

- A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians while re-enforcing surrounding land development patterns and that enhances and complements regional transportation facilities.
- Public facilities and services adequate to meet the needs generated for such facilities and services by development.

The parties' goals are as follows:

- To be proactive rather than reactive to development opportunities.
- Provide comprehensive planning and zoning.
- Provide long-term infrastructure financing plan.
- Attract and induce certain private development.
- Create certainty for development.
- Avoid a piecemeal approach to infrastructure financing.
- Secure available State and Federal funding for public infrastructure that is needed to serve the Project.
- Take maximum advantage of the opportunity to work with one property owner in the initial stages to establish land-use and financing plans to achieve the goals above.

The Parties further seek to implement the purpose statement as set forth in Section 1.110 of the UDO which provides that, in order to prevent the premature development of land which might pose a threat to the health, safety or general welfare of the community at large, or the occupants of land in the particular area of the City, it shall be the policy of the City that no application for special use permit, preliminary or final development plan or preliminary or final plat shall be approved unless public facilities and services, which are adequate to serve the development, are either:

- Presently available
- Are to be provided as a condition of approval of the application, or
- Are planned to be available reasonably concurrent with the anticipated impacts of the proposed development as determined by the affected utility, agency or department.

Timeline:

SLR intends to acquire and then sell some of the Property starting this year. The sequence of selling land to SLR for development is expected to continue for many years until the land is all transferred and developed.

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