

**LEGEND**

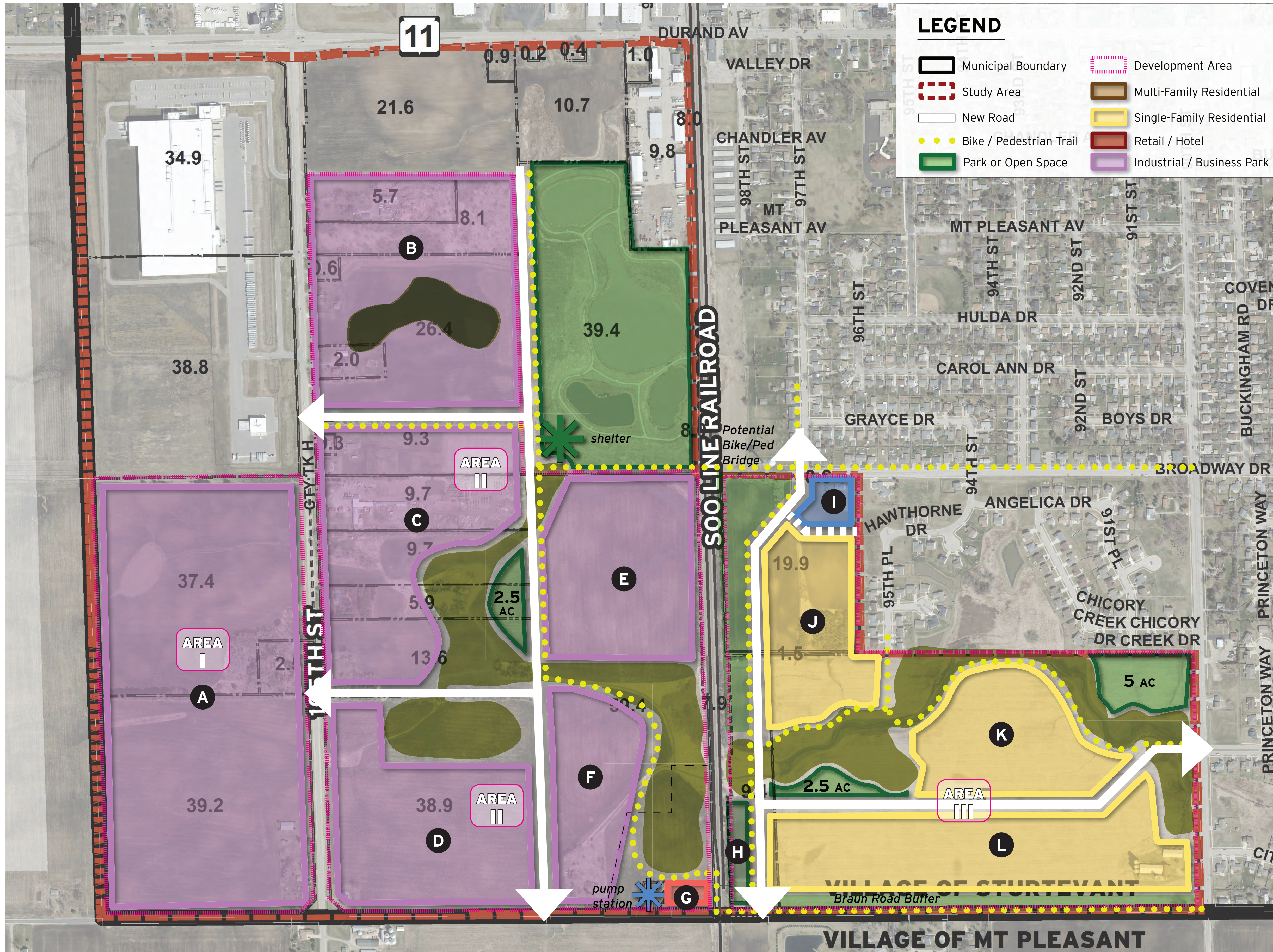
- Municipal Boundary
- Study Area
- New Road
- Bike / Pedestrian Trail
- Park or Open Space
- Pond/Wetland Area
- Development Opportunity Site

**NOTES**

**DEVELOPMENT OPPORTUNITY SITES**

- A** 37 ACRES
- B** 39 ACRES
- C** 13.3 ACRES
- D** 27 ACRES
- E** 34 ACRES
- F** 28 ACRES
- G** 24.5 ACRES
- H** 15 ACRES
- I** 1 ACRE
- J** 2.6 ACRES
- K** 2 ACRES
- L** 9 ACRES
- M** 6.5 ACRES
- N** 17 ACRES
- O** 21.5 ACRES
- P** 6.8 ACRES

*Development site sizes outlined above describe the modified gross area available for development after major roads/access routes, easements, open spaces and stormwater management facilities have been incorporated.*

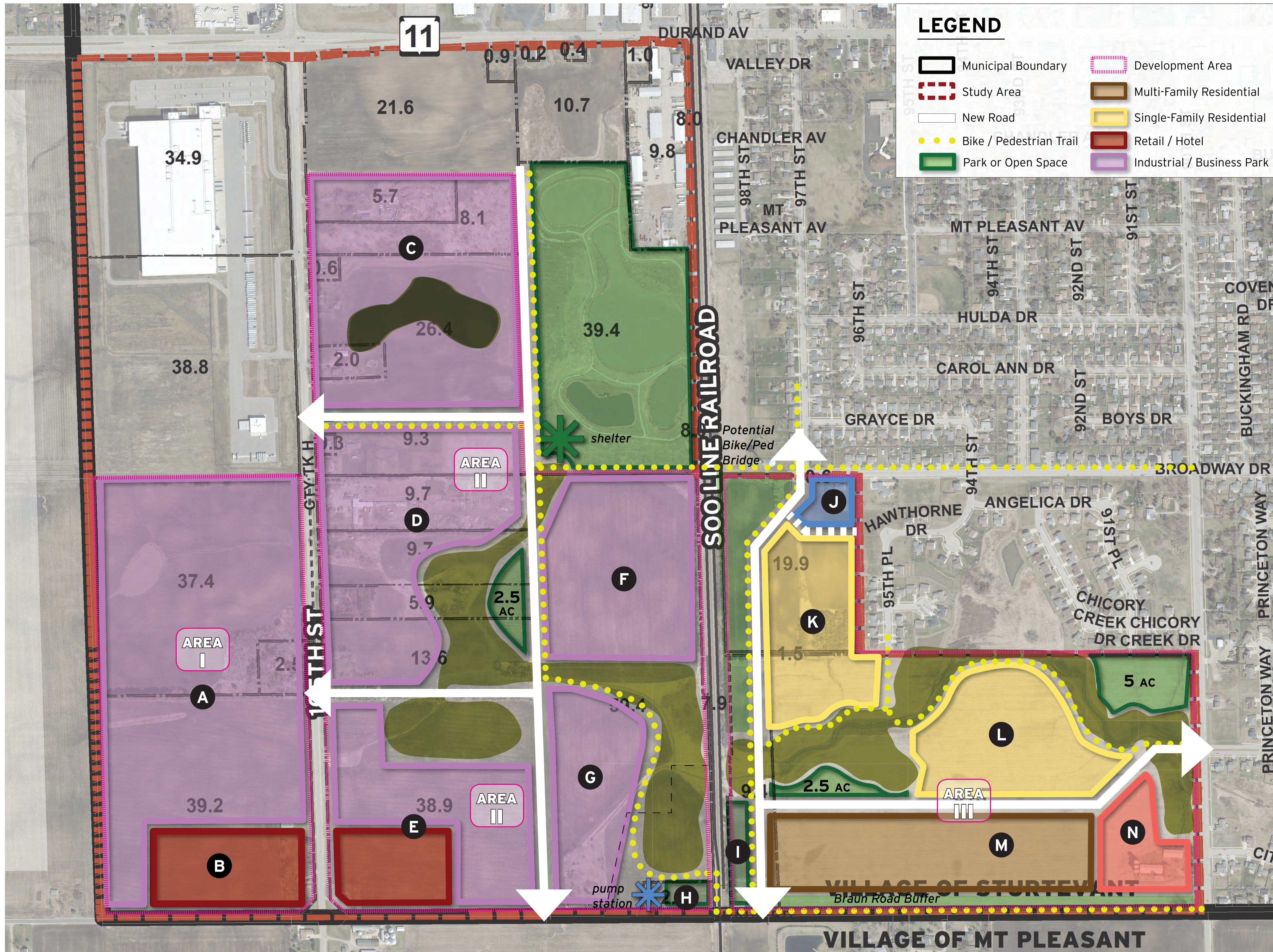


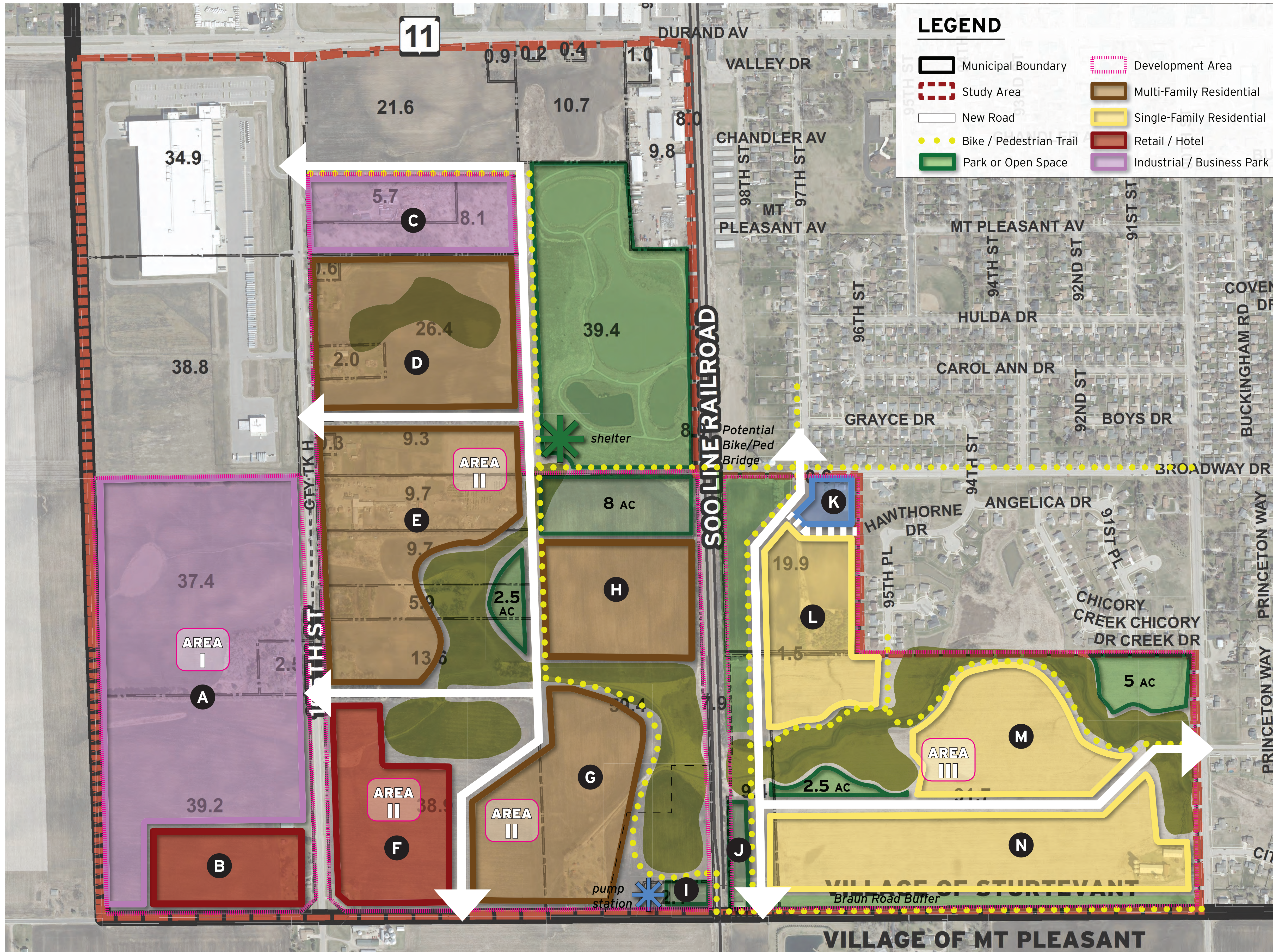
**LEGEND**

- Municipal Boundary
- Study Area
- New Road
- Bike / Pedestrian Trail
- Park or Open Space
- Development Area
- Multi-Family Residential
- Single-Family Residential
- Retail / Hotel
- Industrial / Business Park

**NOTES**

- AREA I (76.5 ACRES)**
- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
    - 38 acres (net) for development
- AREA II (189.5 ACRES)**
- B** BUSINESS PARK / LIGHT INDUSTRIAL
    - 21.5 acres (net) for development
  - C** BUSINESS PARK / LIGHT INDUSTRIAL
    - 24 acres (net) for development
  - D** BUSINESS PARK / LIGHT INDUSTRIAL
    - 25 acres (net) for development
  - E** BUSINESS PARK / LIGHT INDUSTRIAL
    - 24.5 acres (net) for development
  - F** BUSINESS PARK / LIGHT INDUSTRIAL
    - 15 acres (net) for development
  - G** COMMERCIAL OR INSTITUTIONAL
    - 1 acre (net) for development
- AREA III (119.5 ACRES)**
- H** OPEN SPACE / INSTITUTIONAL USE
    - 2 acres (net) for development
  - I** INSTITUTIONAL USE
    - 2 acres (net) for development
  - J** SINGLE-FAMILY RESIDENTIAL
    - 10 acres (net) for development
    - Low/mid-density SFR (5 du/ac)
    - 50 units
  - K** SINGLE-FAMILY RESIDENTIAL
    - 13 acres (net) for development
    - Low/mid-density SFR (5 du/ac)
    - 65 units
  - L** SINGLE-FAMILY RESIDENTIAL
    - 19 acres (net) for development
    - Low/mid-density SFR (5 du/ac)
    - 95 units



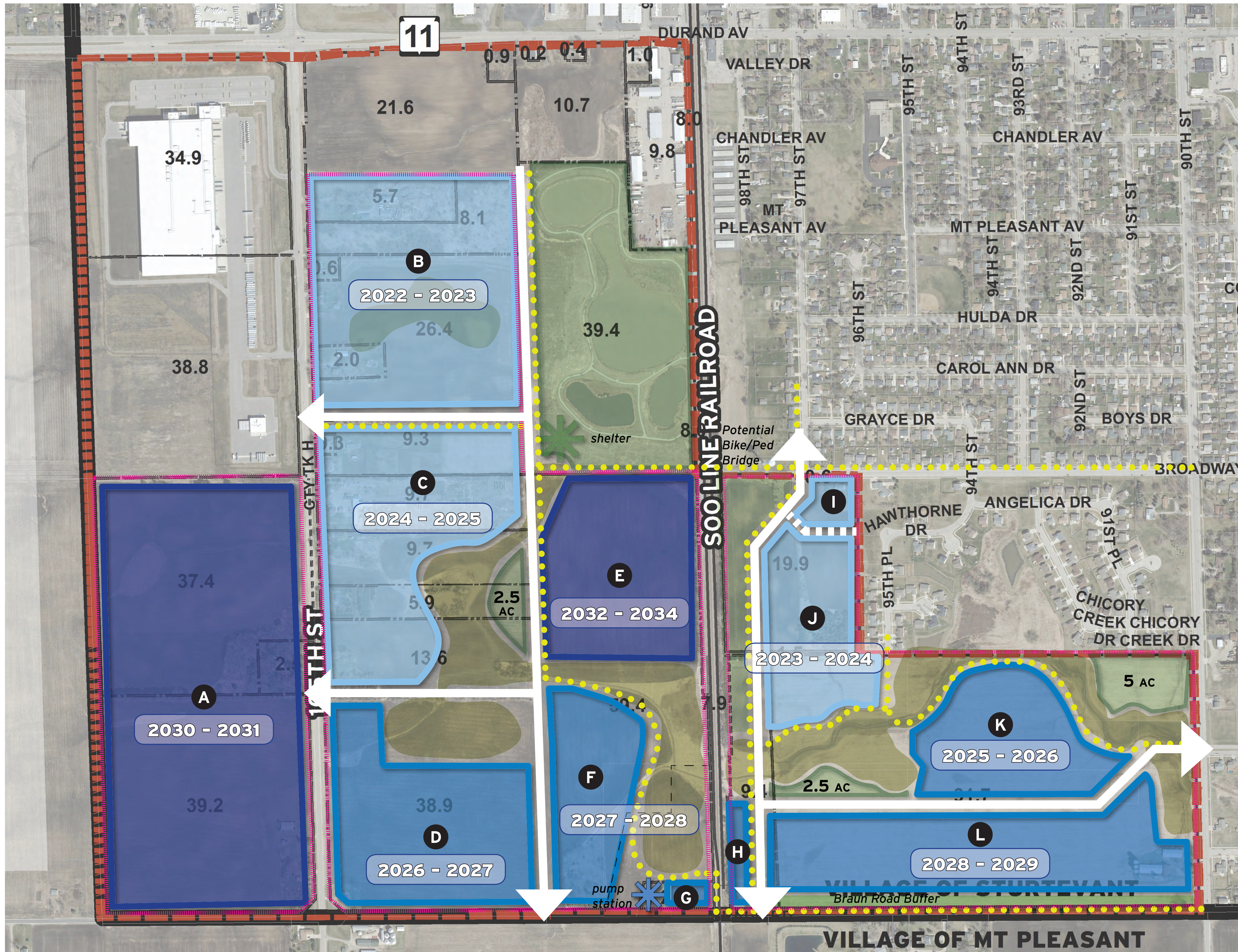


**LEGEND**

- Municipal Boundary
- Study Area
- New Road
- Bike / Pedestrian Trail
- Park or Open Space
- Development Area
- Multi-Family Residential
- Single-Family Residential
- Retail / Hotel
- Industrial / Business Park

**NOTES**

- AREA I (76.5 ACRES)**
- A BUSINESS PARK / LIGHT INDUSTRIAL USE**
    - 33 acres (net) for development
  - B RETAIL CENTER**
    - 9 acres (net) for development
- AREA II (189.5 ACRES)**
- C OFFICE / BUSINESS PARK**
    - 6.5 acres (net) for development
  - D MULTI-FAMILY RESIDENTIAL**
    - 15 acres (net) for development
    - Low/mid-density MFR (10 to 20 du/ac): 225 units
  - E MULTI-FAMILY RESIDENTIAL**
    - 24 acres (net) for development
    - Low/mid-density MFR (10 to 20 du/ac): 360 units
  - F MIXED-USE RETAIL CENTER & HOTEL**
    - 16.5 acres (net) for development
    - Hotel with amenity space
    - Potential for upper-story MFR (~150 units)
  - G MULTI-FAMILY RESIDENTIAL**
    - 12 acres (net) for development
    - Low/mid-density MFR (10 to 20 du/ac): 180 units
  - H MULTI-FAMILY RESIDENTIAL**
    - 10 acres (net) for development
    - Low/mid-density MFR (10 to 20 du/ac): 150 units
  - I OPEN SPACE / INSTITUTIONAL USE**
    - 1 acre (net) for development
- AREA III (119.5 ACRES)**
- J OPEN SPACE / INSTITUTIONAL USE**
    - 2 acres (net) for development
  - K INSTITUTIONAL USE**
    - 2 acres (net) for development
  - L SINGLE-FAMILY RESIDENTIAL**
    - 10 acres (net) for development
    - Low/mid-density SFR (5 du/ac): 50 units
  - M SINGLE-FAMILY RESIDENTIAL**
    - 11 acres (net) for development
    - Low/mid-density SFR (5 to 10 du/ac): 90 units
  - N SINGLE-FAMILY RESIDENTIAL**
    - 19 acres (net) for development
    - low/mid-density SFR (5 to 10 du/ac): 150 units
    - Additional neighborhood open/amenity space



## DEVELOPMENT PHASING

### NEAR-TERM IMPLEMENTATION (0-5 YEARS)

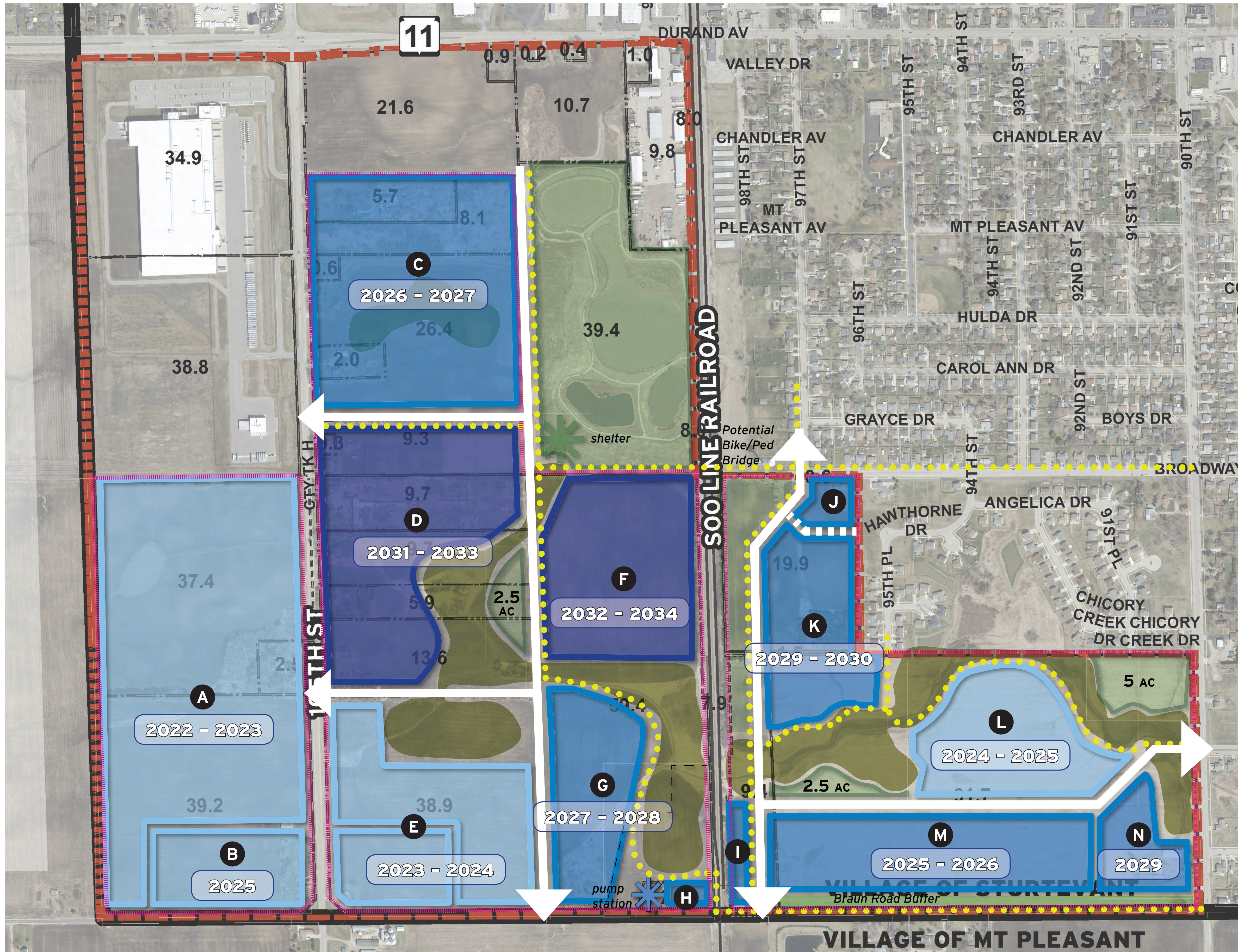
- B** BUSINESS PARK / LIGHT INDUSTRIAL
  - 21.5 acres (net) for development
- C** BUSINESS PARK / LIGHT INDUSTRIAL
  - 24 acres (net) for development
- I** INSTITUTIONAL USE
  - 2 acres (net) for development
- J** SINGLE-FAMILY RESIDENTIAL
  - 10 acres (net) for development
  - Low/mid-density SFR (5 du/ac)
  - 50 units

### MID-TERM IMPLEMENTATION (5-10 YEARS)

- D** BUSINESS PARK / LIGHT INDUSTRIAL
  - 25 acres (net) for development
- F** BUSINESS PARK / LIGHT INDUSTRIAL
  - 15 acres (net) for development
- G** COMMERCIAL OR INSTITUTIONAL
  - 1 acre (net) for development
- H** OPEN SPACE / INSTITUTIONAL USE
  - 2 acres (net) for development
- K** SINGLE-FAMILY RESIDENTIAL
  - 13 acres (net) for development
  - Low/mid-density SFR (5 du/ac)
  - 65 units
- L** MULTI-FAMILY RESIDENTIAL
  - 19 acres (net) for development
  - Low/mid-density SFR (5 du/ac)
  - 95 units

### LONG-TERM IMPLEMENTATION (10+ YEARS)

- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
  - 38 acres (net) for development
- E** BUSINESS PARK / LIGHT INDUSTRIAL
  - 24.5 acres (net) for development



## DEVELOPMENT PHASING

### NEAR-TERM IMPLEMENTATION (0-5 YEARS)

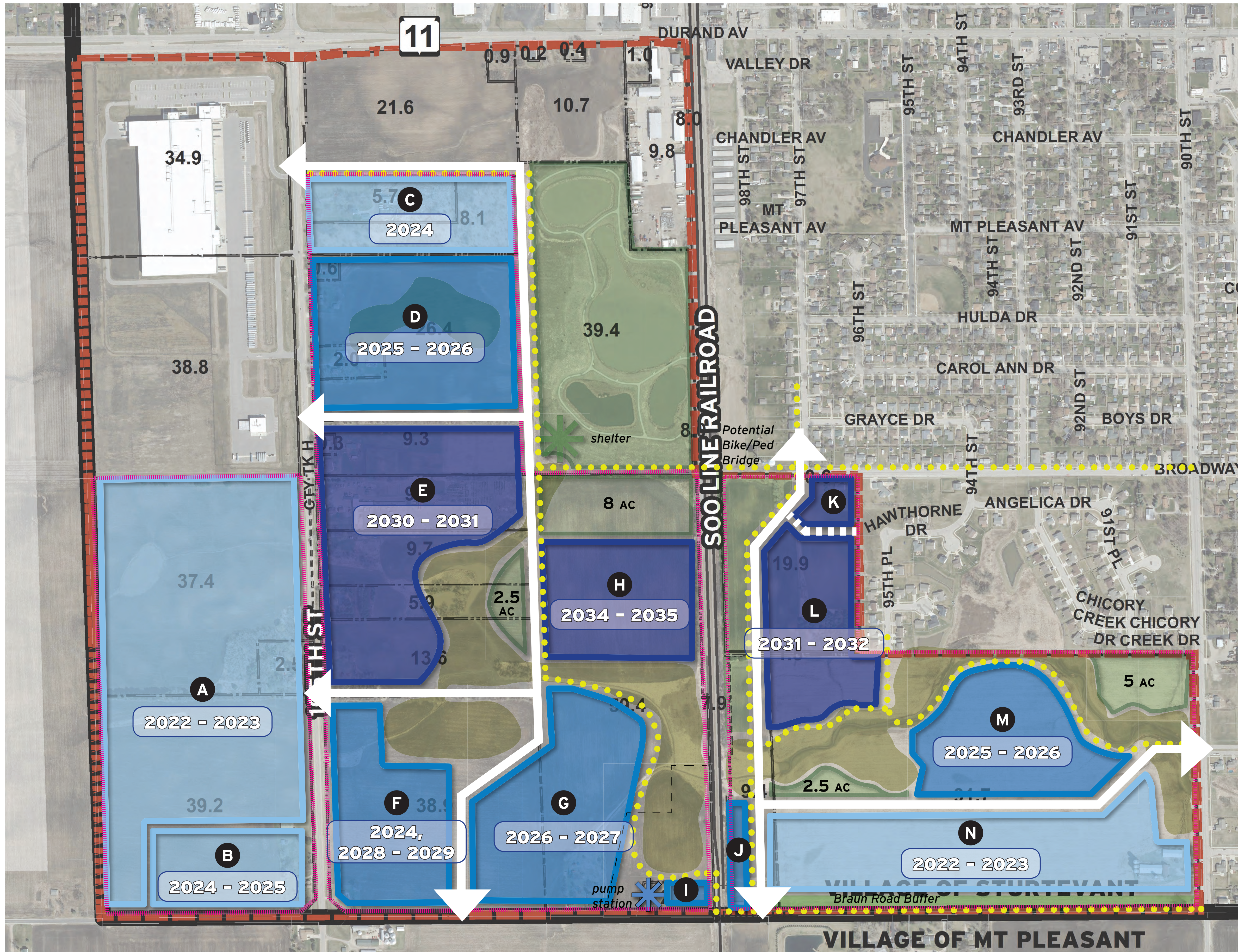
- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
  - 38 acres (net) for development
- B** RETAIL CENTER
  - 9 acres (net) for development
- E** BUSINESS PARK WITH HOTEL & RETAIL
  - 25 acres (net) for development
  - Hotel with amenity space and supporting retail
- L** SINGLE-FAMILY RESIDENTIAL
  - 13 acres (net) for development
  - Mid/high-density SFR (6 to 10 du/ac)
  - 105 units

### MID-TERM IMPLEMENTATION (5-10 YEARS)

- C** BUSINESS PARK / LIGHT INDUSTRIAL
  - 21.5 acres (net) for development
- G** BUSINESS PARK / LIGHT INDUSTRIAL
  - 15 acres (net) for development
- H** INSTITUTIONAL
  - 1 acre (net) for development
- I** OPEN SPACE / INSTITUTIONAL USE
  - 2 acres (net) for development
- J** INSTITUTIONAL USE
  - 2 acres (net) for development
- K** SINGLE-FAMILY RESIDENTIAL
  - 10 acres (net) for development
  - Low/mid-density SFR (5 du/ac)
  - 50 units

### LONG-TERM IMPLEMENTATION (10+ YEARS)

- M** MULTI-FAMILY RESIDENTIAL
  - 18 acres (net) for development
  - Low/mid-density MFR (10 to 20 du/ac)
  - 270 units
- N** COMMERCIAL USE OR AMENITY SPACE
  - 6 acres (net) for development
- D** BUSINESS PARK / LIGHT INDUSTRIAL
  - 24 acres (net) for development
- F** BUSINESS PARK / LIGHT INDUSTRIAL
  - 24.5 acres (net) for development



## DEVELOPMENT PHASING

### NEAR-TERM IMPLEMENTATION (0-5 YEARS)

- A** BUSINESS PARK / LIGHT INDUSTRIAL USE
  - 33 acres (net) for development
- B** RETAIL CENTER
  - 9 acres (net) for development
- C** OFFICE / BUSINESS PARK
  - 6.5 acres (net) for development
- N** SINGLE-FAMILY RESIDENTIAL
  - 19 acres (net) for development
  - low/mid-density SFR (5 to 10 du/ac): 150 units
  - Additional neighborhood open/amenity space

### MID-TERM IMPLEMENTATION (5-10 YEARS)

- D** MULTI-FAMILY RESIDENTIAL
  - 15 acres (net) for development
  - Low/mid-density MFR (10 to 20 du/ac): 225 units
- F** MIXED-USE RETAIL CENTER & HOTEL
  - 16.5 acres (net) for development
  - Hotel with amenity space
  - Potential for upper-story MFR (~150 units)
- G** MULTI-FAMILY RESIDENTIAL
  - 12 acres (net) for development
  - Low/mid-density MFR (10 to 20 du/ac): 180 units
- I** OPEN SPACE / INSTITUTIONAL USE
  - 1 acre (net) for development
- J** OPEN SPACE / INSTITUTIONAL USE
  - 2 acres (net) for development
- M** SINGLE-FAMILY RESIDENTIAL
  - 11 acres (net) for development
  - Low/mid-density SFR (5 to 10 du/ac): 90 units

### LONG-TERM IMPLEMENTATION (10+ YEARS)

- E** MULTI-FAMILY RESIDENTIAL
  - 24 acres (net) for development
  - Low/mid-density MFR (10 to 20 du/ac): 360 units
- H** MULTI-FAMILY RESIDENTIAL
  - 10 acres (net) for development
  - Low/mid-density MFR (10 to 20 du/ac): 150 units
- K** INSTITUTIONAL USE
  - 2 acres (net) for development
- L** SINGLE-FAMILY RESIDENTIAL
  - 10 acres (net) for development
  - Low/mid-density SFR (5 du/ac): 50 units