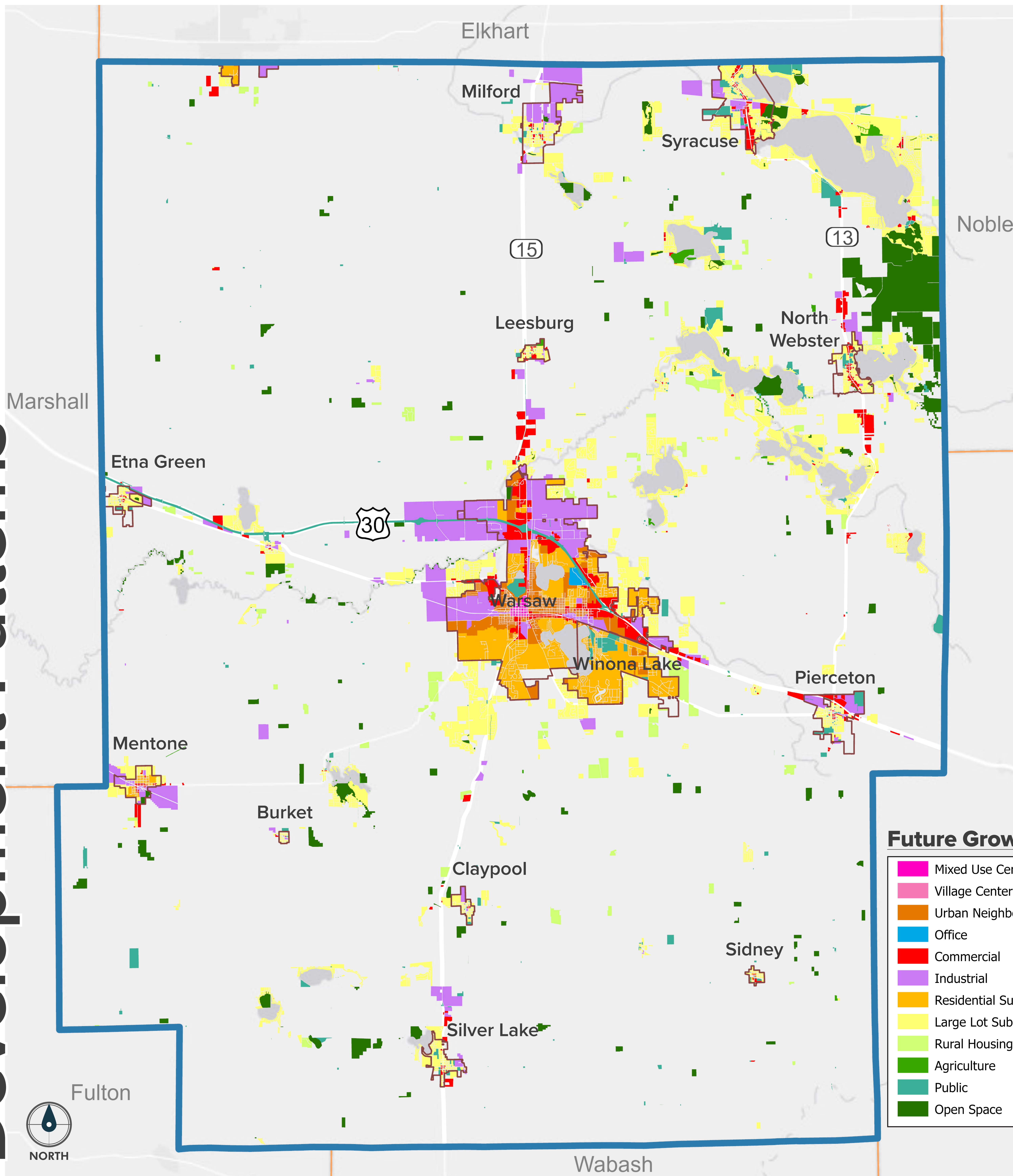


Growth Scenario 1: EXISTING CAPACITY

EXPLORING GROWTH AND DEVELOPMENT

This scenario looks at existing zoning capacity analysis which determines capacity for new housing and jobs if all land is built out to what is currently allowed under existing zoning regulations.

Development Patterns



Future Growth

- Mixed Use Center
- Village Center
- Urban Neighborhood
- Office
- Commercial
- Industrial
- Residential Subdivision
- Large Lot Subdivision
- Rural Housing
- Agriculture
- Public
- Open Space

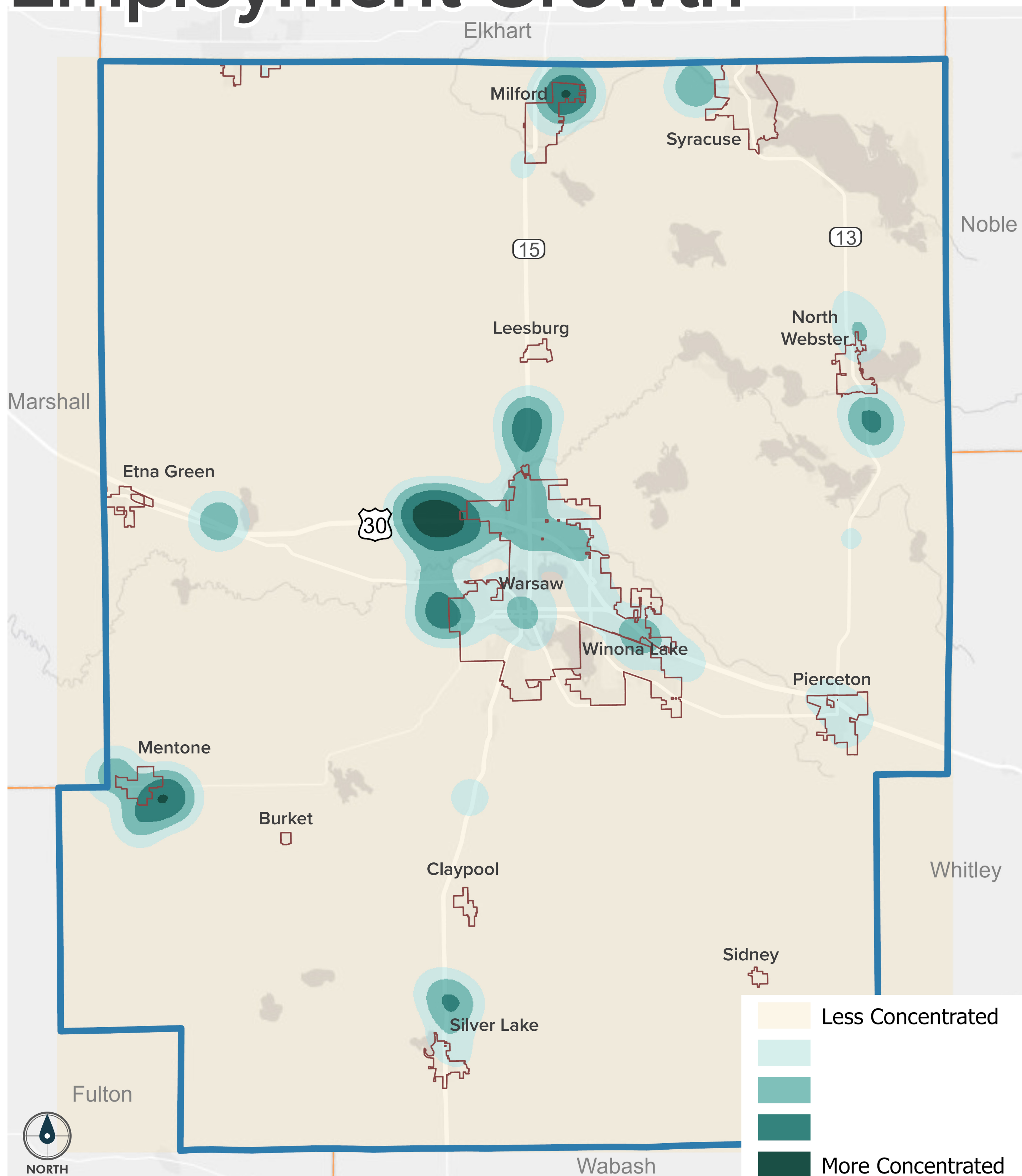


Growth Analysis: EXISTING CAPACITY

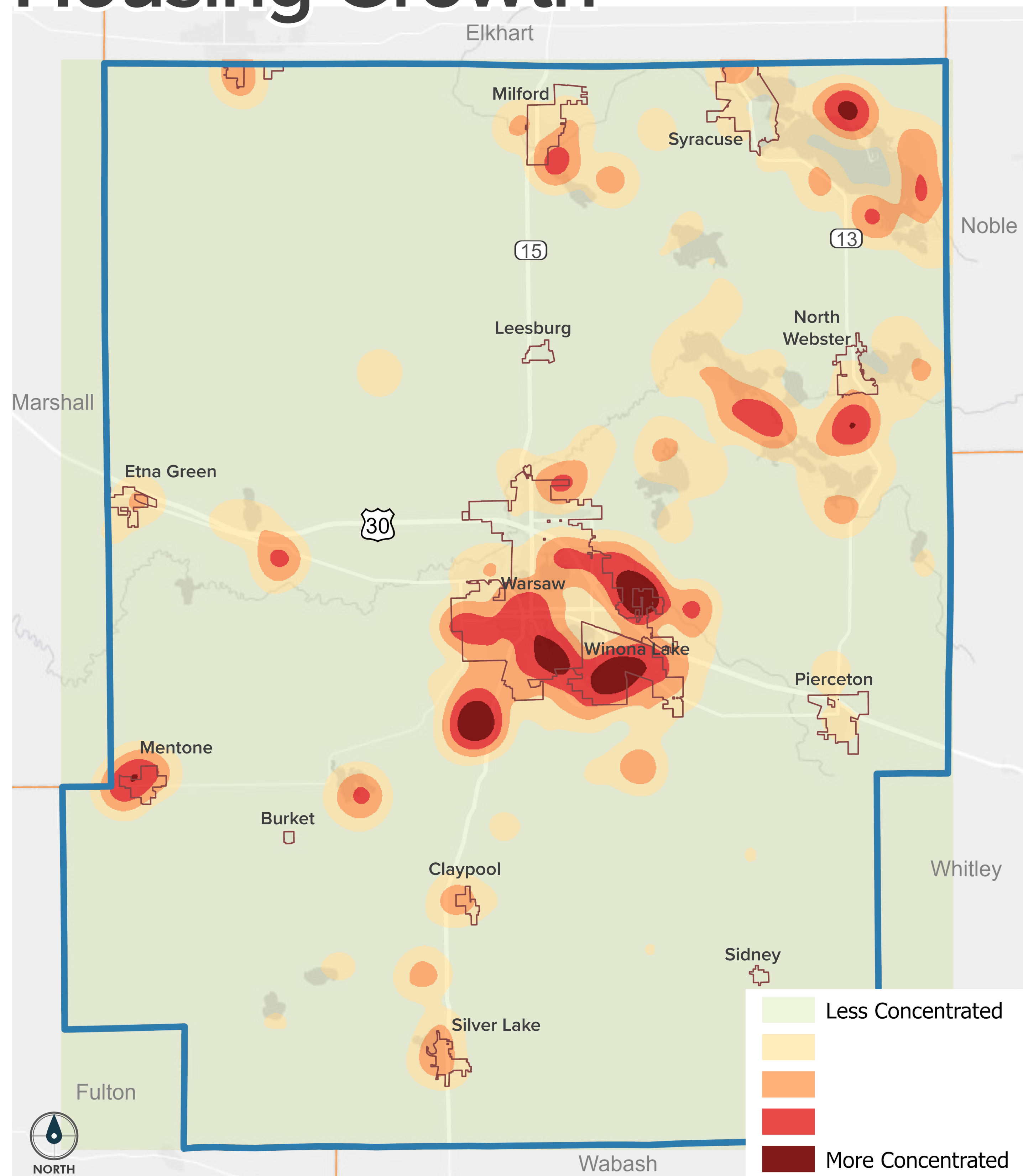
SCENARIO RESULTS

How does each scenario compare against the others when comparing projected demographics and economic statistics?

Employment Growth



Housing Growth



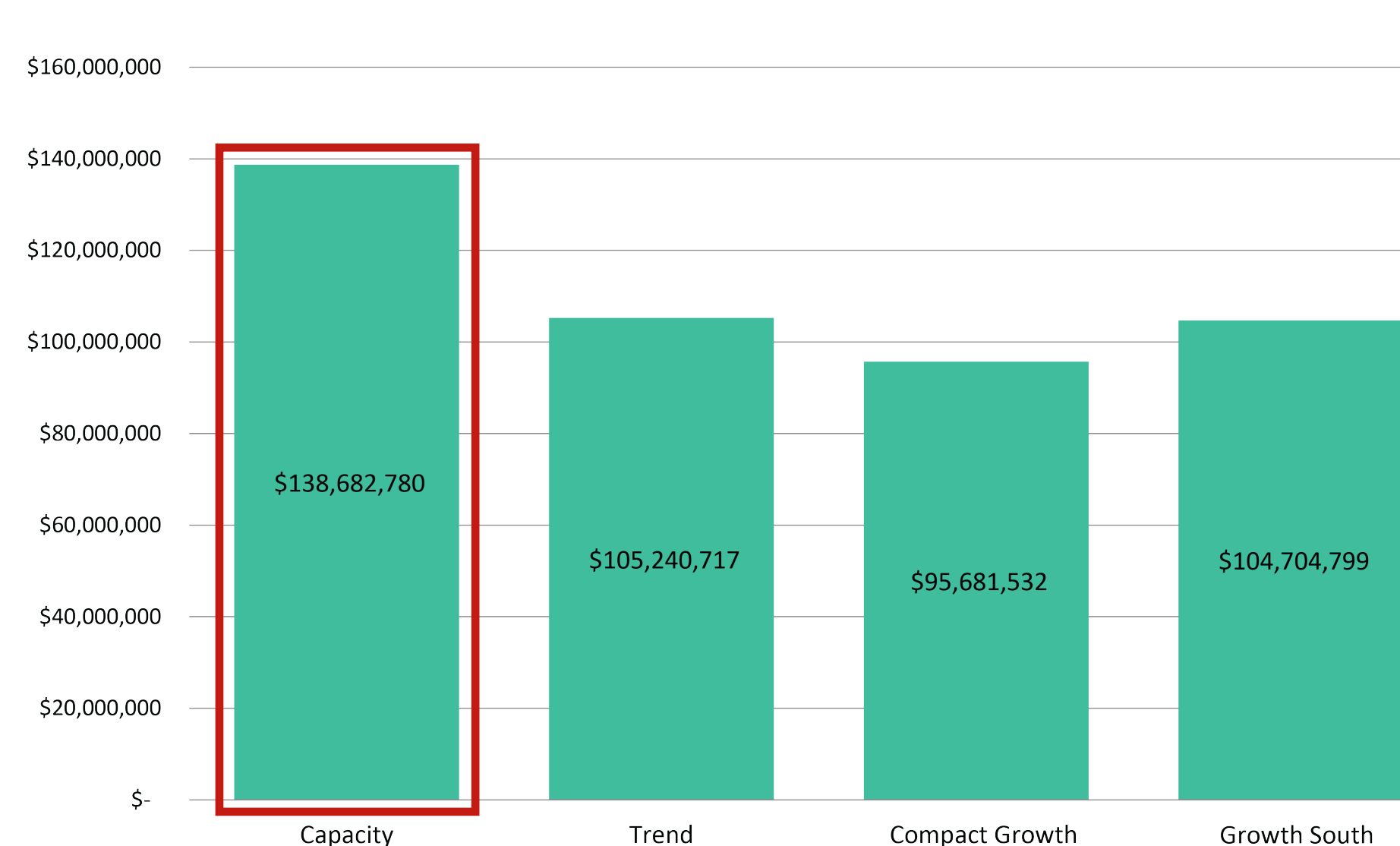
- **EMPLOYMENT:** This heat map highlights anticipated development targeted to employee growth as related to the Scenario 1 Existing Capacity under current zoning regulations. The graphic shows a strong focus of workforce continuing to grow in the existing Warsaw Tech Park, with additional areas of employee related growth anticipated in Milford, Mentone, Silverlake and North Webster.

- **HOUSING:** This heat map illustrates the development patterns for housing development as related to the Scenario 1 Existing Capacity under current zoning regulations. The graphic highlights more intensive residential growth along the southern and eastern boundaries of Warsaw/Winona Lake with pockets of residential focus at Mentone and around the lakes region.

Housing Mix



New Road Costs



Growth on Restricted AG

