



Key Planning Issues

- Making a “place”
- What land use pattern builds community without worsening congestion?
- Retail
 - Market studies show demand for “comparison shopping,” some convenience retail
- Housing
 - Strong regional housing market
- Office
 - Market for professional services
- Community Plan
 - Emphasis on mixed use
 - Find prime locations/nodes

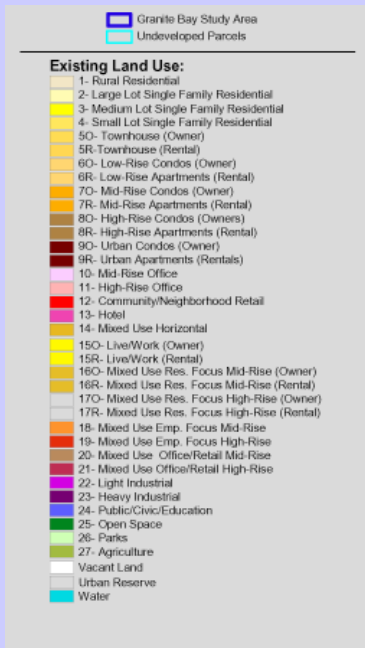


The Granite Bay Study Area





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