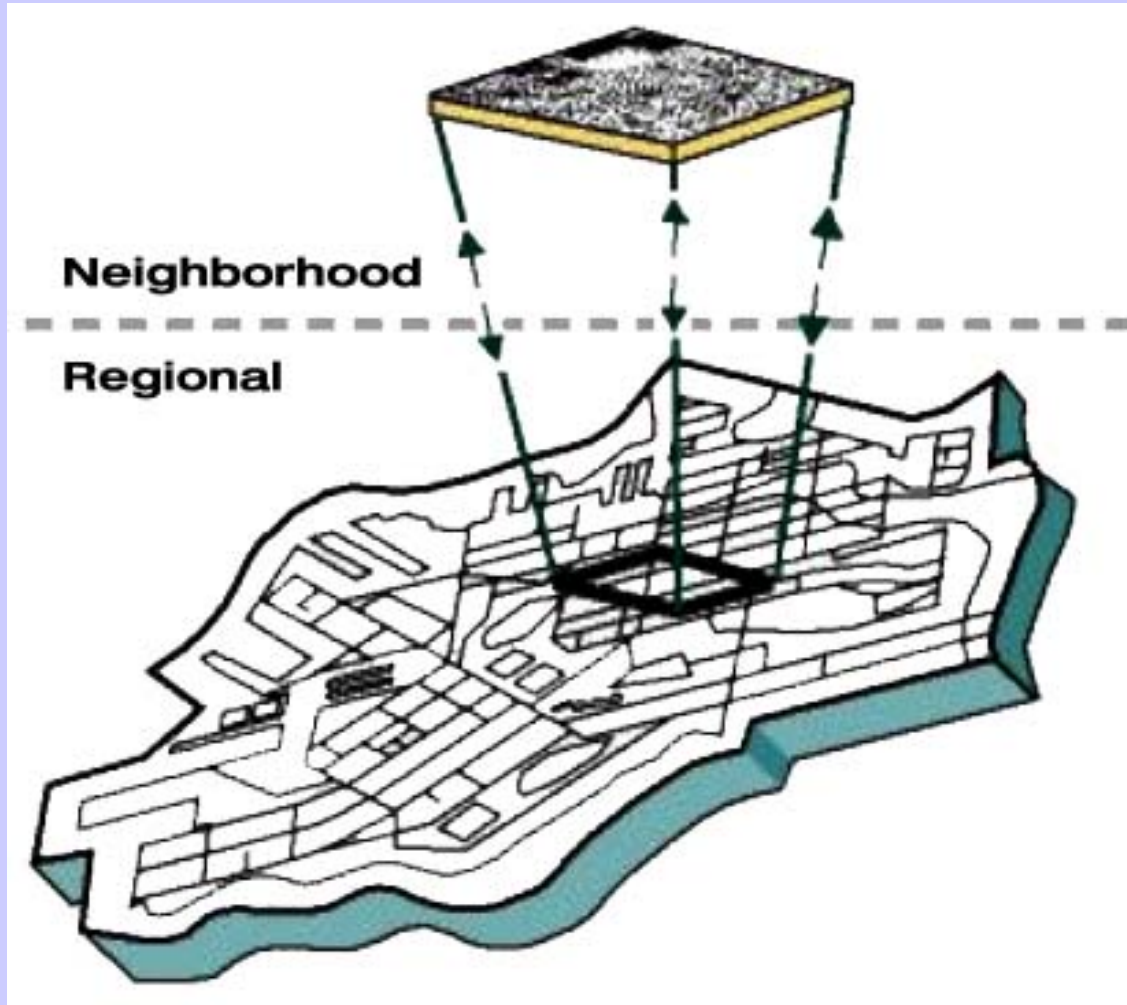




## Need to plan both the regional and neighborhood levels





## Smart Growth Principles

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability

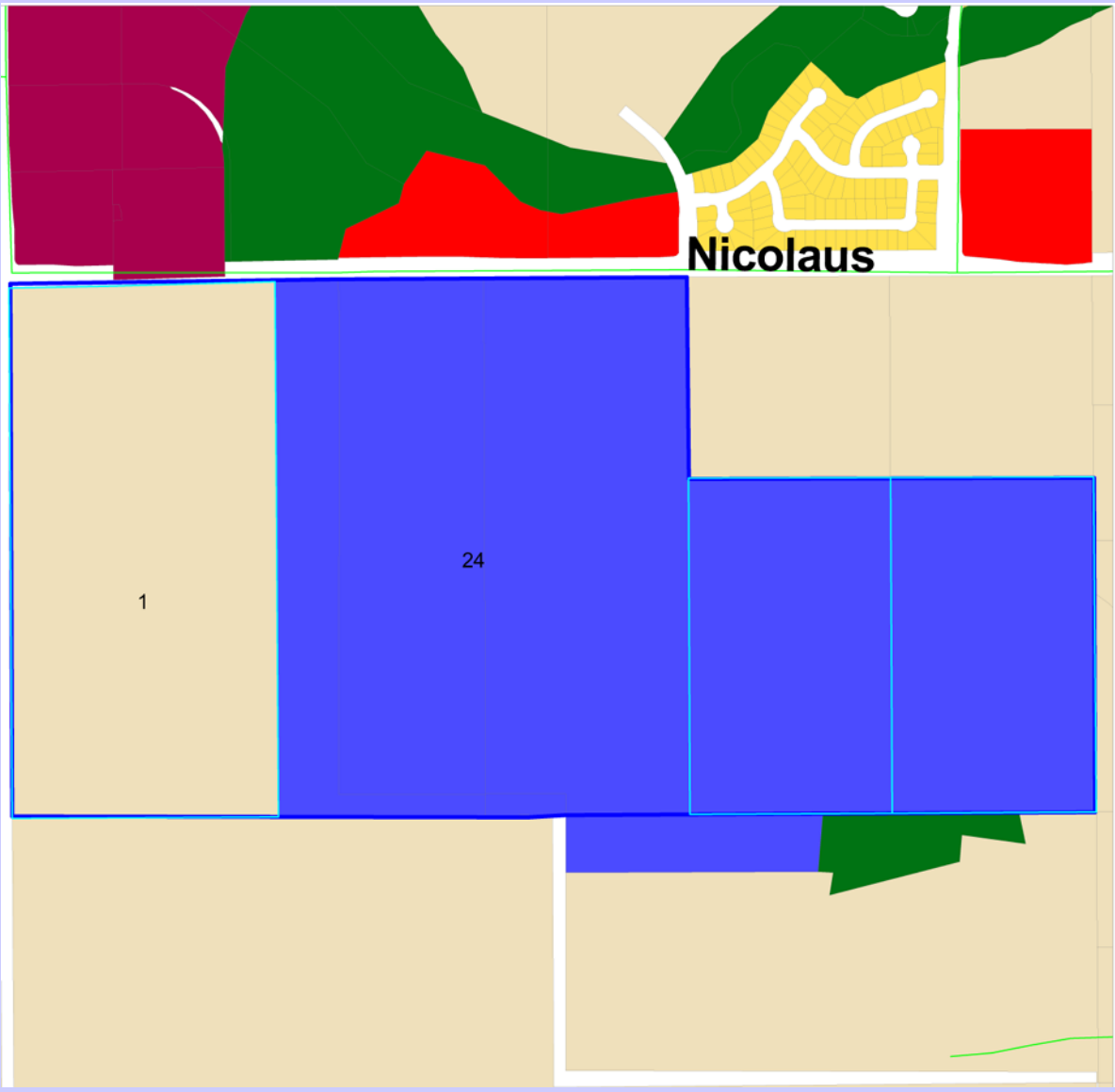


# The Greenfield Study Area





# The Greenfield Study Area



Lincoln Greenfield Site  
 Undeveloped Parcels

**Existing Land Use:**

<ul style="list-style-type: none"> <li>1- Rural Residential</li> <li>2- Large Lot Single Family Residential</li> <li>3- Medium Lot Single Family Residential</li> <li>4- Small Lot Single Family Residential</li> <li>50- Townhouse (Owner)</li> <li>55- Townhouse (Rental)</li> <li>60- Low-Rise Condos (Owner)</li> <li>65- Low-Rise Apartments (Rental)</li> <li>70- Mid-Rise Condos (Owner)</li> <li>75- Mid-Rise Apartments (Rental)</li> <li>80- High-Rise Condos (Owner)</li> <li>85- High-Rise Apartments (Rental)</li> <li>90- Urban Condos (Owner)</li> <li>95- Urban Apartments (Rental)</li> <li>10- Mid-Rise Office</li> <li>11- High-Rise Office</li> <li>12- Comm./Neigh. Retail</li> <li>13- Hotel</li> <li>14- Mixed Use Horizontal</li> <li>150- Live/Work (Owner)</li> <li>155- Live/Work (Rental)</li> </ul>	<ul style="list-style-type: none"> <li>160- Mixed Use Res. Focus Mid-Rise (Owner)</li> <li>165- Mixed Use Res. Focus Mid-Rise (Rental)</li> <li>170- Mixed Use Res. Focus High-Rise (Owner)</li> <li>175- Mixed Use Res. Focus High-Rise (Rental)</li> <li>18- Mixed Use Emp. Focus Mid-Rise</li> <li>19- Mixed Use Emp. Focus High-Rise</li> <li>20- Mixed Use Office/Retail Mid-Rise</li> <li>21- Mixed Use Office/Retail High-Rise</li> <li>22- Light Industrial</li> <li>23- Heavy Industrial</li> <li>24- Public/Chc/Education</li> <li>25- Open Space</li> <li>26- Parks</li> <li>27- Agriculture</li> <li>Urban Reserve</li> <li>Water</li> <li>Vacant Parcel</li> <li>No Data</li> </ul>
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## The Greenfield Study Area

