

SCENARIO 1 NEIGHBORHOOD IN-FILL

Highlights:

- Site access from Cowles Court and a new one-way road (right-turn only) north of Westfield Whip site,
- Redevelopment of existing structures on Elm Street,
- Creation of a visitors center along the levee,
- A residential development of 1 and 2-family homes,
- A commercial office building on Cowles Court,
- Parking is consolidated in three shared lots.

Legend

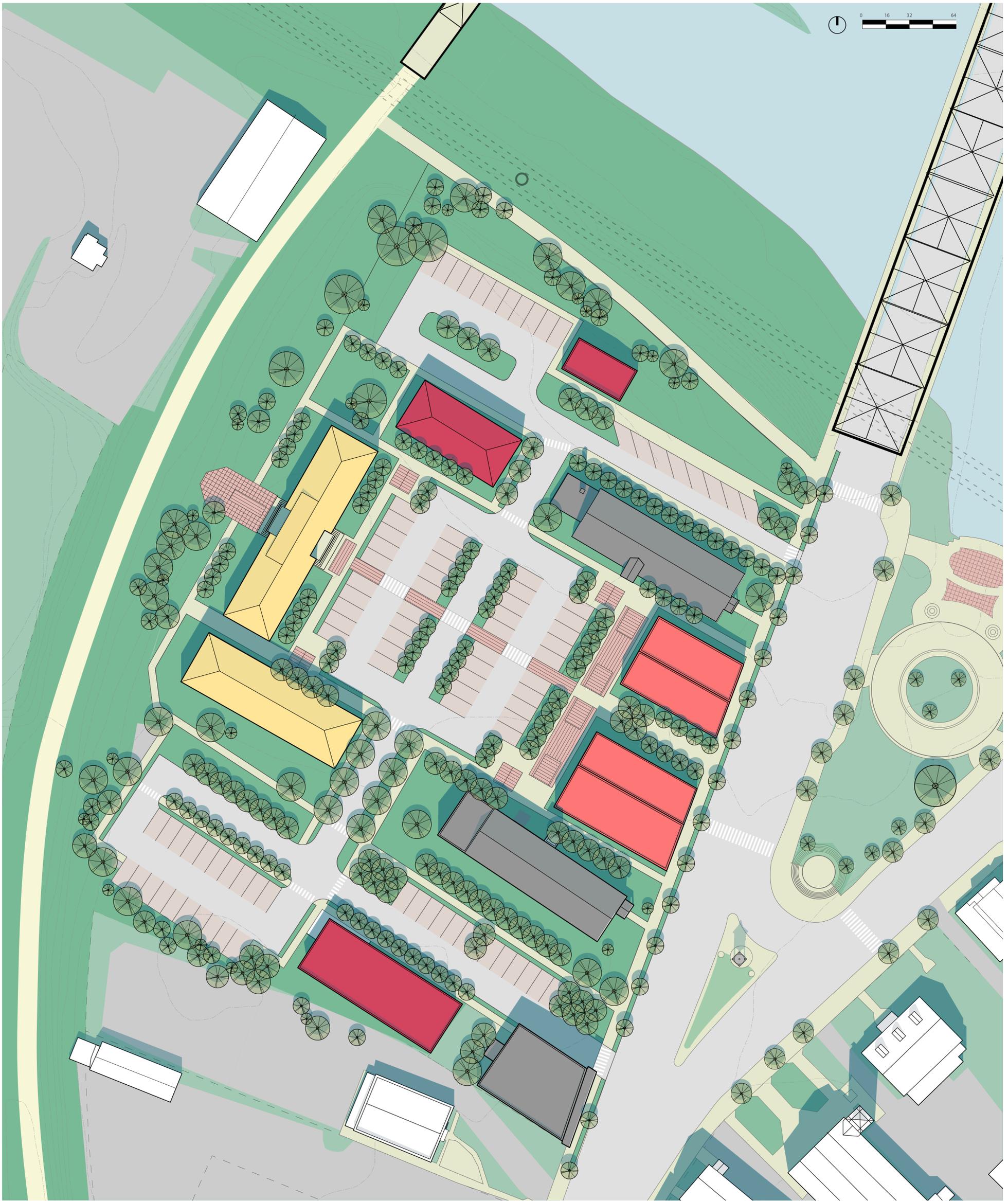
- Residential
- Mixed-Use
- Commercial
- Institutional
- Recreation

EXISTING TO REMAIN						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	5,065	7,252	4,862	5,138	0	38,862
Units	Units					TOTAL UNITS
21	5					26

PROPOSED						
	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
	28,290	4,320	0	0	2,250	32,610
Units						TOTAL UNITS
26						26

TOTAL ON SITE						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	33,355	11,572	4,862	5,138	2,250	71,472
Units	Units					TOTAL UNITS
21	31					52

PARKING PROVIDED				
Residential (garage under unit)	Surface	On Street	Structured	TOTAL
14	78	36	0	114



SCENARIO 2 THE VILLAGE

Highlights:

- Redevelopment of the four under-utilized mixed-use buildings on Elm St.,
- A restaurant/ snack bar on the levee to serve as a visitors' center,
- A commercial office building on Cowles Court,
- Two multi-family residential buildings adjacent to the greenway,
- A mixed-use commercial building adjacent to West-field Whip.

Legend

- Residential
- Mixed-Use
- Commercial
- Institutional
- Recreation

EXISTING TO REMAIN						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	0	0	4,862	5,138	0	26,545
Units	21	0				TOTAL UNITS
						21

PROPOSED						
Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA	
38,394	17,071	0	0	0	55,465	
Units	28				TOTAL UNITS	
					28	

TOTAL ON SITE						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	38,394	17,071	4,862	5,138	0	82,010
Units	21	28				TOTAL UNITS
						49

PARKING PROVIDED				
Residential (garage under unit)	Surface	On-street	Structured	TOTAL
0	91	18	0	109



SCENARIO 3 THE GATEWAY

Highlights:

- Redevelopment of the four underutilized mixed-use buildings on Elm St.,
- An iconic gateway to downtown and the greeway,
- A restaurant/ retail amenity building on the levee to serve as a visitors' center,
- A residential tower on Cowles Court,
- Two institutional buildings facing the greenway,
- A parking area with green roof that is contiguous with the level of the greenway.

Legend

- Residential
- Mixed-Use
- Commercial
- Institutional
- Recreation

EXISTING TO REMAIN						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	0	0	4,862	5,138	0	26,545
Units	Units					TOTAL UNITS
21	0					21

PROPOSED						
	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
	62,906	19,106	39,275	0	0	121,287
Units	Units					TOTAL UNITS
	51					51

TOTAL ON SITE						
SRO	Residential	Commercial	Institutional	Industrial	Recreation	TOTAL AREA
16,545	62,906	19,106	44,137	5,138	0	147,832
Units	Units					TOTAL UNITS
21	51					72

PARKING PROVIDED				
Residential (garage under unit)	Surface	On-street	Structured	TOTAL
0	65	24	139	228