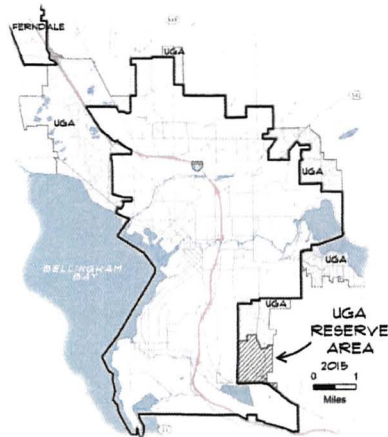


ELEMENTS COMMON TO ALL THREE ALTERNATIVES

- **Incentives to help attract “pioneer” uses and projects in urban villages**
- **Level of service review and the potential for tiering future infrastructure**
- **Infill where allowed with current zoning designations through the following**
 - **Infill housing toolkit**
 - **Accessory dwelling units (ordinance update in progress)**
 - **Subdivision ordinance revisions that grant flexibility to achieve allowed density (update in progress)**

ALTERNATIVE "A" OUR ADOPTED PLAN



- Mid-range growth forecast
- Current UGA Boundary
- Maintain South Yew Street Reserve
- Adopted Comp Plan capital facilities costs
- Revisits level of service standards

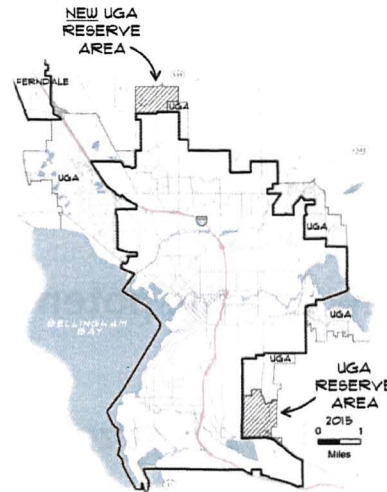
PROS

- Continues urban village strategy
- Planned infrastructure improvements
- No upzones or expansion
- Positioned well to respond to uncertainty

CONS

- Does this option support the goal of reducing growth in rural areas?
- How do we provide additional single-family housing options?

ALTERNATIVE "B" PRESERVING OPTIONS FOR THE FUTURE



- Mid-range growth forecast
- Current UGA Boundary
- Maintain South Yew Street Reserve
- Add south ½ Caitac area to UGA Reserve to maintain future options.
- Adopted Comp Plan capital facilities costs

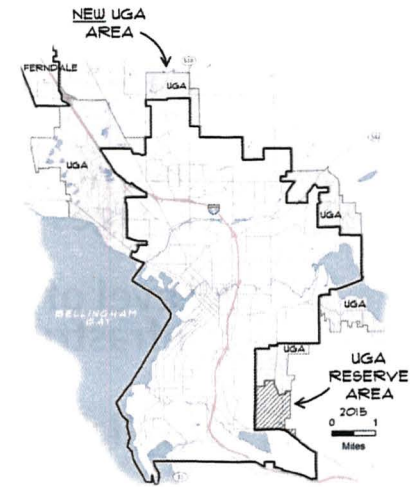
PROS

- Continues urban village strategy
- Planned infrastructure improvements
- No upzones
- Positioned well to respond to uncertainty
- Reserve status protects limited expansion options

CONS

- Single-family housing options?
- No guarantee reserve areas will be added to UGA
- Reserve land does not count toward land supply

ALTERNATIVE "C" EXPANDING SINGLE- FAMILY OPPORTUNITIES



- Growth forecast between mid and high range
- Maintain South Yew Street Reserve
- Add south ½ Caitac area to UGA, 360 acres to add capacity and housing choice.

PROS

- Provides best opportunity to expand at least cost to city
- Best option for additional single-family housing 840 units, 85% single-family

CONS

- High cost – \$46 to \$56 million over 20-years.
- City absorbs cost of new infrastructure and pre-existing conditions
- Can affordable mix of housing options be guaranteed?
- Does further expansion represent community values?