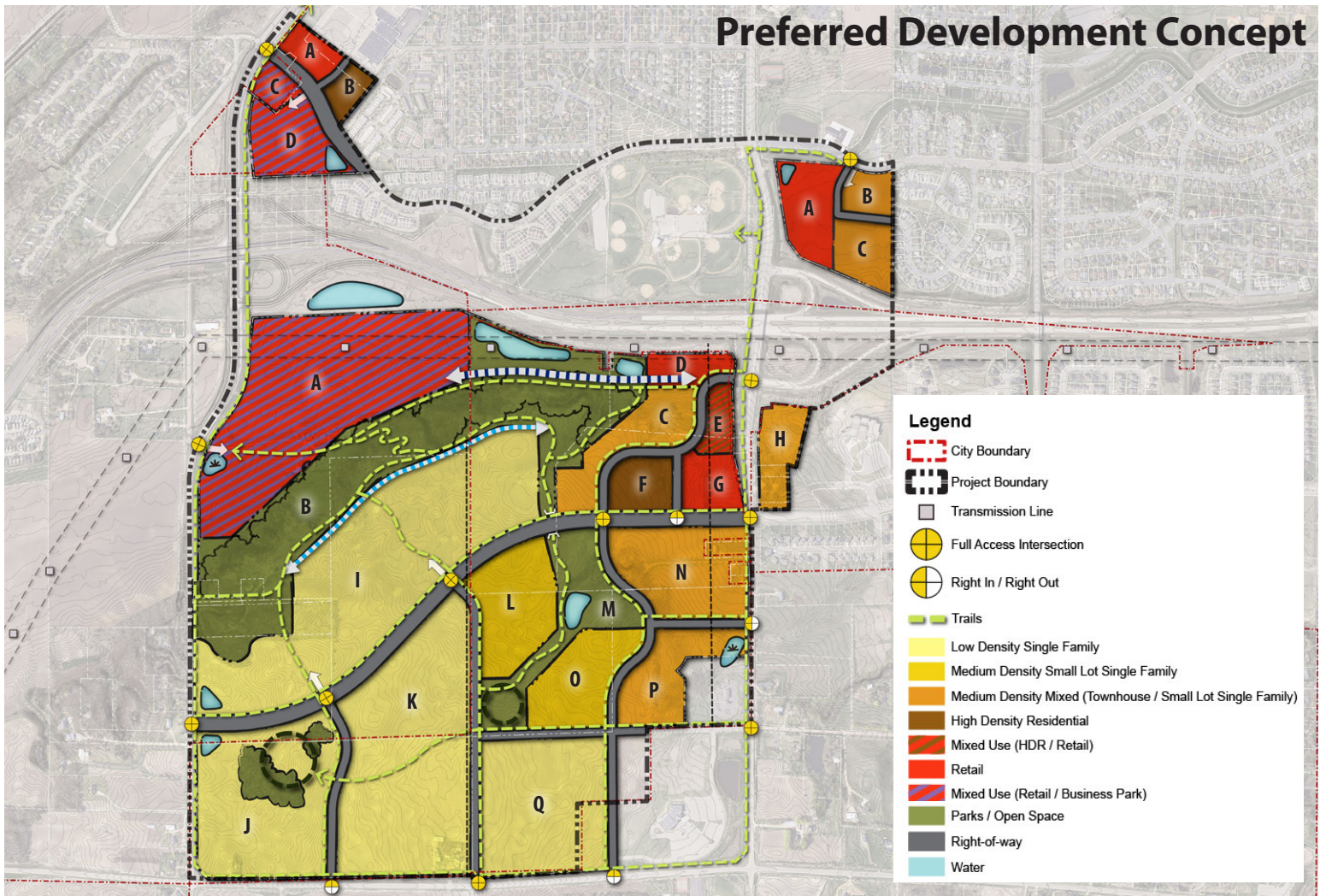


Preferred Development Concept



QUADRANT	SITE ID	FUTURE LAND USE	ACRES	SF UNITS	MF UNITS	TOTAL UNITS	TOTAL S.F.
NORTHEAST	-	ROW	1.52	-	-	0	0
	A	Retail	10.49	-	-	0	91,380
	B	Single Family Attached	4.33	37	-	37	0
	C	Single Family Attached	7.55	64	-	64	0
NORTHWEST	-	ROW	5.22	-	-	0	0
	A	Retail	4.17	-	-	0	36,332
	B	Multifamily Stacked	3.40	-	92	92	0
	C	Mixed Use (Retail/BP)	3.24	-	-	0	35,292
	D	Mixed Use (Retail/BP)	11.80	-	-	0	128,490
SOUTH	-	ROW	43.33	-	-	0	0
	A	Mixed Use (Retail/BP)	65.28	-	-	0	710,940
	B	Parks	102.40	-	-	0	0
	C	Single Family Attached	14.09	120	-	120	0
	D	Retail	5.25	-	-	0	45,780
	E	Mixed Use (HD/Retail)	4.24	-	57	57	18,452
	F	Multifamily Stacked	6.90	-	186	186	0
	G	Retail	6.78	-	-	0	59,029
	H	Single Family Attached	7.95	68	-	68	0
	I	Traditional Single Family	81.36	203	-	203	0
	J	Traditional Single Family	42.63	107	-	107	0
	K	Traditional Single Family	62.58	156	-	156	0
	L	Small Lot Single Family	18.79	75	-	75	0
	M	Parks	20.98	-	-	0	0
	N	Single Family Attached	22.97	195	-	195	0
O	Small Lot Single Family	15.80	63	-	63	0	
P	Single Family Attached	13.79	117	-	117	0	
Q	Traditional Single Family	31.36	78	-	78	0	
GRAND TOTAL			618	1,284	335	1,619	1,125,695

» 618 total acres

» 1,619 housing units

» net residential density: 4.83

» 1,125,695 square feet retail/business park

» 2,753 jobs

ASSUMPTIONS:

RESIDENTIAL	UNITS PER ACRE	UNITS PER ACRE	UNITS PER ACRE
	LOW	HIGH	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