

## Commercial District Citizen- Based Vision Plan

**What?** *An initial market study will be conducted followed by a fiscal impact analysis of the market data.*

---

**Why?** *The market data will determine possible uses and scale of development that the district can support. The fiscal impact analysis will provide an estimate of tax and other revenues matched to each corresponding development level.*

---

**When?** *An initial market study will be conducted followed by the fiscal impact analysis of the market data.*

---

**What's Different?** *This will be a professionally executed market study with the current and future expected conditions that is tied directly to follow-on citizen-defined vision planning and zoning legislation.*

Identify  
Sectors

Square  
Footage

Expected  
Revenue

