

Attachment 5 – Alternatives Comparison Chart

PROJECT FEATURE	PROPOSED PROJECT	ALTERNATIVE 2 Flatland Design	ALTERNATIVE 3a Reduced Impact Subdivision Version A	ALTERNATIVE 3b Reduced Impact Subdivision Version B	ALTERNATIVE 4 Compact Footprint” Subdivision Design	ALTERNATIVE 5a/b ⁱ Reduced Lot Count Reduced Impact Design
Residential Lots		Maximum Density				
Market Rate	146 units	129 units	170 units	170 units		168 units
PUD Market Rate	23 units	-	-	-		-
Below Market Rate	43 units	32 units	42 units	42 units		17 units
TOTAL	212 units	33 to maximum 161 units	212 units	212 units	212 units	185 units
Winery Parcel Acreage	34.7 acres	See note below	13 acres	13 acre		11.8 acres
Parking for Winery	250 spaces		100 spaces	100 spaces		100 spaces
Winery Uses (square feet of building):		Either				
Production/storage	60,000	Residential units on winery	10,000	10,000	10,000	10,000
Tasting facility	15,000	parcel or winery as	8,500	8,500	8,500	8,500
Visitor center	10,000	proposed in project under	5,000	5,000	5,000	5,000
Office space	<u>25,000</u>	this alternative	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
TOTAL	110,000		28,500	28,500	28,500	28,500
Amount of Open Space	602 acres		692 acres	692 acres		703 acres
Acreage of Residential Lot Development	176 acres including 13 acres Parcel E	162 acres including Parcel E	115 acres including 9 acres Parcel E	115 acres including 9 acres Parcel E	Not available	111.56 acres including 3.56 acres Parcel E

ⁱ Under Alternative 5, 17 of the lots on Parcel E are 4000 sf minimum; these are single-family detached moderate-income homes to meet a portion of the inclusionary housing requirements. The 18th lot (Lot 146) is a market rate lot located on Road 117 "in front" (north) of Parcel E on an existing .7 acre lot of record. The alternate "B" under Alternative 5 for Parcel E would have 17 moderate plus one market rate but would utilize Lot 146 for some of the lots.