



Scenario B

Corridor Focus

New Growth

Growth is focused primarily along the Hwy 40 corridor, with larger lot subdivisions in outlying areas. Jobs are focused along the corridor and in an office park south of town.

Conventional Subdivisions

- Subdivisions that typically include uniform lot sizes and streets, *sometimes* with sidewalks, park strips, occasional street trees, street lights, and curbs
- Individual subdivisions may include 5-acre lots, 1-acre lots, ½-acre lots, ¼-acre lots, or 1/10-acre lots
- Character: open space largely in people's back yards; more likely to drive to day-to-day needs and recreational amenities

more intense
(up to 1/10-acre lots)



less intense
(up to 5-acre lots)

Conventional Townhomes and Multifamily

- Attached housing that typically ranges from 15 to 25 units per acre and that may include common open space areas or recreational facilities

multifamily



Shopping and Employment

- Shopping and employment is typically supplied in commercial strips or big box format along Highway 40 or by filling in the office park on the south end of town.
- Character: prioritizes parking lots along roadways with buildings toward the back; most people access shopping and employment by driving

Hospitality **Retail/Big Box** **Office** **Light Industrial/R&D**



Open Space Preservation:

large 20-acre lots preserve rural feel

zoning precludes development on slope over 30%

Trails:

bike path long highway 40

trails identified in city master plan (see map legend, bottom right)

