

ALTERNATE LAND USE SCENARIO - KEY PROPERTIES

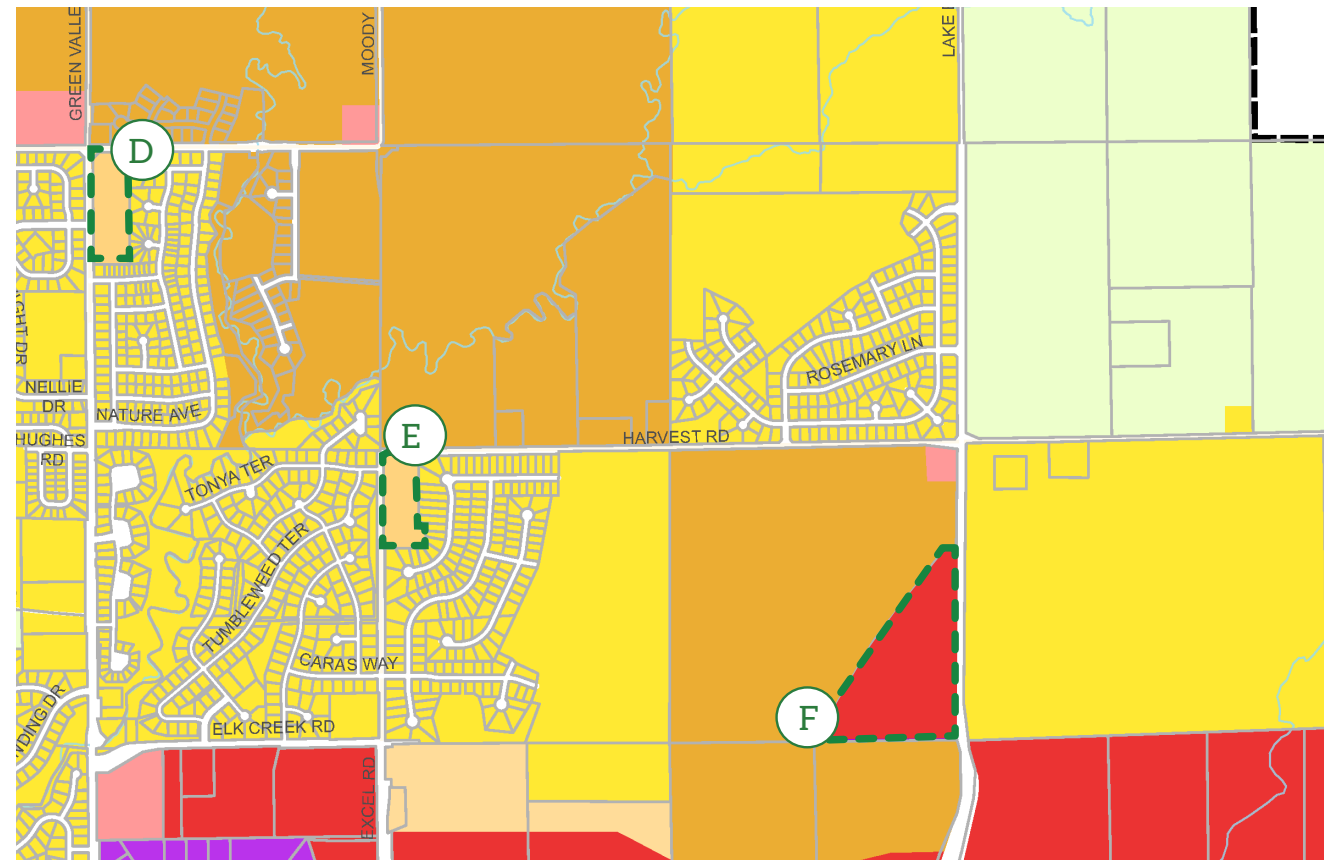
Key Properties

The typical development pattern in the Green Valley Area has been the development of large tracts, for primarily single-family detached residences. However, over time, several smaller "left-over" tracts have remained undeveloped. These tracts present unique opportunities and flexibility in terms of adapting to market trends as the Green Valley Area continues to build-out.

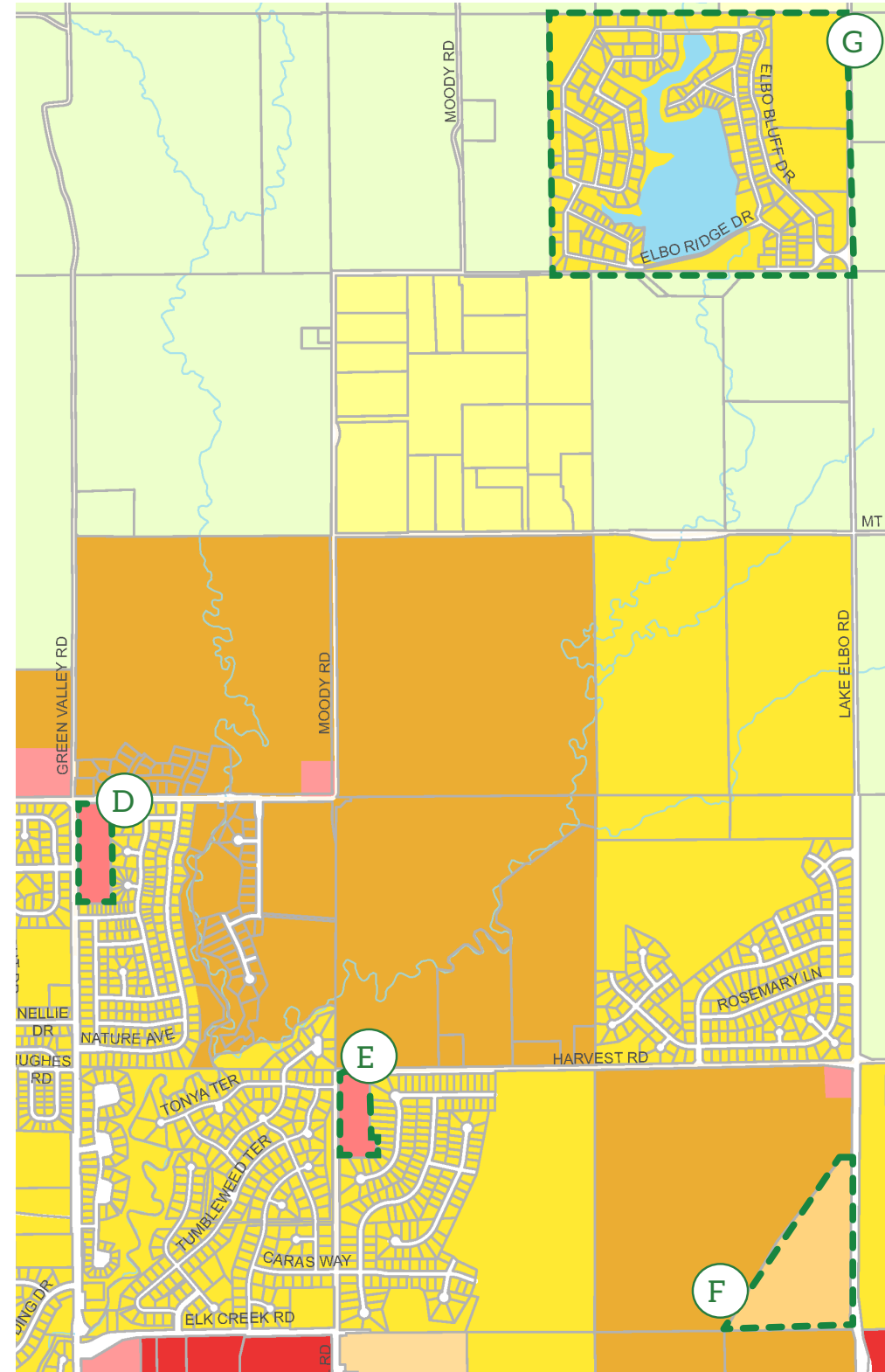
D & E Sites D and E are too small to be built as detached single-family homes and are located at the intersection of collector streets with single-family developments on at least three sides. Due to these factors, multiple alternate development opportunities may be appropriate for these properties. Each site may be suitable for Mixed-Density Residential, Multi-Family Residential (12 units or smaller), or Neighborhood Commercial uses depending on how market forces evolve over the next 20 years and new retail market demand created by residential growth. These sites may also be suitable for larger neighborhood park and gathering space facilities as depicted on Map 2 as site C.

F Site F is adjacent to a mix of existing and proposed land uses, within close proximity to the US-24 and Lake Elbo intersection, and is bordered by natural features that create bufferyard opportunities. Given this mix of unique assets this site is the ideal "swing" site that can accommodate office or mixed-density residential uses.

Key Properties Alternate Land Use Scenarios



G If sewer is extended to the Lake Elbo development this land use may need to be modified to single-family detached residential



Map 3, Green Valley Area Future Land Use Map Alternate Scenario - Key Properties

Legend

- Rural / Agricultural Preservation
- Estate Residential
- Suburban Residential
- Single-Family Detached Residential
- Multi-Family Residential
- Mixed-Density Residential
- Neighborhood Commercial
- General Commercial
- Business Park
- Parks/Open Spaces/Natural Areas
- Water
- City of Manhattan
- Alternative Key Parcel Scenario

