

## Master Land Use Alternatives Comparison Table

|   | Alternative A  | Alternative B  | Alternative C  | Alternative D  |
|---|--|--|--|--|
| <b>Population</b>                                       |  |  |  |  |
| Total Net New Population                                | 2,834  | 4,598  | 5,587  | 7,682  |
| Total Population  | 3,974  | 5,738  | 6,727  | 8,822  |
| Total Projected 2040 Population                         | 34,969   | 36,733   | 37,722   | 39,817   |
| <b>Housing</b>  |  |  |  |  |
| Net New Dwellings                                       | 681  | 1,416  | 1,828  | 2,701  |
| Potential Net New Accessory Dwelling Units              | 500  | 500  | 500  | 500  |
| <b>Total Net New Dwelling Units</b>                     | <b>1,181</b>   | <b>1,916</b>   | <b>2,328</b>   | <b>3,201</b>   |
| Pending/Approved Dwelling Units                         | 475  | 475  | 475  | 475  |
| <b>Total Future Dwelling Units</b>                      | <b>1,656</b>   | <b>2,391</b>   | <b>2,803</b>   | <b>3,676</b>   |
| Dwelling Units Per Land Use Designation                 |  |  |  |  |
| Low Density Residential (LDR) - in OA                   | 95   | 141  | 180  | 283  |
| Low Density Residential (LDR) - outside OA              | 43   | 160  | 164  | 264  |
| Low Density Residential (LDR) - Total Dwelling Units    | <b>138</b>   | <b>301</b>   | <b>344</b>   | <b>547</b>   |
| Medium Density Residential (MDR) - in OA                | 129  | 166  | 166  | 258  |
| Medium Density Residential (MDR) - outside OA           | 120  | 315  | 315  | 561  |
| Medium Density Residential (MDR) - Total Dwelling Units | <b>249</b>   | <b>481</b>   | <b>481</b>   | <b>819</b>   |
| High Density Residential (HDR) - in OA                  | 104  | 104  | 236  | 322  |
| High Density Residential (HDR) - outside OA             | 54   | 81   | 98   | 98   |
| High Density Residential (HDR) - Total Dwelling Units   | <b>158</b>   | <b>185</b>   | <b>334</b>   | <b>420</b>   |
| Neighborhood Commercial (NC) - in OA                    | 30   | 76   | 192  | 194  |
| Neighborhood Commercial (NC) - outside OA               | 2  | 7  | 7  | 25   |
| Neighborhood Commercial (NC) - Total Dwelling Units     | <b>32</b>  | <b>83</b>  | <b>199</b>   | <b>219</b>   |
| Mixed Use Commercial (MUC) - in OA                      | 91   | 345  | 21   | 630  |
| Mixed Use Commercial (MUC) - outside OA                 | 13   | 21   | 449  | 66   |
| Mixed Use Commercial (MUC) - Total Dwelling Units       | <b>104</b>   | <b>366</b>   | <b>470</b>   | <b>696</b>   |
| <b>Employment</b>                                       |  |  |  |  |
| Employment  | 1,280  | 1,280  | 1,280  | 1,280  |
| <b>Transportation</b>                                   |  |  |  |  |
| Traffic Congestion Increase Levels                      | Minimal Increase with 2 studied intersections seeing moderate increase in congestion | Minimal Increase with 3 studied intersections seeing moderate increase in congestion | Moderate increase with 4 studied intersections seeing moderate increase in | Moderate increase with 4 studied intersections seeing moderate increase in |
| Total Daily VMT (lower VMT better)                      | 1,245,000  | 1,259,000  | 1,267,000  | 1,284,000  |
| VMT per Service Population (lower VMT better)           | 22.65  | 22.20  | 21.95  | 21.48  |
| <b>Fiscal*</b>  |  |  |  |  |
| Annual Revenue  | \$ 4,320,000.00  | \$ 5,796,000.00  | \$ 6,564,000.00  | \$ 8,378,000.00  |
| Annual Costs  | \$ 3,710,000.00  | \$ 5,280,000.00  | \$ 6,264,000.00  | \$ 8,413,000.00  |
| Net Fiscal Impact                                       | \$ 610,000.00  | \$ 516,000.00  | \$ 300,000.00  | \$ (35,000.00)   |
| Residential Net Impact                                  | \$ 190,000.00  | \$ 96,000.00   | \$ (121,000.00)  | \$ (455,000.00)  |
| Non-residential Net Impact                              | \$ 420,000.00  | \$ 420,000.00  | \$ 420,000.00  | \$ 420,000.00  |
| <b>Urban Form</b>                                       |  |  |  |  |
| Range of allowable building heights                     | up to 35 feet  | up to 40 feet  | up to 50 feet  | up to 60 feet  |
| Maximum number of stories                               | 2 stories  | 3-4 stories  | 4 stories  | 5 stories  |

\*There will be increases in property tax revenues associated with redevelopment of commercial space, which is not shown here

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