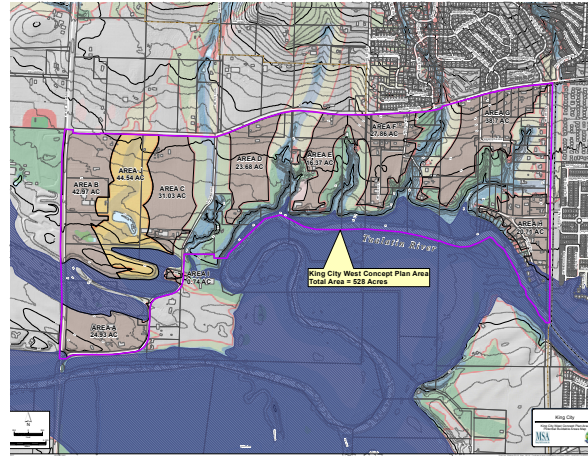
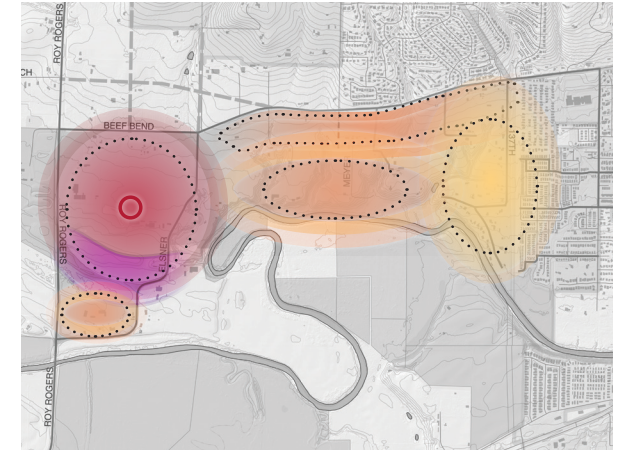




Simple calculation



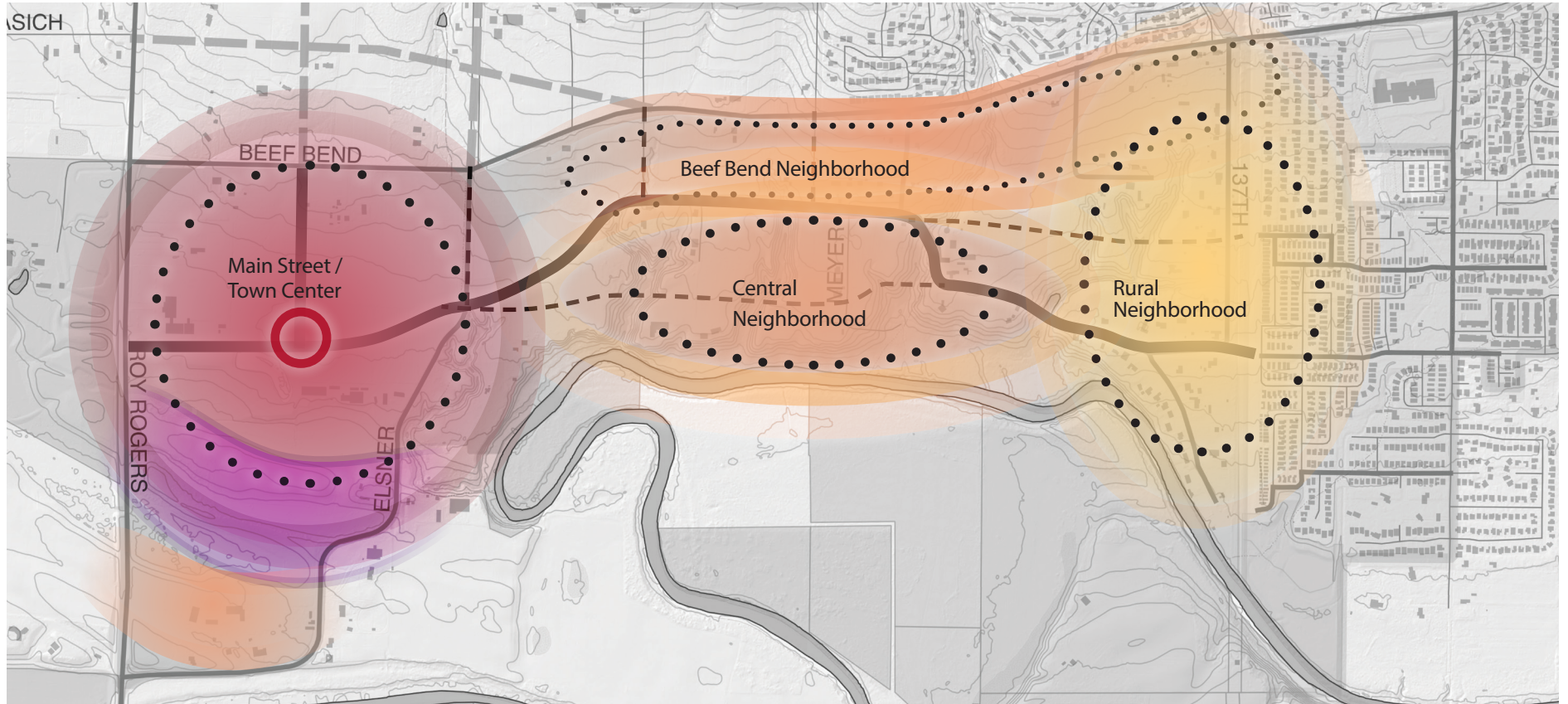
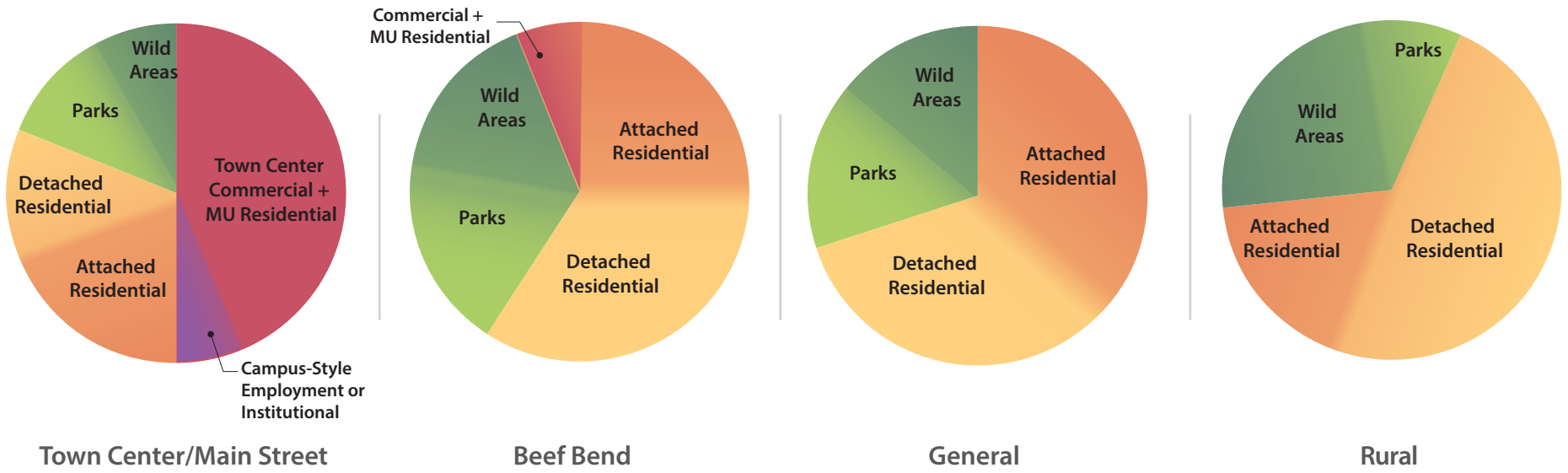
Subarea calculation



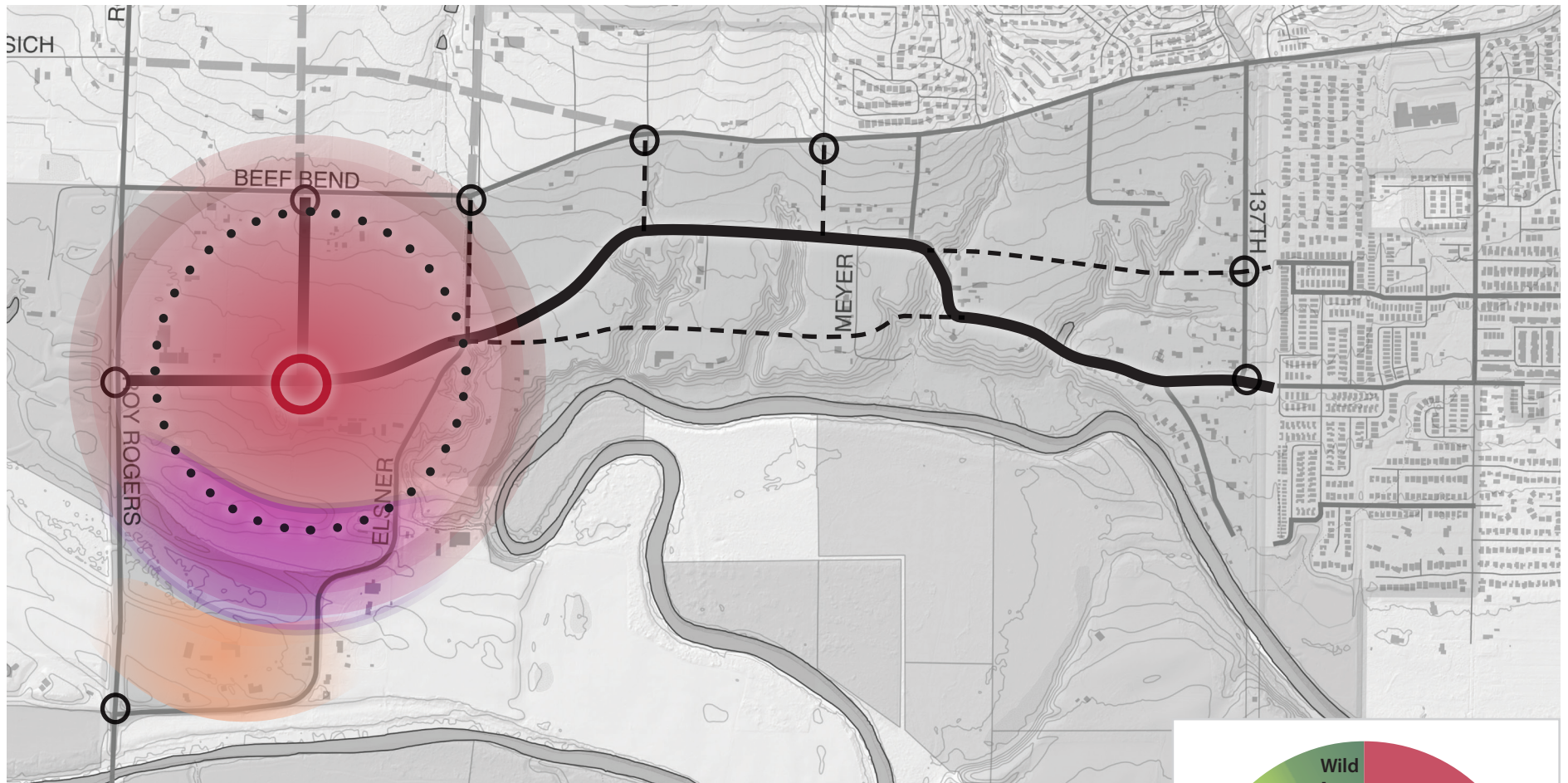
Neighborhood calculation

#### Area and Density Calculation Methods

Calculation Method	Simple	By Subarea	By Neighborhood
Total URA 6D Acreage	528		
Developable Area	318	273	318
Percent of total acreage	60%	52%	60%
Total Units	3,816		
Average Density	12	14	12
Low to High Density	NA	NA	4 - 100



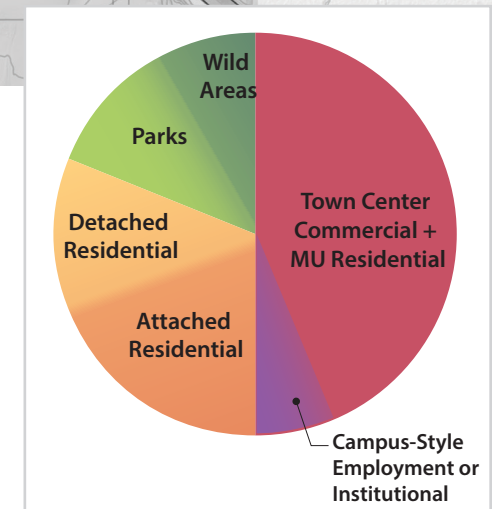




## Town Center/Main Street Neighborhood

Total Neighborhood Acreage (Net)	Developable area	Percent of total URA 6D acreage	Total units	Average density	Other uses	Lowest to highest density
145	145	27%	2,950 (1)	25	20-25 acres campus employment; 40-60,000 sf commercial	8 / 10

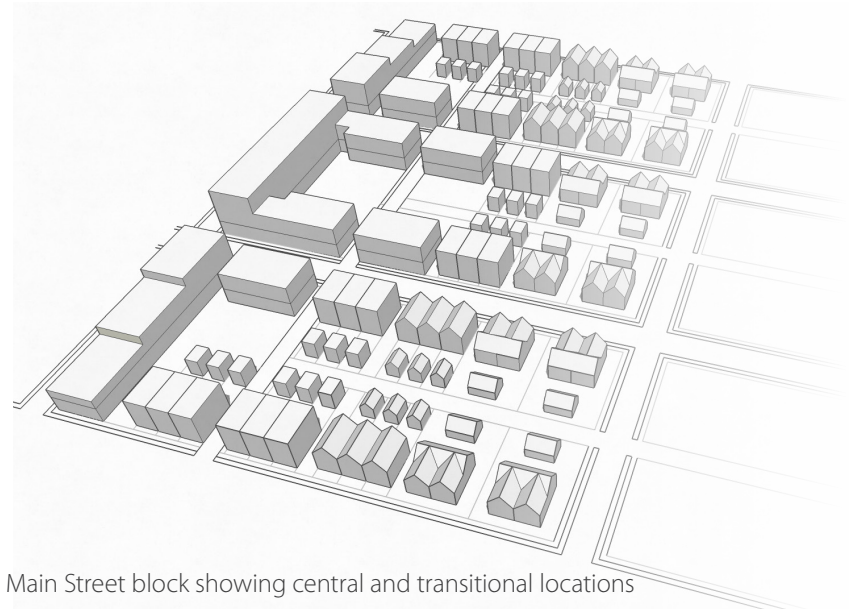
(1) Assumptions: 120 acres is allocated to residential (25 acres to campus-style employment). 20 acres of that is Main Street Central Block; 50 acres is Main Street Transitional Block, and 50 acres is High-to-mid-density block.



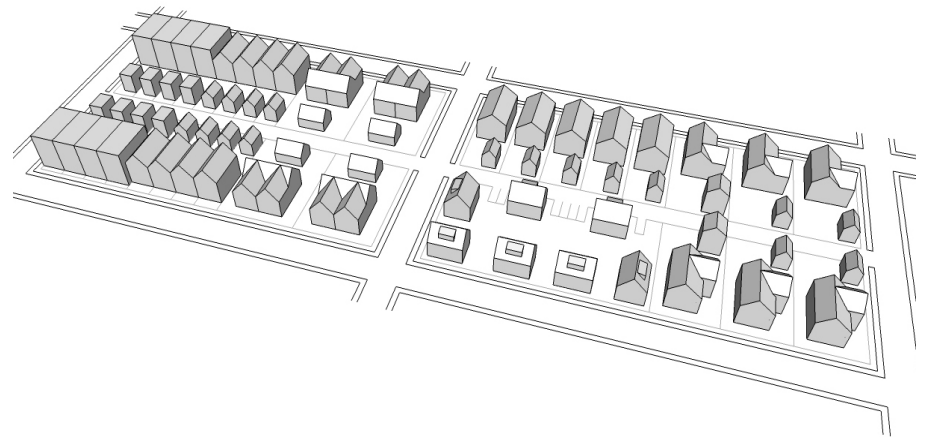
## Town Center/Main Street Neighborhood

Unit Breakdown			
Category	Type	Subtotal by type	Subtotal by category
Residential Acreage = 120 acres (1)			
Multidwelling	Flats over retail	400	1,000
	Flats in standalone building (Main Street)	500	
	Flats in standalone building (Boulevard)	100	
Single dwelling, attached	Live-work or rowhouse	300	500
	Duplex	200	
Single dwelling, detached	Cottage cluster	100	860
	Narrow lot	300	
	Mid lot with ADU	300	
	Mid lot no ADU	160	
<b>Totals</b>		<b>2,360</b>	<b>2,360</b>

(1) Of the 120 acres allocated to residential (out of 145), some of it is stacked over commercial. 80% of the 120 acres is represented in the unit breakdown, meaning residential net neighborhood acreage equals 96 acres.

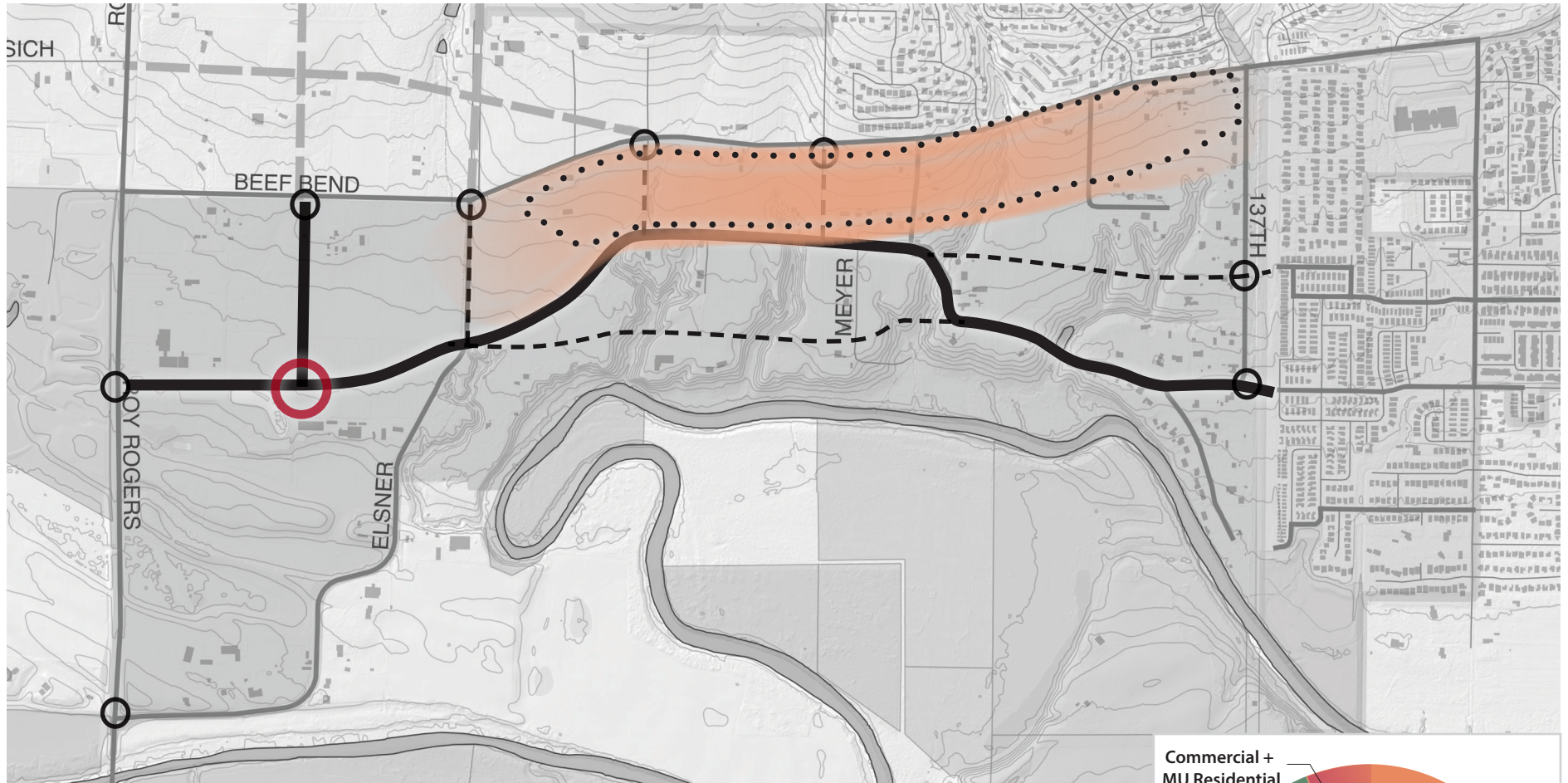


Main Street block showing central and transitional locations



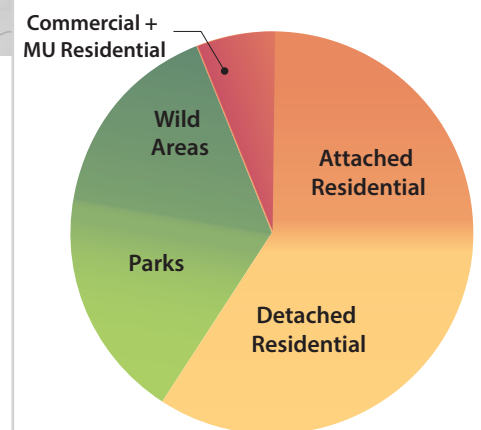
High to mid density block





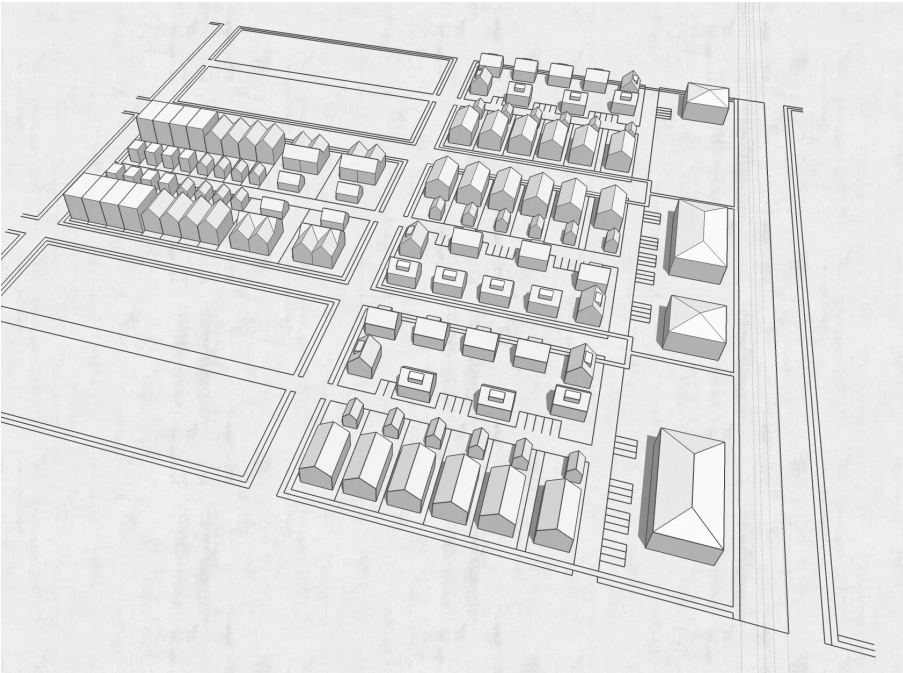
## Beef Bend Neighborhood

Total Neighborhood Acreage (Net)	Developable area	Percent of total URA 6D acreage	Total units	Average density	Other uses	Lowest to highest density
62	37	12%	666	18	Incidental, optional retail	12 / 24



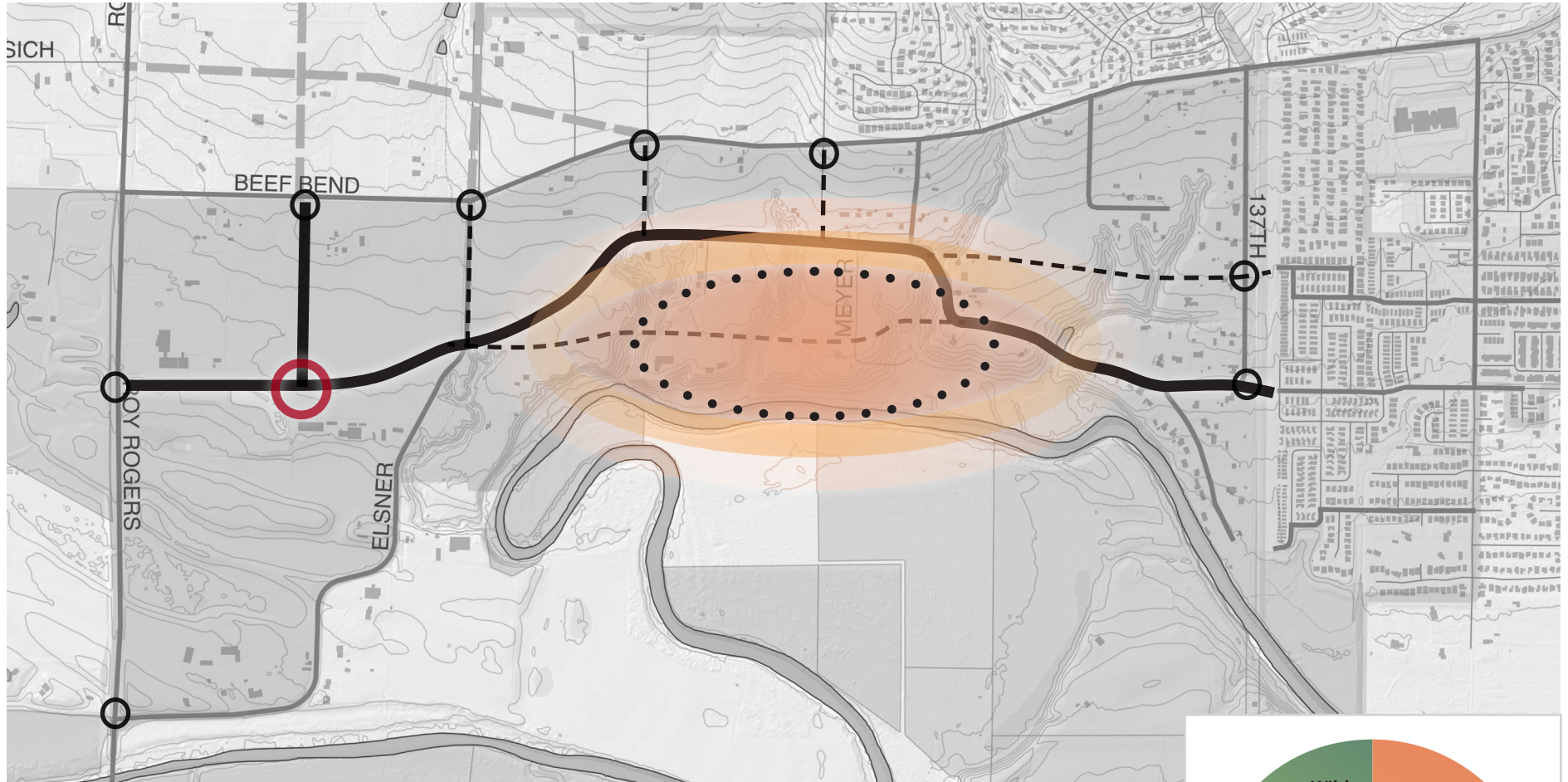
# Beef Bend Neighborhood

Unit Breakdown			
Category	Type	Subtotal by type	Subtotal by category
Multidwelling	Flats over retail	0	222
	Flats in standalone building (Main Street)	0	
	Flats in standalone building (Boulevard)	222	
Single dwelling, attached	Live-work or rowhouse	0	0
	Duplex	0	
Single dwelling, detached	Cottage cluster	50	444
	Narrow lot	250	
	Mid lot with ADU	144	
	Mid lot no ADU	0	
Totals		666	666



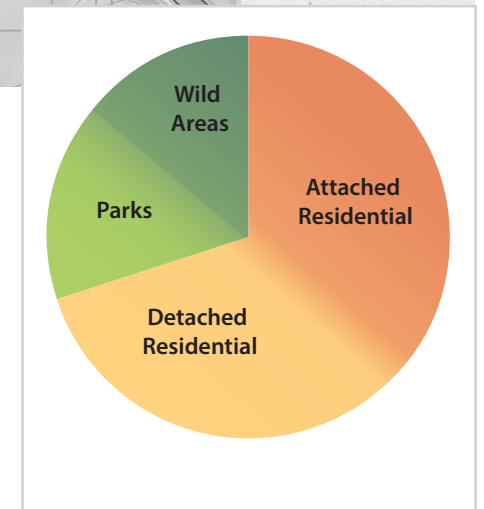
Boulevard block





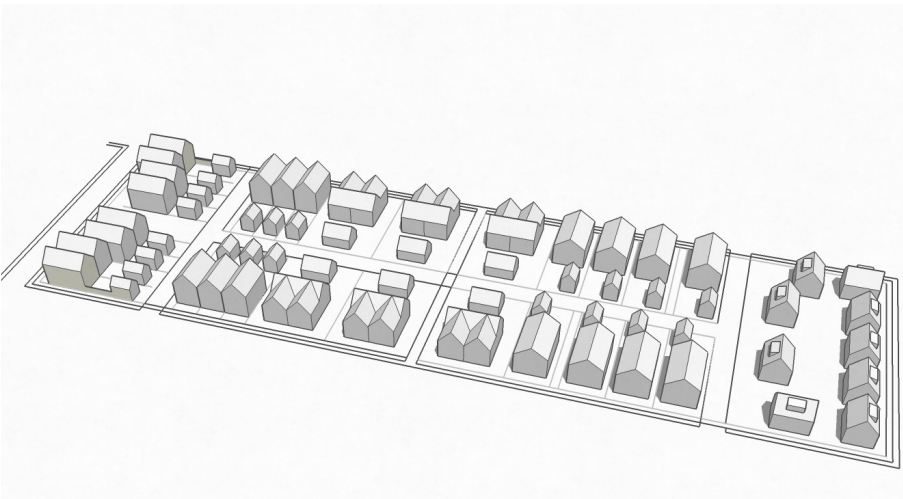
## Central Neighborhood

Total Neighborhood Acreage (Net)	Developable area	Percent of total URA 6D acreage	Total units	Average density	Other uses	Lowest to highest density
57	34	11%	558	16	None	8 / 20



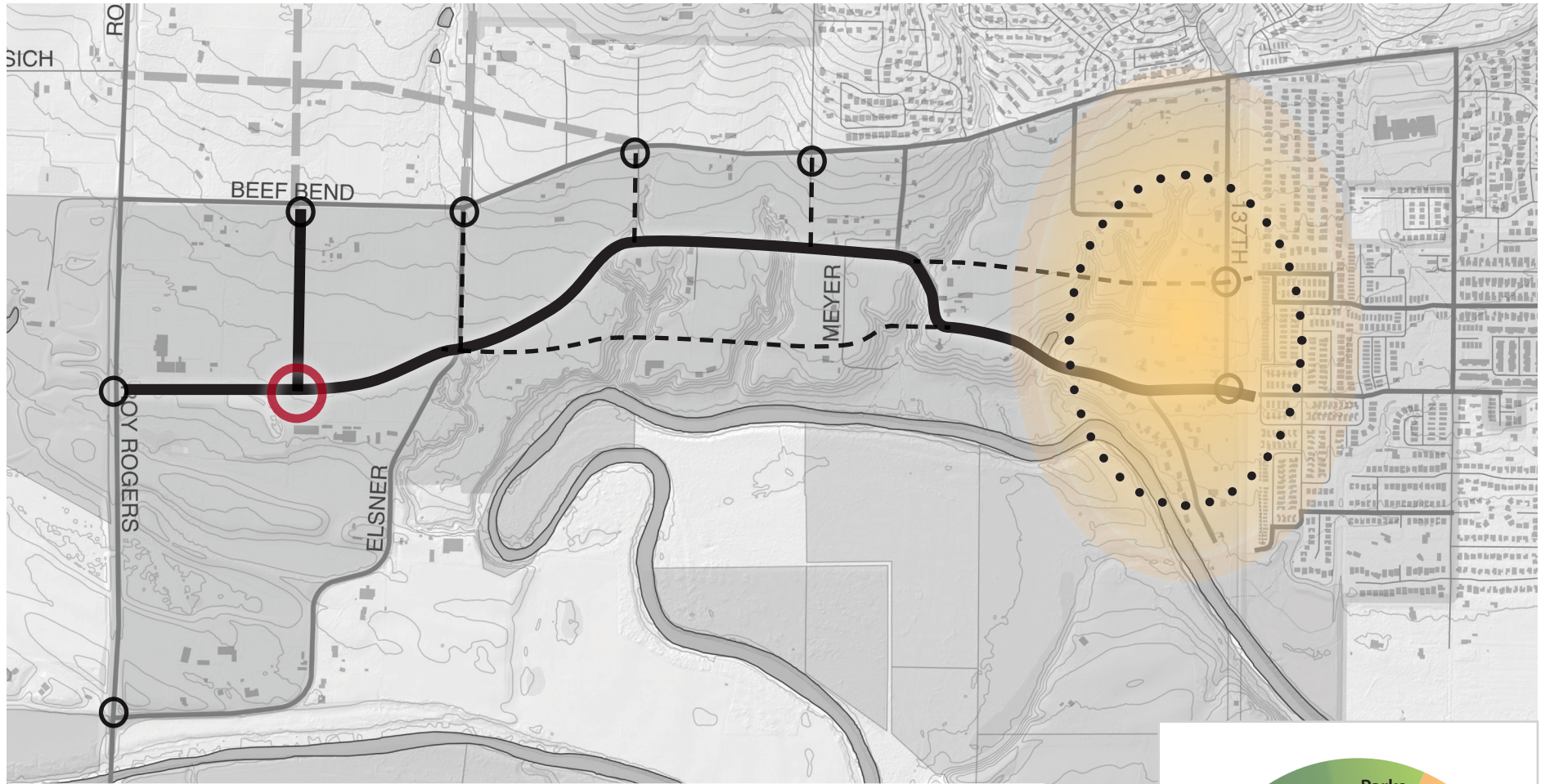
Central Neighborhood

Unit Breakdown			
Category	Type	Subtotal by type	Subtotal by category
Multidwelling	Flats over retail	0	0
	Flats in standalone building (Main Street)	0	
	Flats in standalone building (Boulevard)	0	
Single dwelling, attached	Live-work or rowhouse	30	60
	Duplex	30	
Single dwelling, detached	Cottage cluster	24	498
	Narrow lot	30	
	Mid lot with ADU	144	
	Mid lot no ADU	300	
Totals		558	558



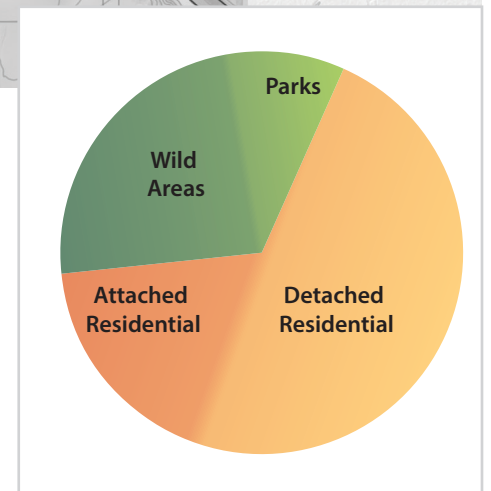
Mid density block





## Rural Neighborhood

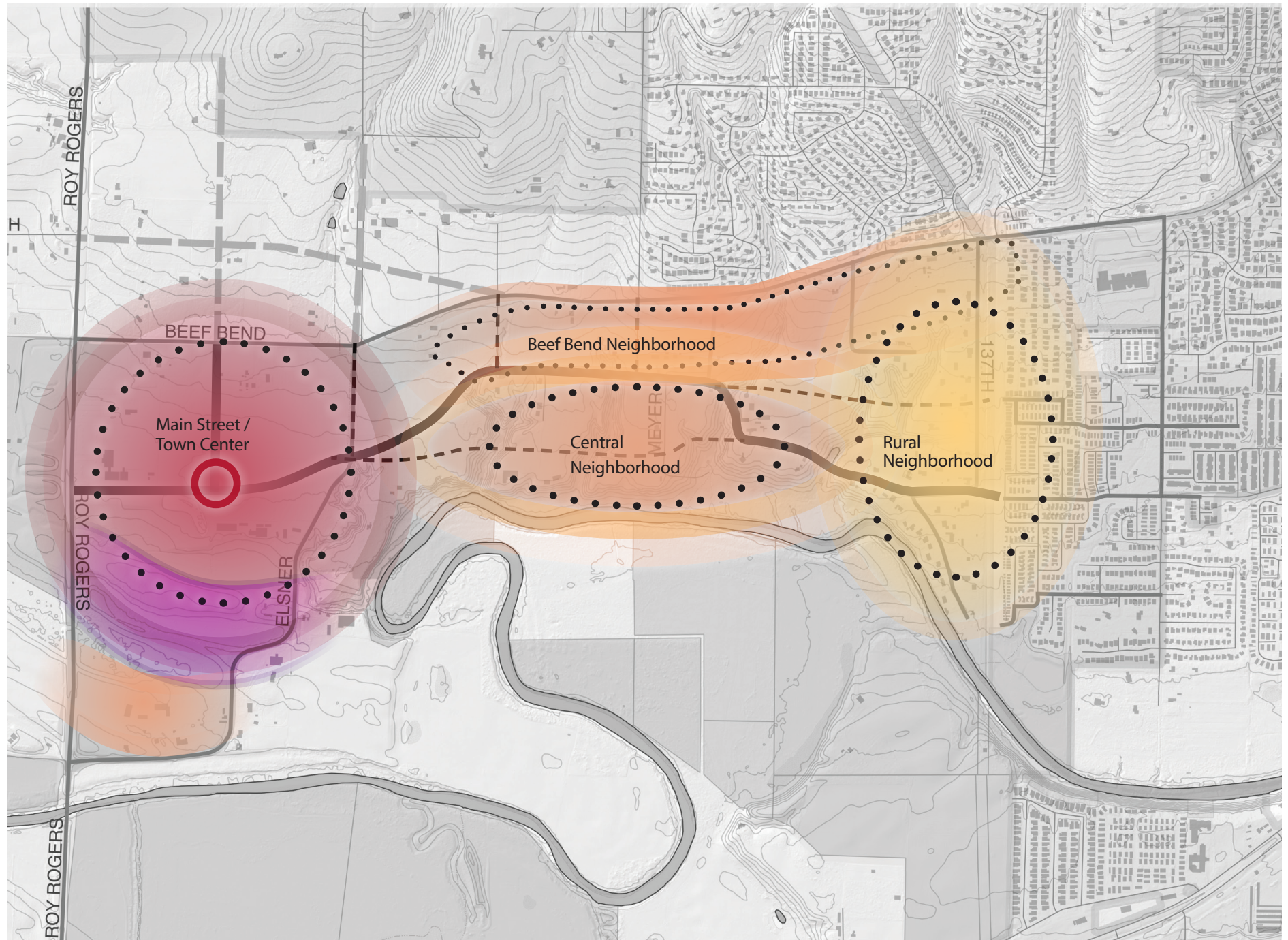
Total Neighborhood Acreage (Net)	Developable area	Percent of total URA 6D acreage	Total units	Average density	Other uses	Lowest to highest density
54	34	10%	232	4	none	4 / 12



Rural Neighborhood

Unit Breakdown			
Category	Type	Subtotal by type	Subtotal by category
Multidwelling	Flats over retail	0	0
	Flats in standalone building (Main Street)	0	
	Flats in standalone building (Boulevard)	0	
Single dwelling, attached	Live-work or rowhouse	0	0
	Duplex	0	
Single dwelling, detached	Cottage cluster	50	232
	Narrow lot	0	
	Mid lot with ADU	82	
	Mid lot no ADU	100	
Totals		232	232





## Summary by Neighborhood

Unit Breakdown											
Category	Type	Main Street / Town Center		Beef Bend		Central		Rural		Totals	
		Subtotal by type	Subtotal by category	Subtotal by type	Subtotal by category	Subtotal by type	Subtotal by category	Subtotal by type	Subtotal by category	Total by type	Total by category
Multidwelling	Flats over retail	400	1,000	0	222	0	0	0	0	400	1,222
	Flats in standalone building (Main Street)	500		0		0		0		500	
	Flats in standalone building (Boulevard)	100		222		0		0		322	
Single dwelling, attached	Live-work or rowhouse	300	500	0	0	30	60	0	0	330	560
	Duplex	200		0		30		0		230	
Single dwelling, detached	Cottage cluster	100	860	50	444	24	498	50	232	224	2,034
	Narrow lot	300		250		30		0		580	
	Mid lot with ADU	300		144		144		82		670	
	Mid lot no ADU	160		0		300		100		560	
<b>Totals</b>		<b>2,360</b>	<b>2,360</b>	<b>666</b>	<b>666</b>	<b>558</b>	<b>558</b>	<b>232</b>	<b>232</b>	<b>3,816</b>	<b>3,816</b>