

RECEIVING AREAS

1. Infrastructure
 - ✦ Schools
 - ✦ Water/sewer
 - ✦ Major roads
2. Close to existing development
 - Close to existing shopping
 - Close to existing commercial
3. Receiving areas/parks/job centers

SENDING AREAS

1. Producing farms
 - Crops including timber
2. Riparian areas
3. Critical mass
4. Scenic vista

PRESERVATION GOALS

- ✦ Prime agricultural soils
- ✦ Working farms
- ✦ Riparian areas (quality & quantity)
- ✦ COCS
- ✦ Wildlife habitat/connectivity
- ✦ Critical mass of agricultural land
- ✦ Connectivity
- ✦ Aesthetic

DEVELOPMENT GOALS

- ✦ High quality
- ✦ Not checkboard
- ✦ Close to services (utilities, schools, employment)
- ✦ Connected
- ✦ Mixed use – want commercial
- ✦ Green building techniques