

# Village Centers - Details

Green boxes indicate compliance with staff recommended Commercial incentive program

VILLAGE CENTER #	CURRENT BASE ZONING	VILLAGE CENTER SIZE (acres)	YIELD # DU @ 18/ac <sup>1</sup>	POTENTIAL BMRs <sup>1</sup>	EXISTING COMMERCIAL SF <sup>2</sup>	10% FAR (s.f.)	DISTANCE TO NEAREST COMMERCIAL ZONED PROPERTY (>1,700?)	NORTH OF ECR	VILLAGE CENTER <6 acres?
1	C-1 O	27.58	496	74	172,989 206,950	120,134	6,125	N	N
2	C-1	10.34	189	28	68,966	45,483	950	N	N
3	C-1	7.68	138	21	88,544	33,465	2,904	Y	N
4	C-1	8.21	148	22	83,496	35,742	1,637	Y	N
5	C-1	4.26	77	12	50,862	18,575	4,435	Y	Y
6	C-1	5.67	102	15	58,511	24,678	3,115	Y	Y
7	C-2	9.40	343	52	99,308	40,946	2,112	Y	N

1. Village Center 7 reflects existing high density on eastern site of 290 units (44 of which are BMRs); western site estimated at 18 du/ac

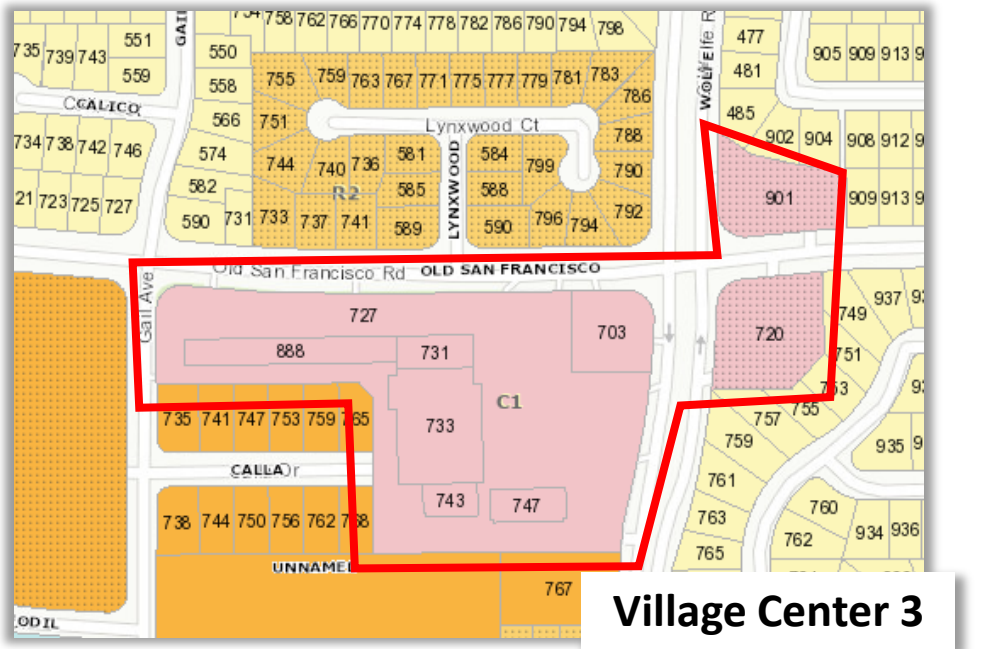
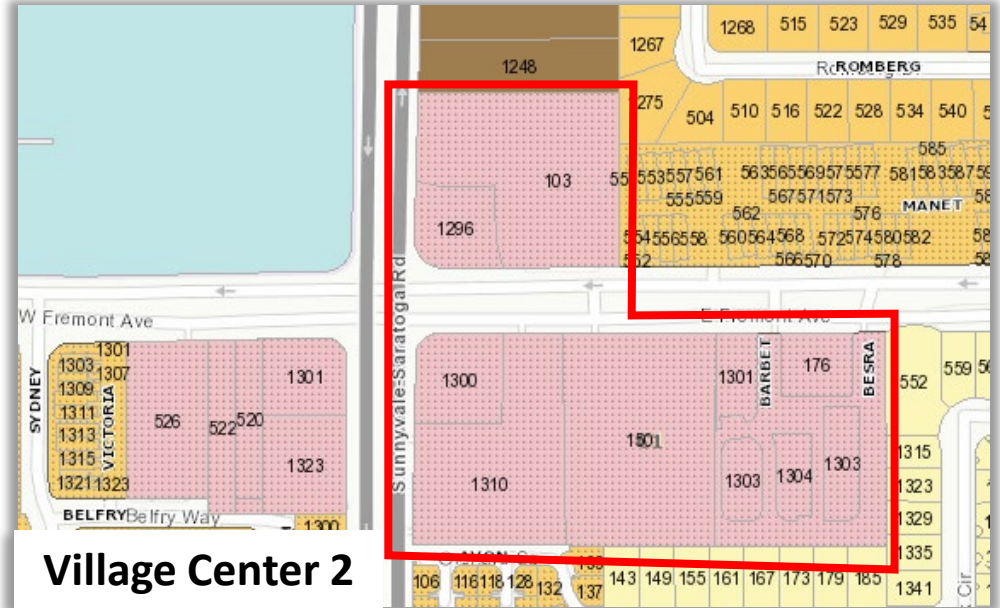
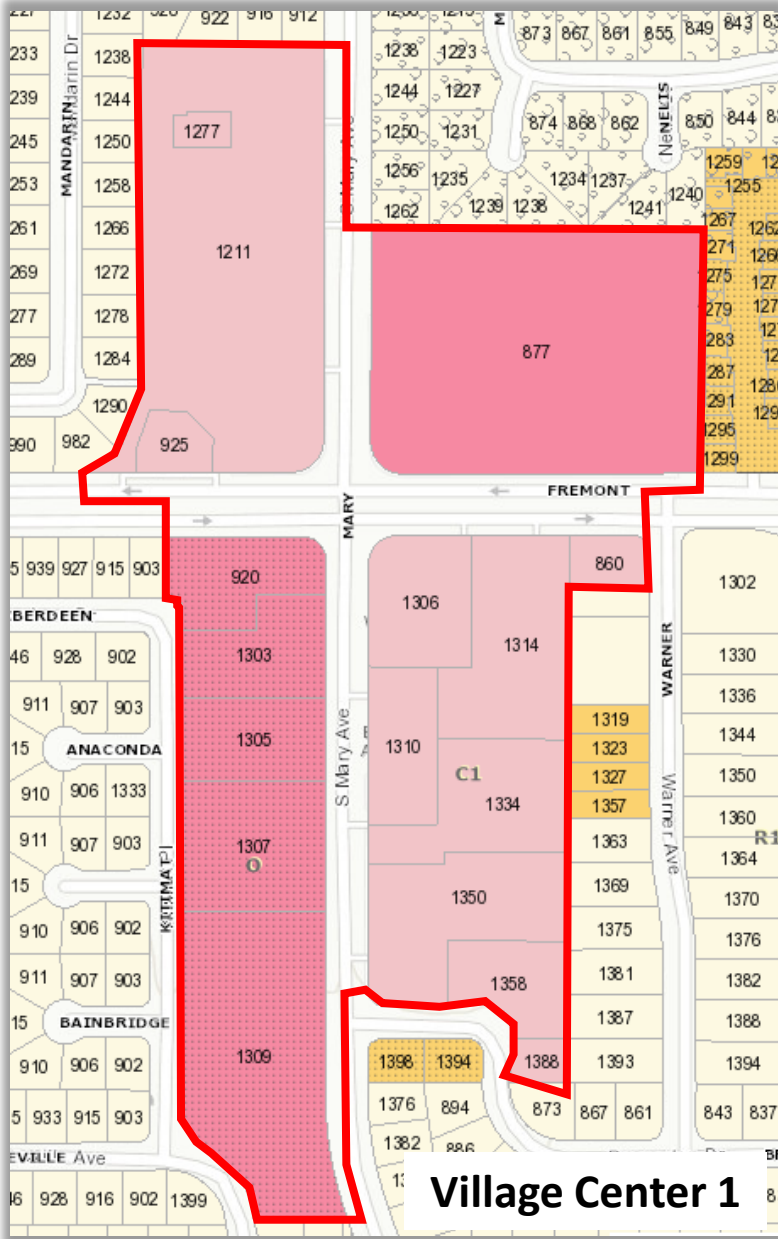
2. Reflects approved projects in Village Centers 1 and 2

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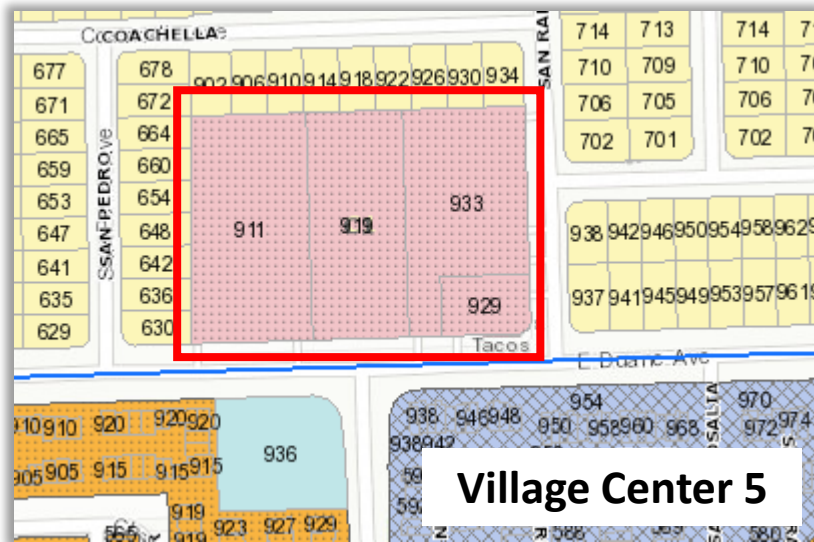
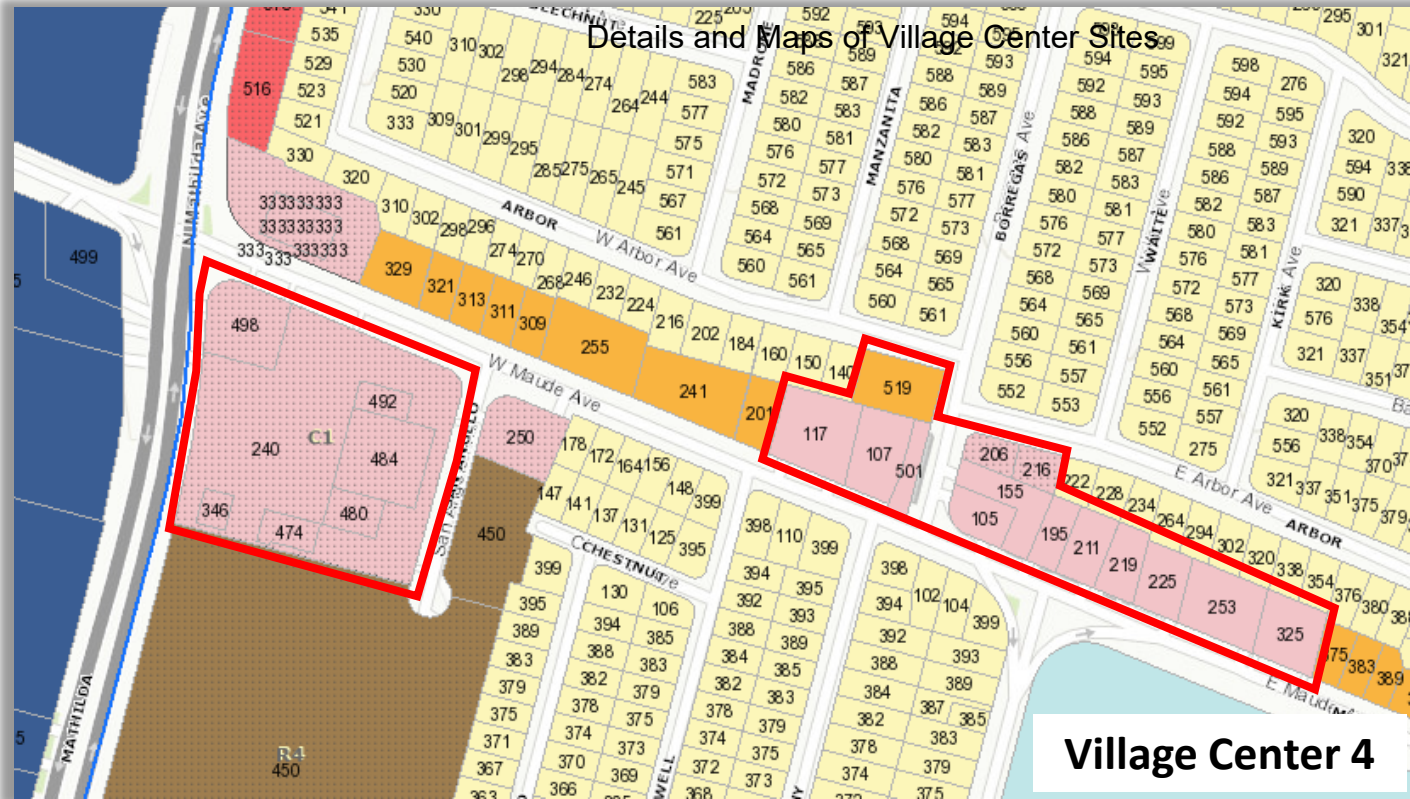
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# Village Centers – Maps w/parcels

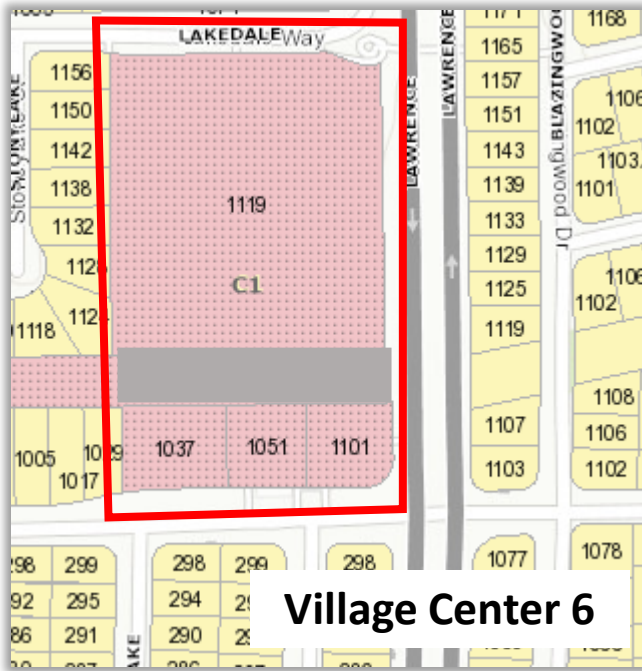
Details and Maps of Village Center Sites



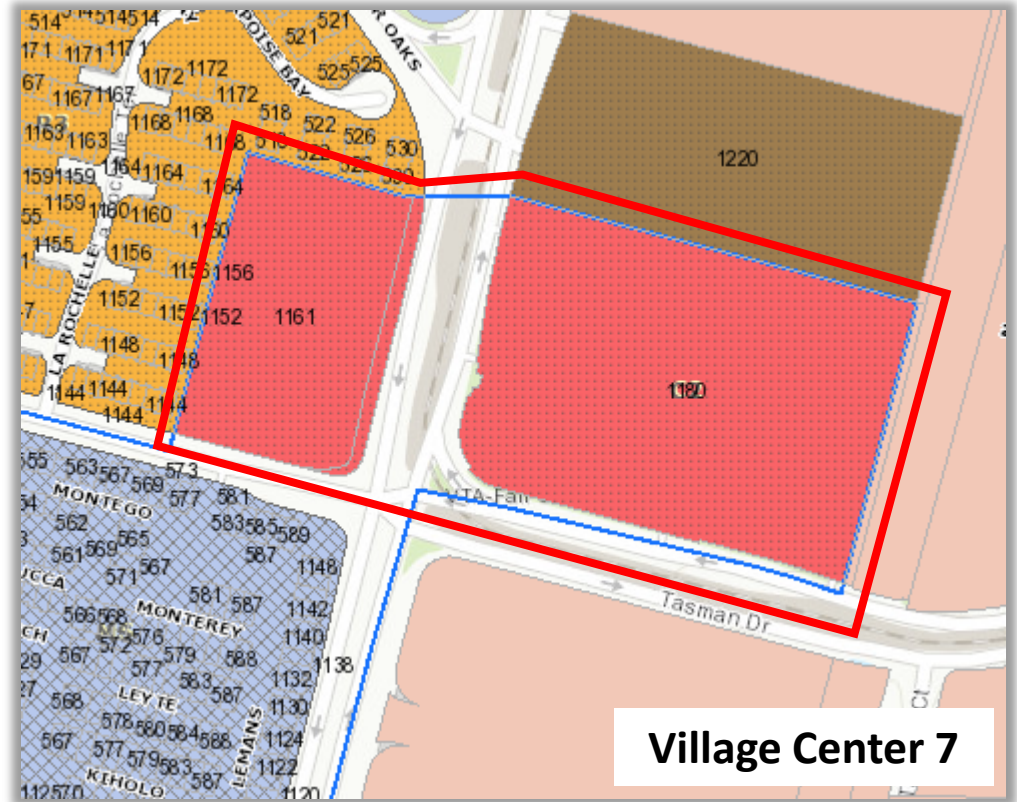
Details and Maps of Village Center Sites



Details and Maps of Village Center Sites



**Village Center 6**



**Village Center 7**