

# NEGOTIATION MATRIX

	TOPIC		NOVEMBER OPPORTUNITY	HORSESHOE ONLY	BASE CONDITION	ALTERNATE 1	ALTERNATIVE 2
<b>Phasing Drivers</b>	Traffic Mitigation		To be negotiated	To be determined	N/A	To be determined	To be determined
	Stormwater Management Standards		To be negotiated	To be negotiated	N/A	To be negotiated	To be negotiated
<b>Design Elements</b>	Stream Crossings		To be negotiated	2 in Horseshoe	N/A	2 in Horseshoe/2 in NE	2 in Horseshoe/2 in NE
	Massing		To be negotiated	To be determined	N/A	To be determined	To be determined
	Conservation Land		To be negotiated	To be determined	N/A	To be determined	To be determined
	Buffers on 15-501		To be negotiated	30'	30'	To be determined	To be determined
	Buffers on I-40		To be negotiated	N/A	100'	100'	100'
	Drain pond and restore the 50' Jordan Lake buffer within the circle. South Parcel		3.6 acres of development area gained on south parcel; preserve up to 9.98 acres of contiguous forest	3.6 acres	6.67 acres including pond	3.07 acres	3.07 acres
<b>Design Drivers</b>	Northern Parcel (20.5 acres)	Preservation Area	11.65 acres (up to 9.98 acres of contiguous forest)	20.5 acres (100% preserved)	8.05 acres (4.48 acres of contiguous forest)	11.65 acres (6.98 acres of contiguous forest)	11.65 acres (9.98 acres of contiguous forest)
		Development Area	8.89 acres	0	12.49 acres	8.89 acres	8.89 acres
	Total Development Area (out of 50.44 acres)		Add 3.6 acres by draining the pond	26.74 acres	35.73 acres	35.73 acres	35.73 acres
	Development Density		To be Negotiated	To be determined		To be determined	To be determined



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<b>Community Benefits</b>	Dedicated Public Open Space	To be Negotiated		N/A	.5 acre town square? Other?	.5 acre town square? Other?
	Jobs Created or Retained	To be Negotiated		N/A	TBD	TBD
	Transit Support	To be Negotiated		N/A	TBD	TBD
	Connectivity	To be Negotiated		N/A	TBD	TBD
	Walkability	To be Negotiated		N/A	TBD	TBD
	Additional Tax Base	To be Negotiated		N/A	TBD	TBD
	Sustainability	To be Negotiated		N/A	TBD	TBD
	Retail & Entertainment Amenities	To be Negotiated		N/A	TBD	TBD
Wellness Amenities	To be Negotiated		N/A	TBD	TBD	

