

South Weymouth, Massachusetts

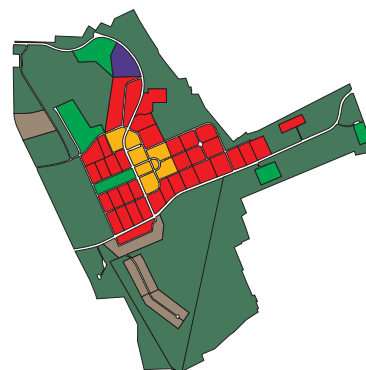
- 1,450-acre military base reuse plan.
- Designs prepared by SMWM and Dover/Kohl for Lennar Corp. and U.S. EPA.
- Key design objectives: wetlands preservation and transit orientation.

September 2004

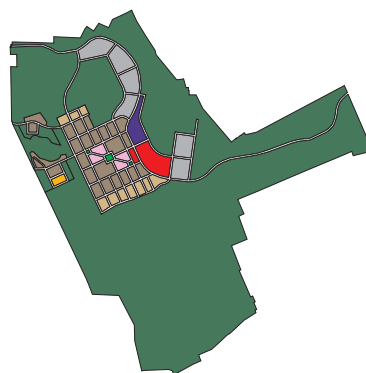


INDEX Indicator	Units	Base	Case1	Case2	Case3	Case4	Case5	Case6
Demographics								
Population	residents	1,540	8,484	7,954	8,602	6,955	1,540	6,556
Employment	employees	7,214	1,575	3,291	2,366	2,137	7,078	4,497
Population Density	res/net ac	21.42	50.78	74.55	60.49	41.27	41.62	57.61
Land-Use								
Use Mix	0-1 scale	0.03	0.04	0.11	0.11	0.27	0.04	0.13
Use Balance	0-1 scale	0.71	0.85	0.78	0.81	0.91	0.51	0.76
Housing								
Single-Family Dwelling Density	DU/net ac	--	6.37	--	9.21	4.57	--	7.72
Multi-Family Dwelling Density	DU/net ac	9.74	25.79	34.23	33.28	22.86	18.92	38.28
Single-Family Dwelling Share	% total	0.0	4.2	0.0	9.2	6.0	0.0	10.1
Multi-Family Dwelling Share	% total	100.0	95.8	100.0	90.8	94.0	100.0	88.1
Amenities Proximity	avg walk ft	5,021	1,863	1,183	1,085	655	1,732	1,115
Transit Proximity	avg walk ft	5,702	783	804	887	743	5,298	409
Employment								
Jobs to Housing Balance	jobs/DU	10.31	0.41	0.90	0.62	0.69	10.11	1.44
Employment Density	emps/net ac	24.46	23.85	33.94	19.38	19.77	24.12	163.19
Commercial Building Density	avg floor area ratio	0.28	0.44	0.45	0.32	0.33	0.28	1.77
Transit Proximity	avg walk ft	5,579	718	879	1,305	768	8,171	612
Recreation								
Park Space Supply	ac/1000 pers	45.0	4.1	0.2	0.6	6.1	114.9	14.6
Park Proximity	avg walk ft	4,382	1,422	1,129	2,209	677	8,173	586
Environment								
Open Space Share	% total area	64.7	72.9	80.9	73.2	71.1	53.5	68.5
Open Space Connectivity	0-1 scale	0.93	0.95	0.97	0.94	0.95	0.90	0.94
Stormwater Runoff	cubic ft per acre per year	30,937	19,897	16,461	22,304	22,262	27,713	21,083
Nonpoint Pollution	kilograms per acre per year	54.5	36.8	30.5	42.2	42.3	50.9	38.9
Imperviousness	% total area	35.40	16.44	13.56	19.38	18.63	28.49	16.23
Travel								
Internal Street Connectivity	intersections/cul-de-sacs ratio	0.71	0.97	0.95	0.96	0.97	0.60	0.94
External Street Connectivity	avg ft between access	11,309	5,654	9,047	5,654	4,523	9,047	5,654
Street Segment Length	avg ft	854	378	544	431	408	3,619	229
Street Centerline Distance	total ft	64,317	93,428	69,035	98,719	117,111	32,301	124,692
Street Network Density	st mi/sq mi	5.4	7.9	5.8	8.3	9.9	2.7	10.5
Pedestrian Network Coverage	% of streets	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Pedestrian Crossing Distance	avg ft	47	41	45	41	40	68	34
Street Route Directness	walk/straightline ratio	1.43	1.46	1.38	1.54	1.24	1.71	1.30
Pedestrian Accessibilities	% w/i 15 min walk	99.2	98.9	99.9	97.3	100.0	91.5	93.6
Home Based Vehicle Miles Traveled	mi/day/capita	20.0	20.0	19.1	19.6	19.7	19.9	18.5

Base Case (Post Mills)



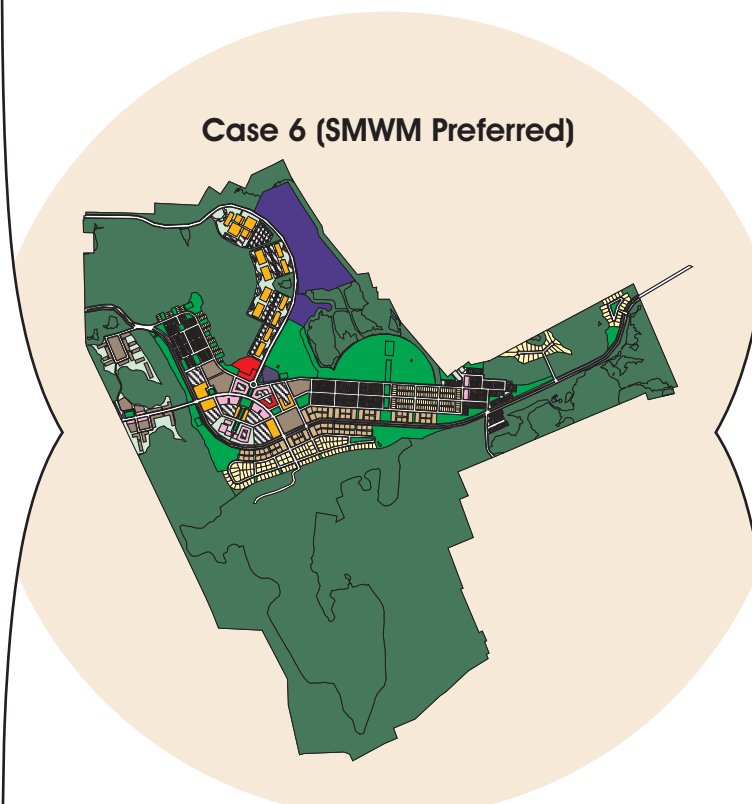
Case 2 (SMWM Compact Dev.)



Case 4 (Dover/Kohl)

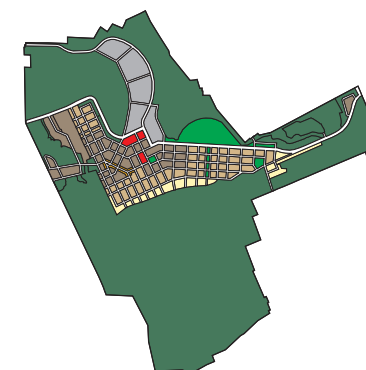


Case 6 (SMWM Preferred)

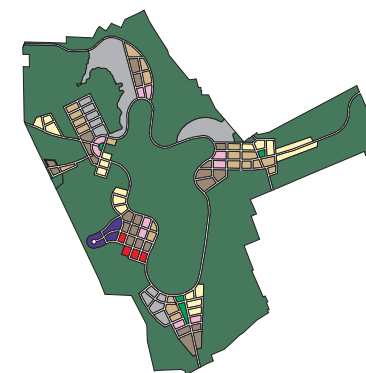


Land-Use	
[Yellow]	RES-SF
[Light Brown]	RES-MFMOD
[Dark Brown]	RES-MFHI
[Orange]	COM-GEN
[Red]	COM-OFF
[Grey]	IND-LT
[Purple]	INST
[Pink]	MIX-COMRES
[Light Pink]	MIX-COM
[Green]	PARK
[Dark Green]	OPENSOURCE
[White]	ROW
[Light Green]	VACANT

Case 1 (SMWM Main Street)



Case 3 (SMWM Villages)



Case 5 (Mills)

