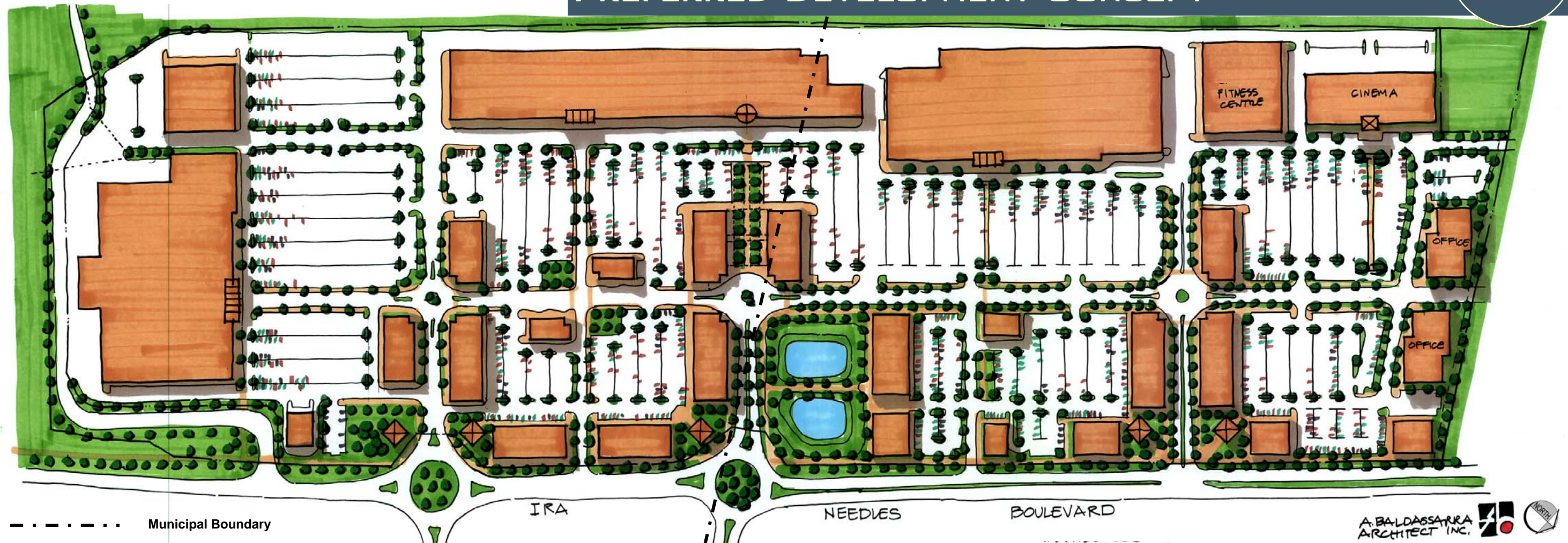


PREFERRED DEVELOPMENT CONCEPT



- A GRID PATTERN CREATES SITE STRUCTURE
- REALIGNMENT OF GLASGOW STREET
- BUILDING MASS AND AMENITY AREAS LOCATED CENTRAL TO THE SITE
- ON-STREET TRANSIT INTEGRATED WITH EXISTING/PLANNED TRANSIT ROUTES
- MIX OF LAND USES
- BUILDINGS STRATEGICALLY LOCATED TO DEFINE ENTRANCES AND EDGES
- DEVELOPMENT ORGANIZED IN "VILLAGE CLUSTERS"
- CONNECTED TO PLANNED WALKWAYS, SIDEWALKS, TRAILS, TRANSIT AND ROADS
- PLANNED FOR ALTERNATIVE MODES OF TRANSPORTATION

- VISUAL CONNECTIONS TO IRA NEEDLES BOULEVARD
- CORPORATE OFFICE AT THE NORTH END OF THE SITE PROVIDES FOR TRANSITION TO THE NORTH
- STORMWATER MANAGEMENT TO SERVE UTILITARIAN AND AESTHETIC FUNCTION
- LARGER FORMAT RETAIL LOCATED TO THE REAR OF THE SITE
- MASSING PROVIDES A STRONG EDGE ALONG IRA NEEDLES BOULEVARD
- PLANNED PEDESTRIAN CONNECTIONS AND CROSSINGS
- INTERNAL ROUNDABOUTS MOVE TRAFFIC AND TRANSIT THROUGH THE SITE

Note: This is a conceptual development plan only and is intended to guide site plan approval.