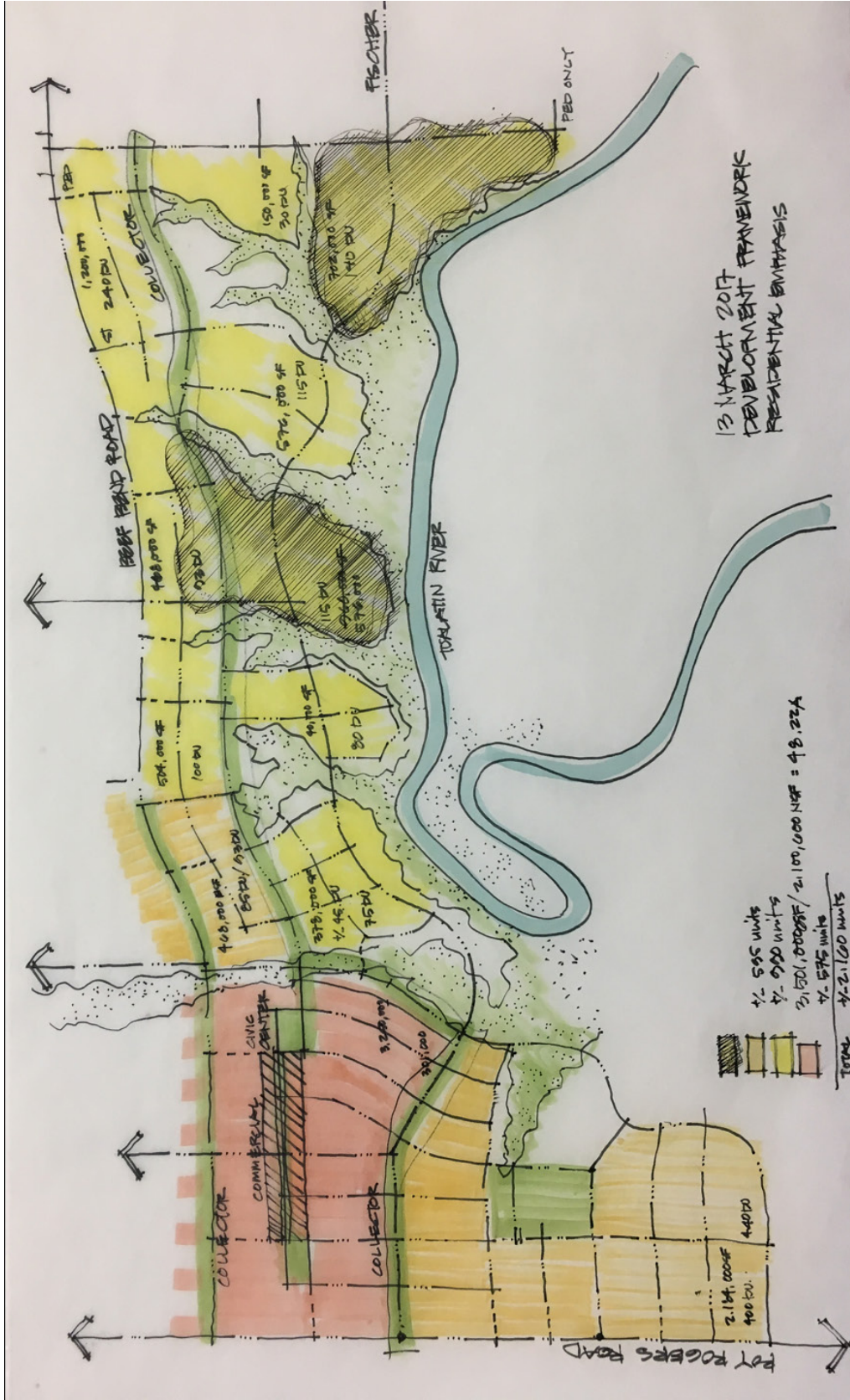


# PRELIMINARY ALTERNATIVES DESIGN CONCEPTS



## PRELIMINARY ALTERNATIVE 1

This alternative shows how the entire plan area might develop, with more intensity at the NW corner

### LAND USE

- » Neighborhoods of distinctly different character
- » Higher density neighborhood at west; lower density neighborhoods at east
- » Natural areas separate and surround individual neighborhoods

### MIXED-USE AREA

- » Development intensity tapers downward close to southern edge
- » Special area with development standards that control scale of development and promote compatible infill (mapped as the patterned area)

### MIXED-USE AREA

- » Located at the northwest area, near Roy Rogers and Bull Mountain
- » Main street with local-serving retail and civic uses perpendicular to Roy Rogers