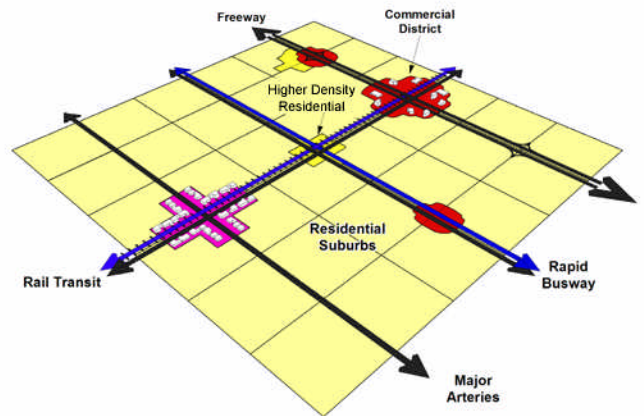


# Our Current Growth Trend

Scenario A projects how our region could grow with no changes to our current growth pattern

## SCENARIO A



### CENTERS:

What type and how extensive are centers?

### Typical Commercial Districts

Commercial growth is consistent with city and county plans. Commercial development tends to concentrate near freeway interchanges and along arterial roads.



### SUBURBS:

What form should new suburbs take?

### Residential Suburbs

Residential growth consistent with city and county plans. From 1998 to 2003, 79% of residential growth was single family housing. Scenario A projects a similar growth trend.



### TRANSPORTATION:

What is the right balance between freeway, train, boulevard, and busway?

### Transportation for Trend Growth

Based on current Long Range Transportation Plans in which two-thirds of anticipated capital expenses to 2040 will be for roads, and one-third for transit.

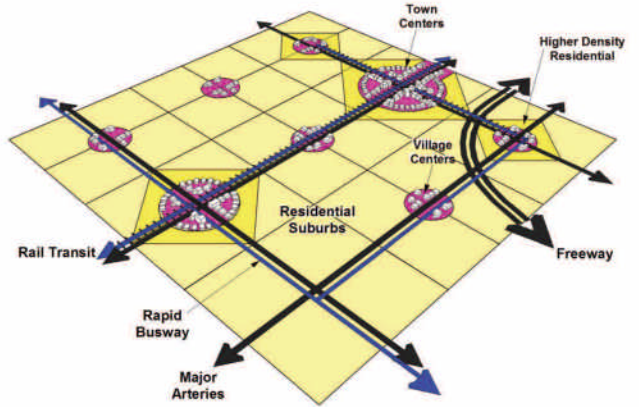


Mail Tribune / Roy Mustelli

# Comparing the Three Alternative Scenarios

Each 2040 scenario tests different ways the region could grow.

## SCENARIO B



### CENTERS:

What type and how extensive are centers?

### Transit Station Villages

Nodes of intense development oriented to transit stops.



### SUBURBS:

What form should new suburbs take?

### Neighborhood Villages

Occasional neighborhood villages mix apartment and condominiums with neighborhood shopping.



### TRANSPORTATION:

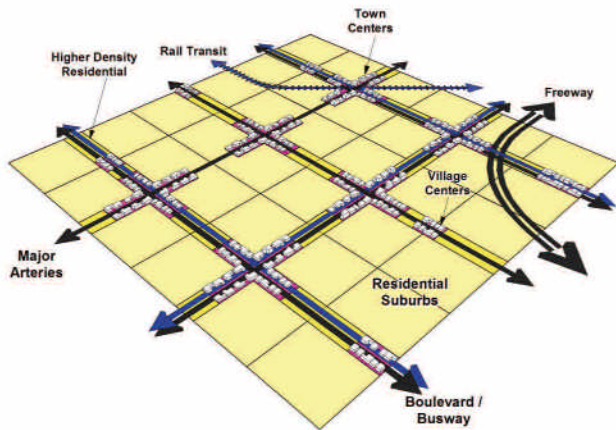
What is the right balance between freeway, train, boulevard, and busway?

### Take the Train

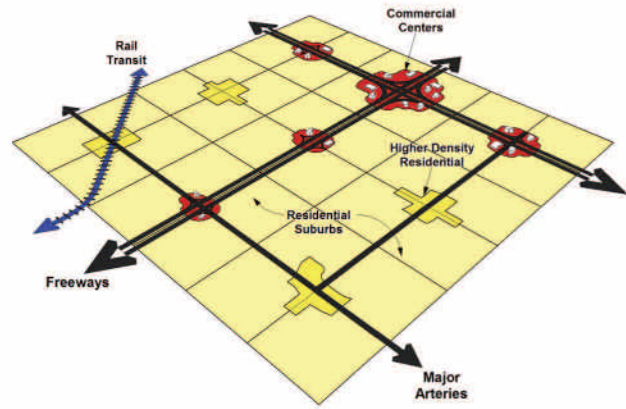
Emphasizes rail extensions, bringing light rail and commuter rail to more areas of the region.



## SCENARIO C



## SCENARIO D



### Walkable Boulevards

Boulevards lined with townhouses, shopping, and employment.



### Centers of Commerce

Strong centers of employment convenient to housing areas.



### Quiet, Semi-Rural Neighborhoods

New suburban neighborhoods are largely residential and remain lower density in character.



### Lifecycle Neighborhoods

Suburban neighborhoods mix a variety of lot sizes, there is a greater variety of townhouses, apartments and condos.



### Network of Complete Streets

Interconnected system of roads that welcome streetcars, bicycling, and walking.



### Superhighways of Tomorrow

Emphasizes construction of new interstates to serve growing areas in our region.

