

## Jobs, Nonresidential Space, Residential Units and Schoolchildren

103.32 Developable Acres

10.33 Adjustment Factor (converts sketch data to full KEEP area)

WPT: Properties 1-4, part of 5

PB: Properties 6-12, part of 5 (13 is park)

42% Developable land in WPT (based on Bursich SWM spreadsheet)

58% Developable land in PB (based on Bursich SWM spreadsheet)

### Multifamily

175 units from sketch

1,808 units all of KEEP

759 units in WPT

1,048 units in PB

\$ 115,000 value Guesstimate based on comparables

Unchanged Avg HH Size Since we don't have access to newer data

0.06 School-Aged Children in new MF units, MontCo (2010), from Lower Merion Enrollment Study

108 New School-Aged Children in new MF units, KEEP

### Assessed Value

Wilmington: \$186,000 1 BR, 1 BA, 530 Harlan Blvd (blt 2008)

Eagleville: \$170,000, 2 BR, 2 BA, 408 Brandon Rd (blt 2002)

Newark DE: \$99,900, 2 BR, 2 BA; 2805 Waters Edge Dr (blt 2005); \$135,000, 2 BR, 2 BA; 2000 Fountainview Cir (blt 2014)

### Nonresidential

175,000 sf from sketch

1,807,750 sf all of KEEP

759,255 sf in WPT 42.0%

1,048,495 sf in PB 58.0%

50% office

50% industrial

903,875 sf office

903,875 sf industrial

379,628 sf office in WPT

524,248 sf office in PB

379,628 sf industrial in WPT

524,248 sf industrial in PB

271 sf per office worker, per MODEL (for 100,000 s.f. of office)

433 sf per light industrial worker, per MODEL (manufacturing is 558 s.f.)

### Impacts

1,934 PB office workers

1,401 WPT office workers

1,211 PB light industrial

877 WPT light industrial

3,145 PB jobs

2,278 WPT jobs

5,423 Total jobs