

**GENERAL DEVELOPMENT
GUIDELINES - applies to all concepts**
1" = 200'

CIRCULATION

- ① Provide pedestrian paths to Colby Pl., Flywood Dr.
- ② Line up principal access to Renfrow prop. w/ Briar Creek Rd.
- ③ New driveways for both sites should line up with each other or existing off-site driveways
- ④ Most parking should be placed behind buildings & should incorporate exist. trees
- ⑤ Transit stops (T) should be incorporated into new development open space

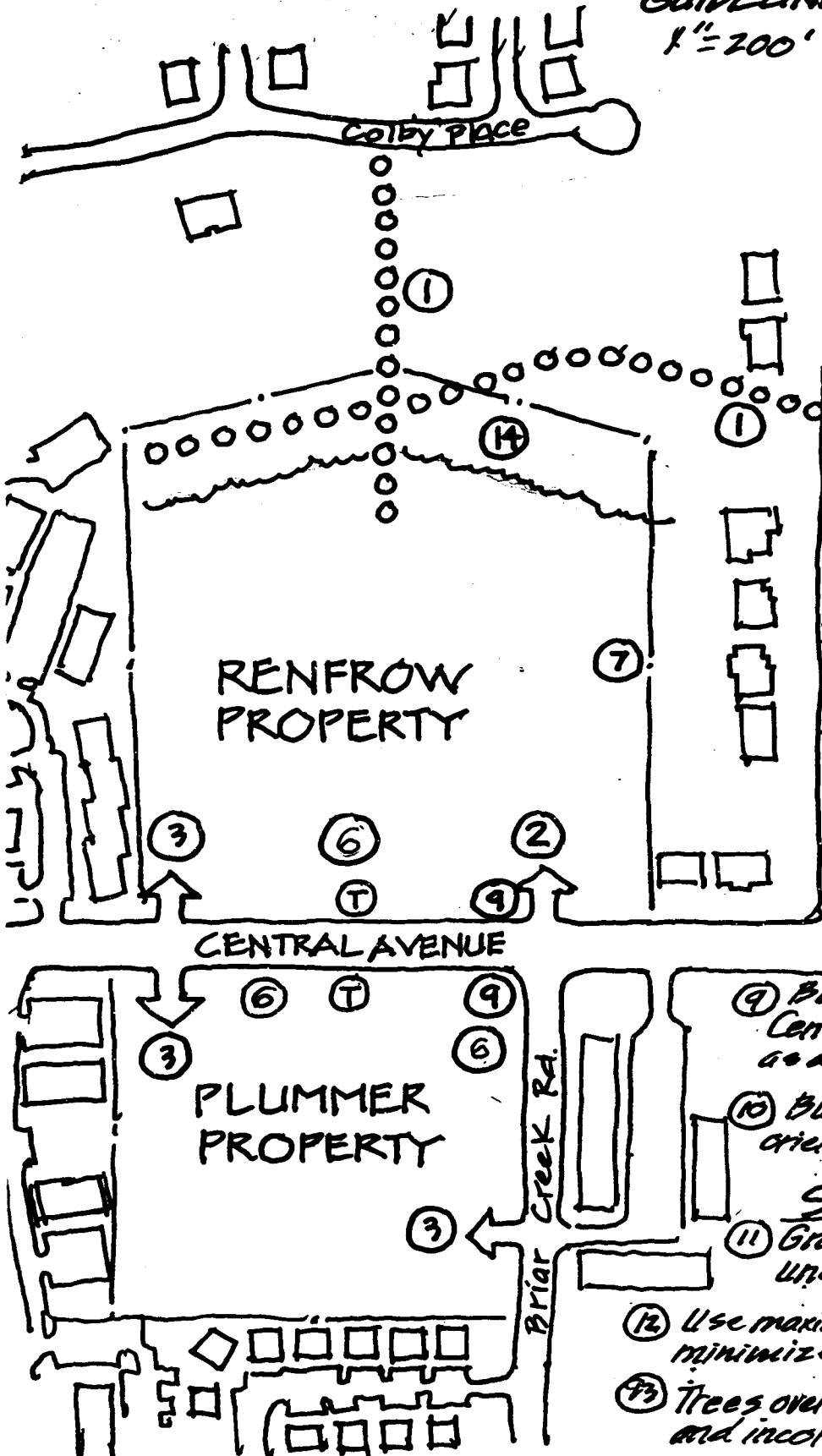
BUILDING DESIGN

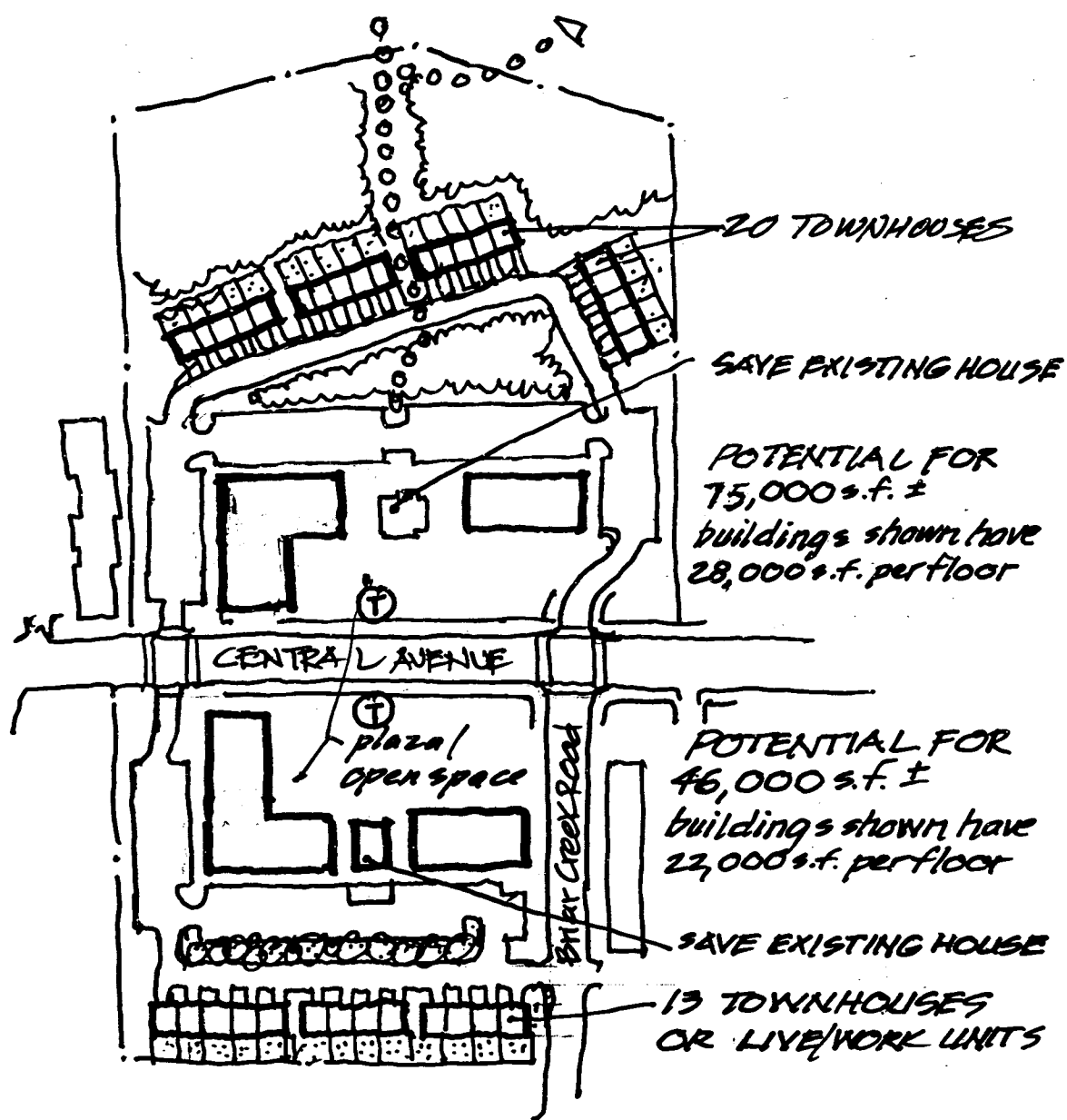
- ⑥ Tallest buildings (3 or 4 story) should be placed close to Central Ave., Briar Creek Rd.
- ⑦ Lower buildings (1 & 2 story) should be placed next to adjacent residential.
- ⑧ Buildings should have strong visual relationship to each other across Central.

- ⑨ Buildings should help define Central/Briar Creek intersection as a major node.
- ⑩ Building entrances should be oriented to pedestrian network.

SITE DESIGN

- ⑪ Grades over 20% should be undisturbed.
- ⑫ Use maximum ADA grades (8%) to minimize earthwork.
- ⑬ Trees over 20" diam. should be located and incorporated into plan.
- ⑭ Save existing vegetation within 100' of rear property line
- ⑮ Provide min. 25% usable open space

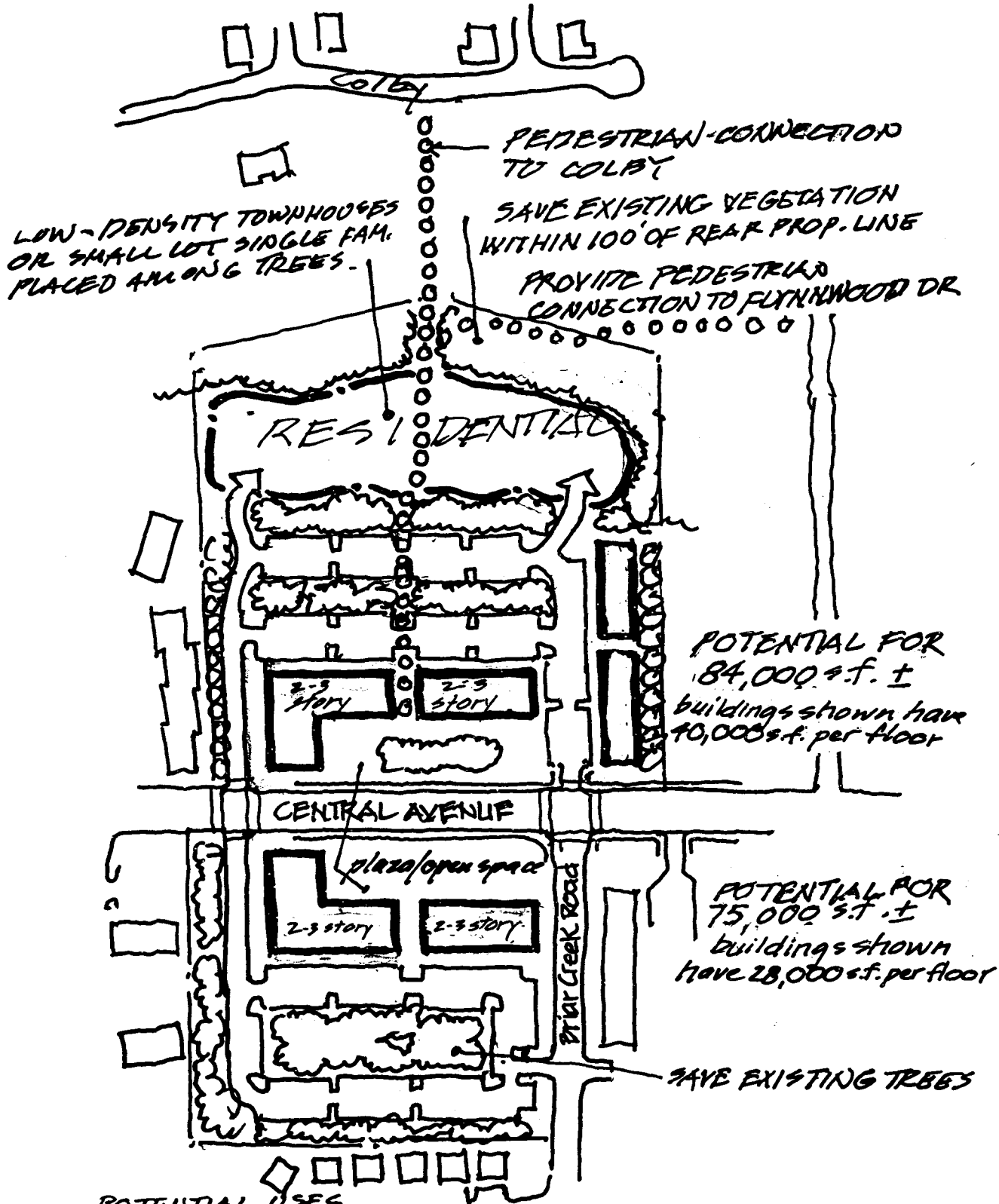




GROUP 1

CONCEPT C

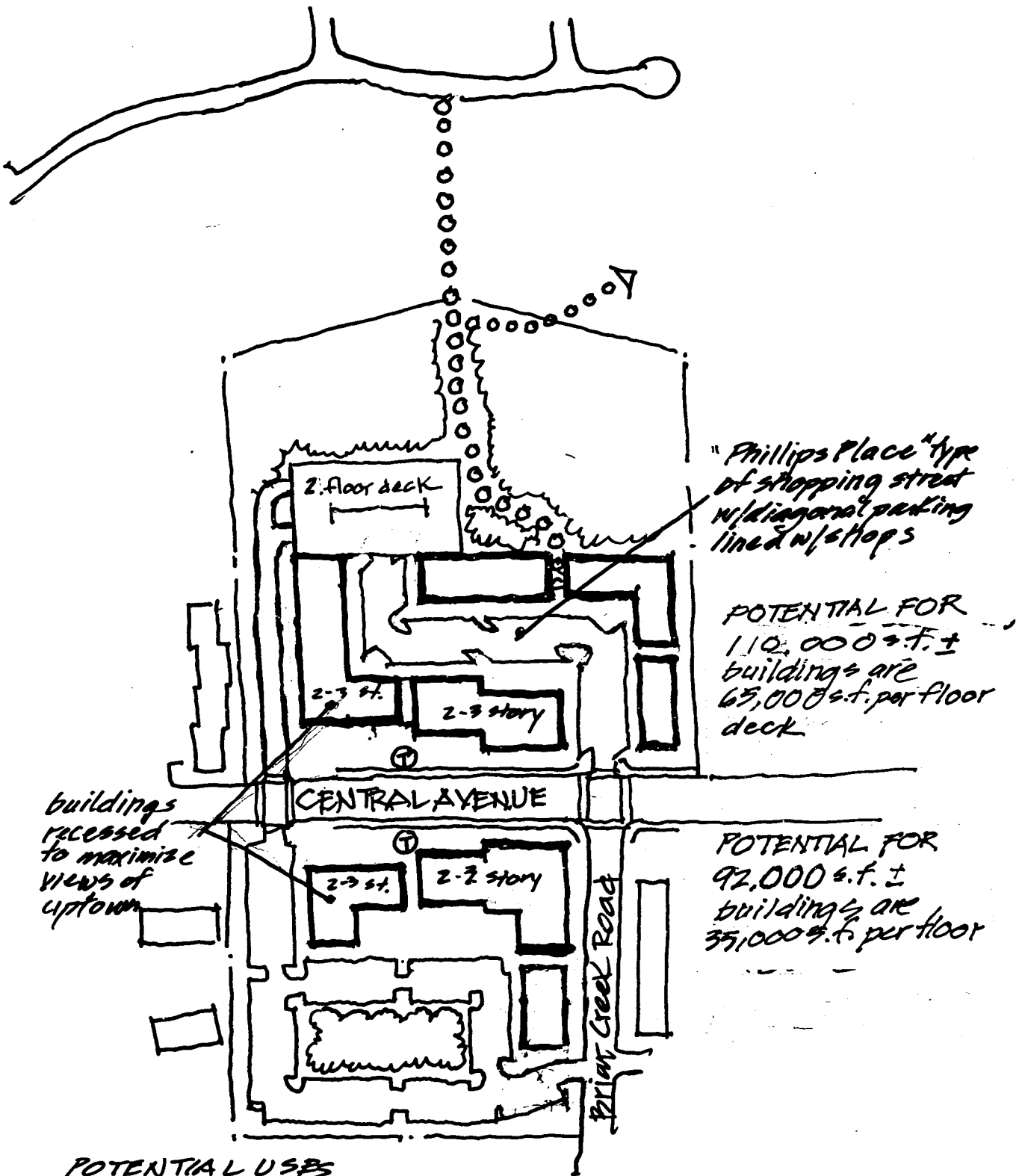
1" = 200'



POTENTIAL USES

- business incubator
- cultural center
- international/newsstand bakery, bookstore, deli, tea & coffee, farmers market
- restaurants
- day care
- residential above 1st floor
- min 50% residential

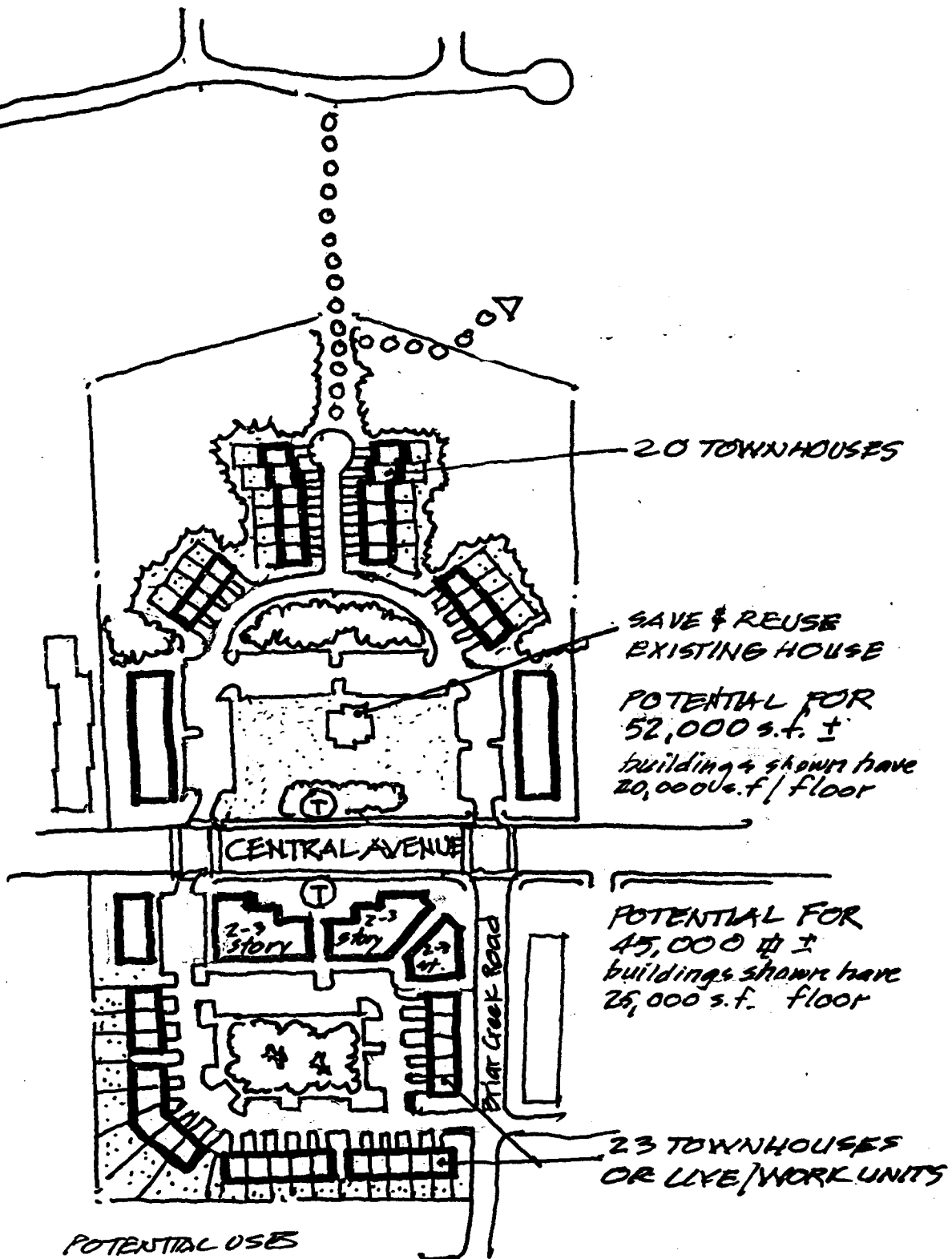
GROUP 1
CONCEPT A
1" = 200'



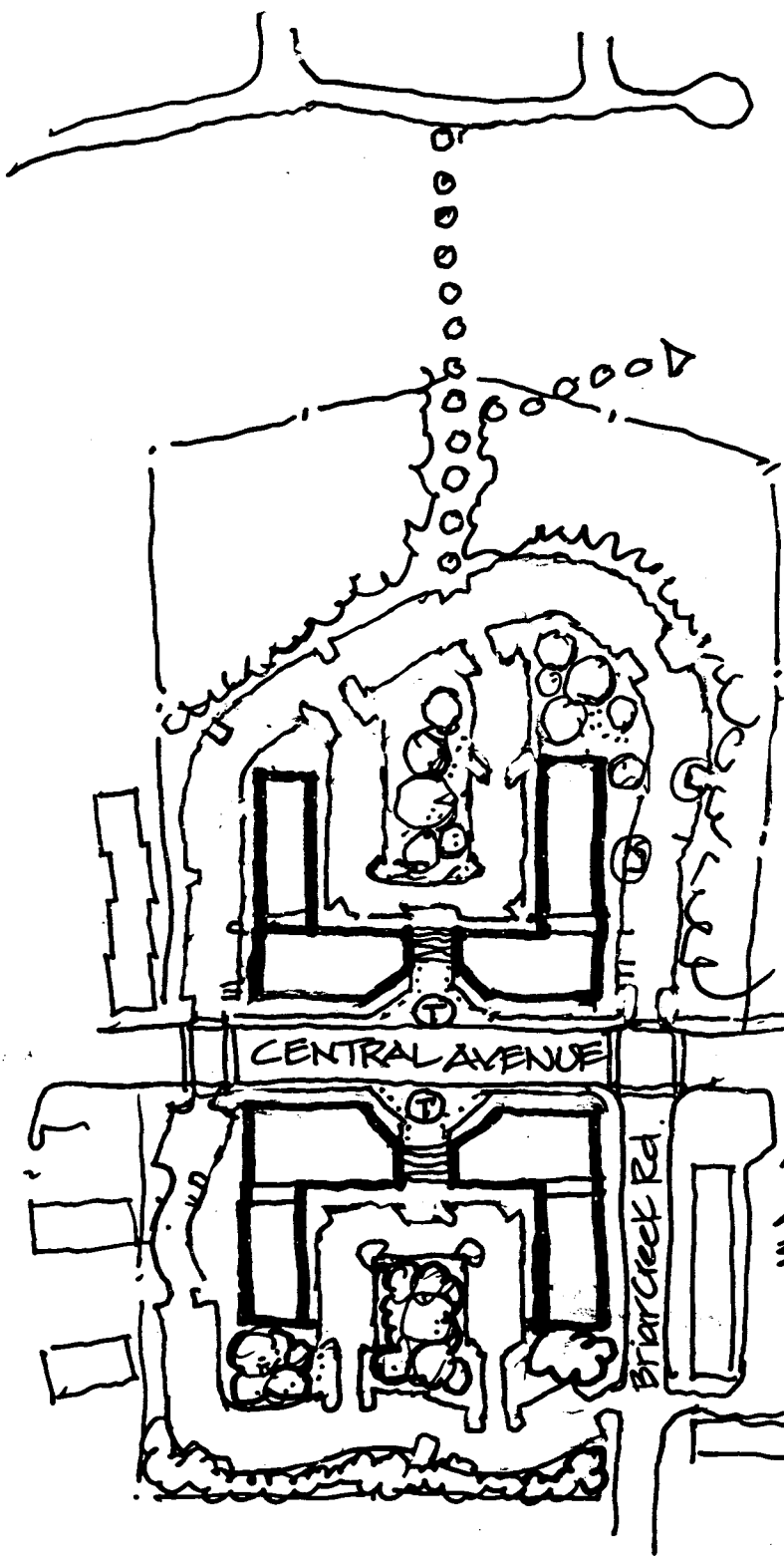
POTENTIAL USES

- ☐ farmers market
- ☐ extended stay hotel
- ☐ library
- ☐ movie theatre
- ☐ housing for elderly above retail
- ☐ international house

GROUP 2
CONCEPT A
1" = 200'



GROUP 3
CONCEPT A



POTENTIAL FOR 110,000 s.f. ±
buildings shown have
42,000 s.f. per floor

POTENTIAL FOR 85,000 s.f. ±
Buildings shown have
36,000 s.f. per floor

GROUP W
(Warren)
1" = 200'