Priest Dr/Washington Station

Station Area Destinations and Development Opportunities

Destinations
- A Tectura Corporation
- B Papago Hills Retail Court
- C DHL Express
- D Wells Fargo Home Mortgage

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
Priest Dr/Washington Station Transit Oriented Development Profile Sheet 2017

Sources:
1 2015 Origins and Destinations Survey
2 Maricopa Association of Governments, 2016

Light Rail Route

- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr./Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

Transit Services and Facilities

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 2
- Connections
  - Local routes: 1 and 56

Station Area Characteristics

Station Location

Land Use (1/4 mile)

Demographics² (1/4 mile)

Population

Dwelling Units

Employment

Existing Development² (1/4 mile)

Commercial

Educational

Industrial

Multi Family Residential

Multiple Use

Office

Open Space

Public and Other

Single Family Residential

Transportation

Vacant

User Profile

Average Boardings

<table>
<thead>
<tr>
<th>Day</th>
<th>Weekday</th>
<th>Saturday</th>
<th>Sunday/Holiday</th>
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<tbody>
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Trip Type³

<table>
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<td>Airport</td>
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<tr>
<td>Other</td>
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</table>

Legend:
- Featured Station
- Park-and-Ride Station
- Transit Center

Legend:
- Valley Metro Rail Station
- Bus Stop

Legend:
- Residential / Single Family
- Residential / Multi Family
- Commercial
- Industrial
- Open Space
- Educational
- Multiple Use
- Vacant

Legend:
- Featured Station
- System Average
Center Pkwy/Washington Station

Station Area Destinations and Development Opportunities

Destinations
- A. The Lofts at Rio Salado Apartments
- B. Papago Gateway Center
- C. Marquee Theatre

Development Opportunities*
1. Vacant  | 12,000 Sq Ft | Industrial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**
- 19th Ave/Dunlap
- Northern/19th Ave
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- Encanto/Central Ave
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- Van Buren/Central Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington

**Transit Services and Facilities**
- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 2
- Connections: None

**Station Area Characteristics**

**Station Location**

**Land Use (¼ mile)**

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
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<tbody>
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<tr>
<td>Sunday/Holiday</td>
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**Trip Type**

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<th>Percentage</th>
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<td>School</td>
<td>5%</td>
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<tr>
<td>Shopping</td>
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</tr>
<tr>
<td>Medical</td>
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<tr>
<td>Airport</td>
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**Demographics**

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<th>Category</th>
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<tr>
<td>Dwelling Units</td>
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<tr>
<td>Employment</td>
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**Existing Development**

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<th>Type</th>
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<tbody>
<tr>
<td>Commercial</td>
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<tr>
<td>Multi Family Residential</td>
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<td>Multiple Use</td>
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<tr>
<td>Office</td>
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<td>Open Space</td>
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<tr>
<td>Public and Other</td>
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<tr>
<td>Single Family Residential</td>
<td>3%</td>
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<tr>
<td>Transportation</td>
<td>2%</td>
</tr>
<tr>
<td>Vacant</td>
<td>1%</td>
</tr>
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</table>
Mill Ave/Third St Station

Station Area Destinations and Development Opportunities

**Destinations**

- A Tempe Beach Park
- B US Airways Offices
- C Tempe Gateway
- D Hayden Square Condos
- E Hayden Square
- F 420 S. Mill
- G Hayden Ferry Lakeside
- H Hayden Flour Mill
- I Tempe Mission Palms
- J Fifth & Mill Building
- K Valley Art Theater

**Development Opportunities**

- 1 Vacant | 3 acres | Industrial
- 2 Parking Lot | 5 acres | Mixed-Use
- 3 Parking Lot | 3 acres | Mixed-Use
- 4 Vacant | 2 acres | Mixed Use

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.*
Light Rail Route

- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
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- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Washington/Central Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2016)
- Gilbert Rd/Main St (2018)

Transit Services and Facilities

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 20
- Connections
  - Circulator: Earth

User Profile

Average Boardings

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
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<tbody>
<tr>
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<tr>
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Trip Type

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<thead>
<tr>
<th>Category</th>
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<tbody>
<tr>
<td>Work</td>
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<td>Medical</td>
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<tr>
<td>Airport</td>
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<tr>
<td>Other</td>
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</tbody>
</table>

Station Area Characteristics

Station Location

Land Use (¼ mile)

Demographics (¼ mile)

Existing Development (¼ mile)

Sources:
1 2015 Origins and Destinations Survey
2 Maricopa Association of Governments, 2016
Veterans Way/College Ave Station

Station Area Destinations and Development Opportunities

**Destinations**
- A Tempe Municipal Court
- B Tempe City Hall
- C Studio 3C
- D Sun Devil Stadium

**Development Opportunities***
- 1 Parking Lot | 2 acres | Mixed-Use
- 2 Parking Lot | 1 acre | Mixed-Use
- 3 Parking Lot | 11 acres | Industrial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**

- 19th Ave/Dunlap
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- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2016)
- Gilbert Rd/Main St (2016)

**Transit Services and Facilities**

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 39
- Connections
  - Local routes: 48, 62, 65, 66 and 72
  - Circulators: Earth, Jupiter, Mars, Mercury and Venus

**Station Area Characteristics**

**Transit Center**

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Weekday</th>
<th>Saturday</th>
<th>Sunday/Holiday</th>
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<tbody>
<tr>
<td>Number of Boardings (Thousands)</td>
<td>1</td>
<td>2</td>
</tr>
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</table>

**Trip Type**

- Work
- School
- Shopping
- Medical
- Airport
- Other

**Legends**

- Featured Station
- Park-and-Ride Station
- Transit Center

**Sources:**

1. 2015 Origins and Destinations Survey
University Dr/Rural Station

Station Area Destinations and Development Opportunities

Destinations

- A Cornerstone Shopping Center
- B ASU Main Campus

Development Opportunities*

1. Vacant | 17 acres | Mixed-Use & Industrial
2. Vacant | 1 acre | Residential
3. Vacant | 5 acres | Mixed-Use & Residential

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
### Light Rail Route

- 19th Ave/Dunlap
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- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

### Transit Services and Facilities

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 4
- Connections
  - Local routes: 30, 62 and 72
  - Circulators: Mars and Mercury

### Station Area Characteristics

#### Station Location

**Valley Metro Rail Station**
**Bus Stop**

#### Land Use (¼ mile)

**Legend**
- Valley Metro Rail
- Residential / Single Family
- Residential / Multi Family
- Commercial
- Office
- Industrial
- Open Space
- Educational
- Multiple Use
- Vacant

**Demographics (¼ mile)**

- Population
- Dwelling Units
- Employment

**Existing Development (¼ mile)**

- Commercial
- Educational
- Industrial
- Multi Family Residential
- Multiple Use
- Office
- Open Space
- Public and Other
- Single Family Residential
- Transportation
- Vacant

### User Profile

#### Average Boardings

- **Weekday**
- **Saturday**
- **Sunday/Holiday**

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#### Trip Type

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<td></td>
<td></td>
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</tbody>
</table>

**Legend**
- Featured Station
- System Average

**Sources:**
1. 2015 Origins and Destinations Survey
Dorsey/Apache Blvd Station

Station Area Destinations and Development Opportunities

Destinations

A New School for the Arts and Academics
B Retail Center
C Hudson Park
D Gracie’s Village

Development Opportunities*
1 Vacant | 1 acre | Commercial
2 Parking Lot | 2 acres | Residential
3 Vacant | 2 acres | Commercial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**
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- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

**Transit Services and Facilities**
- Park-and-ride spaces: 190
- Park-and-ride utilization: 72%
- Bicycle parking spaces: 8
- Connections
  - None

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
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<tbody>
<tr>
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<tr>
<td>Airport</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Station Area Characteristics**

**Land Use (¼ mile)**

**Population (¼ mile)**

**Dwelling Units (¼ mile)**

**Employment (¼ mile)**

**Demographics**

**Existing Development**

**Sources:**
1. 2015 Origins and Destinations Survey
McClintock/Apache Blvd Station

Station Area Destinations and Development Opportunities

Destinations
- A: Tempe Metro
- B: The Domain at Tempe
- C: Arbour Park Apartments

Development Opportunities*
1. Vacant | .5 acres | Commercial
2. Vacant | 1 acre | Commercial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
Light Rail Route

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- Smith-Martín/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

Transit Services and Facilities

» Park-and-ride spaces: 300
» Park-and-ride utilization: 54%
» Bicycle parking spaces: 20
» Connections
  - Local route: 81

Station Area Characteristics

Station Location

Land Use (¼ mile)

User Profile

Average Boardings

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</table>

Trip Type

- Work
- School
- Shopping
- Medical
- Airport
- Other

Demographics (¼ mile)

Existing Development (¼ mile)
Station Area Destinations and Development Opportunities

Destinations

A. Campus Suites on the Rail
B. Children First Academy of Tempe
C. U.S. Post Office
D. La Paloma Apartments

Development Opportunities*

1. Vacant | 1 acre | Residential
2. Vacant | 1 acre | Residential
3. Vacant | .7 acres | Commercial
4. Vacant | 2 acres | Commercial
5. Vacant | 2 acres | Commercial & Residential
6. Vacant | 2 acres | Commercial & Residential
7. Vacant | 5 acres | Residential
8. Vacant | 1 acre | Industrial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**
- 19th Ave/Dunlap
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 12th St/Washington
- 24th St/Washington
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

**Transit Services and Facilities**
- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 2
- Connections: None

**Station Area Characteristics**

**Station Location**

**Land Use (¼ mile)**

**User Profile**
- **Average Boardings**
  - **Weekday**
  - **Saturday**
  - **Sunday/Holiday**

**Trip Type**
- Work
- School
- Shopping
- Medical
- Airport
- Other

**Demographics (¼ mile)**
- Population
- Dwelling Units
- Employment

**Existing Development (¼ mile)**
- Commercial
- Educational
- Industrial
- Multi Family Residential
- Multiple Use
- Office
- Open Space
- Public and Other
- Single Family Residential
- Transportation
- Vacant

**Sources:**
1. 2015 Origins and Destinations Survey
Price-101/Apache Blvd Station

Station Area Destinations and Development Opportunities

Destinations

A. Pala Mesa Apartments
B. University House Apartments
C. Terra Vida Apartments

Development Opportunities*

1. Vacant | 2 acres | Residential
2. Vacant | 4 acres | Commercial & Residential
3. Parking Lot | 12 acres | Commercial & Industrial
4. Vacant | 5 acres | Commercial
5. Vacant | 3 acres | Commercial & Residential
6. Vacant | .7 acres | Commercial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
### Light Rail Route
- 19th Ave/Dunlap
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Central Ave/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
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- Center Pkwy/Washington
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- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

### Transit Services and Facilities
- Park-and-ride spaces: 693
- Park-and-ride utilization: 26.5%
- Bicycle parking spaces: 6
- Connections:
  - Local route: 40

### Park-and-Ride

### Fare Vending Machines

### User Profile

#### Average Boardings

<table>
<thead>
<tr>
<th>Day</th>
<th>Weekday</th>
<th>Saturday</th>
<th>Sunday/Holiday</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Boardings (Thousands)</td>
<td>1</td>
<td>2</td>
<td>3</td>
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#### Trip Type

<table>
<thead>
<tr>
<th>Trip Type</th>
<th>Work</th>
<th>School</th>
<th>Shopping</th>
<th>Medical</th>
<th>Airport</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>20</td>
<td>40</td>
<td>10</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

### Station Area Characteristics

#### Station Location

#### Land Use (¼ mile)

#### Demographics (¼ mile)

<table>
<thead>
<tr>
<th>Source</th>
<th>Population</th>
<th>Dwelling Units</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 2 3 4 5 6 7 8 9 10 11</td>
<td>1 2 3 4 5 6 7 8 9 10 11</td>
<td></td>
</tr>
</tbody>
</table>

#### Existing Development (¼ mile)

<table>
<thead>
<tr>
<th>Source</th>
<th>Commercial</th>
<th>Educational</th>
<th>Industrial</th>
<th>Multi Family Residential</th>
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