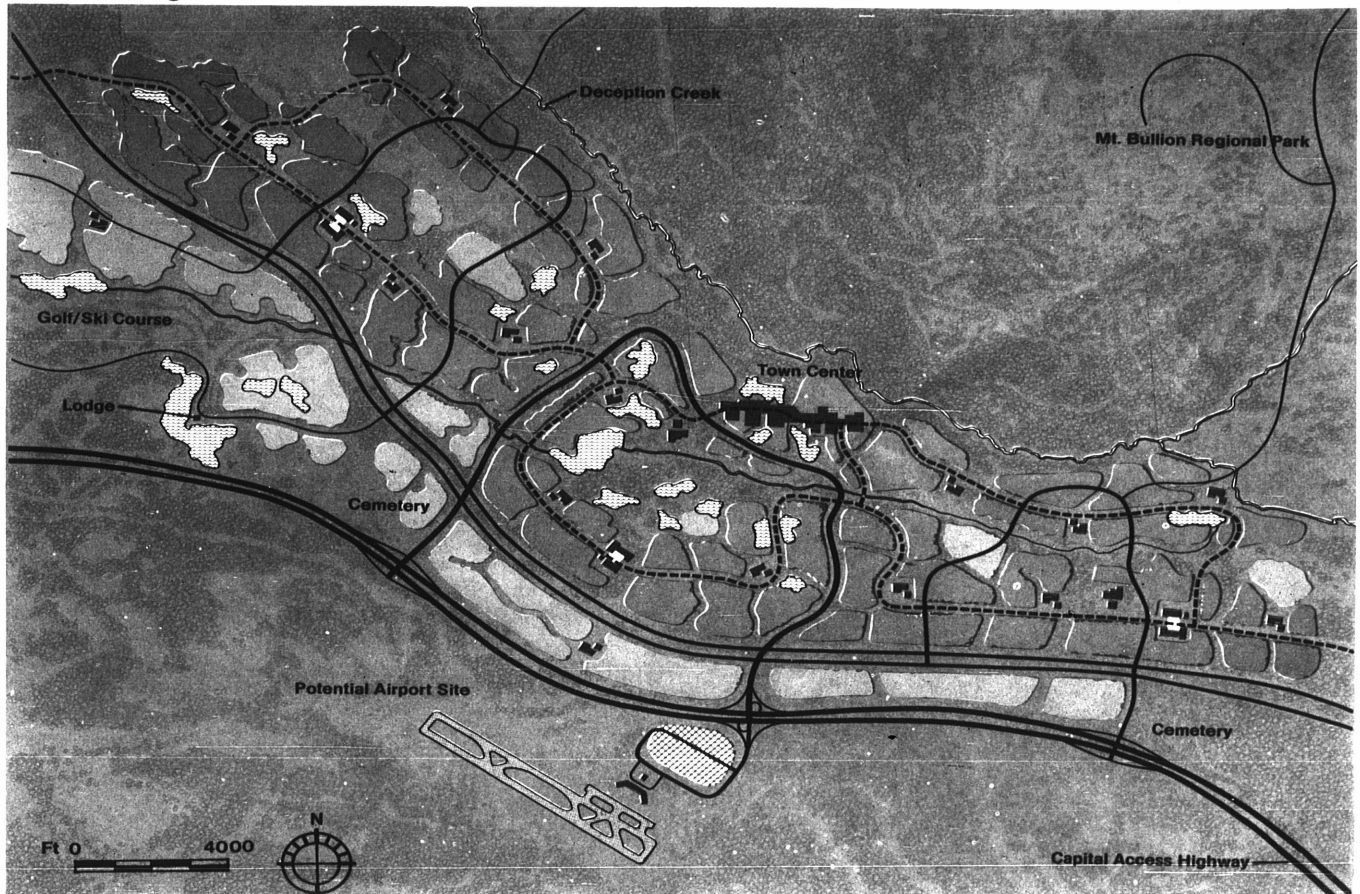


# The city must be fitted to the land



	<b>TRANSIT SERVED HOUSING</b> (7 Dwelling Units/Acre)
	<b>MEDIUM DENSITY HOUSING</b> (1 to 3.5 Dwelling UNITS/Acre)
	<b>INDUSTRIAL</b>
	<b>VILLAGE CENTER</b>
	<b>NEIGHBORHOOD CENTER</b>
	<b>HIGH SCHOOL</b>
	<b>BUSWAY</b>
	<b>ARTERIAL</b>
	<b>VILLAGE COLLECTOR</b>

The general development plan is enlarged for the townsite to illustrate the pattern and intensity of land uses in greater detail. The downtown is indicated in the Center adjacent to the Deception Creek gorge. The village centers are located directly along the special bus route which is central to most of the residential areas and passes through Downtown. Elementary schools are indicated at the center of neighborhood clusters.

The green pattern illustrates how the natural site conditions dictate which lands are best used for drainage, trailways, park and play fields. The "greenway" system is a dominant feature of this plan. Only major roads are shown here, leaving to further detail the pattern of loop streets and cul-de-sac that serve housing areas.

The chart indicates the basic allocation of land to the various needs of the city. The myriad small scale activities occur within these general categories.

## LAND USE ACTIVITIES

	Acreage	Per cent of site area
<b>Residential (through 1994)</b>		
10,000 bus-served housing units (apts., townhouses, mobile homes, plus 1/2 of medium density housing—averages 7 dwellings/acre)*	2,190	
1,250 medium density housing units (averages 3.5 dwellings/acre)	550	
1,250 low density units (averages 1 dwelling/2.5 acres)	3,110	
<b>SUBTOTAL 12,500 units</b>	<b>5,850</b>	<b>9.0%</b>
<b>Residential (post-1994)</b>	<b>5,050</b>	<b>7.7%</b>
<b>TOTAL</b>	<b>10,900</b>	<b>16.7%</b>
<b>Commercial</b>		
Town Center		
—state government	110	
—central retail	30	
—federal & other offices	20	
—hotels (900 rooms)	20	
Village centers	15	
Other	10	
<b>TOTAL</b>	<b>205</b>	<b>0.4%</b>
<b>Industrial, utility &amp; transportation</b>		
Industrial	90	
Airport	1,530	
Major roads & rail spur	1,215	
Cogeneration & district heating	50	
Sewage treatment, landfill	320	
<b>TOTAL</b>	<b>3,205</b>	<b>4.7%</b>
<b>Institutional &amp; Public</b>		
Municipal services	15	
Schools	190	
Churches	90	
Other	30	
<b>TOTAL</b>	<b>325</b>	<b>0.5%</b>
<b>Open space</b>		
Nature preserve, regional parks, greenbelts, downhill skiing, camping	45,785	
Urban open space, parks, playgrounds	2,600	
Golf course/cross-country skiing	180	
Cemetery	50	
<b>TOTAL</b>	<b>48,615</b>	<b>74.0%</b>
<b>Post-1994 urban &amp; open space uses</b>	<b>2,450</b>	<b>3.7%</b>
<b>TOTALS</b>	<b>65,700</b>	<b>100.0%</b>

\*Isolated areas of steep slope, special forests, etc—up to 35% of residential land area—are assumed to remain undeveloped.