

## Concept Plan

The following concept plan assumes development is achievable on 1851, and would require further investigation to determine overall feasibility. It is intended to illustrate one possible option that could support a balance of development (both market-rate and affordable housing) as well as meaningful open space that would meet the needs of both internal and external stakeholders.



This scenario considers the following:

- Maintain all of 2255 as open space, as the site is currently encumbered by utilities and any relocation of utilities would likely not be worth the land value of a market rate sale;
- Maintain the area of 2230 considered by the community as the most valuable portion of open space, and most well-used as an off-leash dog area;
- Sell the northern portion of 2230 for multi-residential development. This land is currently ready for development and would not incur costs to The City to prepare for market;
- Prepare and sell 1851 for mixed use development, including non-market housing. This site is along the 9<sup>th</sup> Av Main Street, along the future BRT route, and is within the TOD area of the future BRT station, making it a desirable location for development and intensification. There would be costs to The City to prepare this site for market.