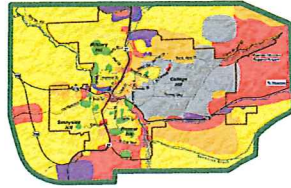
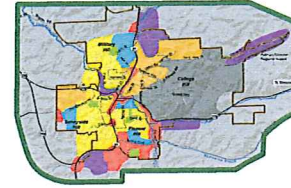




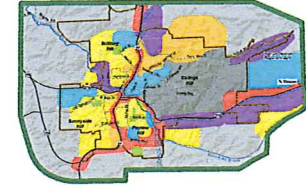
Scenario A 2013 Comprehensive Plan





Scenario B Compact Higher Density



Scenario C Pullman-Moscow Corridor



 FORM	Dispersed <i>Mostly outside limits</i>	Mixed-Use Center <i>Almost entirely within limits</i>	Corridor <i>Within & outside limits</i>
 HOUSING	Lower Density <i>Single family homes on larger lots extending from city limits on all sides</i>	Higher Density <i>College Hill, south of downtown, Bishop Blvd, Sunnyside Hill and NE Military Hill</i>	Medium Density <i>Various locations within city limits and south of airport</i>
 COMMERCIAL	Less Intensive <i>SR 27, SR 270, SR 195, Airport, and SE Bishop Blvd</i>	More Intensive <i>Adjacent to medium- and high- density residential</i>	More Intensive <i>Highway corridors</i>
 INDUSTRIAL	Less Intensive <i>Along river, north and south part of city, Albion Road, SR 270</i>	Moderately Intensive <i>North and south city limits, SR 270, and airport</i>	More Intensive <i>Highway corridors, airport</i>
 POSITIVE IMPACTS	Positive Impacts <ul style="list-style-type: none"> • Transition area to rural farmland • Parking may be less challenging • Less passive open space needed 	Positive Impacts <ul style="list-style-type: none"> • Less converted farmland • Sufficient housing variety • Dense enough to support active transportation • Less investment in infrastructure and services to serve concentrated development 	Positive Impacts <ul style="list-style-type: none"> • Takes advantage of existing corridor transportation facilities • Smoother transition between high- and low-density • Less converted farmland • Sufficient housing variety • Dense enough to support some active transportation
 NEGATIVE IMPACTS	Negative Impacts <ul style="list-style-type: none"> • More converted farmland • Less housing variety • Not dense enough for active transportation • More investment in infrastructure and services to serve dispersed residential 	Negative Impacts <ul style="list-style-type: none"> • More land use conflicts between high- and low-density • Parking in core areas may be more challenging • More passive open space needed 	Negative Impacts <ul style="list-style-type: none"> • Lack of water and sewer lines in corridor • Detracts from pastoral setting in corridor • Parking in core areas may be more challenging • More passive open space needed • More investment in infrastructure and services to serve large areas of industrial and commercial