

Development Scenario Advantages and Disadvantages

	Scenario 1: Sell As-is	Scenario 2: Retain as Open Space	Scenario 3: Develop then Sell
Cost to the City	Lowest	Low	Highest
Anticipated Net Revenue (See Private Attachment 1)	Highest	Lowest	Low
Potter Greens Drive funding source	Privately Funded	No roadway but requires funding source for the shared use path	Lane Enterprise Retained Earnings
Transit-oriented residential development	Possible	Not possible (no development)	Possible
Property tax base	Increased	No change	Increased
Operational costs	Reduced	Likely Increased	Reduced
Redevelopment of underutilized City land	Possible	Not possible	Possible
Natural tree stand / carbon sink	No retention	Retention	No retention