

Category	Indicator	Units	Current	Base Scenario	Percent Change	Standard Alternative	Percent Change
Buildout	Developed Residential Acres	acres	2954	10912	73	8622	66
	Developed Non-Residential Acres	acres	1128	1950	42	1538	27
	Residential Dwelling Units	d.u.	2560	5101	50	5072	50
	Commercial Floor Area	sq. ft.	2,540,680	6,022,732	58	5,823,836	56
Demographics & Employment	Population	Persons	6,554	13,059	50	12,984	50
	School Kids	School Kids	1,239	2,468	50	2,454	50
	Labor Force	Workers	2,680	5,340	50	5,309	50
	Commercial Jobs	Jobs	3,087	7,318	58	7,076	56
	Commercial Jobs to Housing Ratio	Jobs/du	1.21	1.43	15.94	1.40	13.57
Environmental & Open Space	Open Space Supply	Acres	13,919	5,139	-171	7,840	-78
	Percent Impervious	Percent	5	15	64	12	55
Land Use Characteristics	Total Density	Persons/mi2	230	457	50	455	50
	Residential Housing Density	du/acre	0.87	0.47	-85.40	0.59	-47.33
	Development Footprint		1	2	46	2	32
	Recreation Density	ft2/person	569	285	-99	287	-98
	Housing Proximity to Community Centers	Miles	2	2	10	2	1
	Walkability	Percent	6	4	-53	7	17
Municipal Demands	Fire and Ambulance Service Calls	Calls/year	524	1045	50	1039	50
	Police Service Calls	Calls/year	8,323	16,584	50	16,490	50
	Solid Waste Demand	Annual Tons	3,539	7,052	50	7,012	50
Water & Energy Use	Total Energy Use	mbtu/hh/yr	547,960	1,187,684	54	1,123,915	51
	Residential Energy Use	mbtu/hh/yr	294,400	586,615	50	542,696	46
	Commercial Energy Use	mbtu/hh/yr	253,560	601,069	58	581,219	56
	Residential Water Use	mgals	190	552	66	497	62
Transportation	Vehicles	Vehicles	4,710	9,386	50	9,332	50
	Vehicle Trips Per Day	Trips/Day	2,4463	48,780	50	47,182	48
	Annual CO Auto Emissions	Grams/Yr	3,823,621	7,625,198	50	7,244,615	47
	Annual CO2 Auto Emissions	Tons/Yr	79	158	50	150	47
	Annual NOx Auto Emissions	Grams/Yr	239,718	478,054	50	454,194	47
	Annual Hydrocarbon Auto Emissions	Grams/Yr	482,965	963,146	50	915,074	47

Buildout Comparison: 2002 Parcel Based vs. 2005 Land Use

Buildout Comparison	
2002 Parcel Based	2005 Land Use Based
2723 existing residential zoned lots	2560 existing dwelling units
1975 additional at Build-out	2541 additional dwelling units at BO
4698 total residential lots at Build Out	5101 total dwelling units at BO
75% efficiency on large lots only	65% efficiency everywhere
	358 units "built" on undeveloped portion of un-subdividable lots