

Appendix 5:
Alternative Development Scenarios

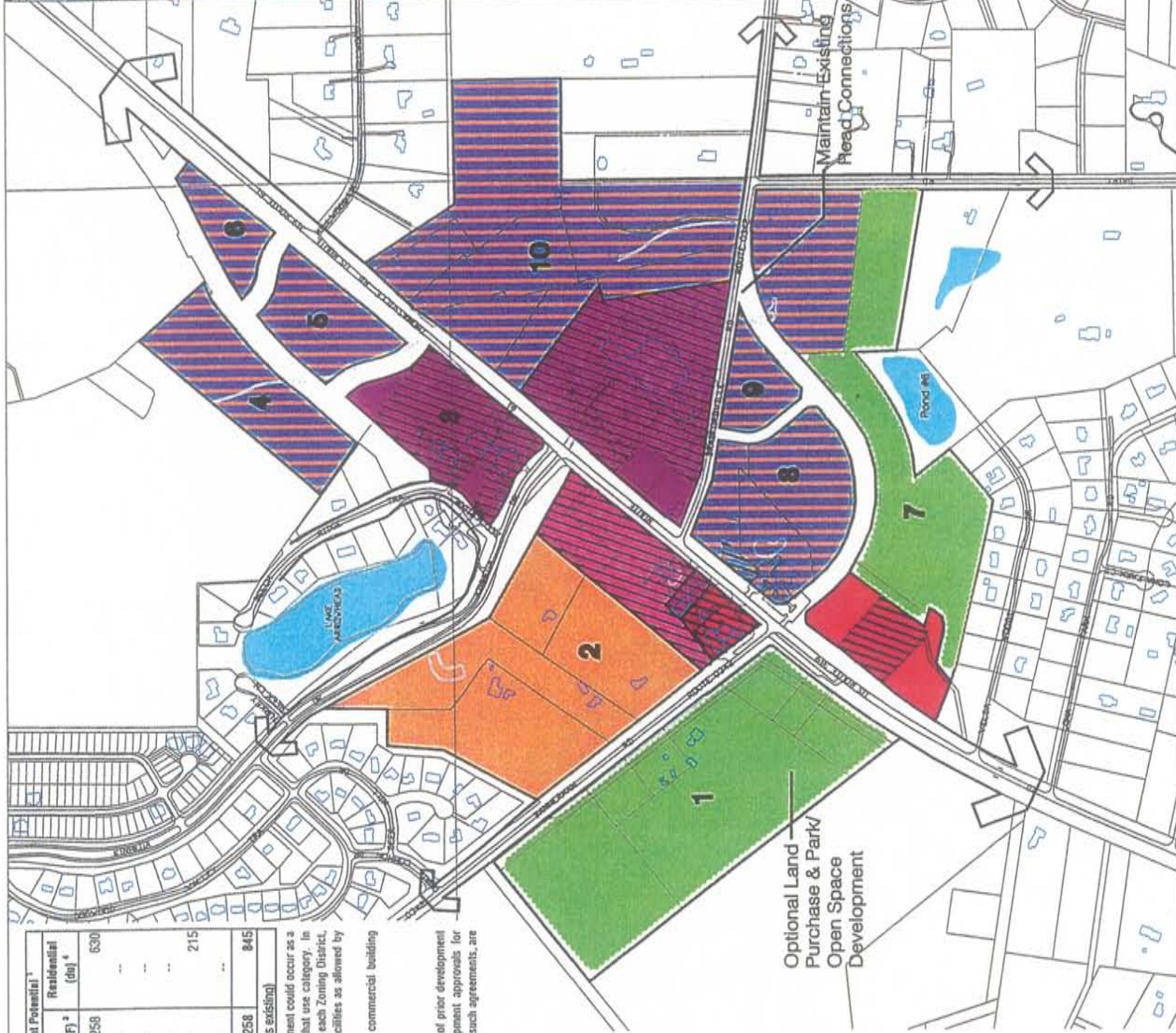
Bradfordville Sector Plan

Legend

-  Bradfordville Planned Residential
-  Bradfordville Office Residential
-  Bradfordville Commercial - Auto Oriented
-  Bradfordville Commercial - Pedestrian Oriented
-  Bradfordville Commercial Services
-  Recreational / Open Space
-  Developed Land

Alternative Concepts

A-1: Minimum Commercial Development with Open Space
Walton Roberts & Todd, LLC



Land Use Analysis

Zoning District	Total Land per District	Undeveloped Acreage	Proposed Allocation	Use / Development Potential ¹	Residential (du)
BOR	21.2	21.2	78.8	Office (SF) ²	630
BCS	31.7	6.2	25.4	Office (SF) ²	669,258
BC-1	103.4	6.6	96.8	21,003	---
BC-2	48.2	24.5	23.7	16,717	---
BPR	---	---	---	26.9	215
ROS	---	---	---	54.3	---
Total	204.4	37.4	167.0	37,719	845

¹ Total additional acreage allocated to commercial retail (BC-1 + BC-2): 7.0 acres (v. 120.5 acres existing)
² These figures reflect the maximum potential development for each land use type; actual development could occur as a combination of these uses not to exceed the cumulative maximum density/intensity shown for that use category. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

³ Commercial building footprint @ 0.123 FAR (or 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff).

⁴ Office building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code)

⁵ Maximum number of units @ 8 du/acre density allowed by Code.

NOTE: Computations shown on this table do not take into consideration the potential existence of prior development agreements or other types of agreements related to vesting, development rights or development approvals for properties within the area in question. County Attorney shall make a determination as to how any such agreements are to be treated, if at all, within the context of the plan.

Additional Development at Build-out by Zoning District and Use

Zoning District	Proposed Allocation	Use / Development Potential	Retail (SF) ¹	Office (SF) ²	Residential (du) ³
BOR	78.8	---	334,629	---	315
	10.2	---	43,405	---	41
	5	---	25,992	---	24
	6	---	13,718	---	13
	7	---	36,606	---	36
	8	---	52,707	---	50
	9	---	15,757	---	15
	10	---	144,444	---	136
BCS	developed	---	---	---	---
BC-1	3.9	21,003	---	---	---
BC-2	3.1	16,717	---	---	---
BPR	26.9	---	---	---	215
ROS	54.3	---	---	---	---
	1	34.7	---	---	---
	7	19.6	---	---	---

¹ For comparison purposes, a 50% split between office and residential is assumed pursuant to County staff direction.

² Building footprint @ 0.123 FAR (or 5,367 SF/acre, pursuant to existing development)

³ Building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code)

⁴ Maximum number of units @ 8 du/acre density allowed by Code.

Note: "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations may also include service uses, warehousing, and community facilities as allowed by Code.

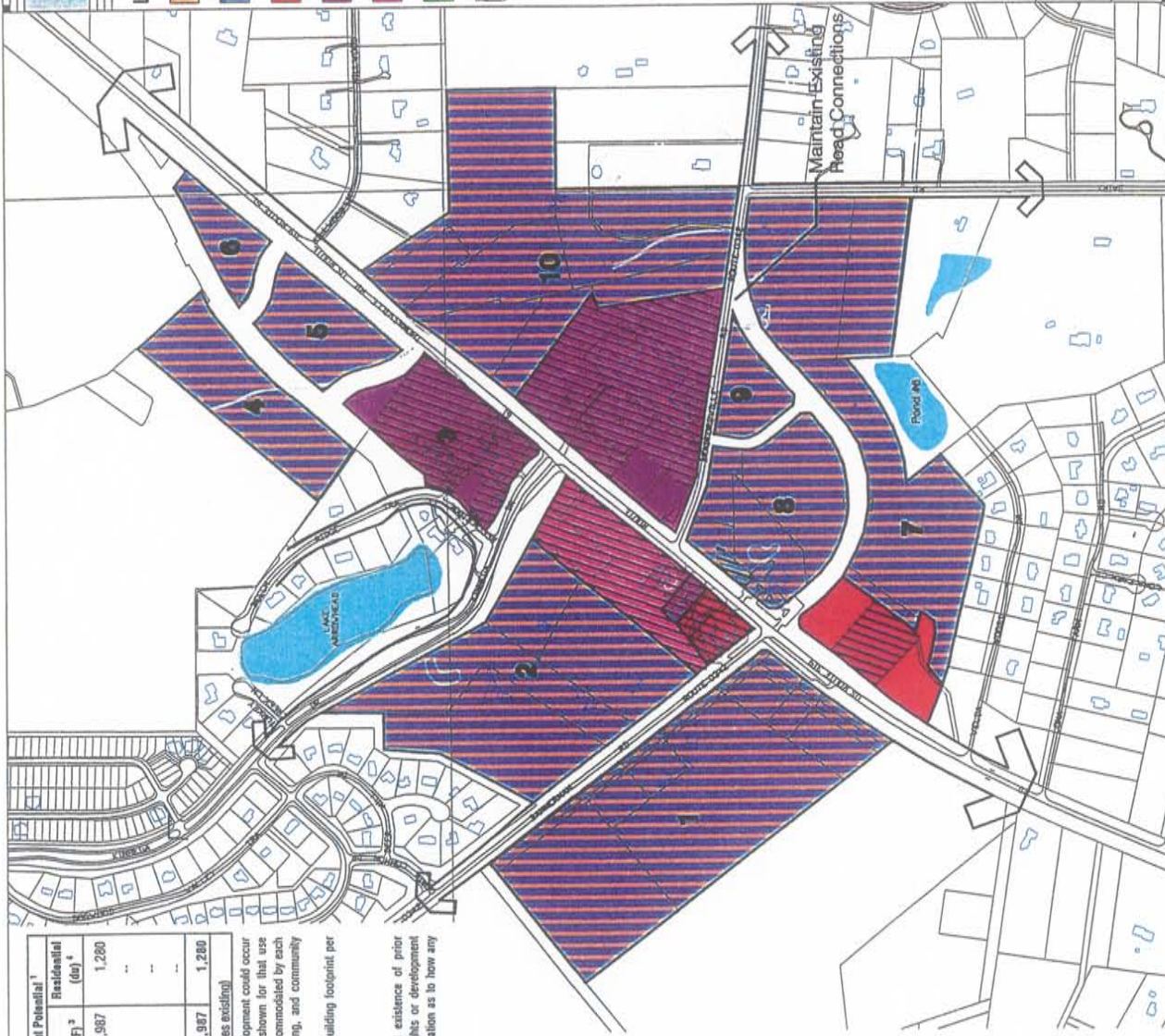
Bradfordville Sector Plan

Legend

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Alternative Concepts

A-2: Minimum Commercial Development with Mixed Use



Land Use Analysis

Zoning District	Total Land Area per District	Developed Area	Undeveloped Area	Use / Development Potential	Residential (du)
BOR	21.2	21.2	160.0	Office (SF) 2	1,280
BCS	31.7	6.2	25.4	Office (SF) 2	--
BC-1	103.4	6.6	96.8	Office (SF) 2	--
BC-2	48.2	24.5	23.7	Office (SF) 2	--
Total	204.4	37.4	167.0	Office (SF) 2	1,280

*Total additional acreage allocated to commercial retail (BC-1 + BC-2): 7.0 acres (x 120.5 acres existing)

¹ These figures reflect the maximum potential development for each land use type; actual development could occur as a combination of these uses and to exceed the maximum density/footprint shown for that use category. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

² Building footprint @ 0.123 FAR (or 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff).

³ Building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code)

⁴ Maximum number of units @ 8 du/acre density allowed by Code.

NOTE: Computations shown on this table do not take into consideration the potential existence of prior development agreements or other types of agreements related to vesting, development rights or development approvals for properties within the area in question. County Attorney shall make a determination as to how any such agreements, are to be treated, if at all, within the context of the plan.

Additional Development at Build-out by Zoning District and Use

Zoning District	Proposed Allocation	Developed Area	Undeveloped Area	Use / Development Potential	Residential (du)
BOR	153.39	34.74	118.65	Office (SF) 2	640
1	34.74	34.74	0	Office (SF) 2	139
2	26.89	26.89	0	Office (SF) 2	108
4	10.22	10.22	0	Office (SF) 2	41
5	6.12	6.12	0	Office (SF) 2	24
6	3.23	3.23	0	Office (SF) 2	13
7	28.06	28.06	0	Office (SF) 2	115
8	12.41	12.41	0	Office (SF) 2	50
9	3.71	3.71	0	Office (SF) 2	15
10	34.01	34.01	0	Office (SF) 2	136
BCS	developed	developed	developed	Office (SF) 2	--
BC-1	3.92	3.92	0	Office (SF) 2	--
7	3.92	3.92	0	Office (SF) 2	--
BC-2	3.12	3.12	0	Office (SF) 2	--
3	1.2	1.2	0	Office (SF) 2	--
10	1.92	1.92	0	Office (SF) 2	--

¹ For comparison purposes, a 50% split between office and residential is assumed pursuant to County staff direction.

² Building footprint @ 0.123 FAR (or 5,367 SF/acre, pursuant to existing density)

³ Building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code)

⁴ Maximum number of units @ 8 du/acre density allowed by Code.

Note: "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

Bradfordville Sector Plan

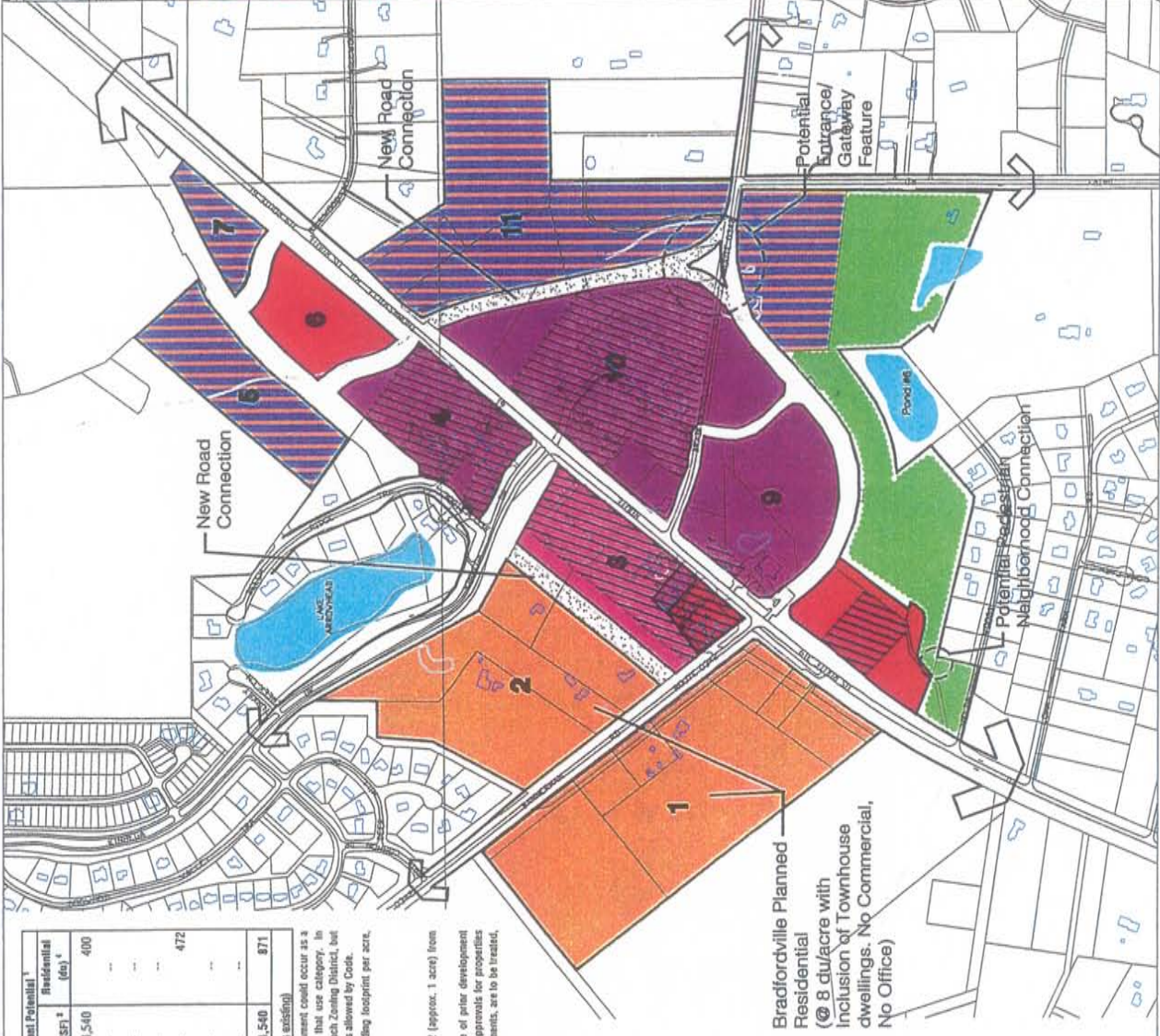
Legend

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-  Bradfordville Office Residential
-  Bradfordville Commercial - Auto Oriented
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-  Bradfordville Commercial Services
-  Recreational / Open Space
-  Developed Land

Alternative Concepts

B-1: Compact Village Center
with BPR / Open Space

3-3-00
MapScale: 1"=800'



Zone	Total Land per District	Developed Acreage	Undeveloped Acreage	Current Allocation	Proposed Allocation	Use / Development Potential	Residential (du)	Office (SF)	Retail (SF)
BPR	21.2	21.2	0.0	21.2	50.0	Residential	400	424,540	0
BCS	31.7	6.2	25.5	25.5	0	Office	0	0	0
BC-1	102.4	6.6	95.8	95.8	10.0	Retail	0	53,793	0
BC-2	48.2	24.5	23.7	23.7	24.2	Retail	0	129,446	0
BPR	0	0	0	0	58.9	Residential	472	0	0
ROS	0	0	0	0	19.6	Recreational / Open Space	0	0	0
Open Space	0	0	0	0	4.3	Recreational / Open Space	0	0	0
Total	204.4	37.4	167.0	167.0	183,239		472	424,540	0

*Total additional acreage allocated to commercial retail (BC-1 + BC-2): 34.2 acres (120.5 acres existing)

These figures reflect the maximum potential development for each land use type. Actual development could occur as a combination of these uses not to exceed the maximum potential development for each land use type. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each zoning district, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

1. Building footprint @ 0.123 FAR for 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff.

2. Building footprint @ 0.155 FAR (for maximum of 8,500 SF/acre allowed by Code)

3. Maximum number of units @ 8 du/acre density allowed by Code.

4. Add'l potential acquisition (two parcels) approx. 7.5 acres. Some additional land gained in BC-2 (approx. 1 acre) from abandonment of a portion of old Bradfordville Rd. alignment.

NOTE: Computations shown on this table do not take into consideration the potential existence of prior development agreements or other types of agreements related to zoning, development rights or development approvals for properties within the area in question. County Attorney shall make a determination as to how any such agreements, are to be treated, if at all, within the context of this plan.

Additional Development at Build-out by Zoning District and Use

Zone	Proposed Allocation	Developed Acreage	Undeveloped Acreage	Current Allocation	Proposed Allocation	Use / Development Potential	Residential (du)	Office (SF)	Retail (SF)
BPR	59.0	59.0	0.0	59.0	200	Residential	200	212,270	0
BCS	5	10.2	0.0	10.2	43,405	Office	41	0	0
BC-1	7	3.2	0.0	3.2	13,718	Retail	13	0	0
BC-2	8	9.1	0.0	9.1	38,606	Retail	35	0	0
ROS	11	27.4	0.0	27.4	116,540	Recreational / Open Space	110	0	0
Open Space	3	3.0	0.0	3.0	0	Recreational / Open Space	0	0	0
BC-1	6	6.1	0.0	6.1	32,790	Office	0	0	0
BC-2	4	1.2	0.0	1.2	6,429	Retail	0	0	0
ROS	9	12.4	0.0	12.4	66,491	Recreational / Open Space	0	0	0
BPR	58.0	58.0	0.0	58.0	56,526	Residential	472	0	0
BCS	1	34.7	0.0	34.7	278	Office	278	0	0
BC-1	2	24.2	0.0	24.2	194	Retail	194	0	0
BC-2	7	19.6	0.0	19.6	0	Retail	0	0	0

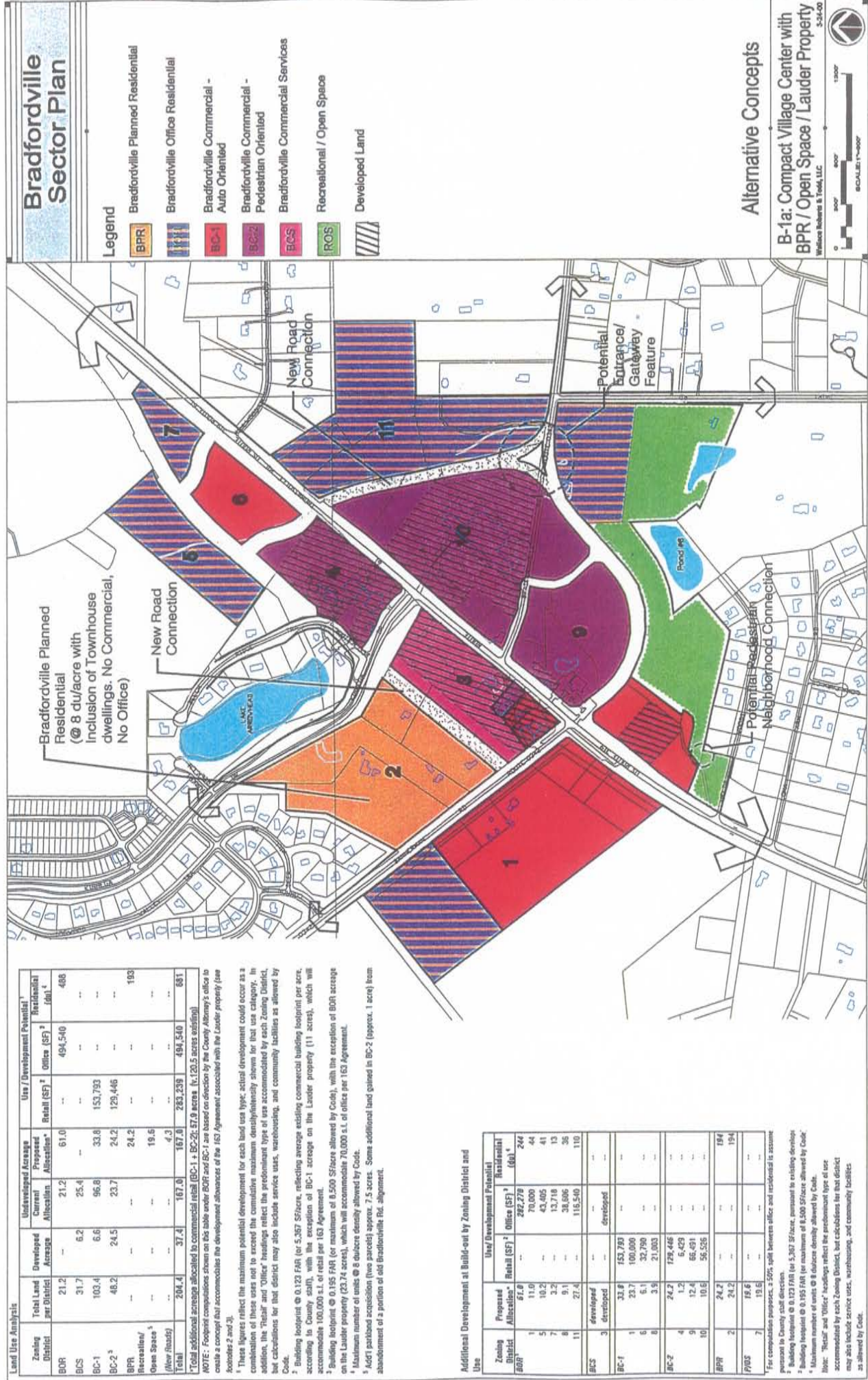
*For comparison purposes, a 50% split between office and residential is assumed pursuant to County staff direction.

1. Building footprint @ 0.123 FAR for 5,367 SF/acre, pursuant to existing development

2. Building footprint @ 0.155 FAR (for maximum of 8,500 SF/acre allowed by Code)

3. Maximum number of units @ 8 du/acre density allowed by Code.

Note: "Retail" and "Office" headings reflect the predominant type of use accommodated by each zoning district, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.



Land Use Analysis

Zoning District	Total Land per District	Developed Area	Undeveloped Area	Current Allocation	Proposed Allocation	Use / Development Potential	Residential Units
BOR	21.2	21.2	0.0	61.0	494,540	Office (SF)	488
BCS	31.7	6.2	25.4	33.8	153,793	Office (SF)	---
BC-1	103.4	6.6	96.8	24.2	129,446	Office (SF)	---
BC-2	48.2	24.5	23.7	24.2	129,446	Office (SF)	---
BPR	---	---	---	19.6	---	Office (SF)	193
Recreational / Open Space	---	---	---	4.3	---	Office (SF)	---
(New Roads)	---	---	---	---	---	Office (SF)	---
Total	204.4	37.4	167.0	167.0	263,236	Office (SF)	681

NOTE: Footprint calculations shown on this table under BOR and BC-1 are based on direction by the County Attorney's office to create a concept that accommodates the development allowances of the 163 Agreement associated with the Lauder property (see footnotes 2 and 3).

¹ These figures reflect the maximum potential development for each land use type; actual development could occur as a combination of these uses not to exceed the cumulative maximum density/intensity shown for that use category. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

² Building footprint @ 0.123 FAR (for 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff), with the exception of BC-1 acreage on the Lauder property (11 acres), which will accommodate 100,000 s.f. of retail per 163 Agreement.

³ Building footprint @ 0.195 FAR (for maximum of 0.500 SF/acre allowed by Code), with the exception of BOR acreage on the Lauder property (23.74 acres), which will accommodate 10,000 s.f. of office per 163 Agreement.

⁴ Maximum number of units @ 8 duplex density allowed by Code.

⁵ Acre footprint acquisition (two parcels) approx. 7.5 acres. Some additional land gained in BC-2 (approx. 1 acre) from abandonment of a portion of old Bradfordville Rd. alignment.

Additional Development at Build-out by Zoning District and Use

Zoning District	Prepared Allocation	Use / Development Potential	Residential Units
BOR	55.0	292,278	244
BCS	11.0	70,000	44
BC-1	10.2	43,405	41
BC-2	2.2	12,718	13
BPR	9.1	38,606	38
ROS	21.4	116,540	110
BCS	33.8	153,793	---
BC-1	23.7	100,000	---
BC-2	6.1	32,790	---
BPR	3.9	21,003	---
BC-2	24.2	129,446	---
BPR	4	6,423	---
ROS	9	66,491	---
BPR	10	56,535	---
BPR	24.2	---	194
ROS	19.6	---	194
BPR	19.6	---	---

¹ For compilation purposes, a 50% split between office and residential is assumed pursuant to County staff direction.

² Building footprint @ 0.123 FAR (for 5,367 SF/acre, pursuant to existing development).

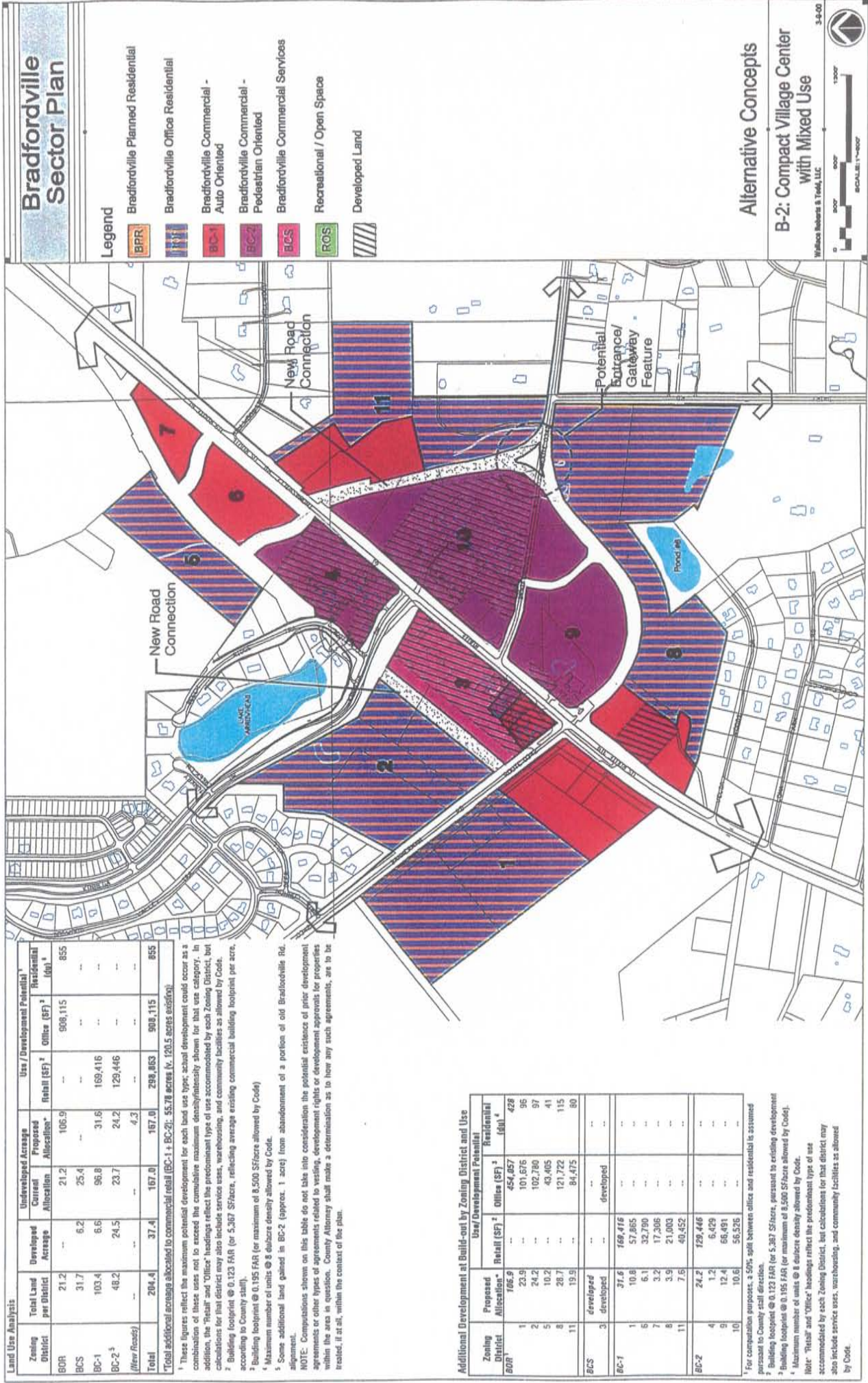
³ Building footprint @ 0.195 FAR (for maximum of 0.500 SF/acre allowed by Code).

⁴ Maximum number of units @ 8 duplex density allowed by Code. Note: "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

Alternative Concepts

B-1a: Compact Village Center with BPR / Open Space / Lauder Property
Wallace Roberts & Todd, LLC
5-14-00





Bradfordville Sector Plan

Legend

- BPR** Bradfordville Planned Residential
- BCS** Bradfordville Office Residential
- BC-1** Bradfordville Commercial - Auto Oriented
- BC-2** Bradfordville Commercial - Pedestrian Oriented
- BCS** Bradfordville Commercial Services
- ROS** Recreational / Open Space
- Developed Land**

Alternative Concepts

B-2: Compact Village Center with Mixed Use



Land Use Analysis

Zoning District	Total Land per District	Undeveloped Acreage		Use / Development Potential ¹	
		Current Allocation	Proposed Allocation ²	Retail (SF) ³	Office (SF) ³
BOR	21.2	21.2	106.9	908,115	855
BCS	31.7	6.2	25.4	--	--
BC-1	103.4	6.6	31.6	169,416	--
BC-2 ⁴	48.2	24.5	24.2	129,446	--
(New Roads)	--	--	4.3	--	--
Total	204.4	37.4	167.0	298,863	855

¹ Total additional acreage allocated to commercial retail (BC-1 + BC-2): \$5.78 acres (v. 120.5 acres existing)

² These figures reflect the maximum potential development for each land use type; actual development could occur as a combination of these uses and is not intended to exceed the cumulative maximum density/development shown for that use category. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

³ Building footprint @ 0.123 FAR (or 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff).

⁴ Building footprint @ 0.195 FAR (for maximum of 8,500 SF/acre allowed by Code)

⁵ Maximum number of units @ 8 duplex density allowed by Code.

⁶ Some additional land gained in BC-2 (approx. 1 acre) from abandonment of a portion of old Bradfordville Rd. alignment.

NOTE: Computations shown on this table do not take into consideration the potential existence of prior development, agreements or other types of agreements related to vesting, development rights or development approvals for properties within the area in question. County Attorney shall make a determination as to how any such agreements, are to be treated, if at all, within the context of the plan.

Additional Development at Build-out by Zoning District and Use

Zoning District	Proposed Allocation ¹	Use / Development Potential		Residential (sq ft) ⁴
		Retail (SF) ³	Office (SF) ³	
BOR¹	106.9	454,057	428	
1	23.9	101,675	96	
2	24.2	102,780	97	
5	10.2	43,405	41	
8	28.7	121,722	115	
11	19.9	84,475	80	
BCS	developed²	--	--	
BC-1	37.6	169,416	--	
1	10.8	57,885	--	
6	6.1	32,700	--	
7	3.2	17,306	--	
8	3.9	21,003	--	
11	7.5	40,452	--	
BC-2	24.2	129,446	--	
4	1.2	6,429	--	
9	12.4	66,491	--	
10	10.6	56,526	--	

¹ For computation purposes, a 50% split between office and residential is assumed pursuant to County staff direction.

² Building footprint @ 0.123 FAR (or 5,367 SF/acre, pursuant to existing development)

³ Building footprint @ 0.195 FAR (for maximum of 8,500 SF/acre allowed by Code).

⁴ Maximum number of units @ 8 duplex density allowed by Code.

NOTE: "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

Bradfordville Sector Plan

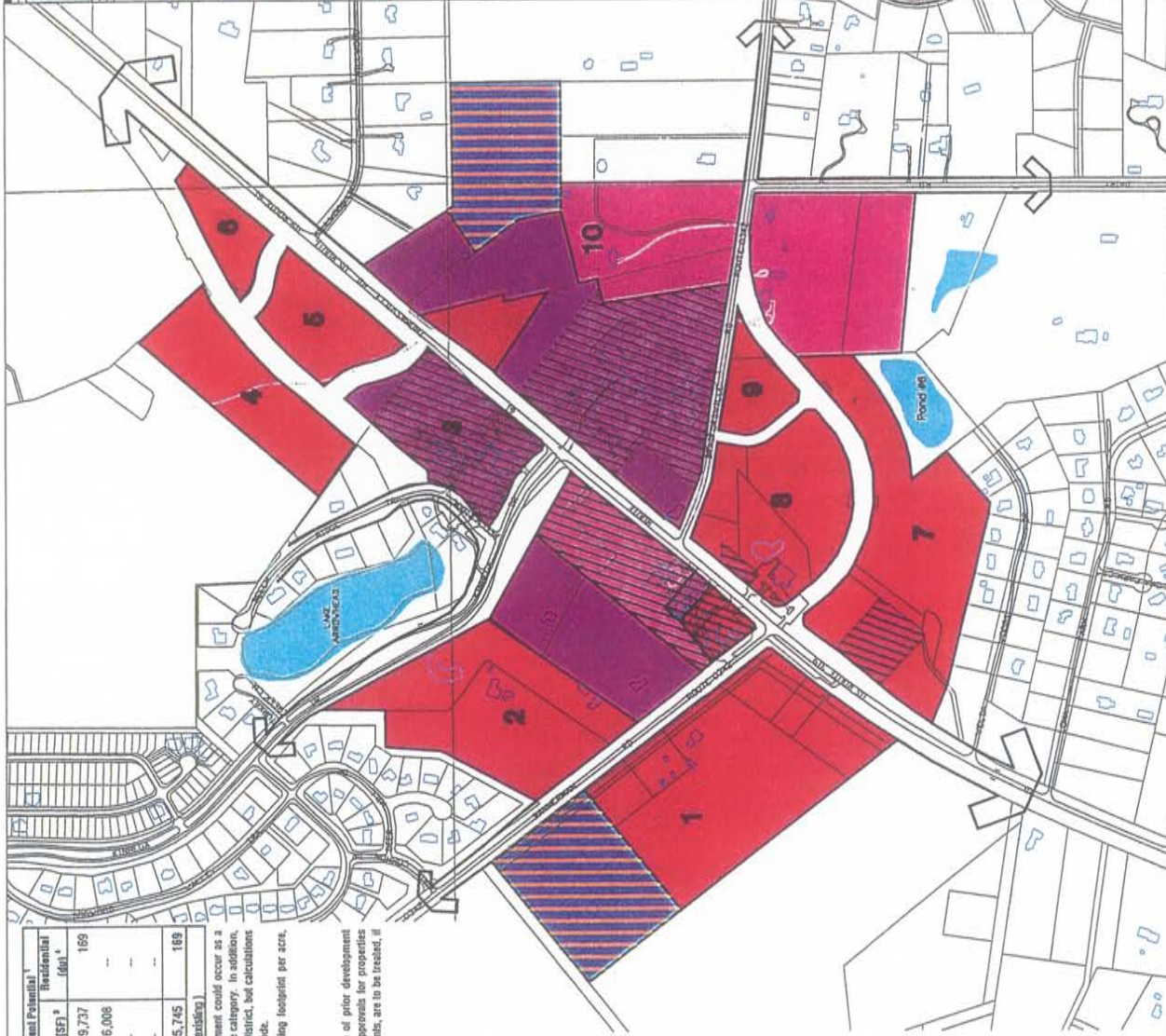
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Alternative Concepts

C: Existing Commercial Zoning

Wallace Roberts & Todd, LLC 3-9-00



Zoning District	Total Land per District	Developed Acreages	Undeveloped Acreage	Proposed Allocation ²	Office (SF) ³	Retail (SF) ³	Use/Development Potential ⁴
BOR	21.2	—	21.2	21.2	—	—	Office (SF) ³ 169
BOS	31.7	6.2	25.4	25.4	—	—	— 216,008
BC-1	103.4	6.6	96.8	96.8	—	—	518,428
BC-2	48.2	24.5	23.7	23.7	—	—	126,714
Total	204.4	37.4	167.0	167.0	845,142	395,745	169

¹ Total additional acreage allocated to commercial retail (BC-1 + BC-2): 120.5 acres (v. 120.5 acres existing)

² These figures reflect the maximum potential development for each land use type; actual development could occur as a combination of these uses not to exceed the cumulative maximum density/intensity shown for that use category. In addition, the "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

³ Building footprint @ 0.123 FAR (or 5,367 SF/acre, reflecting average existing commercial building footprint per acre, according to County staff).

⁴ Building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code).

⁵ Maximum number of units @ 8 du/dens density allowed by Code.

NOTE: Computations shown on this table do not take into consideration the potential existence of prior development agreements or other types of agreements related to vesting, development rights or development approvals for properties within the area in question. County Attorney shall make a determination as to how any such agreements, are to be treated, if at all, within the context of the plan.

Additional Development at Build-out by Zoning District and Use

Zoning District	Proposed Allocation ²	Use/Development Potential	Office (SF) ³	Retail (SF) ³	Use/Development Potential
BOR	21.2	—	89,869	85	Residential
10	11.0	—	46,718	44	—
10	10.2	—	43,151	41	—
BOS	25.4	—	216,008	—	—
2	developed	developed	124,015	—	—
7	14.6	—	—	91,592	—
10	10.8	—	—	—	—
BC-1	96.8	518,428	—	—	—
1	23.7	127,196	—	—	—
2	16.5	88,191	—	—	—
4	10.2	54,758	—	—	—
5	6.1	32,790	—	—	—
6	3.2	17,206	—	—	—
7	18.0	96,335	—	—	—
8	12.4	66,491	—	—	—
9	3.7	16,878	—	—	—
10	2.9	15,645	—	—	—
BC-2	23.7	126,714	—	—	—
2	10.4	55,883	—	—	—
3	1.2	6,429	—	—	—
10	12.0	64,402	—	—	—

¹ For comparison purposes, a 50% split between office and residential is assumed.

² pursuant to County staff direction.

³ Building footprint @ 0.123 FAR (or 5,367 SF/acre, pursuant to existing development as

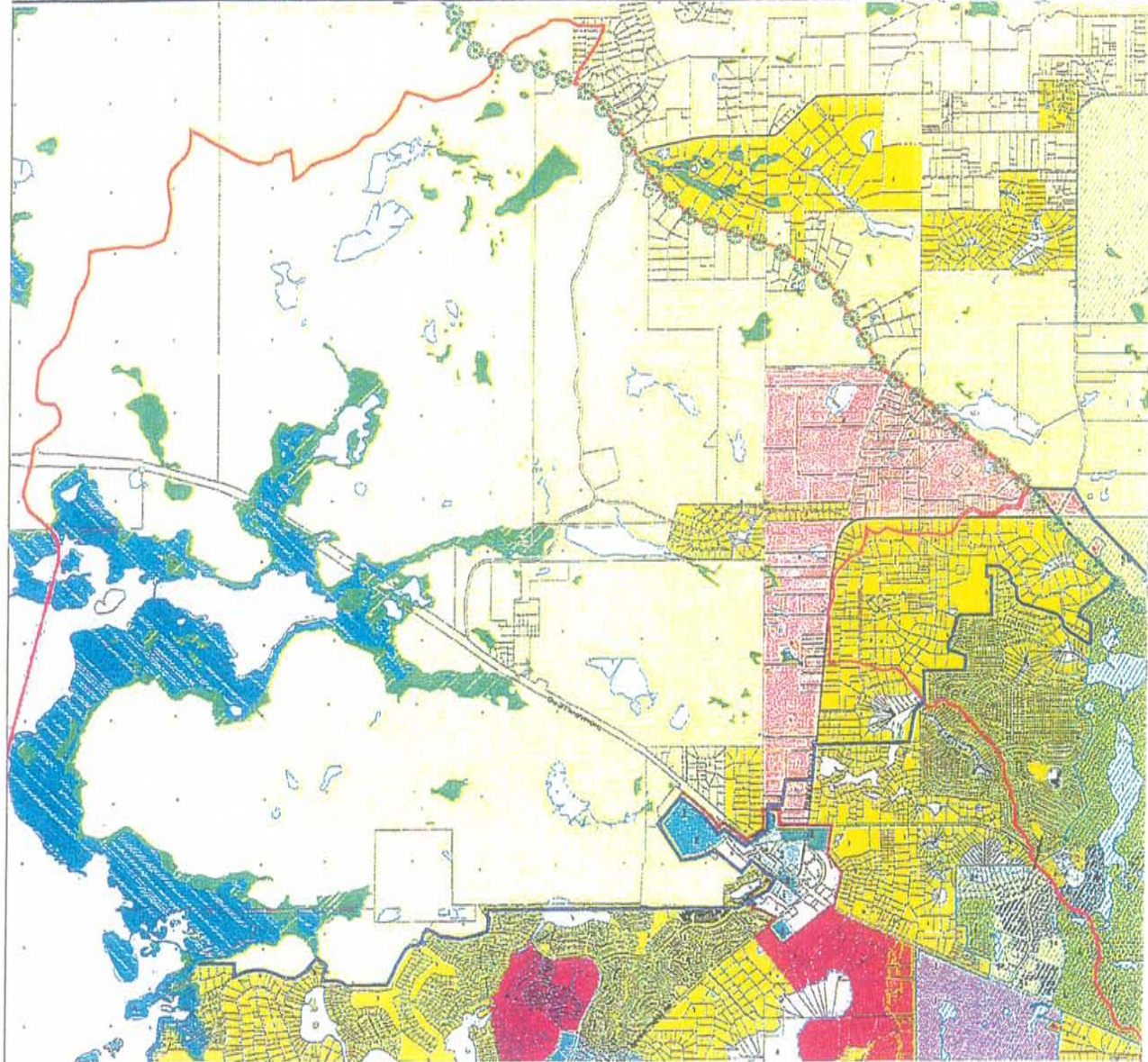
⁴ Building footprint @ 0.195 FAR (or maximum of 8,500 SF/acre allowed by Code)

⁵ Maximum number of units @ 8 du/dens density allowed by Code.

NOTE: "Retail" and "Office" headings reflect the predominant type of use accommodated by each Zoning District, but calculations for that district may also include service uses, warehousing, and community facilities as allowed by Code.

INTERPRETATION OF RURAL AREA POLICIES & TRENDS

- Urban Services Area (USA) may be "adjusted" in anticipation of staged urbanization of urban area.
- Some areas outside the USA in the Urban Fringe & Residential Preservation districts, presently rural in character, anticipate future intensification to "suburban" character (e.g., present clustering provision).
- Development in rural area provides for 10-acre "estates".
- Application of "urban" standards to rural conditions.
- Conceptual greenways program with limited implementation.
- Trend is toward voluntary conservation easements.
- "Rural" designations directly about "urban" conditions.



Bradfordville Sector Plan

Legend

- Bradfordville Study Area Boundary
- Urban Services Area Boundary (Rural-Urban Edge)
- Canopy Road
- Parcels
- City Limits
- River
- Stream
- Hidden Stream
- Lake
- Headwall
- Swamp
- BC-1
- BC-2
- BCS
- BOR
- DRI
- LP
- R
- R-1
- R-3
- R-5
- RA
- RP
- RP-1
- TPA
- UF
- Lake Lamoria Zone A
- Lake Lamoria Zone B

Alternative Concepts

A: Interpretation of Rural Area Policies & Trends

William Roberts & Todd, LLC



ALTERNATIVE RURAL AREA POLICIES & CONCEPTS

- Retain area outside the USA as rural in perpetuity in order to:
 - maintain rural lifestyle option
 - curtail sprawl
 - encourage infill in suburban and urban areas
 - protect open space, natural habitats, and agriculture.
- Modify "Urban Fringe" to become rural residential:
 - Residential in use/rural in character
 - Clustering on lots smaller than 3 acres to permanently protect open space... not as "land bank" for future development.
- Expand rural residential designations in areas suitable based on parcelization patterns and location, access factors.
- Adopt appropriate rural standards for roads and utilities providing for:
 - narrower right-of way
 - lenient provisions for unpaved roads
 - greater protection to corridor canopies, landscape in viewsheds.
- Encourage the creation of a "green network" linking protected open space and parks for greenways, trails, and wildlife corridors.

Bradfordville Sector Plan

Legend

- Bradfordville Study Area Boundary
- Urban Services Area Boundary (Rural-Urban Edge)
- Rural Residential Designation
- Conservation Easements
- Conceptual Greenway
- Rural Road Designation
- Canopy Road
- Parcels
- City Limits
- River
- Stream
- Hidden Stream
- Lake
- Headwall
- Swamp
- BC-1
- BC-2
- BCS
- BOR
- DRI
- LP
- R
- R-1
- R-3
- R-5
- RA
- RP
- RP-1
- TPA
- UF
- Lake Iamonia Zone A
- Lake Iamonia Zone B

Alternative Concepts

B: Rural Area Policies & Concepts

