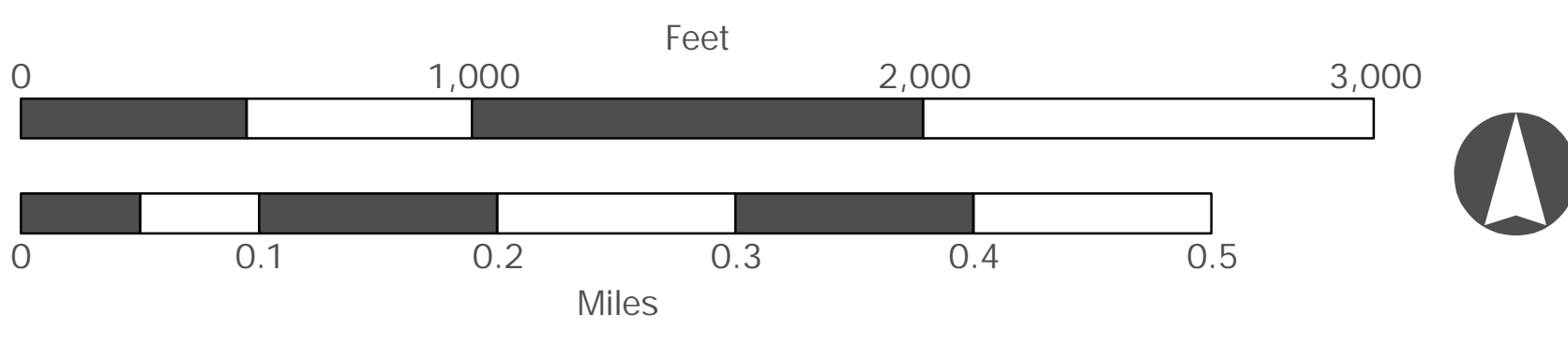
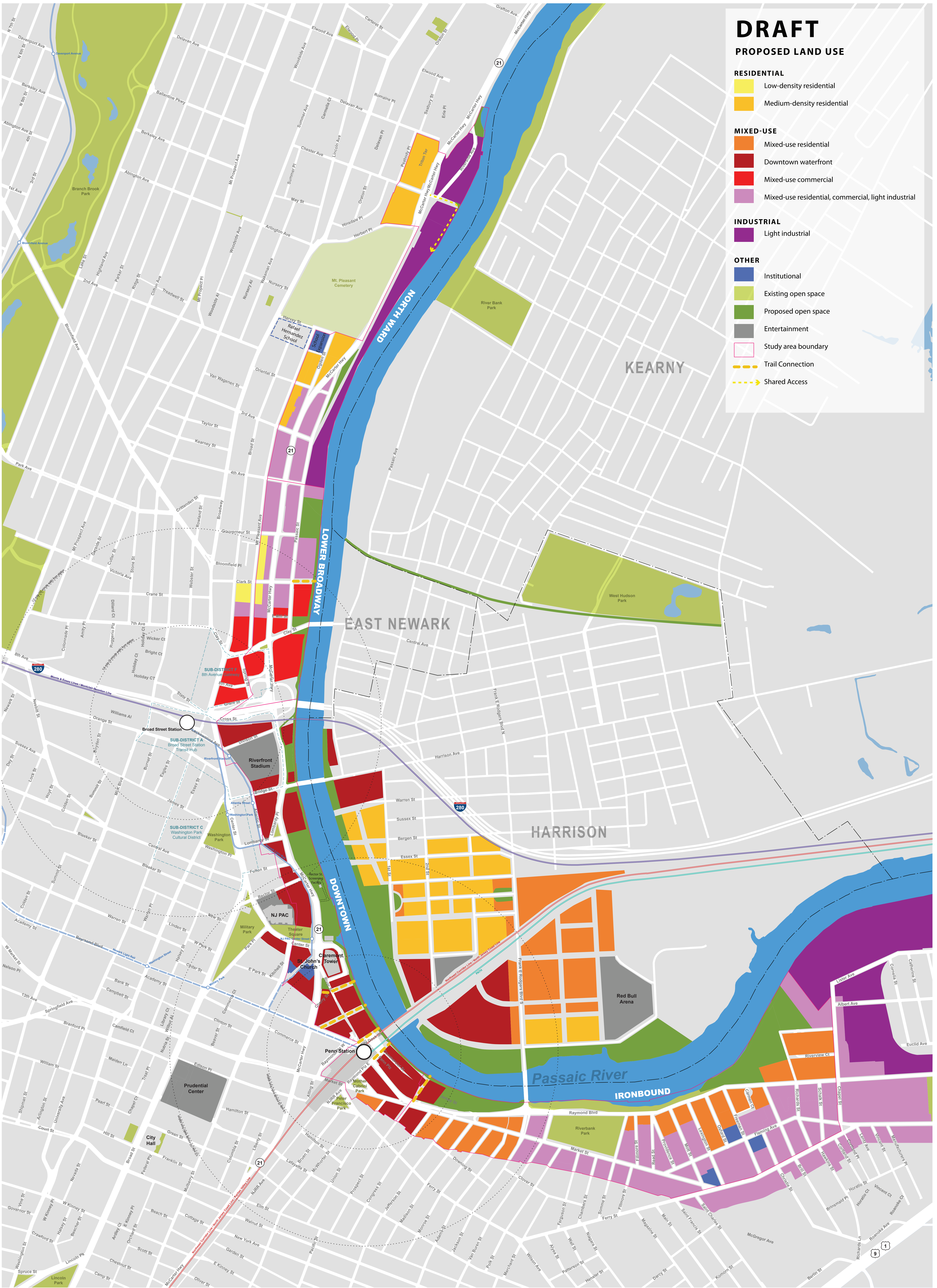






DRAFT PROPOSED LAND USE



- RESIDENTIAL**
- Low-density residential
- Medium-density residential
- MIXED-USE**
- Mixed-use residential
- Downtown waterfront
- Mixed-use commercial
- Mixed-use residential, commercial, light industrial
- INDUSTRIAL**
- Light industrial
- OTHER**
- Institutional
- Existing open space
- Proposed open space
- Entertainment
- Study area boundary
- Trail Connection
- Shared Access







DRAFT PROPOSED MAXIMUM BUILDING HEIGHT



- 
Maximum 35' - 3 Floors




Pearl District - Portland, OR
3 Stories Townhomes
- 
Maximum 85' - 8 Floors



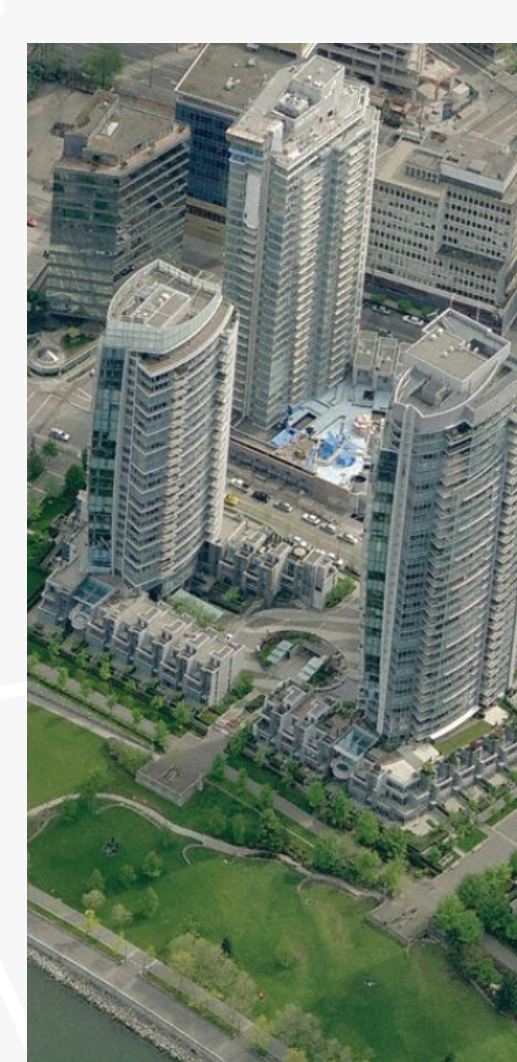
University City - Philadelphia, PA
1st Floor Retail
7 Stories Residential Above
- 
Maximum 45' - 4 Floors


LoDo - Denver, CO
4 Stories Condominiums & Apartments
- 
Maximum 120' - 10 Floors





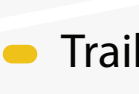



Baldwin Park - Orlando, FL
Large Grocery Store Wrapped with Residential To Address Street Edge
- 
Maximum 60' - 5 Floors


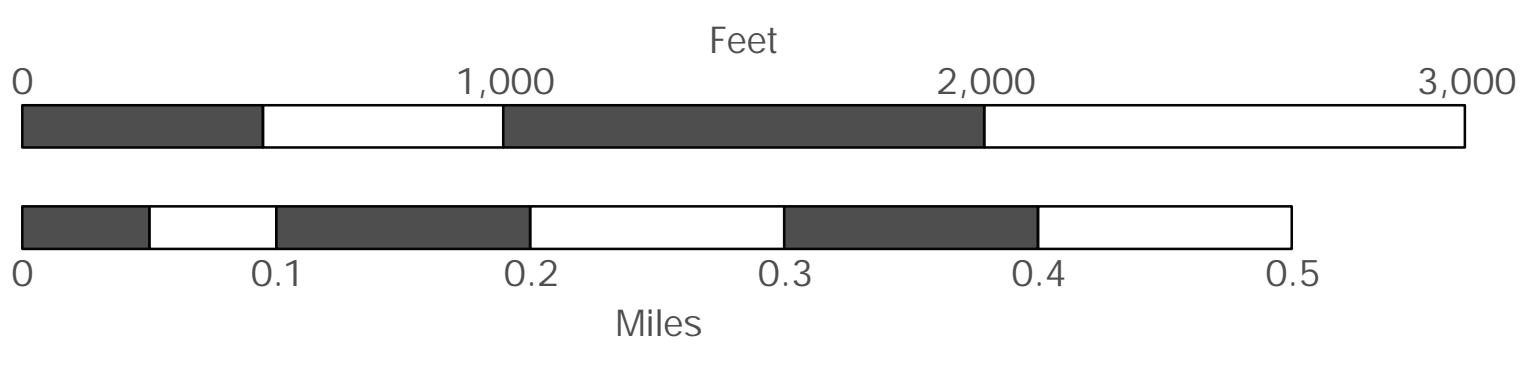
Pearl District - Portland, OR
1st Floor Neighborhood Retail
4 Stories Residential Above
- 
Maximum 330' - 30 Floors


LoDO - Denver, CO
A Base That Defines the Street Edge
1st Floor Retail With Residential Above
Residential Towers Above the Base
- 
Maximum 110' - (40' Minimum)


Jack London - Oakland, CA
New Residential, Retail & Office Mixed With Existing Light Industrial
- 
Maximum 60' - (40' Minimum)


Vancouver B.C.
Coal Harbour 30-story point towers with 5-6-story base overlooking 8 acre waterfront park

-  Center Street
-  Unlimited Height
-  Trail Connection
-  Shared Access
-  Maximum 110' - (40' Minimum)
-  Maximum 60' - (40' Minimum)
-  Maximum 50'



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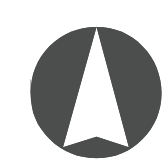
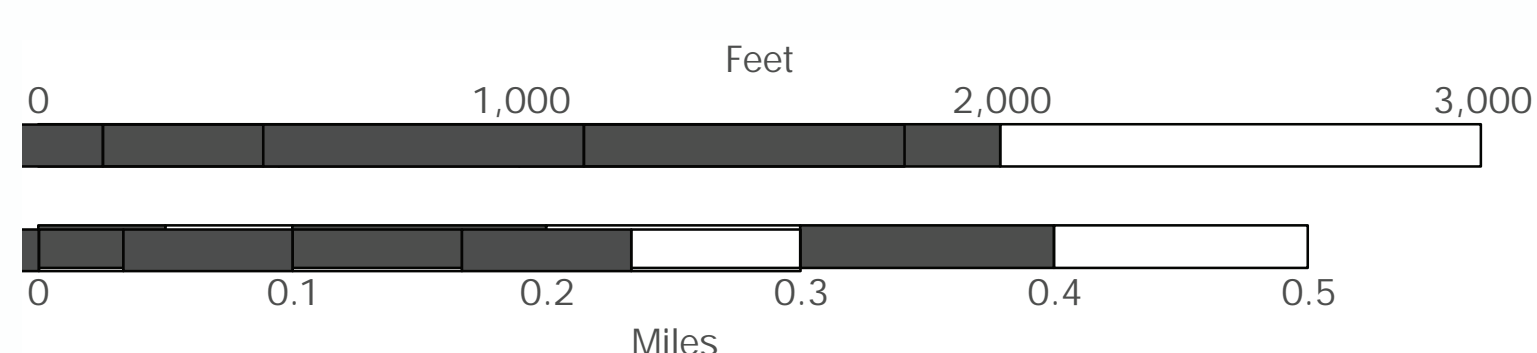
PROPOSED OPEN SPACE AND ACCESS FRAMEWORK

- Existing Park
- Proposed Park
- River Edge Trail
- Rail line Trail
- Roadside Trail
- Shared Access
- Green Corridor
- Primary Access Point
- Secondary Access Point
- Existing Water/ Land Access Point
- Proposed Water/ Land Access Point
- Existing Park Service Area
- Proposed Park Service Area

Total Proposed Park Space **31.7 AC**






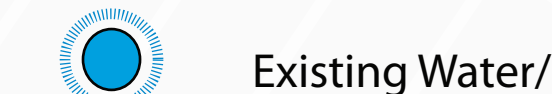

Total Proposed Trail length **3.9 Miles**

Note: Park Service Areas are based on a 1/8 mile buffer for parks less than one acre and 1/4 mile buffer for parks greater than one acre



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PROPOSED OPEN SPACE ACTIVATION

-  River Edge Trail
-  Rail line Trail
-  Roadside Trail
-  Trail Connection
-  Shared Access
-  Existing Water/ Land Access Point
-  Proposed Water/ Land Access Point

