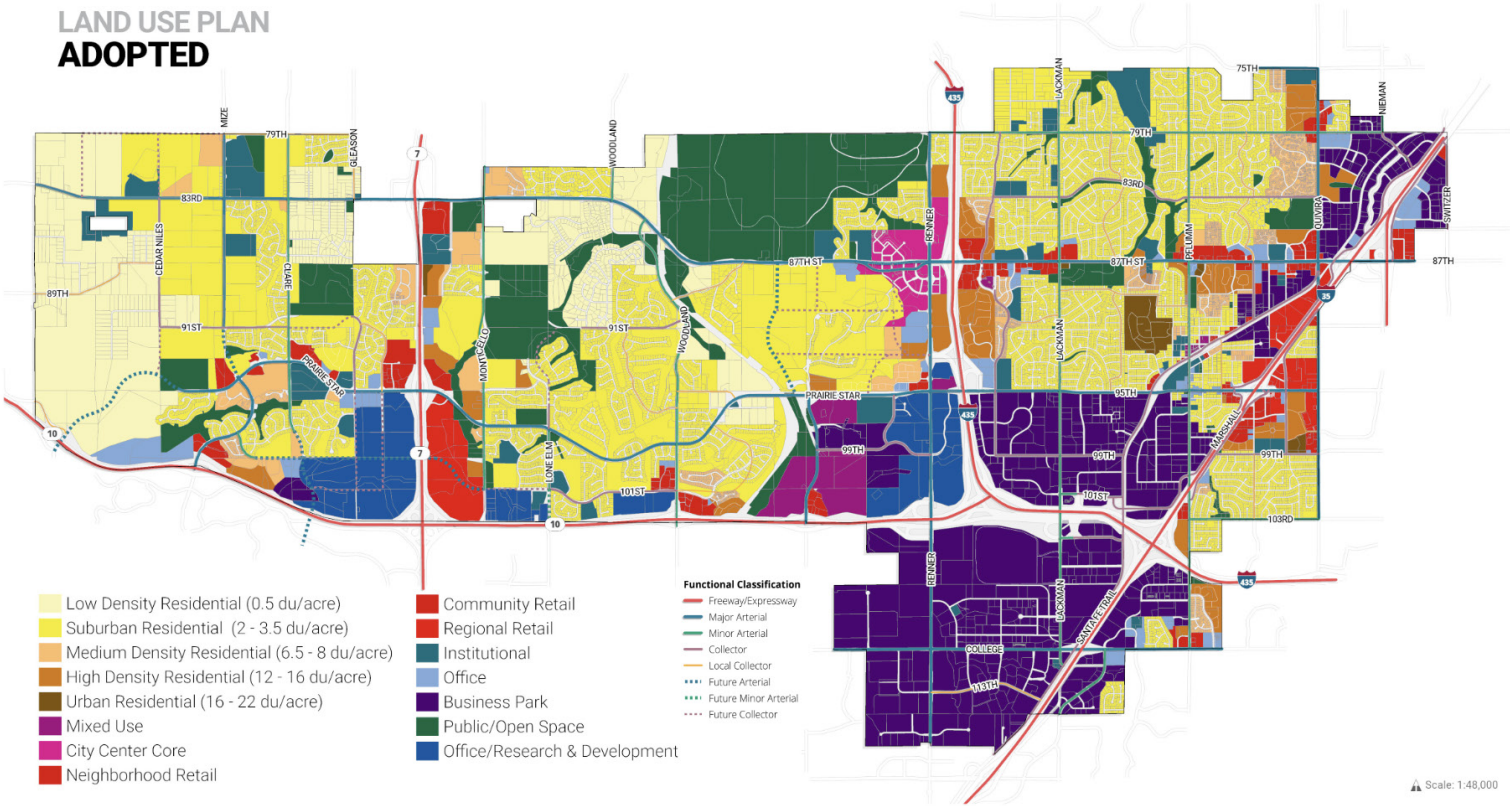


**LAND USE PLAN - ADOPTED**

Scenario 1 reflects the City's adopted Future Land Use Map and was utilized to determine the impacts of the City's current vision for future land use.

**LAND USE PLAN  
ADOPTED**



Dwelling Units  
**11,300 - 15,500**



Commercial and Industrial Square Footage  
**13.5 - 15.5 MILLION SQ.FT**



Build-Out Population  
**26,500 - 37,200**



Total Population  
**84,900 - 95,600**



Job Creation  
**13,500 - 15,500**



Traffic Impact *(trips generated)*  
**10 - 13 Trips per Person**

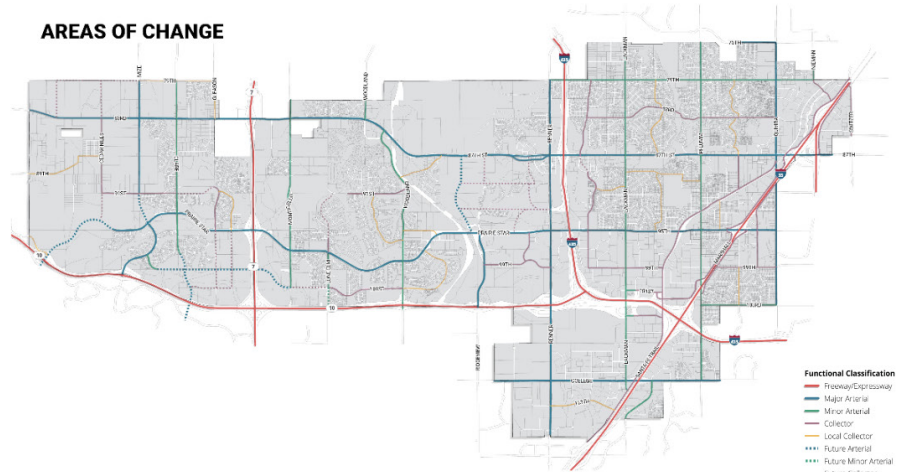


Fiscal Impact  
**Positive - \$8,050,000**



Parkland Provision  
**17 - 19 acres per 1,000 people**

**AREAS OF CHANGE**

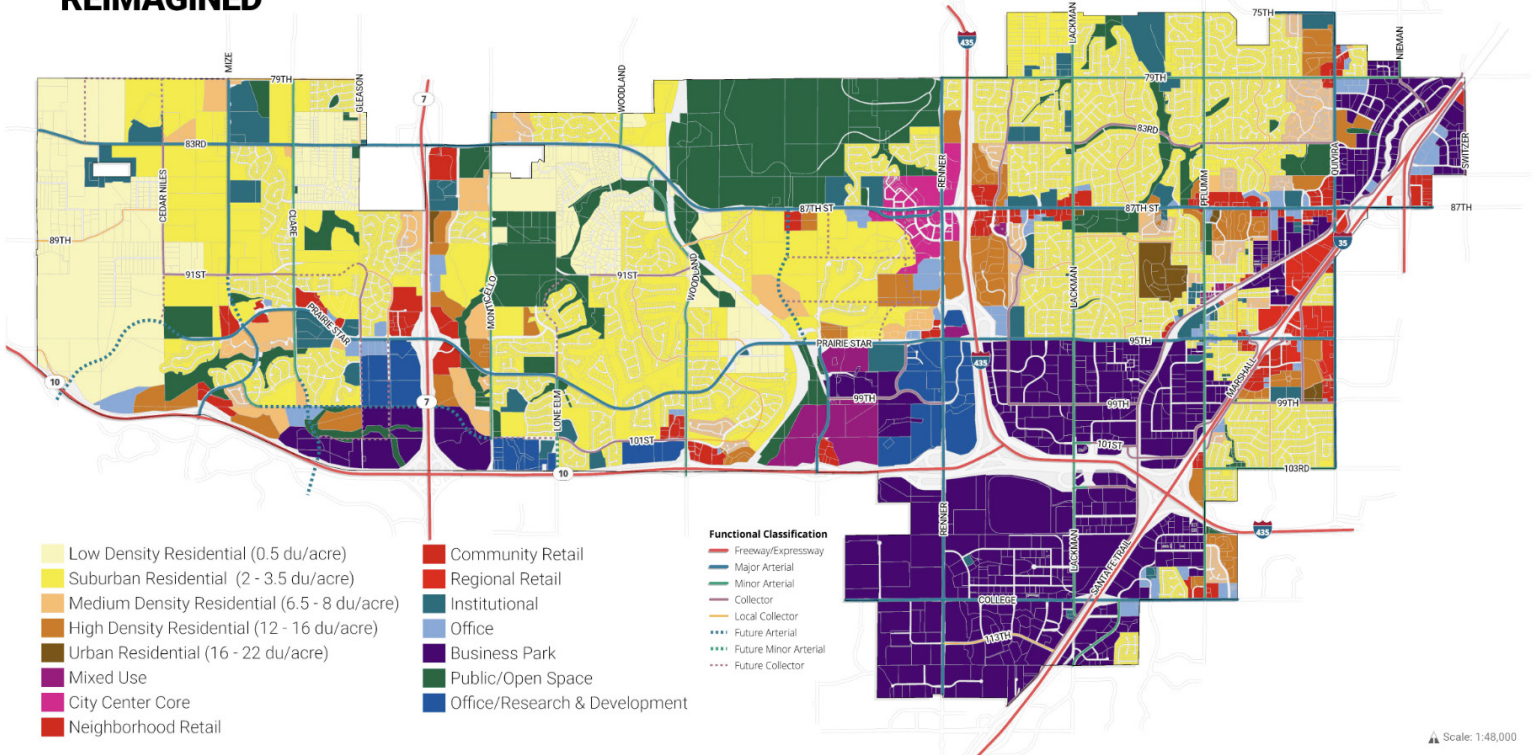


Other Indicators	
Stormwater Sewer (pipes/culverts) Required	73.25 miles
Stormwater Structures Needed	2.66 manholes/inlets
Public Employee Growth	130 - 190

**LAND USE PLAN - REIMAGINED**

Scenario 2 reimagines the adopted Land Use Plan by modifying key office/business park areas into more housing and mixed-use areas, to reflect today's market trends and demands.

**LAND USE PLAN REIMAGINED**



Dwelling Units  
**14,000 - 19,000**



Commercial and Industrial Square Footage  
**15.0 - 16.7 MILLION SQ.FT**



Build-Out Population  
**31,500 - 43,900**



Total Population  
**89,900 - 102,300**



Job Creation  
**15,000 - 17,000**



Traffic Impact (trips generated)  
**9 - 11 Trips per Person**

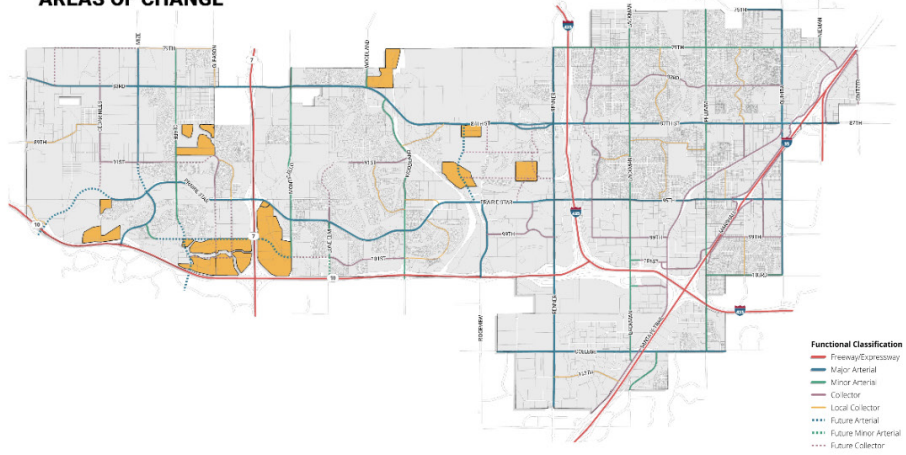


Fiscal Impact  
**Positive - \$10,150,000**



Parkland Provision  
**16 - 17 acres per 1,000 people**

**AREAS OF CHANGE**



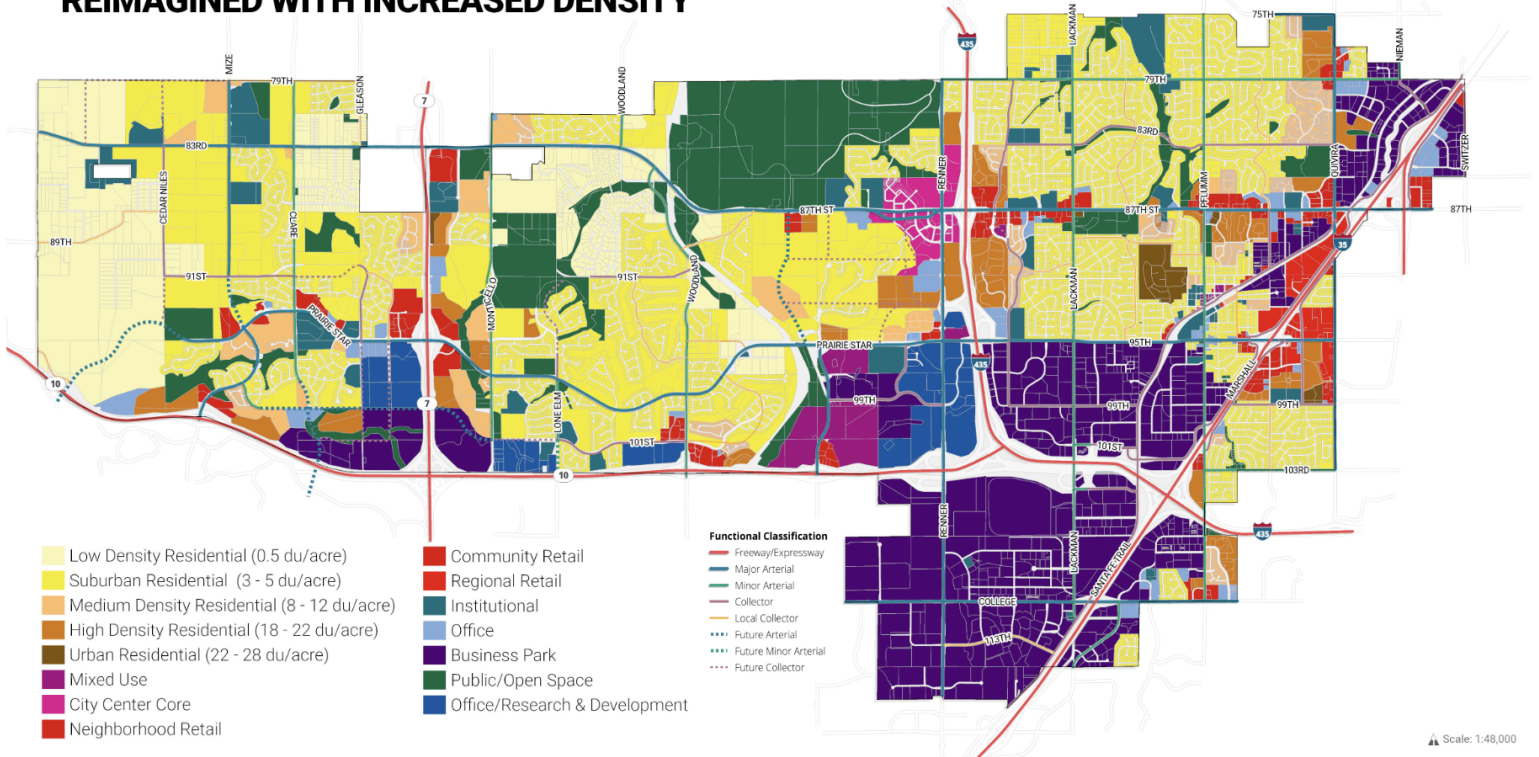
Other Indicators	
Stormwater Sewer (pipes/culverts) Required	77.98 miles
Stormwater Structures Needed	2.72 manholes/inlets
Public Employee Growth	160 - 220



## LAND USE PLAN - REIMAGINED WITH INCREASED DENSITY

Scenario 3 is the same land use map as scenario 2, however the density envisioned within the residential land use categories in Scenario 3 have been increased relative to the residential densities in Scenario 2.

### LAND USE PLAN REIMAGINED WITH INCREASED DENSITY



Dwelling Units  
**18,500 - 25,500**



Commercial and Industrial Square Footage  
**15.0 - 16.7 MILLION SQ.FT**



Build-Out Population  
**43,200 - 60,600**



Total Population  
**101,600 - 119,000**



Job Creation  
**15,000 - 17,000**



Traffic Impact (trips generated)  
**7 - 9 Trips per Person**

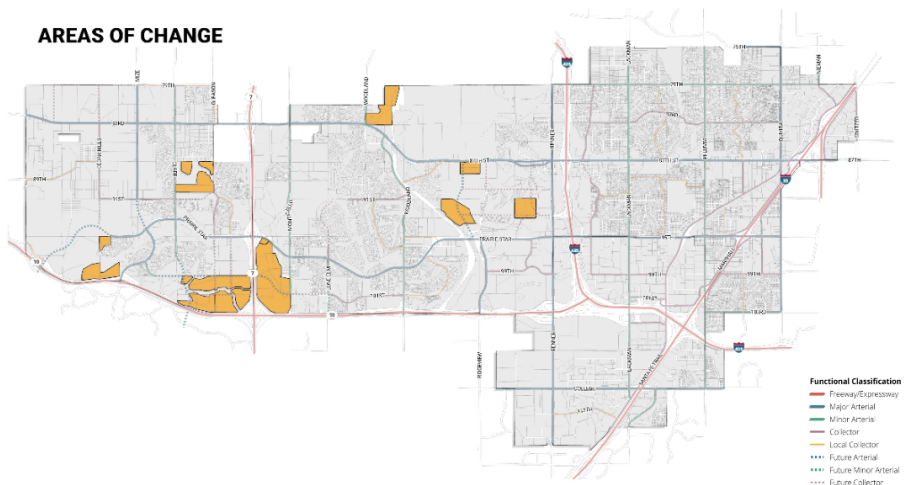


Fiscal Impact  
**Positive - \$9,400,000**



Parkland Provision  
**14 - 16 acres per 1,000 people**

### AREAS OF CHANGE



### Other Indicators

Stormwater Sewer (pipes/culverts) Required	77.98 miles
Stormwater Structures Needed	2.72 manholes/inlets
Public Employee Growth	220 - 300