Special Permit: .45 = 2,254,230 SF

A. Office (Corp./Med.):	142,000 SF
B. Retail/Automotive:	494,000 SF
C. Warehouse/Industrial:	200,000 SF
D. Recreational:	113,000 SF
E. Educational/Institutional:	-
F. Residential:	<u>-</u>
Total Exist. Building Area:	949,000 SF (FAR = .19)

3. South Shore Park Area (Industrial Park District) – 380 Acres

Potential: FAR as of Right: .30± = 4,965,840 SF; FAR by Special Permit: .45 = 7,448,760 SF

A. Office (Corp./Med.):	589,000 SF
B. Retail/Automotive:	-
C. Warehouse/Industrial:	976,000 SF
D. Recreational:	-
E. Educational/Institutional:	188,000 SF
F. Residential:	<u>-</u>
Total Exist. Building Area:	1,753,000 SF (FAR = .11)

4. Abington St. (Industrial Park and Residence Districts) – 60 Acres

Potential: FAR as of Right: .30± = 784,080 SF; FAR by Special Permit: .45 = 1,176,120 SF

A. Office (Corp./Med.):	-
B. Retail/Automotive:	-
C. Warehouse/Industrial:	10,000 SF
D. Recreational:	-
E. Educational/Institutional:	-
F. Residential:	<u>45,000 SF</u>
Total Exist. Building Area:	55,000 SF (FAR = .02)

5. Sharp St. Corridor (Industrial Park District) - 140 Acres

Potential: FAR as of Right: $.30 \pm = 1,829,520$ SF; FAR by Special Permit: $.45 = 2,744,280$ SF

- A. Office (Corp./Med.): 28,000 SF
 - B. Retail/Automotive: -
 - C. Warehouse/Industrial: 340,000 SF
 - D. Recreational: -
 - E. Educational/Institutional: -
 - F. Residential: -
- Total Exist. Building Area: 368,000 SF (FAR = .06)

DEVELOPMENT SCENARIOS

Base Line Assumptions:

1. Office Park/Bristol Property: 1,500,000 SF Business Park prospective development is already assumed in existing CHA Derby St. Corridor traffic analysis.
2. Background growth: 1% per year traffic growth is already assumed in existing traffic analysis.
3. Underdeveloped property in remaining Industrial Park land north of Rte. 3 (Recreation Park Drive area): 25± acres.
 - Existing underdeveloped land includes: 113,000± SF of recreation buildings and 200,000± SF of industrial/warehouse buildings.
4. Undeveloped or underdeveloped land in South Shore Park Area: 300± acres.
 - Existing vacant land: 200± acres.
 - Existing underdeveloped land includes: 80,000± SF of office buildings and 880,000± SF of industrial/warehouse buildings.
5. Abington St. is not conducive to significant commercial re-development.
6. Underdeveloped land in Sharp St. Corridor: 125± acres.
 - Existing underdeveloped land includes: 375,000± SF of industrial/warehouse buildings.

Scenarios For Potential Growth

Scenarios for potential growth include modifications to assumed quantity and type of growth incorporated into existing CHA traffic analysis for the Office Park/Bristol Property. Scenario #1 forecasts less total build-out on the Office Park/Bristol Property. Scenarios 2 – 4 forecast the same total amount of development for the Office Park/Bristol Property as in the CHA analysis, but with a diverse mix of uses.

Scenario #1 – MAPC Economic Engine in S. S. Park and Bristol Property (Net bldg. area increase: 600,000 SF)

- In Office Park/Bristol Property build 400,000 SF of new corporate and medical office space on vacant land.
- In Recreation Park Drive Area replace 70,000 SF of industrial/warehouse space with 70,000 SF of retail space.
- In S. S. Park Area, develop 20 acres of vacant land and replace 180,000 SF of old industrial space with:
 - 205,000 SF of commercial and medical office space
 - 180,000 SF of new high-tech R & D space
- No significant additional development in Sharp St. Corridor

Scenario #2 – Full Growth on Bristol Property and Modest Office Growth in South Shore Park

- In Office Park/Bristol Property, replace 1,500,000 SF Business Park prospective development with:
 - 70,000 SF of assisted living
 - 200 units of multi-family housing (200,000 SF)
 - 230,000 SF of retail/automotive space
 - 1,000,000 SF of corporate and medical office space
- No significant re-development in Recreation Park Drive Area
- In South Shore Park Area, replace 400,000 SF of old industrial space with:
 - 400,000 SF of corporate and medical office space
- No significant additional development in Sharp St. Corridor

Scenario #3 – Full Growth on Bristol Property and Major Mixed Use Development in South Shore Park

- In Office Park/Bristol Property, replace 1,500,000 SF Business Park prospective development with:
 - 70,000 SF of assisted living
 - 200 units of multi-family housing (200,000 SF)
 - 230,000 SF of retail/automotive space
 - 1,000,000 SF of corporate and medical office space
- No significant re-development in Recreation Park Drive Area
- Commerce Rd. is connected from Rockland to South Shore Park.

- In South Shore Park area, develop 150 acres of vacant land and replace 65,000 SF of old office space and 250,000 SF of old industrial space with:
 - 750,000 SF of retail and restaurant space
 - 260 hotel rooms (130,000 SF)
 - 300 units of multi-family housing (300,000 SF)
 - 85,000 SF of commercial and medical office space
- No significant additional development in Sharp St. Corridor

Scenario #4 – Significant Growth Throughout Overlay District

- In Office Park/Bristol Property, replace 1,500,000 SF Business Park prospective development with:
 - 70,000 SF of assisted living
 - 200 units of multi-family housing (200,000 SF)
 - 230,000 SF of retail/automotive space
 - 1,000,000 SF of commercial and medical office space
- In Recreation Park Drive Area, replace 113,000 SF of recreation space and 200,000 SF of industrial/warehouse space with 250,000 SF of commercial and medical office space.
- Commerce Rd. is connected from Rockland to South Shore Park.
- In South Shore Park area, develop 200 acres of vacant land, and replace 80,000 SF of old office space and 880,000 SF of old industrial space with:
 - 750,000 SF of retail and restaurant space
 - 260 hotel rooms (130,000 SF)
 - 300 units of multi-family housing (300,000 SF)
 - 1,500,000 SF of corporate and medical office space
- In Sharp St. Corridor, replace 377,000± SF of industrial/warehouse space with 800,000 SF of corporate and medical office space.