

# Hypothetical Build-Out 11

These diagrams represent a sequence of how development may potentially occur and grow over 1) the short-term - the next five to ten years; 2) the intermediate - the next ten to twenty years; and 3) the longer term - twenty to thirty years and beyond. The diagrams are for illustrative purpose only and should be used as a guide by policymakers.

Flexibility of development is important; changes in policy, the economy, and market pressures will vary over time. The development intent for the NC 73 corridor is to grow smart - that is, to develop and build compact, identifiable, mixed-use and functional centers that provide jobs, services, and diverse housing options all within close proximity of each other, while still enabling preservation of valuable open space.

Under such a scenario, development will utilize less land, but will need to be built at moderate to high densities. (Such a development strategy is preferable to allowing low density development that utilizes more land for the same number of units and employment) Neighborhood centers should be built, in the short term, to include employment, services, and diverse housing choices; however, such centers can remain compact and the "edges" can be phased in over time. Poplar Center, the region's major employment center, should be built in the same way; employment, office, and services together with high density housing in the short term and the "edges" phased in over time.

As development progresses over time, decisions will need to be made to determine if fiscal and economic policy, public opinion, infrastructure, services, road capacity, and similar warrant continued growth. For example, if in five years, policy goals were to establish a no growth position, development would cease and the "edges" may not be built. However, since initial development of the Centers and Neighborhoods is thoughtful, well-conceived, and includes jobs, services, and a variety of housing, impacts are minimized while benefits are maximized, even if the long-term plan never comes to fruition. Moreover, if a no growth policy is re-considered, the master plan can continue to grow and function as originally conceived; completion of the neighborhoods, centers and edges.

## Short Term - 5 to 10 Year Scenario

Image for Position only  
Final Image to Follow



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Intermediate Term - 10 to 20 Year Scenario

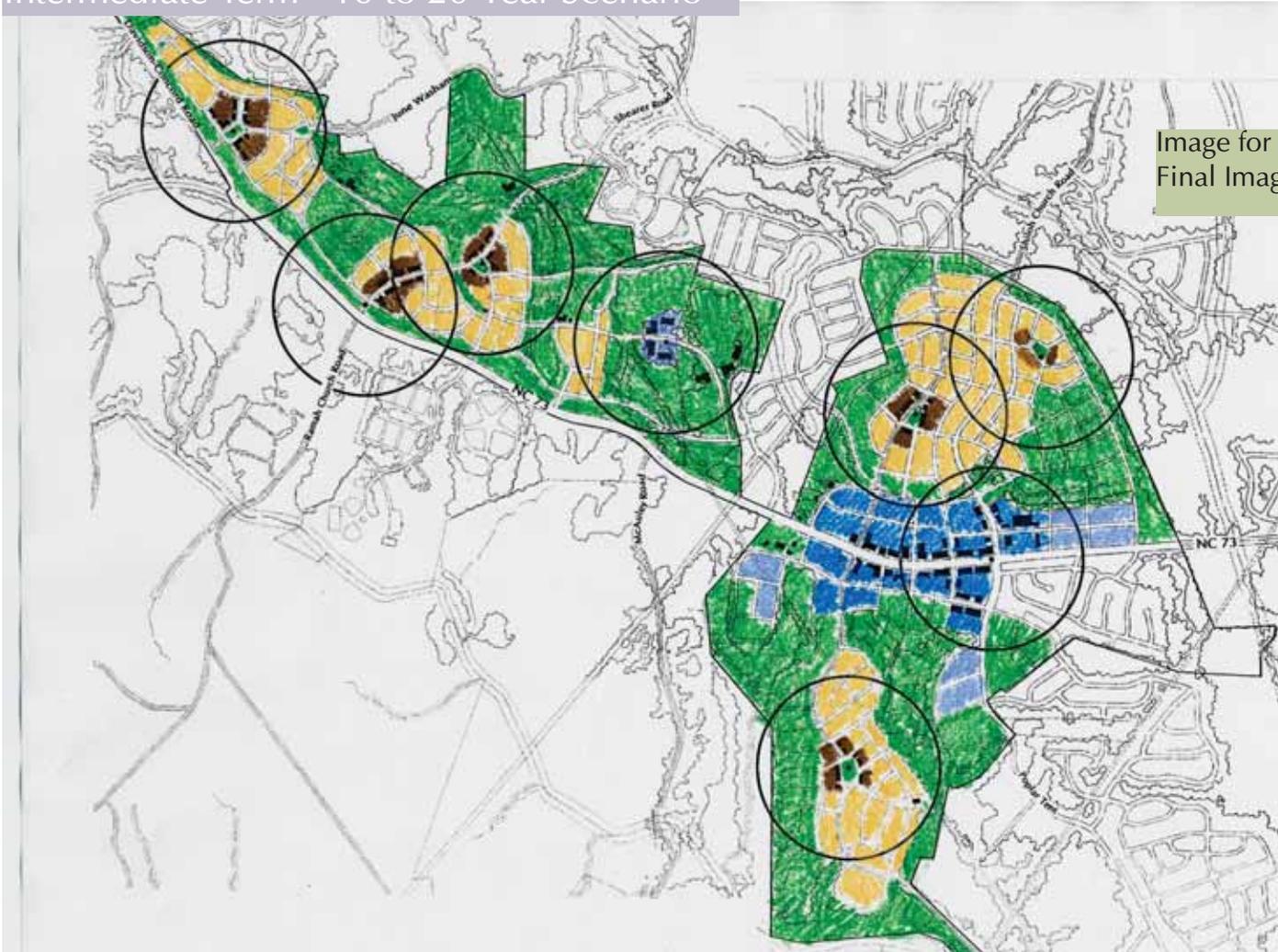


Image for Position only  
Final Image to Follow

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Long Term - 20 to 30 Year + Scenario

Image for Position only  
Final Image to Follow



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