

Residential

- Small Lot SF Detached
- Large Lot SF Detached
- Attached SF (Townhomes)
- Multi-Family Residential

Mixed-Use

- Commercial MU

Retail / Office

- Big Box Commercial
- Strip Commercial

Institutional / Civic

- Civic Complex
- Public Park



Mid-Valley Area

ANTICIPATED IMPACTS

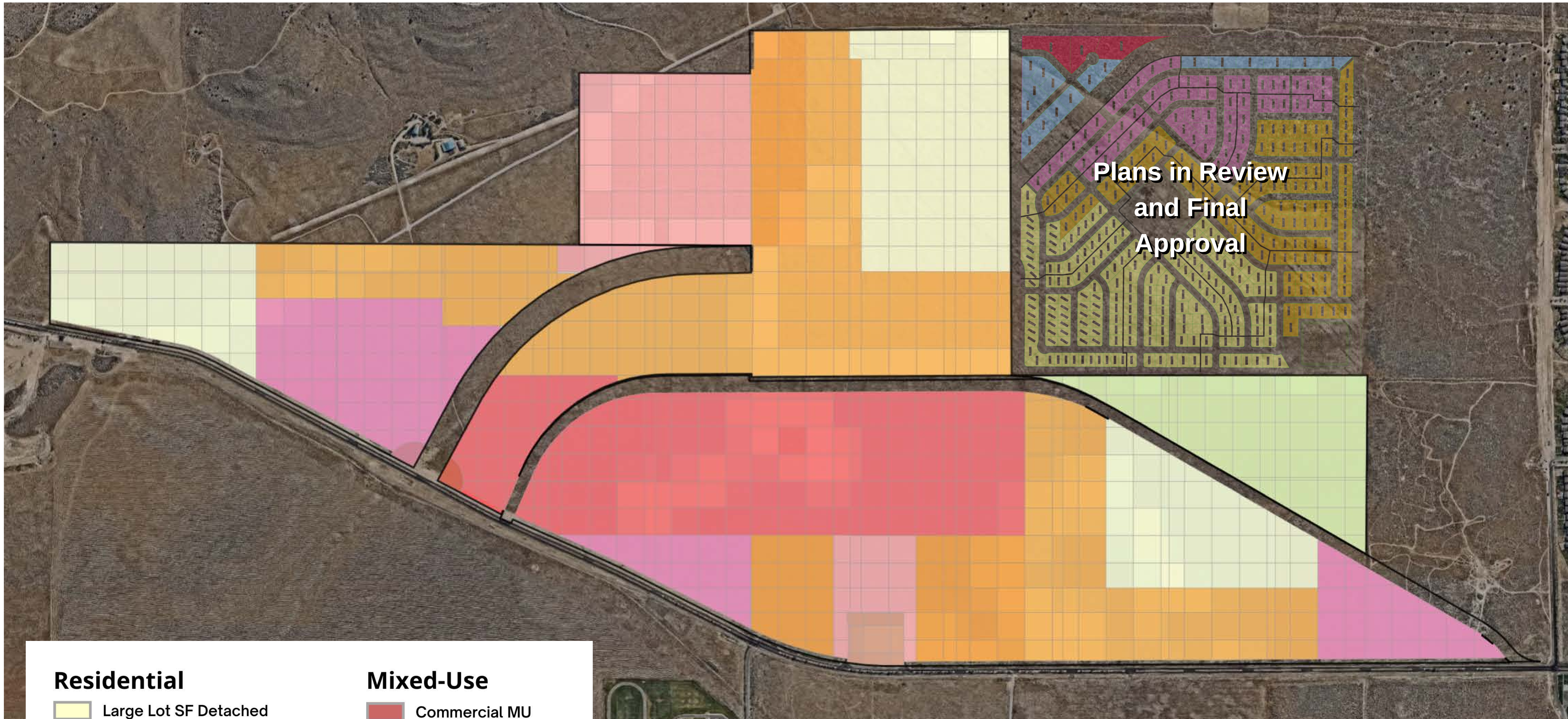
General Impacts	
Impact	Growth/Change
Population	12,006
Housing Units	6,038
Jobs	8,763

Jobs by Sector	
Sector	Jobs Created
Retail	3,163
Office	5,372
Public	228

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	1,600,000	505.84
Office	1,880,000	349.96
Public	159,000	697.36
Residential	12,210,000	

Housing Created - By Type	
Type	Amount Created
Large Lot Detached - Single Family	2,411
Small Lot Detached - Single Family	315
Attached Single Family	3,312

Mid-Valley Area



Scenario #2 - Commercial Focused

Mid-Valley Area

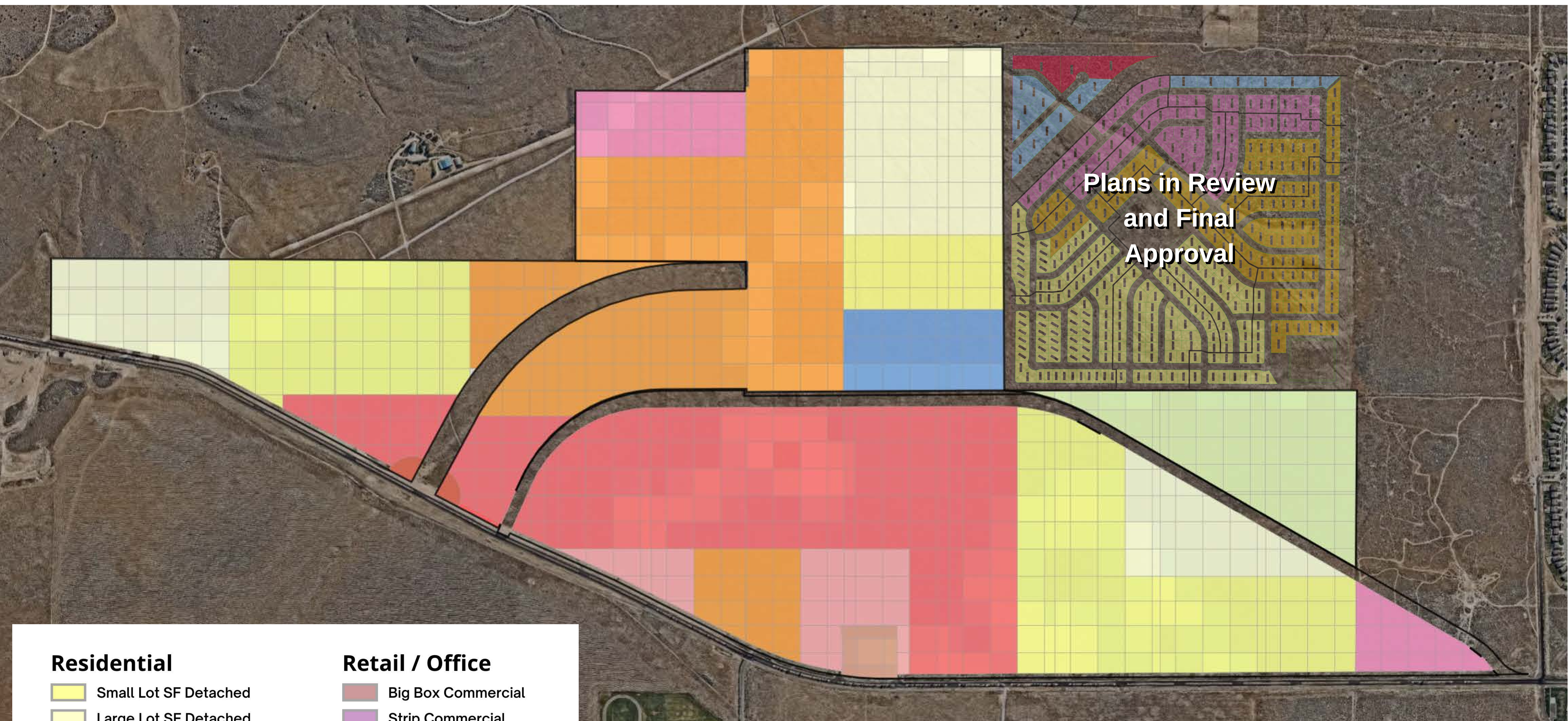
ANTICIPATED IMPACTS

General Impacts	
Impact	Growth/Change
Population	12,160
Housing Units	6,442
Jobs	16,537

Jobs by Sector	
Sector	Jobs Created
Retail	9,303
Office	7,234

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	5,630,000	605.18
Office	2,420,000	334.53
Residential	11,000,000	

Housing Created - By Type	
Type	Amount Created
Large Lot Detached - Single Family	1,392
Attached Single Family	5,050



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ANTICIPATED IMPACTS

General Impacts	
Impact	Growth/Change
Population	14,389
Housing Units	7,565
Jobs	17,971

Jobs by Sector	
Sector	Jobs Created
Retail	11,213
Office	6,464
Public	294

Building Area Created - By Type		
Type	Sq Ft Created	Sq Ft Created Per Job
Retail	6,020,000	536.87
Office	2,800,000	433.16
Public	205,911	700.37
Residential	12,690,000	

Housing Created - By Type	
Type	Amount Created
Large Lot Detached - Single Family	1,218
Small Lot Detached - Single Family	1,791
Attached Single Family	2,436
Multi-Family	2,120