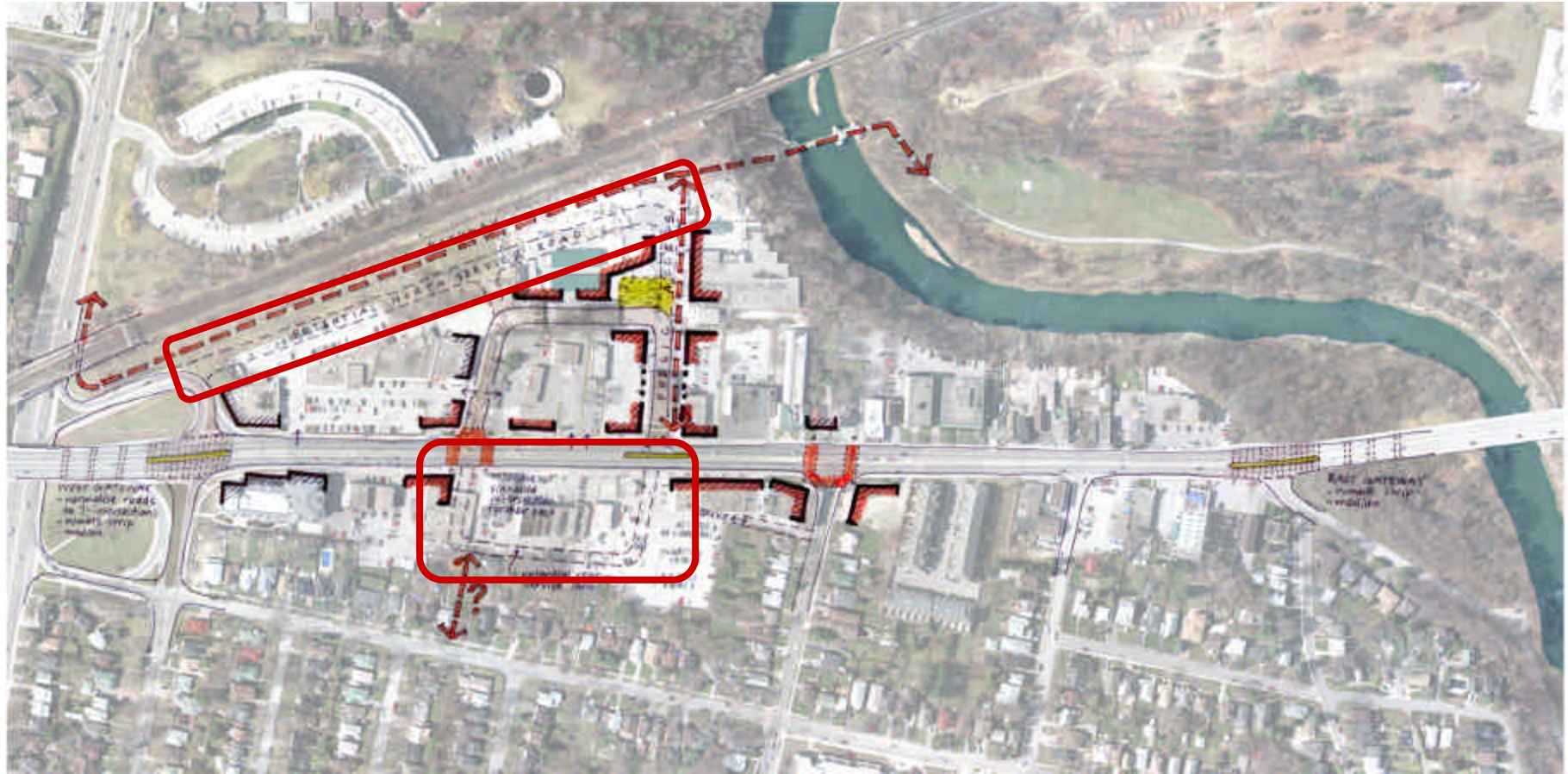
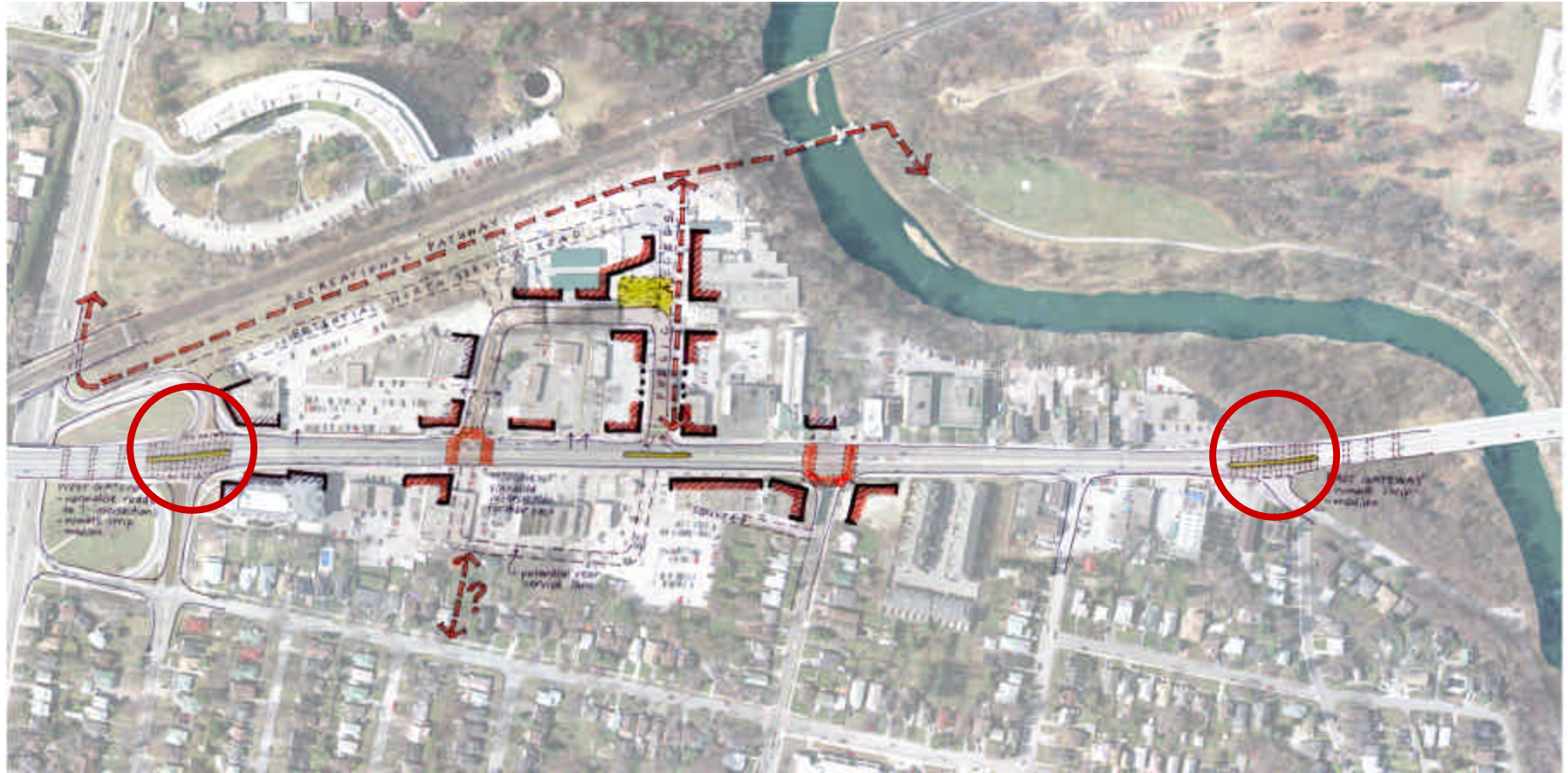


Roads and Traffic Idea B



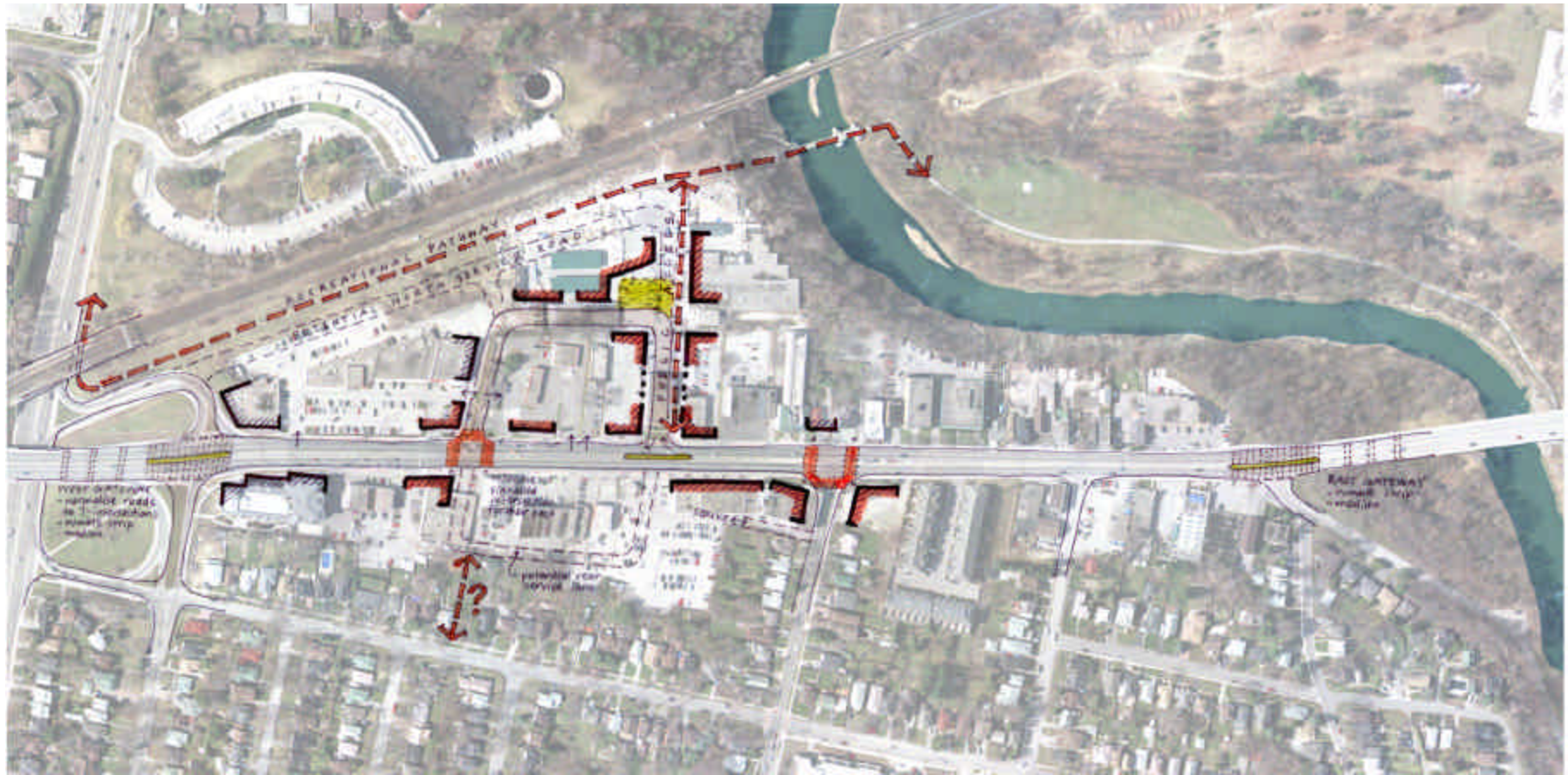
- Secondary North Service Road
- Possible South Service Lane

Roads and Traffic Idea B



- Gateways to encourage slowing of traffic

Roads and Traffic Idea B



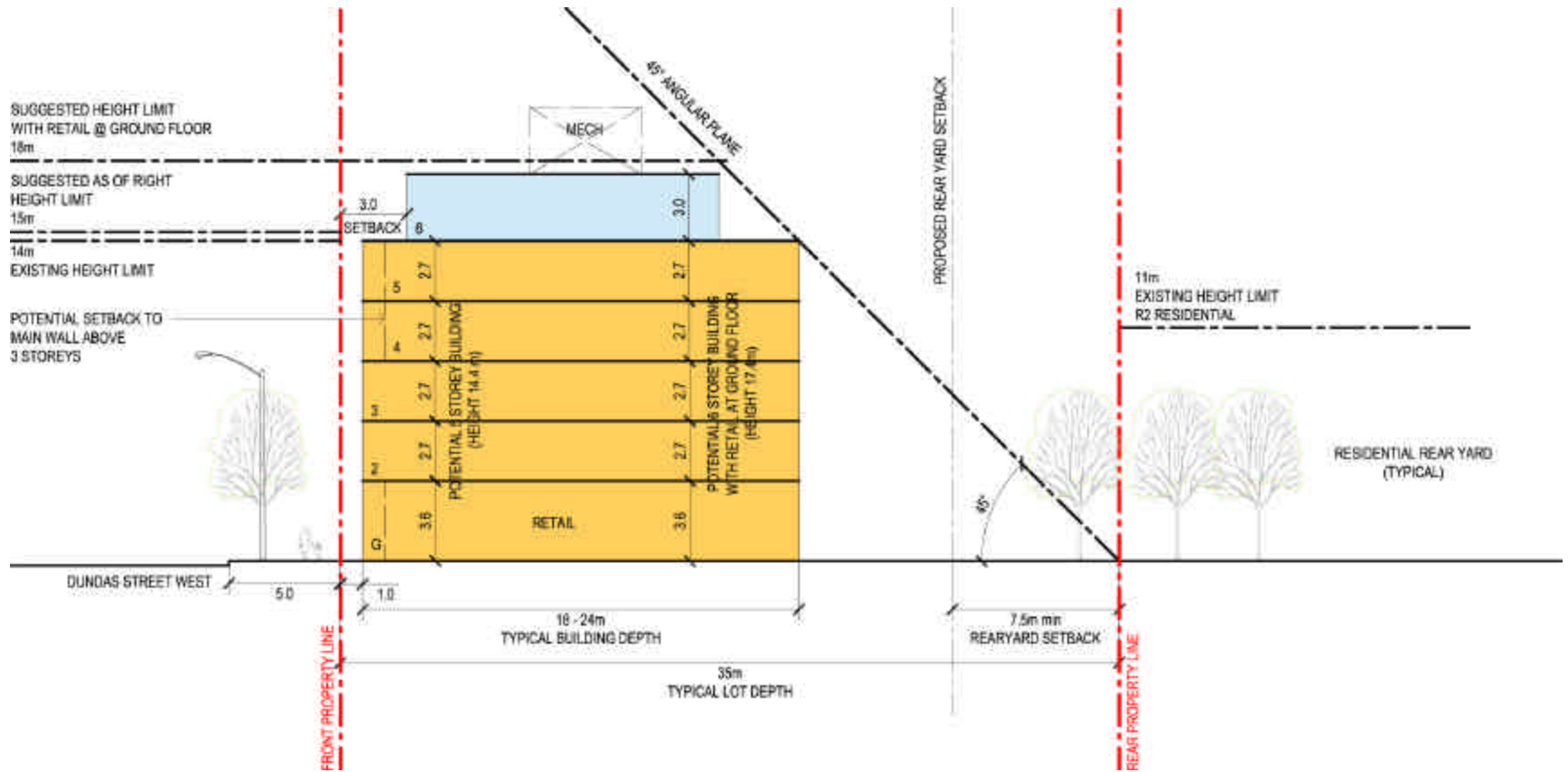
- Framework for Redevelopment

Built Form Ideas

- Planning Tools
- Defining the Street Edge
- Strip Plaza Development Ideas
- Existing Zoning
- Suggested Height Limits

Planning Tools

- 45 degree angular plane
- Height Limits
- Build-to line
- Incentives to encourage retail at grade
- Setbacks



Defining the Street Edge

Existing Built Form Pattern



Future Direction



Strip Plaza Development Ideas



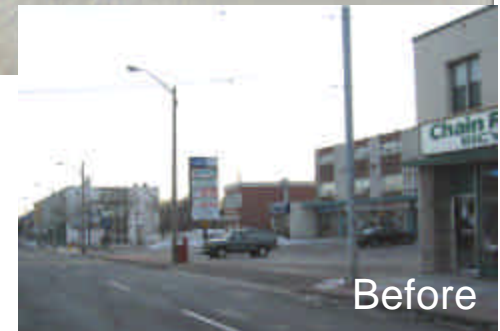
Landscape at Property Line



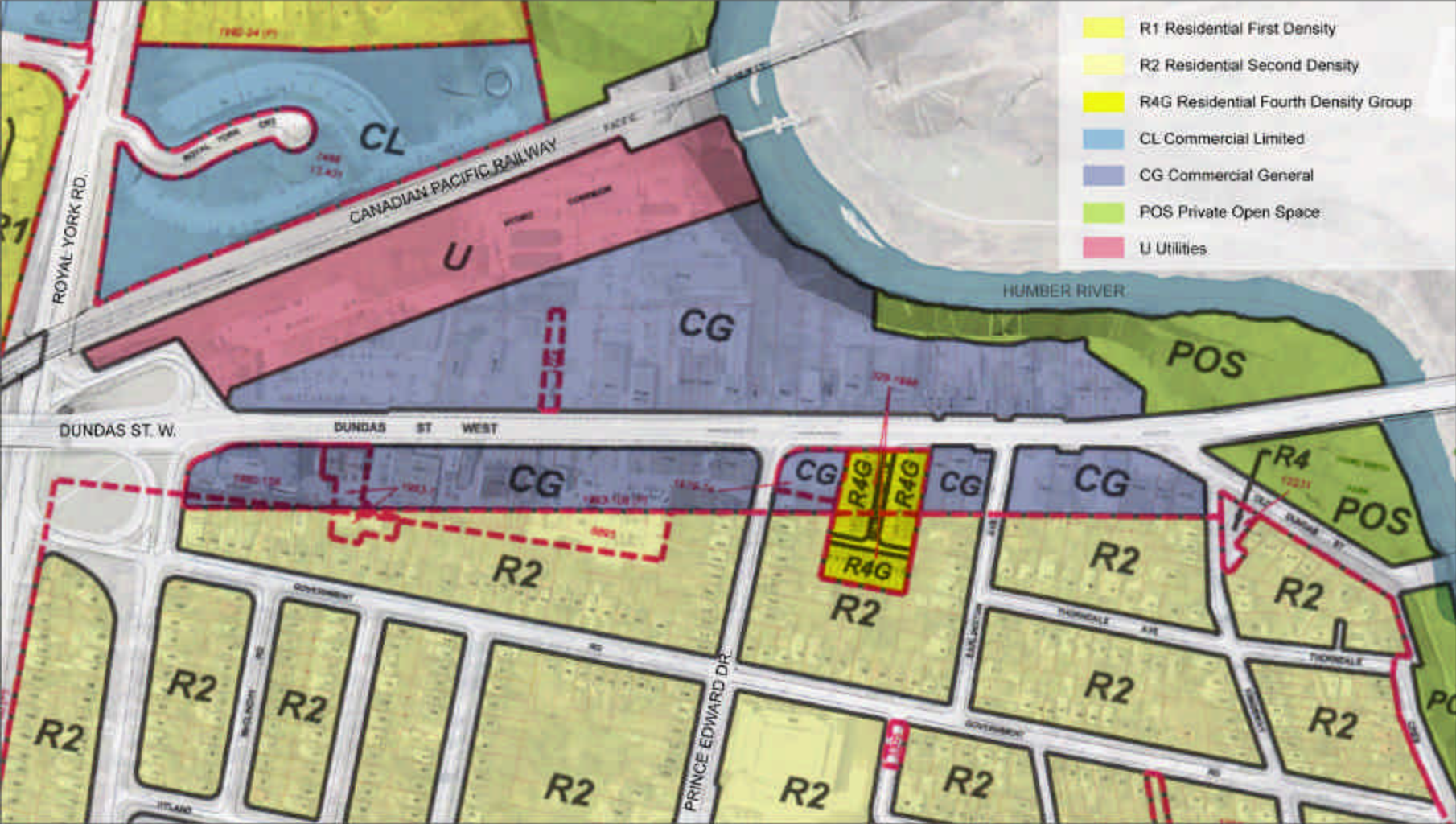
Expansion / Conversion



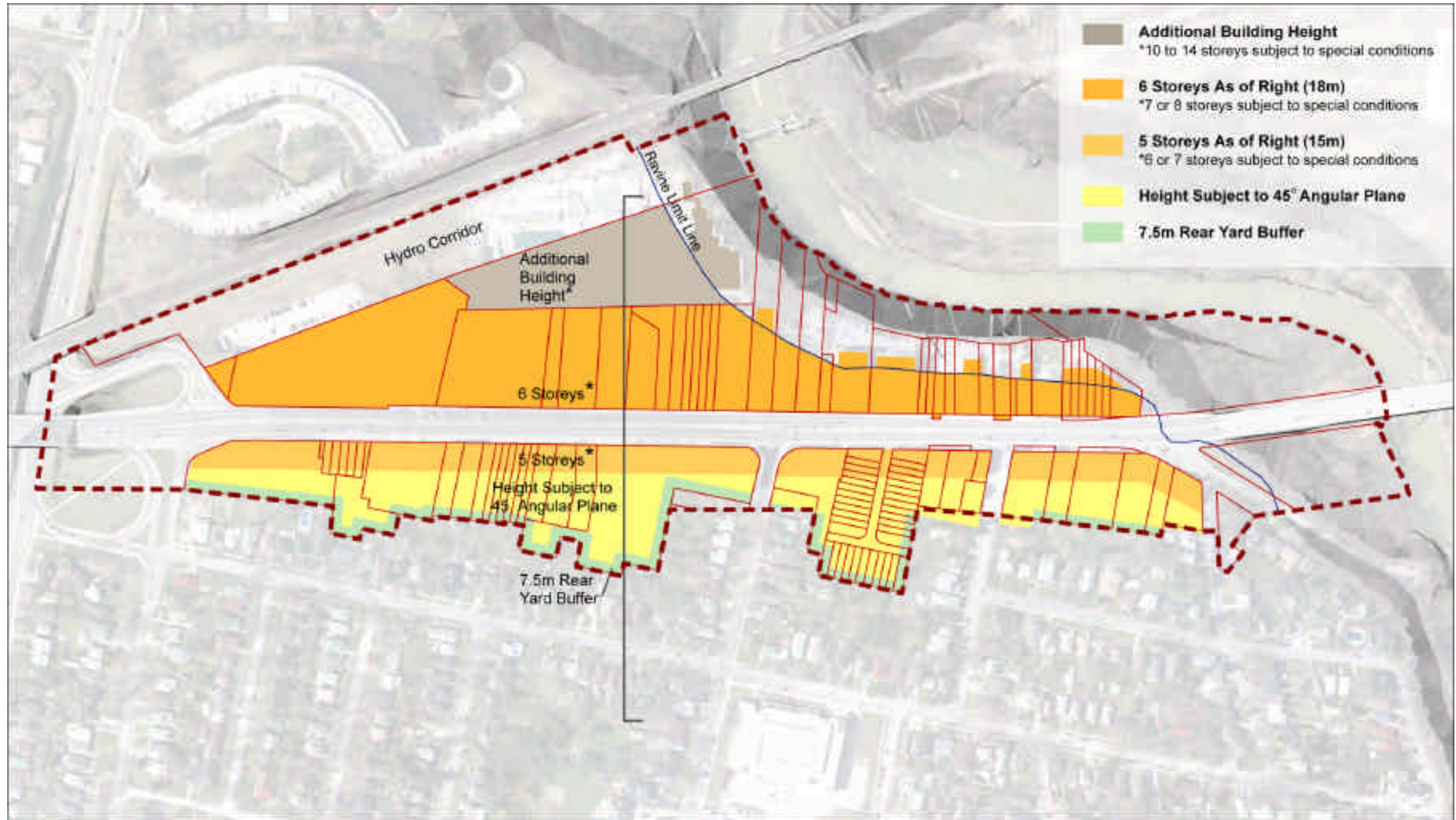
Full Redevelopment



Existing Zoning



Suggested Height Limits



Suggested Height Limits



Breakout Groups

Suggested Focus of Discussion:

- What did you like in the presentation?
- What would you change or improve?

1. Greening Diagram
2. Idea A – Roads and Traffic
3. Idea B – Roads and Traffic
4. Built Form Ideas
5. Other Ideas or Suggestions