

CERES ALTERNATIVE SUMMARY SHEET- JANUARY 25, 2017

Alternative 1 (Modified Existing General Plan) represents a continuation of existing conditions with Regional Commercial uses at the planned Service Road interchange.

Alternative 2 (Southern Industrial Cluster) plans for Regional Commercial, Service Commercial, and Industrial uses near the planned Service Road interchange.

Alternative 3 (Eastern Industrial Corridor) plans for Regional Commercial uses at the planned Service Road interchange, as well as Industrial uses along the eastern side of Faith Home Road.

	Existing (2015)	Alternative 1 (2035)	Alternative 2 (2035)	Alternative 3 (2035)
Population and Jobs				
Residents	47,000	67,000	66,300	66,400
Housing Units	13,800	20,400	20,200	20,200
Total Jobs	8,540	35,080	35,470	42,310
Office Jobs	2,020	4,110	4,110	4,110
Commercial Jobs	2,380	14,000	13,750	14,030
Industrial Jobs	1,740	13,510	14,150	20,710
Other Jobs	2,400	3,460	3,460	3,460
Total Jobs/Housing ratio	0.6	1.7	1.8	2.1
Fiscal Impacts				
Projected Average Annual Revenues	N/A	\$11,894,000	\$12,204,000	\$13,205,000
Projected Average Annual Expenditures	N/A	\$8,719,000	\$8,588,000	\$9,682,000
Projected Average Net Annual Fiscal Impact	N/A	\$3,175,000	\$3,616,000	\$3,523,000
Farmland Impacts				
Acres of Agriculture Re-designated for Urban Uses	N/A	-	59	106
Transportation Impacts				
Daily VMT per Service Population (Residents + Workers)	17.5	15.5	15.5	15.1
% of Major Roads Operating Worse than City's Standard (more congested)	3%	5%	5%	6%
Infrastructure Impacts				
Stormwater Infrastructure Capital Cost (million)	N/A	\$38.6	\$45.4	\$37.2
Water Infrastructure Capital Cost (million)	N/A	\$111.0	\$112.1	\$114.0