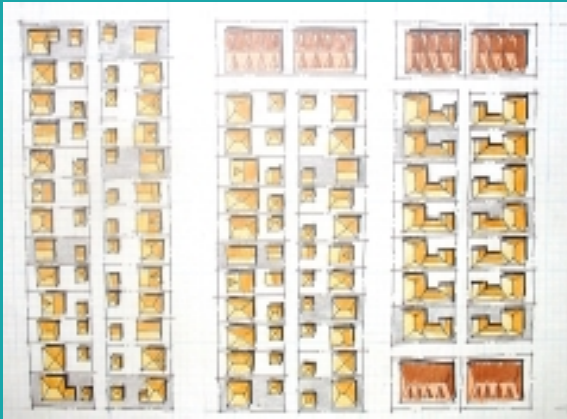


# a jobs center for a healthy economy

- provides two of the large scale single ownership parcels desired for major employment uses (50 acres each)
- designed within walking distance of strong, complete neighborhoods with diverse housing types
- provides access to region-serving transit & major region-serving streets (162nd, 172nd & 182nd)
- strong relationship to commercial & office land to support spin-off businesses
- linking stormwater system to green network provides benefits for water quality, fish and wildlife habitat, aesthetics and land value



# block configurations



Low-medium  
Density

about 34% of total  
units

dwelling types: single  
dwelling detached, attached  
single dwelling, secondary  
suites range from 8.5 to 12.5  
du/acre



Medium Density

about 30% of total units

dwelling types: small lot single  
dwelling, duplex, attached  
single dwelling & secondary  
suites. Range from 13.5 to 15  
du/acre



High Density

about 20% of total units

dwelling types: attached  
single dwelling, apartments,  
residential above commercial.  
Range from 21 to 35 du/acre

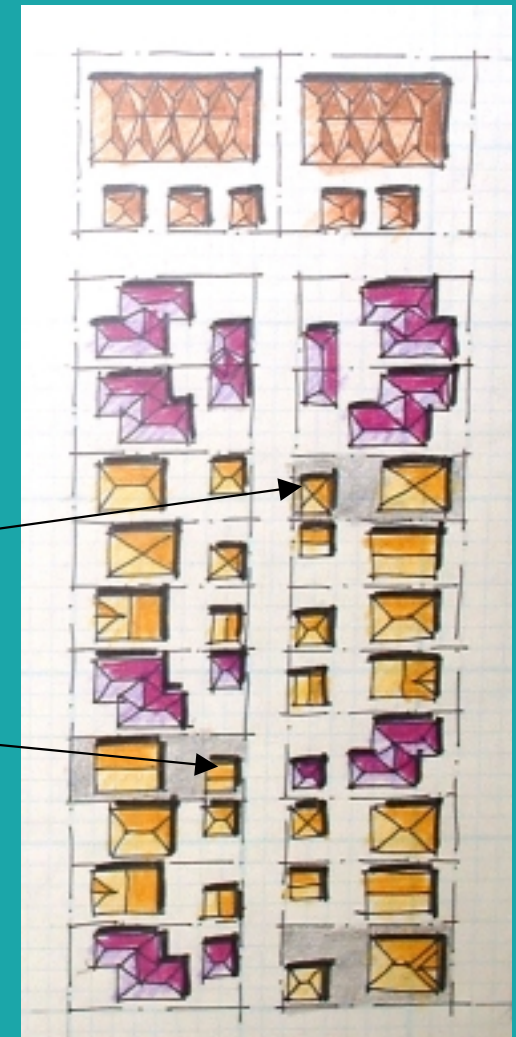
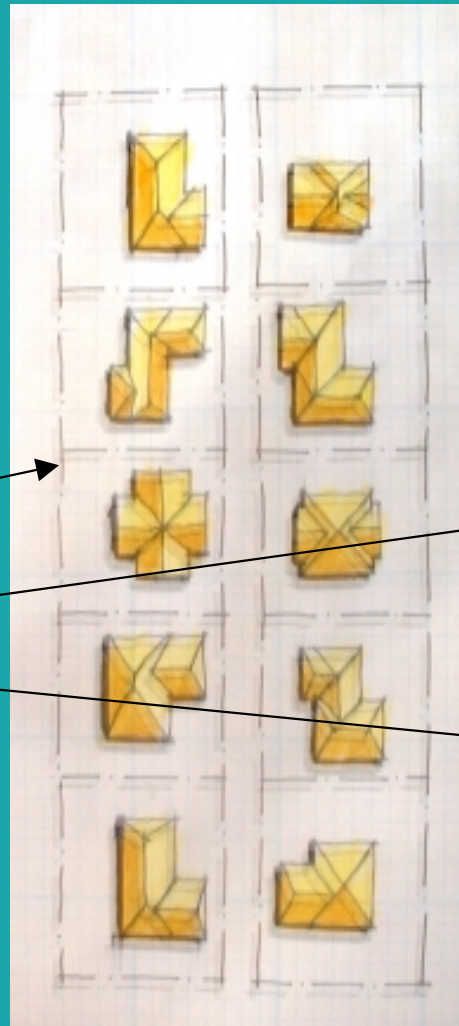
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% of Total Housing = 84%



# where is the other 16%?

- other types of dwellings
- large lot, "rural lot"
- accessory dwelling units



# Housing Options

Housing Type	Density units per acre	Mortgage/Rent
<b>Single family detached</b>		
Estate housing	3.5	\$ 3,200
Large lot - 4500 sf dwelling unit	7.5 to 14	\$ 2,000 - \$ 1,500 with ancillary
Medium lot- 3500 sf dwelling unit	8.5/17	\$ 1,550 - \$ 1,000 with ancillary
<b>Single family attached</b>		
Town House dwelling unit	18.2	\$ 1,050 - \$ 550 with ancillary
Row House dwelling unit	18.9	\$ 1,300 - \$ 800 with ancillary
Duplex	15.8	\$ 1,200
Ancillary dwelling unit	on 25% of single family lot \$ 500	
<b>Multifamily</b>		
Small apartment	30.3	\$ 780
Medium apartment	27.65	\$ 875



How does it all fit together?

