

RE: IMPLEMENTATION PROPOSALS FOR NORTHERN AREA
JANUARY 14, 2008

WHAT IS NEXT?

- **PRIORITIZED INFORMATION ABOUT CUMULATIVE IMPACT ~ PLEASE CONSIDER THE TIMING AND SEQUENCING OF STAFF RECOMMENDATIONS:**

FISCAL MODEL (BASED ON CN)
TEMPORARY ZONING DISTRICTS
COMMUNITY IMPACT MODELING
T.O.D. ZONING

APRIL 2008
APRIL 2008
AUGUST 2008***
SEPTEMBER 2008

- **LABELING DEVELOPMENT OPPORTUNITY AREAS IS PREMATURE**
- **DOWN ZONING MAY BE A NECESSARY TOOL**
- **ADEQUATE PUBLIC FACILITIES ORDINANCE IS NEEDED TO SYNCHRONIZE INFRASTRUCTURE TO DEVELOPMENT PER RESULTS OF MODELING**