

Base Case vs. Preferred Scenario Scenario Indicators

Base case challenges	In the preferred scenario...	Preferred scenario change
Most of the growth is at the “fringe” in single-use development types	Transportation costs decrease <i>(\$3K less in annual transportation costs per household on average in central vs. fringe areas)</i>	30% fewer housing units in suburban residential development types
	New infrastructure costs are less	18% fewer jobs in single-use employment types
	Land consumption decreases <i>(-11K acres)</i>	
Few “mixed-use centers”	Jobs/housing proximity improves	51% of new housing units mixed use areas <i>(comparison: 24% in base case)</i>
	Transit supporting density increase	
	Pedestrian and bicycle access increases	19% of new jobs in mixed-use areas <i>(comparison: 8% in base case)</i>
	Infill development increases <i>(increase of ~700 acres)</i>	16% of new housing within ¼ mile of high capacity transit <i>(compared with 9% in the base case)</i>
Low proximity of housing to existing schools and parks	Better use of existing school facilities, potential to expand or build within existing neighborhoods	26% more housing units within one mile of existing schools
	Support existing public amenities	21% more housing units within a quarter mile of existing parks
Fiscal efficiency	Fewer road miles to build and maintain <i>(Road costs decrease 6%)</i>	\$600m less in costs
	Tax revenue increases <i>(higher property values for commercial land, more housing units)</i>	Overall increase in fiscal efficiency
Environmental resource use	Reduced usage of resources (energy, carbon, water)	11% decrease in energy use
		11% decrease in carbon emissions
		21% decrease in water use

**All indicators produced by Fregonese Associates using the Envision Tomorrow™ tool, and may change slightly as planning continues.*