

## Comparison Between ETB-EPA Plan and CAC Preferred Plan

		<ul style="list-style-type: none"> <li>• Recreation Center- 10,000 SF</li> <li>• Existing Uses- 44,000 SF</li> <li>• Community Center- 20,000 SF</li> </ul>
<b>Retail</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• 112,400 SF</li> <li>• 314 jobs (257 EPA accessible)</li> </ul>
<b>Mixed-Use</b>	<ul style="list-style-type: none"> <li>• 121,100</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Facciola Site</b>	<ul style="list-style-type: none"> <li>• Open space/recreation and an Educational Use opportunity site</li> </ul>	<ul style="list-style-type: none"> <li>• CAC process shows potential uses as: park/community center, park/industrial R&amp;D uses, or office uses.</li> <li>• Compromise shown in plan is 10,000 SF community center, parks, and Industrial/R&amp;D uses</li> <li>• Staff recommendation is office uses</li> </ul>
<b>Road Access/Streets</b>	<ul style="list-style-type: none"> <li>• Extend north-south and east-west main roads to complete a basic street network connecting all parts of the plan area (would also facilitate a public transit loop). Also at development-plan level break up the large land use blocks with smaller collector streets, or require minimum internal circulation standards in PUD design guidelines for site development of large blocks</li> </ul>	<ul style="list-style-type: none"> <li>• Plan extends Demeter to University Ave around University Neighborhood.</li> </ul>
<b>Jobs (EPA Accessible Jobs)</b>	<ul style="list-style-type: none"> <li>• 3,064 jobs total</li> <li>• 1,954 subsistence</li> <li>• 766 low-skill subsistence</li> </ul>	<ul style="list-style-type: none"> <li>• 3,801 jobs total (2,074 EPA accessible)</li> <li>• Staff Recommendation: 5,900 jobs total (2,911 EPA Accessible)</li> </ul>
<b>Roads/Paths</b>	<ul style="list-style-type: none"> <li>• 490,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Homes</b>	<ul style="list-style-type: none"> <li>• 890,500 SF (does not include mixed-use residential)</li> </ul>	<ul style="list-style-type: none"> <li>• 19 Single-family homes</li> <li>• 816 Multi-family homes</li> </ul>
<b>Parks/Trails</b>	<ul style="list-style-type: none"> <li>• 10 acres (parks only)</li> </ul>	<ul style="list-style-type: none"> <li>• 28 acres (parks and trails)</li> </ul>

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	<b>ETB-EPA Community Plan</b>	<b>CAC Preferred Plan (Staff Recommendations in RED)</b>
<b>Four Corners</b>	<ul style="list-style-type: none"> <li>Mixed-use overlay zone on corner of Swenson site to allow civic/community uses (emphasize opportunity for cultural &amp; performing arts center). A small corner pocket park may be better located across street co-mingled with city hall/main "civic center" uses</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Use and Community Services with a pocket park on corner of Swenson site</li> <li>Rapid Bus/BRT Station on adjacent to City Hall site.</li> </ul>
<b>Bay Road</b>	<ul style="list-style-type: none"> <li>Mixed Use Downtown from University to Cooley Landing</li> <li>South side between Clarke and Pulgas should require/prioritize community service uses on ground floor.</li> <li>Ground floor active uses and/or commercial uses along frontage (min. 40-ft building depth) for urban street frontage east of Tara.</li> <li>Reinforce cluster of community service uses contiguous with health clinic site.</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-use from Four Corners to Tara, except existing Community Service use at Ravenswood Health Center (remains same)</li> <li>Bay Road southern edge from Tara Street to Cooley Landing is Office Uses</li> </ul>
<b>R&amp;D/Industrial</b>	<ul style="list-style-type: none"> <li>Emphasis on R&amp;D/Industrial more than Light Industrial and emphasis on both future EPA workforce and existing workforce training</li> <li>Mechanisms to require local hiring and workforce training</li> <li>Western Edge Light Industrial: ensure control/mitigation of potential nuisances – noise, odor, waste – with industrial/warehousing uses adjacent to residential area</li> <li>1,145,200 SF (Light Industrial)</li> <li>872,000 (R&amp;D)</li> </ul>	<ul style="list-style-type: none"> <li>Similar to ETB plan, minus Tara/Pulgas street extensions</li> <li>440,573 SF or 263,066 SF (Staff Recommended)</li> <li>518 jobs (420 EPA accessible)</li> </ul>
<b>Office Uses</b>	<ul style="list-style-type: none"> <li>Offices in southeast corner should connect to street network and office block north of Bay Road with additional road alignments so office activity is not isolated</li> <li>538,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Offices uses from Tara to Cooley Landing along shoreline</li> <li>922,361 SF or 1,614,638 SF along Tara Rd (Staff Recommended)</li> <li>2,969 jobs (1,395 EPA accessible)</li> </ul>
<b>Community Uses</b>	<ul style="list-style-type: none"> <li>126,324 (Civic Uses)</li> <li>249,200 SF (Community Uses)</li> <li>576,800 SF (Educational Use)</li> </ul>	<ul style="list-style-type: none"> <li>Civic- 61,000 SF</li> <li>School- 50,000 SF</li> <li>Library Extension- 10,000 SF</li> </ul>