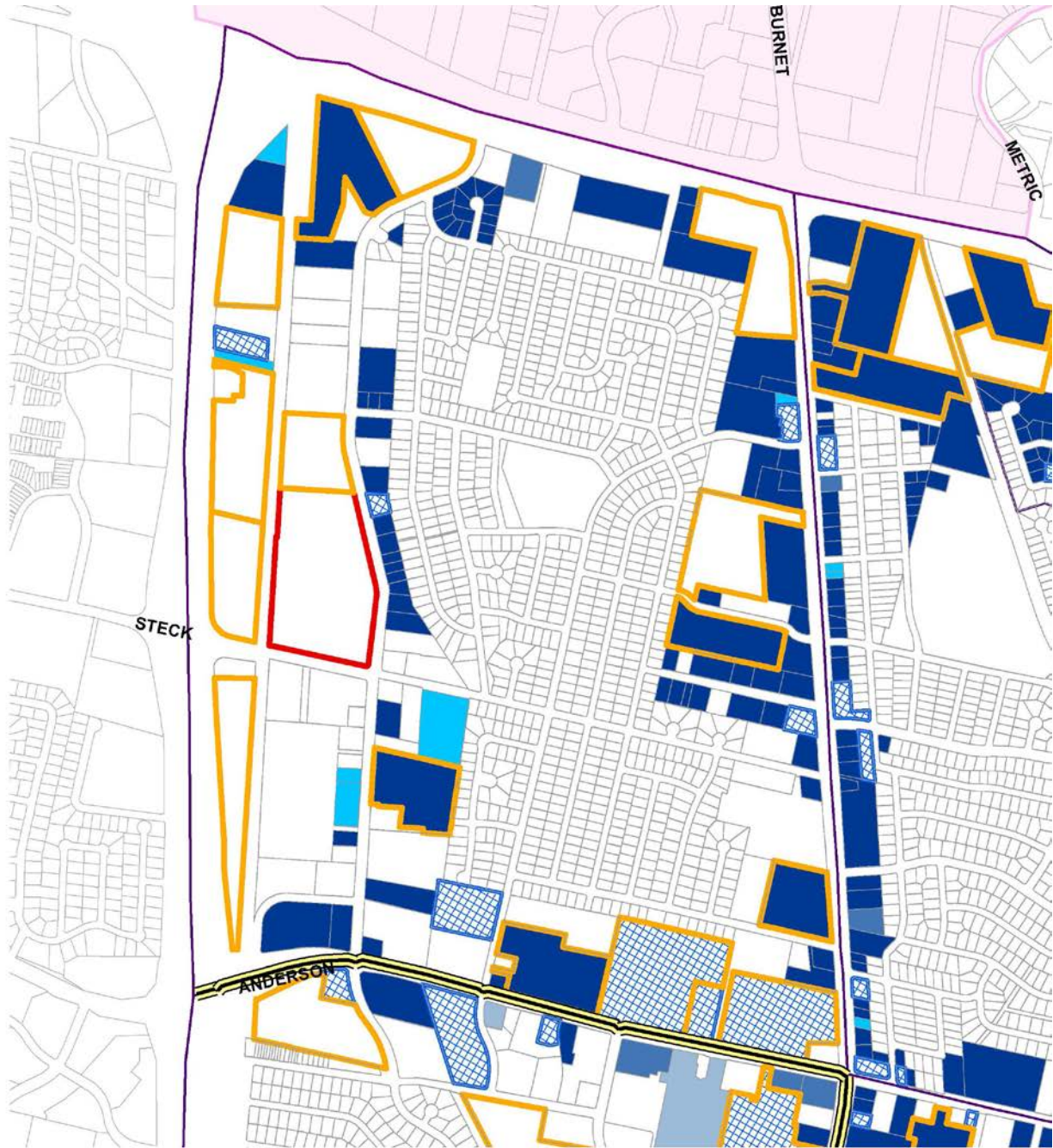















## **Redevelopment Potential Map**

The Redevelopment Potential Map (on the next page) was created using the Envision Tomorrow modeling software package. The software analyzes how a community's current growth pattern, development trends, regulations, and future decisions affecting growth could impact a range of measures such as public health, fiscal health, and sustainability.

The redevelopment potential map was developed using a number of different factors. Among these were age of buildings, the value of the land versus the value of the building, existing development regulations, and lot size. Based on the analysis, the model demonstrated that a number of properties in the North Shoal Creek planning area, particularly along Burnet Road and North Shoal Creek Boulevard, could be candidates for redevelopment by the mid-2020s.

Properties shown with a blue background have the most development potential according to the model. Darker backgrounds indicate older buildings, which could redevelop sooner than newer buildings. Properties with a cross-hatch background are in locations likely to redevelop, but are less likely to redevelop because of recent investment. Properties outlined in orange or red indicate larger sites, which could be a factor in potential for redevelopment.



- |   |                                       |   |                                |
|---|---------------------------------------|---|--------------------------------|
|  | North Burnet Gateway                  |  | <b>Redevelopment potential</b> |
|  | Core Transit Corridors                |  | parcels                        |
|  | parcels                               |  | no structure                   |
|  | >= 5 acres, connectivity requirements |  | structure <10 years old        |
|  | > 15 acres, connectivity requirements |  | structure 10+ years old        |
|  | State property                        |  | structure 20+years old         |
|   |                                       |  | recent const >10% appraisal    |