

POTENTIAL REDEVELOPMENT AREAS - BWTC

AFTER

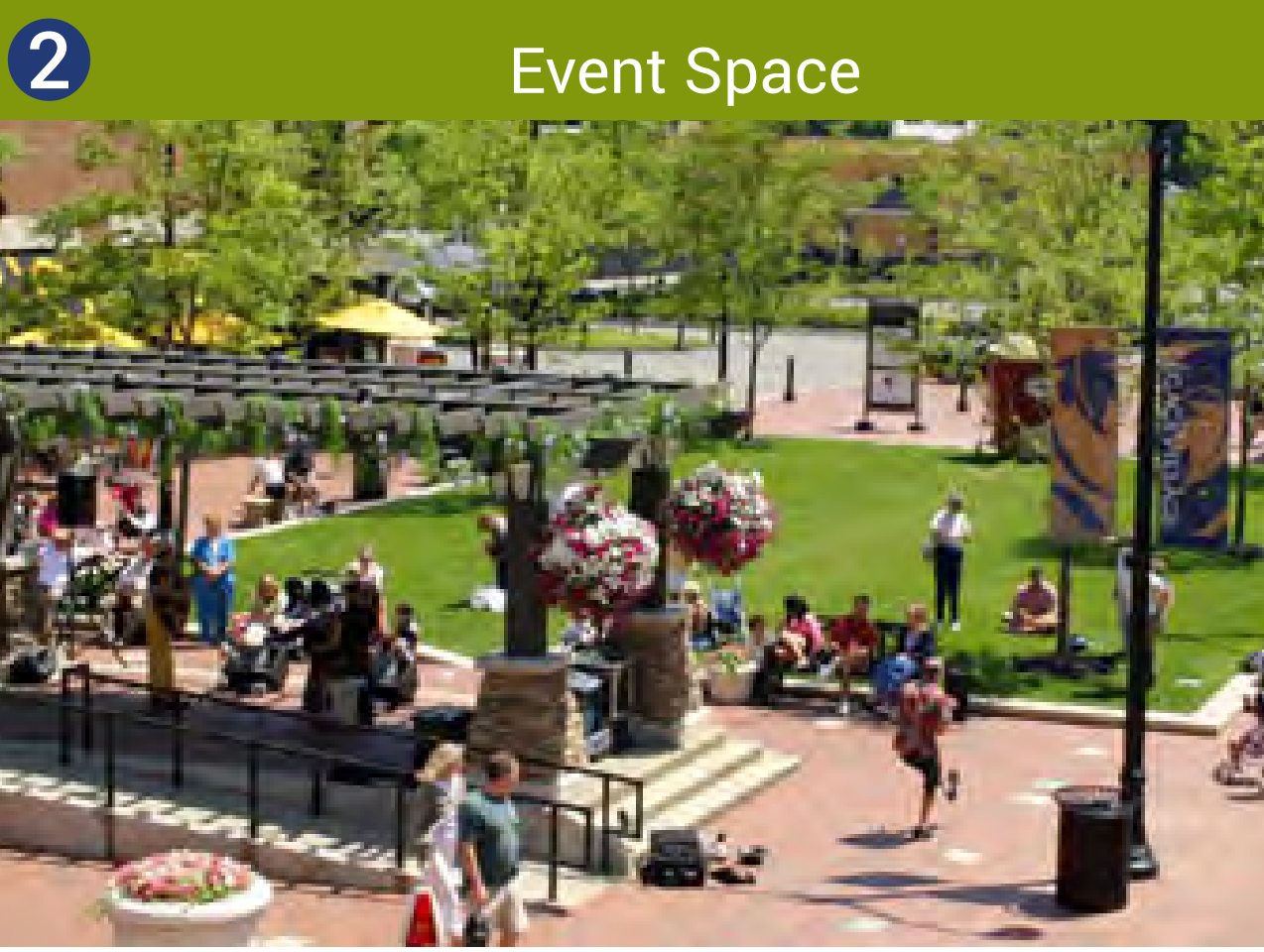
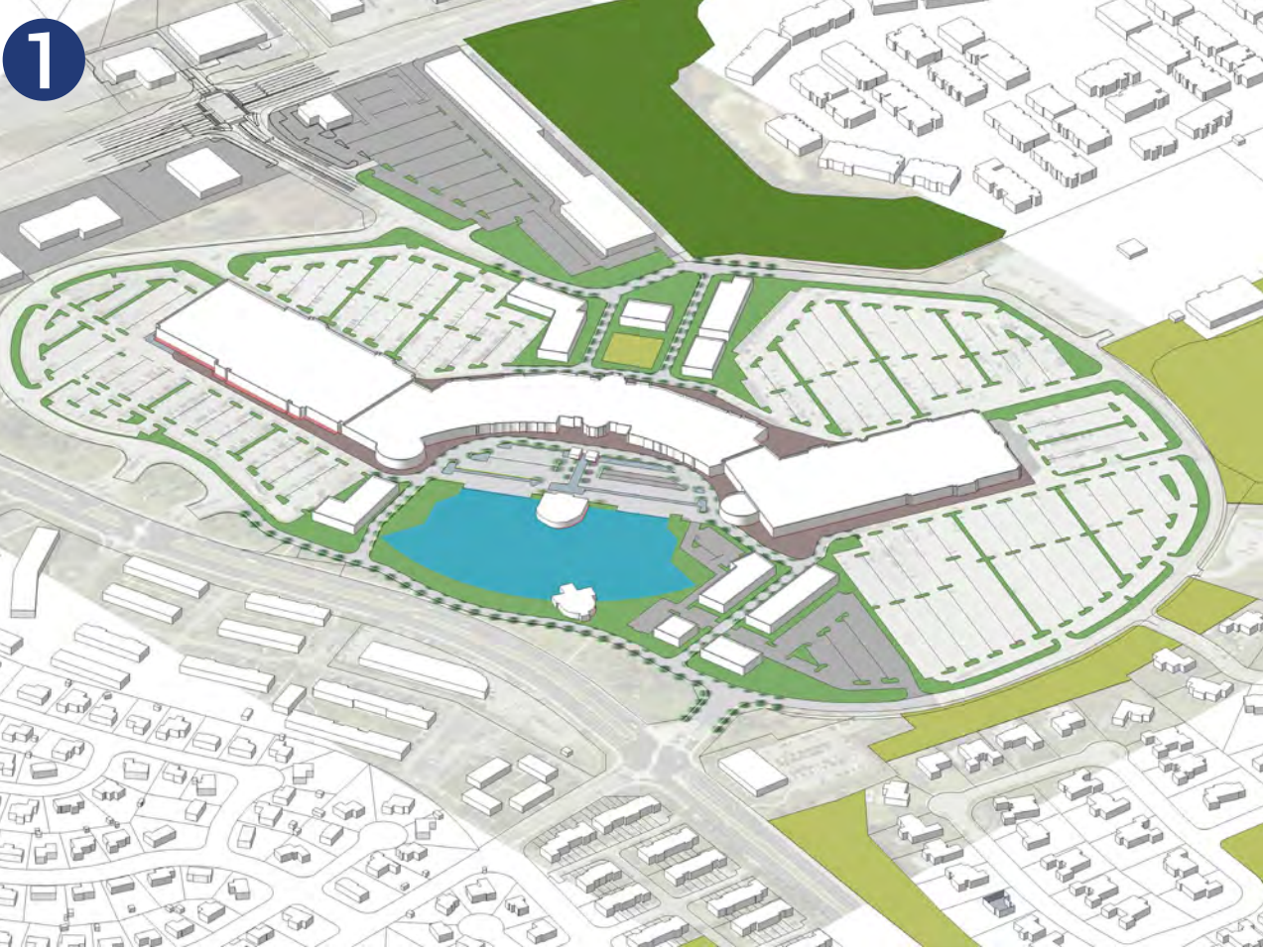


BEFORE



BRANDYWINE TOWN CENTER - RENDERING

POTENTIAL REDEVELOPMENT AREAS - BWTC



PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL				
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
Demo										
Existing	1-2	495,959			7,631					
Proposed	1	114,183								
TOTAL		610,142			7,631					

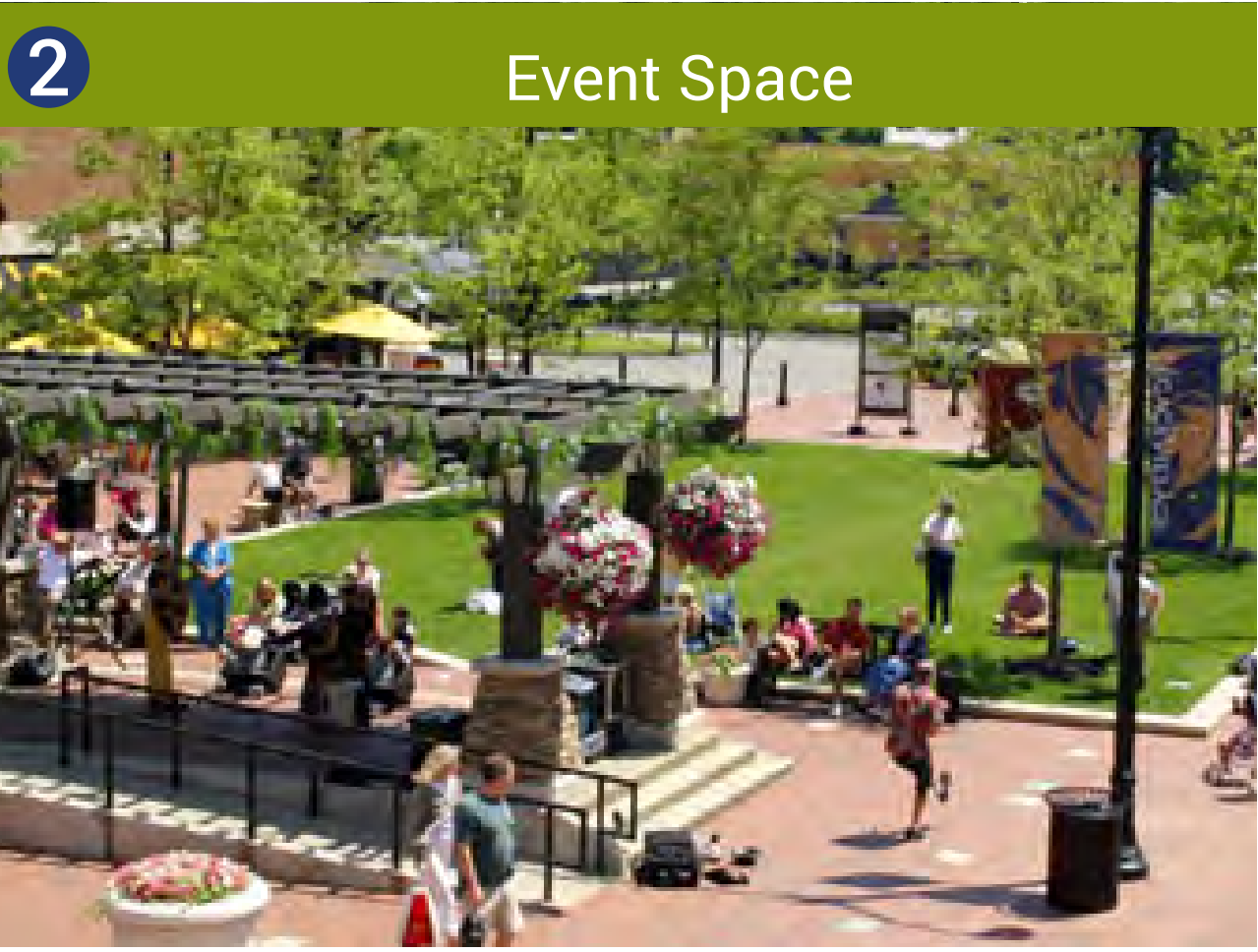
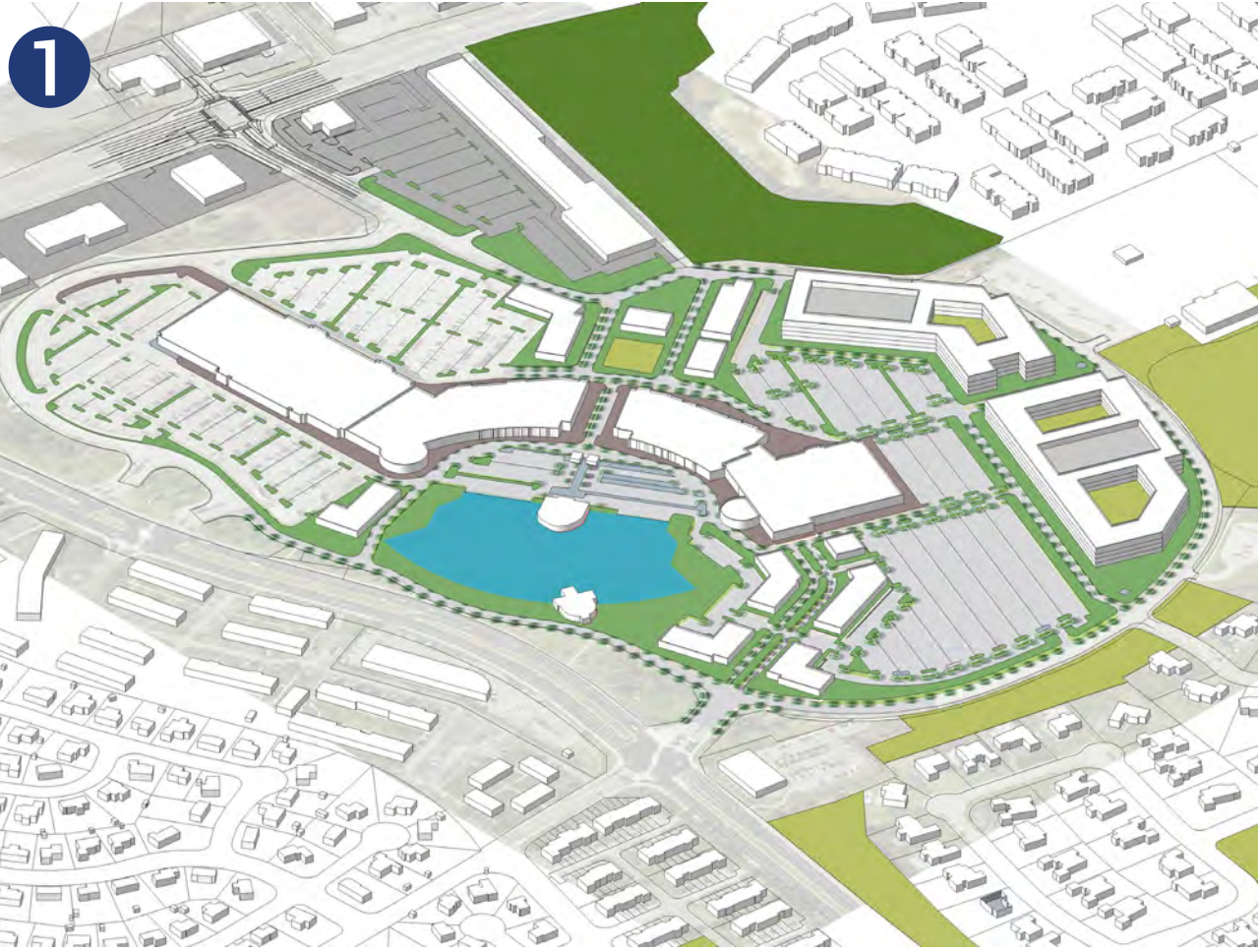
Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

KEY

- PROPOSED S-F ATTACHED
- PROPOSED S-F DETACHED
- PROPOSED MULTI-FAMILY
- PROPOSED RETAIL
- PROPOSED HOTEL
- PROPOSED OFFICE
- PROPOSED CIVIC
- EXISTING BUILDINGS
- PROPOSED BUS STOPS
- EXISTING BUS STOPS
- REDEVELOPMENT AREA

OPTION A

POTENTIAL REDEVELOPMENT AREAS - BWTC



PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL				
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
Demo	1	(86,788)								
Existing	1-2	409,171			7,631					
Proposed	1	68,436				4	690			690
TOTAL		477,607			7,631		690			690

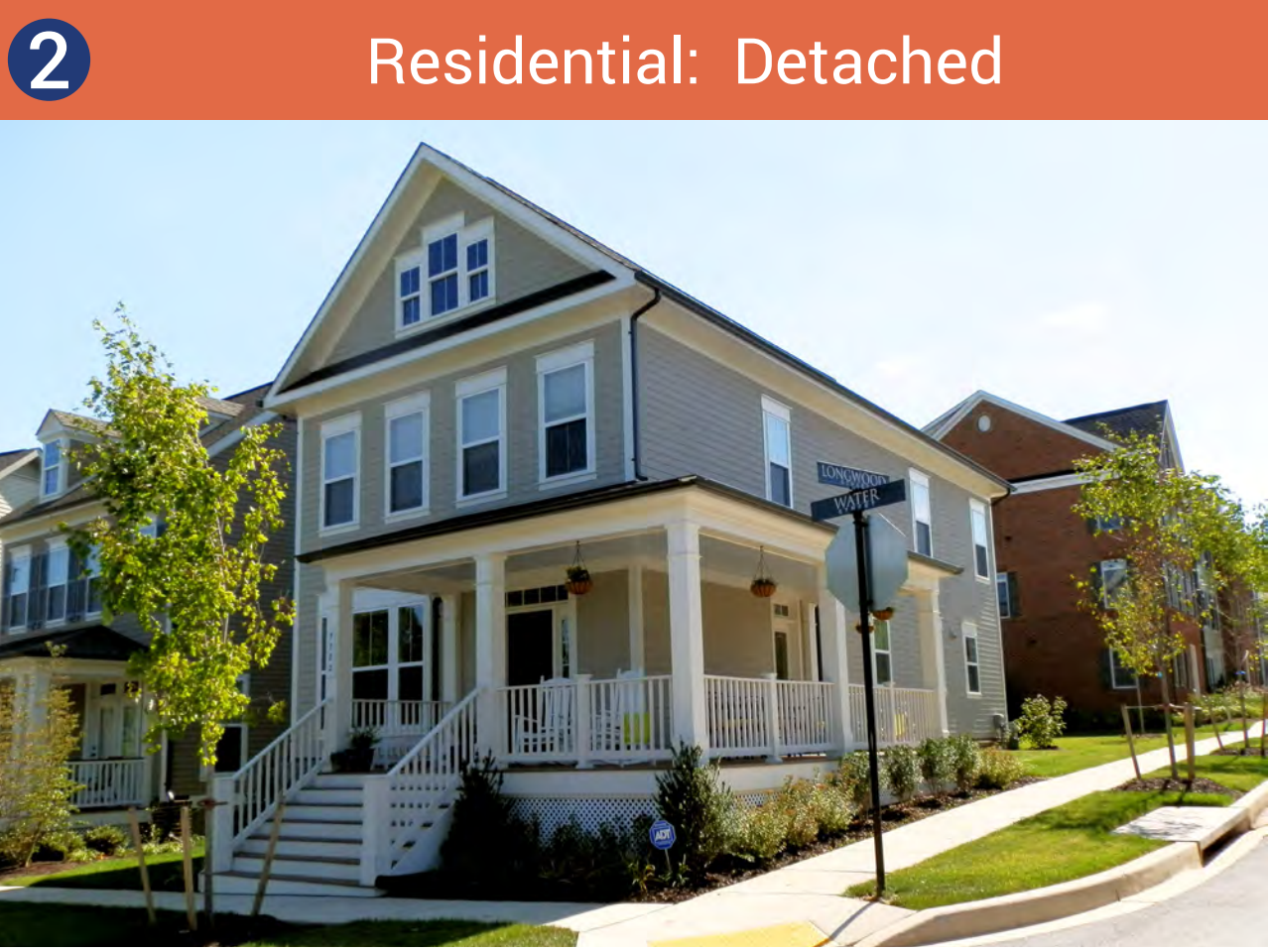
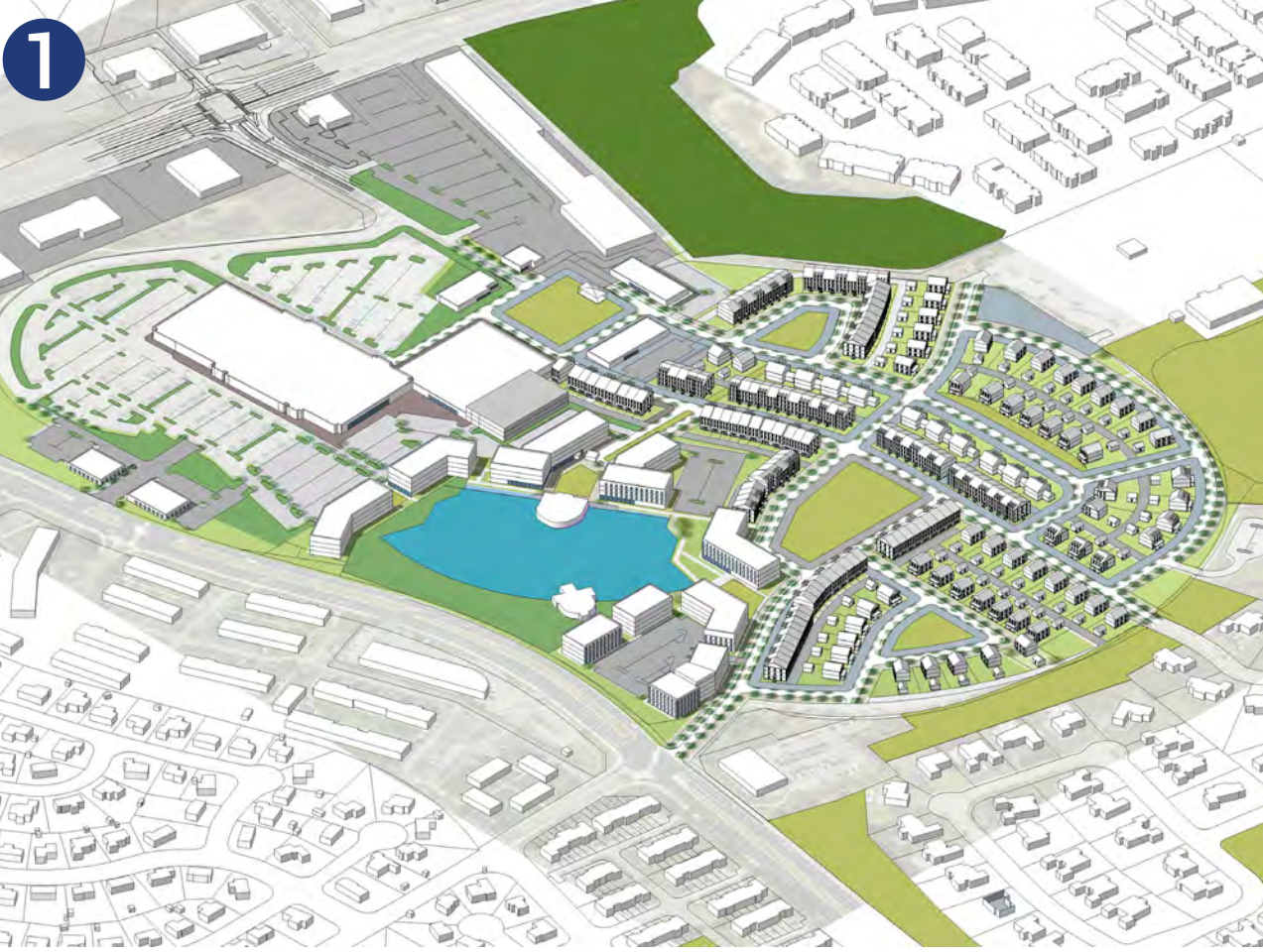
Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

KEY

- PROPOSED S-F ATTACHED
- PROPOSED S-F DETACHED
- PROPOSED MULTI-FAMILY
- PROPOSED RETAIL
- PROPOSED HOTEL
- PROPOSED OFFICE
- PROPOSED CIVIC
- EXISTING BUILDINGS
- PROPOSED BUS STOPS
- EXISTING BUS STOPS
- REDEVELOPMENT AREA

OPTION B

POTENTIAL REDEVELOPMENT AREAS - BWTC



PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL				
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
Demo	1-2	(349,462)			(7,631)					
Existing	1-2	146,497								
Proposed	1	120,345			9,642	4	506	182	104	792
TOTAL		266,842			9,642		506	182	104	792

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

KEY

- PROPOSED S-F ATTACHED
- PROPOSED S-F DETACHED
- PROPOSED MULTI-FAMILY
- PROPOSED RETAIL
- PROPOSED HOTEL
- PROPOSED OFFICE
- PROPOSED CIVIC
- EXISTING BUILDINGS
- PROPOSED BUS STOPS
- EXISTING BUS STOPS
- REDEVELOPMENT AREA

OPTION C

