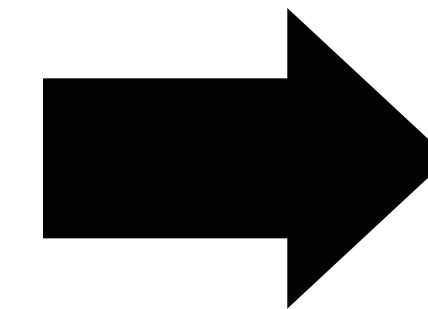
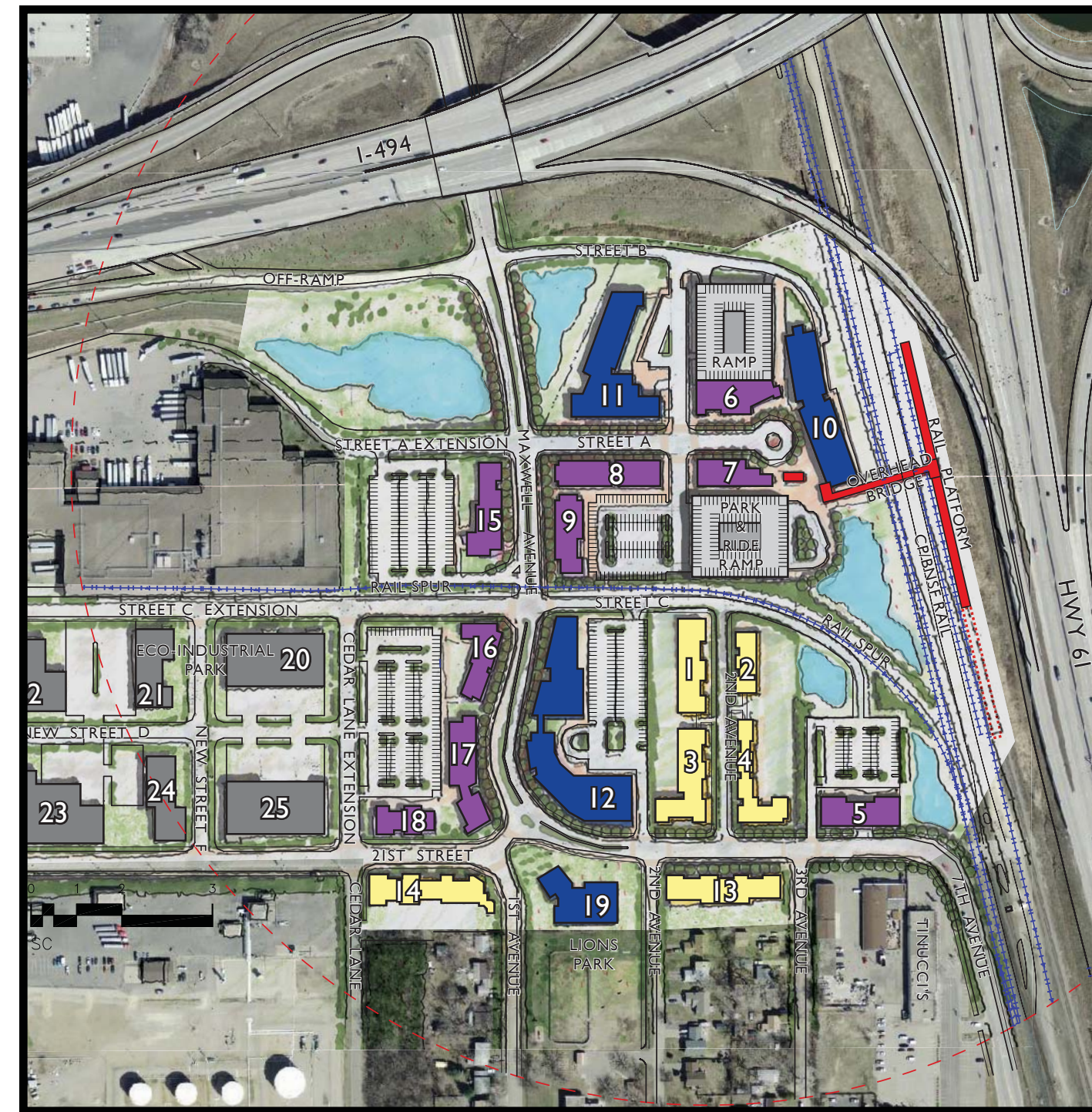


JOBS, DEVELOPMENT, AND HOUSING

The long term plan for the Newport station includes parking facilities for 500 commuters, and significant development and redevelopment opportunities. The long term private development potential in Newport is significant, and could provide the following:

- 270 Housing Units or approximately 180,000 SF of Residential development
- An estimated 1,223 new jobs
- 288,000 SF of Mixed Use development
- 284,000 SF of Civic/Institutional/Office development



*plans and calculations are conceptual, based on full build out projections for beyond the year 2040, and may shift as a result of on-going station area planning and programming efforts. Residential SF counts 100% towards Housing Units; Commercial, Civic, Institutional, Office, and Industrial SF counts 100% towards Job Growth; and Mixed Use SF counts 50% towards Housing Units and 50% towards Job Growth.

Newport - Building Scale & Type Summary*

Land Use Type	Building #	Footprint Area (SF)	# Stories	Total
Residential	1	12,000	3	36,000 sf
	2	6,000	2	12,000 sf
	3	14,000	3	42,000 sf
	4	10,000	2	20,000 sf
	13	13,500	3	40,500 sf
	14	15,000	2	30,000 sf
Commercial	-	-	-	-
Mixed Use	5	10,000	3	30,000 sf
	6	11,500	4	46,000 sf
	7	8,000	4	32,000 sf
	8	12,500	4	50,000 sf
	9	9,500	3	28,500 sf
	15	11,500	3	34,500 sf
	16	9,000	3	27,000 sf
	17	13,000	2	26,000 sf
Civic/Institutional/Office	10	24,000	5	120,000 sf
	11	25,000	6	150,000 sf
	12	40,000	-	0 sf
	19	14,000	1	14,000 sf
Industrial	20	25,000	1	25,000 sf
	21	13,000	1	13,000 sf
	22	23,000	1	23,000 sf
	23	24,000	1	24,000 sf
	24	12,000	1	12,000 sf
	25	25,000	1	25,000 sf
Recommended Building Scale & Type Summary				
Residential				180,500 sf
Commercial				0 sf
Mixed Use				288,000 sf
Civic/Institutional/Office				284,000 sf
Industrial				122,000 sf
# of Housing Units @ 1200sf each (2BR)				270 Housing Units
Job Growth Potential (@ 350sf per worker)				1,223 Jobs
Park & Ride (commuter demand)				500 Cars
Planning Study Focus Area				~ 11.6 Acres

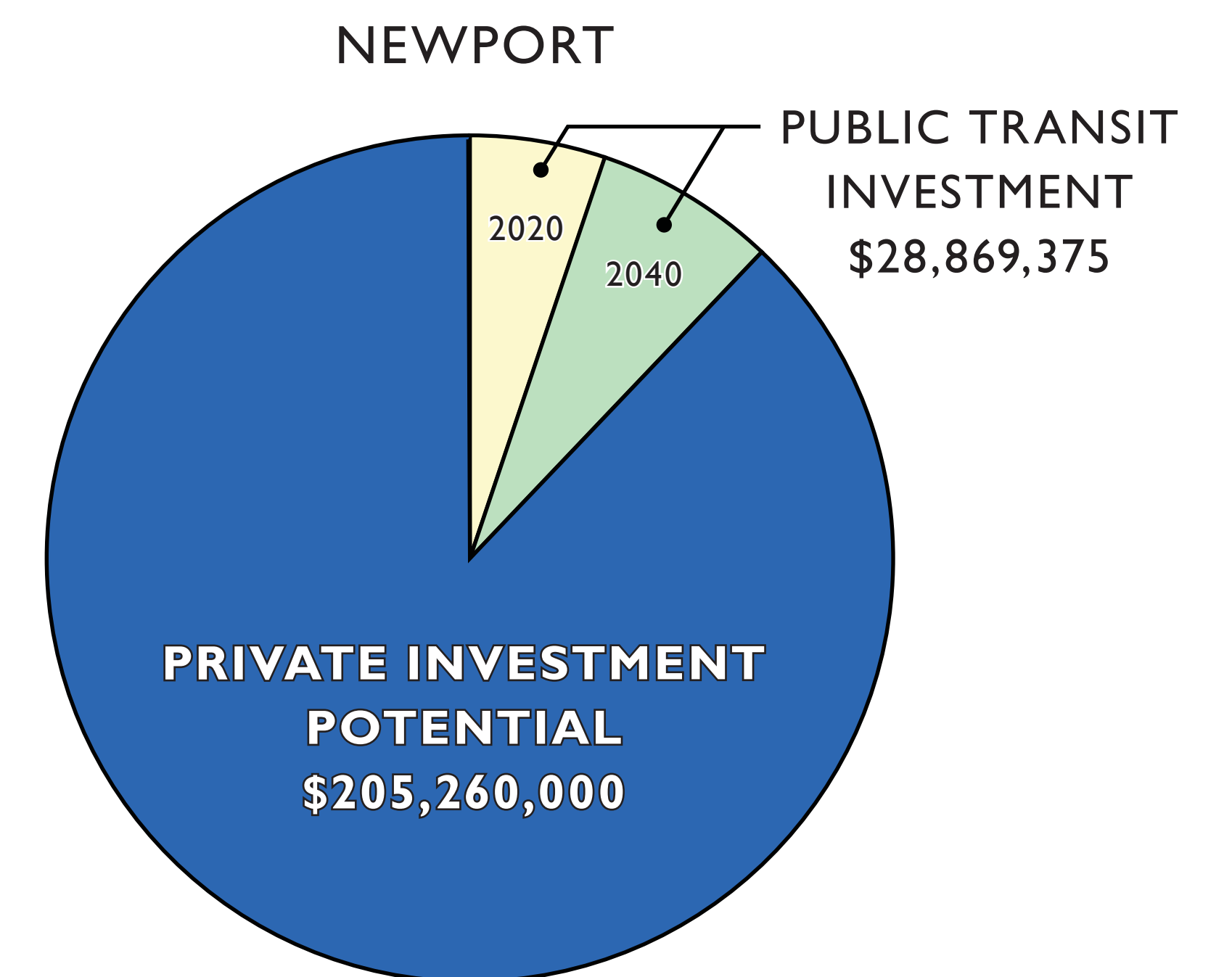


NEWPORT PROPOSED LAND USE

HOW MUCH WILL THE STATION COST?

The cost estimates include costs associated with the following elements:

- Rail Platform
- Transit Plaza
- Ticketing & Signage
- Pedestrian Bridges
- Parking Facilities
- Roadways • Utilities
- Environmental Restoration



The Newport transit station is estimated to cost approximately \$28-29 million, and as planned, has the potential to attract over 205 million in private investment.

NEWPORT STATION AREA

Red Rock Corridor Station Area Planning and Site Master Planning

www.RedRockRail.org

