

The future of Elmcrest and Portland. The choice is yours.....

OPTION 1: BRAINERD PLACE MIXED-USE DEVELOPMENT (UP TO 240 UNITS APARTMENTS & 89,400 S.F. OF RETAIL/OFFICE)	OPTION 2: TOWNE PLACE HOUSING ONLY (496 - 532 UNITS APARTMENTS)	OPTION 3: NO CHANGE TO SITE
PERMIT & REVIEW FEES PAID TO TOWN (250K-400K)	PERMIT & REVIEW FEES PAID TO TOWN (AMOUNT UNKNOWN)	NO \$
TOWN HAS CONTROL OVER RATIO OF MIXED USE AND DEVELOPMENT SCHEDULE IS INCENTIVIZED BY TAX DEFERRAL AGREEMENT	CONTROL IS LIMITED BY LAW AND COULD BE LITIGATED.	NO CONTROL OVER SITE DETERIORATION
INCREASED TAX REVENUE IS GUARANTEED	TAX REVENUE IS UNKNOWN	TAX REVENUE LIMITED TO CURRENT MINIMUM
LOCAL CONSTRUCTION AND PERMANENT JOBS ARE CREATED	LOCAL CONSTRUCTION; LIMITED PERMANENT JOBS ARE CREATED (I.E. NO COMMERCIAL RELATED JOBS)	NO JOBS CREATED
OTHER ECONOMIC DEVELOPMENT WILL FOLLOW	OTHER ECONOMIC DEVELOPMENT MAY FOLLOW	OTHER ECONOMIC DEVELOPMENT WILL PROBABLY BE DISCOURAGED BY FURTHER INACTION
PORTLAND WILL BE SEEN AS BUSINESS-FRIENDLY	PORTLAND WILL CONTINUE TO BE PERCEIVED AS NOT BUSINESS-FRIENDLY (RATHER, A "BEDROOM TOWN")	PORTLAND WILL CONTINUE TO BE PERCEIVED AS NOT BUSINESS-FRIENDLY
HOUSING FOR "EMPTY NESTERS," PORTLAND YOUNG ADULTS & MILLENIALS PROVIDED (70% 1 BR and 30% 2 BR = 312 bedrooms)	HOUSING FOR "EMPTY NESTERS," PORTLAND YOUNG ADULTS, MILLENIALS, AND FAMILIES PROVIDED (928 - 986 bedrooms)	NO HOUSING OR COMMERCIAL
HISTORIC RESTORATION OF 2 PORTLAND LANDMARKS (3RD BUILDING & RELOCATION SITE IS DONATED)	HISTORIC RESTORATION OF 0-1 PORTLAND LANDMARKS	CONTINUED DETERIORATION OF UNUSED BUILDINGS LIKELY
OPEN SPACE FOR PUBLIC AMENITY	NO OPEN SPACE FOR PUBLIC AMENITY	NO PUBLIC ACCESS
NEGLECTED SITE IS NOW REJUVENATED	NEGLECTED SITE IS NOW REJUVENATED	NO CHANGE
LIMITED DEMONSTRABLE BURDEN ON TOWN INFRASTRUCTURE (POLICE, FIRE, SCHOOLS ETC.)	BURDEN ON INFRASTRUCTURE (POLICE, FIRE, SCHOOLS ETC.) PROBABLY MUCH GREATER THAN OPTION 1	NO CHANGE
EFFECT ON TRAFFIC TO BE DETERMINED (443 PARKING SPACES PROVIDED)	EFFECT ON TRAFFIC TO BE DETERMINED (783-832 PARKING SPACES PROVIDED)	NO CHANGE
CONFORMS WITH PORTLAND'S PLAN OF CONSERVATION & DEVELOPMENT	NOT IN CONFORMANCE WITH PORTLAND'S PLAN OF CONSERVATION & DEVELOPMENT	NOT IN CONFORMANCE WITH PORTLAND'S PLAN OF CONSERVATION & DEVELOPMENT
SHOVEL-READY WITH SITE PLAN APPROVAL	SHOVEL-READY (BUT MAY BE DELAYED WITH LITIGATION)	