

# status quo scenario



- future development the same as today
- single family homes the norm
- no new transit

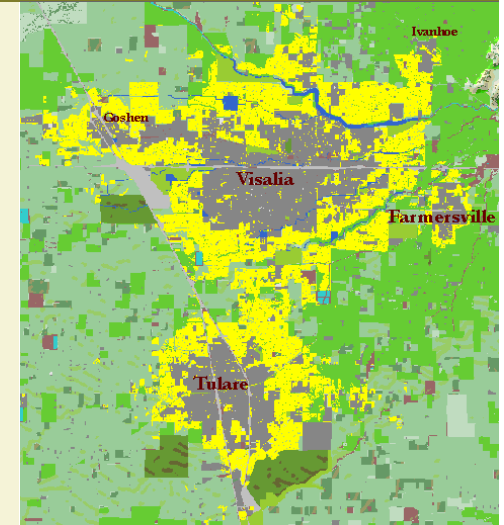
density; 4.3 du/acre

housing mix:

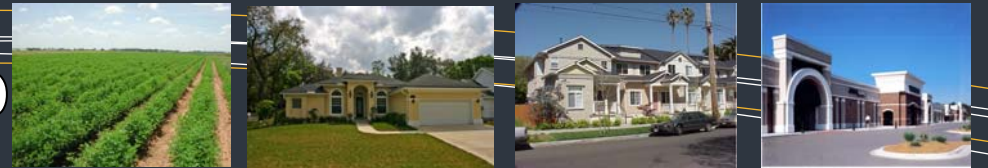
- 12.6% low density
- 61.1% medium density
- 25.3% high density

residential footprint:

- 43,811 acres



# 25% density increase scenario



- status quo densities are increased by 25%
- increase in medium and high density housing
- light rail between Visalia and Tulare
- highway 65 extended throughout the entire eastern portion of the county

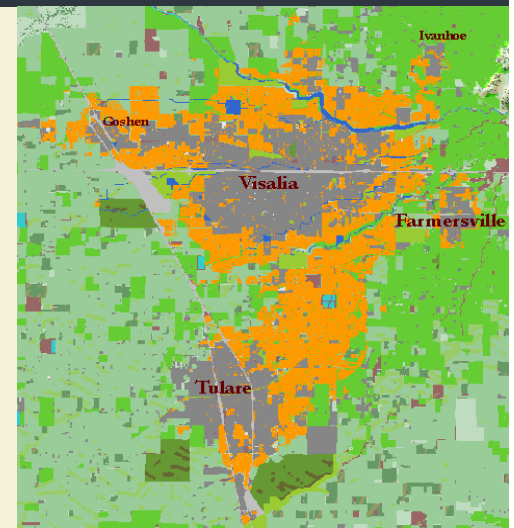
density; 5.3 du/acre

housing mix:

- 8.7% low density
- 49.8% medium density
- 41.5% high density

residential footprint:

- 35,421 acres



## 50% density increase scenario



- status quo densities increased by 50%
- increase in medium and high density housing
- light rail between Visalia and Tulare
- highway 65 extended throughout the entire eastern portion of the county
- transit is expanded to increase connectivity throughout the county

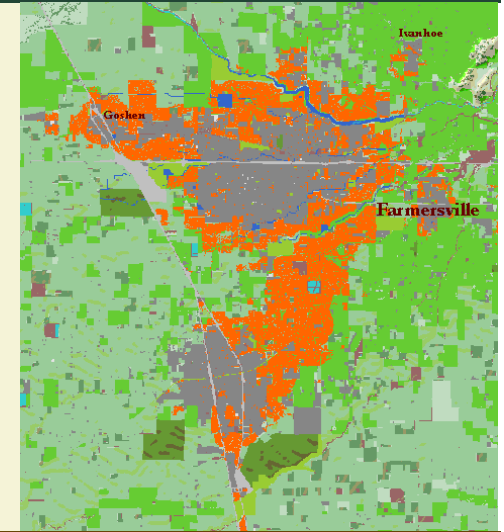
density: 6.4 du/acre

housing mix:

- 6.2% low density
- 38.6% medium density
- 55.2% high density

residential footprint:

- 29,475 acres



## 75% density increase scenario



- status quo densities increased by 75%
- increase in medium and high density housing
- light rail between Visalia and Tulare
- highway 65 extended throughout the entire eastern portion of the county
- transit is expanded to increase connectivity throughout the county

density: 7.5 du/acre

housing mix:

- 4.4% low density
- 30.6% medium density
- 65% high density

residential footprint:

- 25,215 acres

