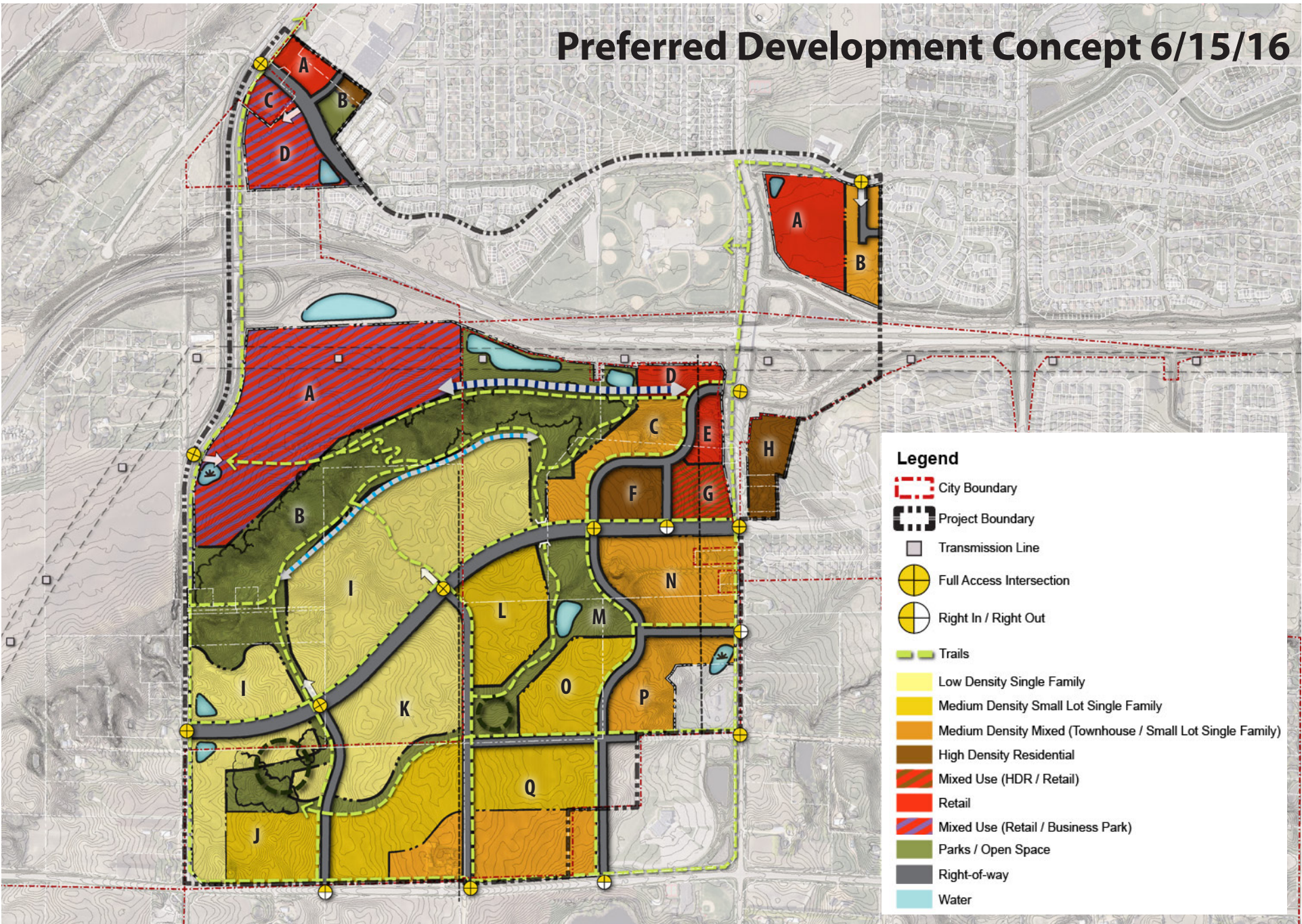


Preferred Development Concept 6/15/16



QUADRANT	ID	FUTURE LAND USE	ACRES	SF UNITS	MF UNITS	TOTAL UNITS	TOTAL S.F.
NE		ROW	.95	-	-	0	0
	A	Retail	16.35	-	-	0	142,448
	B	Single Family Attached	6.59	56	-	56	0
NW		ROW	5.22	-	-	0	0
	A	Retail	4.17	-	-	0	36,332
	B	Multifamily Stacked	1.20	-	32	32	0
	B	Parks	2.20	-	-	0	0
	C	Mixed Use (Retail/BP)	3.33	-	-	0	43,561
S	D	Mixed Use (Retail/BP)	12.03	-	-	0	157,173
		ROW	43.39	-	-	0	0
	A	Mixed Use (Retail/BP)	65.76	-	-	0	859,352
	B	Parks	87.49	-	-	0	0
	C	Single Family Attached	14.09	120	-	120	0
	D	Retail	5.25	-	-	0	45,780
	E	Retail	4.24	-	-	0	36,903
	F	Multifamily Stacked	6.90	-	186	186	0
	G	Mixed Use (HD/Retail/Office)	6.78	-	91	91	36,893
	H	Multifamily Stacked	7.95	-	215	215	0
	I	Traditional Single Family	79.09	198	-	198	0
	J	Traditional Single Family	20.58	51	-	51	0
	J	Small Lot Single Family	13.76	55	-	55	0
	J	Parks	8.30	-	-	0	0
	K	Traditional Single Family	32.13	80	-	80	0
	K	Small Lot Single Family	20.41	82	-	82	0
	K	Single Family Attached	7.19	61	-	61	0
	K	Parks	2.86	-	-	0	0
	L	Small Lot Single Family	18.79	75	-	75	0
	M	Parks	21.00	-	-	0	0
	N	Single Family Attached	23.36	199	-	199	0
	O	Small Lot Single Family	15.80	63	-	63	0
	P	Single Family Attached	14.15	120	-	120	0
	Q	Small Lot Single Family	17.39	70	-	70	0
	Q	Single Family Attached	13.97	119	-	119	0
GRAND TOTAL			602.65	1,349	525	1,873	1,358,443

- » 603 TOTAL ACRES
- » 1,873 HOUSING UNITS
- » NET RESIDENTIAL DENSITY: 5.9
- » 1,358,443 SQUARE FEET RETAIL/
BUSINESS PARK
- » 3,314 JOBS

ASSUMPTIONS:

RESIDENTIAL	UNITS PER ACRE LOW	UNITS PER ACRE HIGH	UNITS PER ACRE AVERAGE	
Traditional Single Family	2.00	3.00	2.50	
Small Lot Single Family	3.00	5.00	4.00	
Single Family Attached	5.00	12.00	8.50	
Multifamily Stacked	24.00	30.00	27.00	
Mixed Use (HDR Portion)	24.00	30.00	27.00	

NON-RESIDENTIAL	PARK DEDICATION	FAR LOW	FAR HIGH	FAR AVERAGE	S.F. PER EMPLOYEE
Retail	0.10	0.15	.25	.20	250
Mixed Use (Commercial Portion)	0.10	.20	.30	.25	500