

LAND USE SCENARIO COMPARISON TABLE

Area	Alternative A	Alternative B	Alternative C
Spring Lake Specific Plan	Full buildout	Full buildout	Full buildout
Master Plan Remainder Area (and undesignated area around interchange)	Full buildout: combination of residential, business park, and supporting retail	Partial buildout: combination of residential, business park, and supporting retail east of Hwy 113; urban reserve west of Hwy 113	Urban Reserve
Northwest (area north of Kentucky, west of railroad tracks, including area around interchange)	Urban Reserve	Partial buildout: combination of residential, agricultural industrial; urban reserve surrounds most of freeway interchange with some highway commercial	Full buildout: combination of residential, agricultural industrial, commercial/Industrial flex, highway commercial and a Kentucky Ave Mixed Use corridor designation
East (900-acre property)	Urban Reserve	Urban Reserve	Partial buildout: combination of residential, supporting retail, and buffer open space; Urban Reserve retained on approximately 40% of area
Downtown	Downtown Mixed Use – assuming a greater percentage of residential development in the core	Downtown Mixed Use – assumes a balance of office, retail and residential in the core	Downtown Mixed Use – assumes predominantly commercial, restaurant, and entertainment uses in the core
East Street and West Main Street Corridors	West Main retains commercial designation with node of Corridor Mixed Use at West Main/Ashley; East	West Main and East Street are Corridor Mixed Use; Corridor Mixed Use designation also extended along Main	West Main and East Street are Corridor Mixed Use

	Street is Corridor Mixed Use. The Fair grounds retain the existing general commercial designation	Street between East St. and Hwy 113 interchange, the fair grounds retain the existing commercial designation but a larger amount of higher density residential is shown on the mall and mall expansion site	
Regional Park Site	Retains the existing Regional park designation	Approximately half is regional park and half is designated as Habitat	Approximately half is regional park and half is residential mixed use
East of CR 102 south of I-5	General commercial is shown on GW II with a node of residential to the south. Highway Commercial is expanded slightly east. The remainder of the land south and east is urban reserve.	Expansion of the highway commercial along I-5 with the addition of business park south of the GW I site and additional residential. The Regional park site is shown with a designated habitat	Further expansion of highway commercial uses east along I-5, general commercial on GW II and Residential mixed uses south of GW II with open space to the east. Business park is shown opposite the county jail site with a large designated area of open space and habitat. The regional park site provides for a portion to be developed with residential mixed use and the balance as open space.