

The Downs at Buildout (Preferred Mix of Development)



Housing

1,986 Total Units

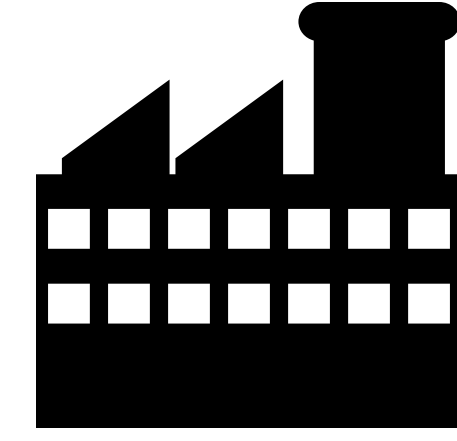
Mix of Single Family, Duplex, Multi-family & Senior



Commercial

1,156,500 Total SF

Mix of Office, Retail, Lodging, Senior Care & Comm Sports



Manufacturing

775,000 Total SF

Mix of Research, Production and Warehousing

\$615 Million

Total Value of New Space at Buildout (2018 Dollars)

Housing: \$396 Million
Commercial: \$143 Million
Manufacturing: \$75 Million

2,360 to 3,350

Economic Impacts: Jobs

Direct Jobs: 2,400 to 3,350 Direct Jobs

3,600 People

Demographics of The Downs

Population: 3,600 (15% of Scarborough)
School Age Children: 350 (11% of Scarborough)
Housing Units: 1,986 (19% of Housing Units)

Percentage Calculations include The Downs in the base

Benefits

- Includes manufacturing space - high demand & strong job growth
- Mixed use, compact development pattern, recession resistant, efficient to serve
- Implements strategic public policy goals from Comp Plans
- Higher return on investment compared to conventional development pattern
- Provides opportunity for Community Center & Downtown
- Full Buildout at 20 years