

# Option 3

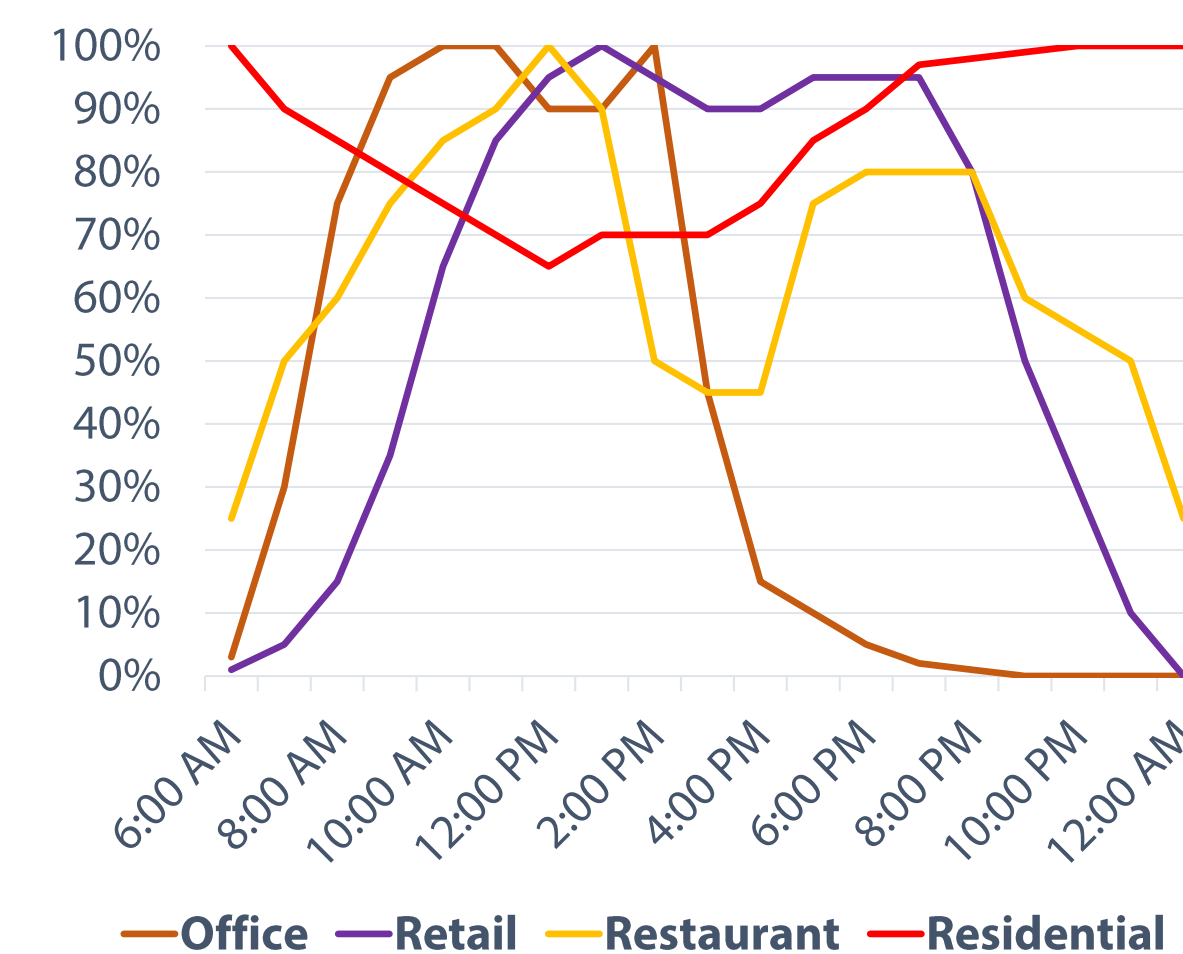
Building Uses	Square Feet
Office	26,400 SF
Retail	11,370 SF
Residential	10,040 SF
Food Hall / Market	7,500 SF
<b>Total</b>	<b>55,310 SF</b>

**Surface Parking Spaces** 49

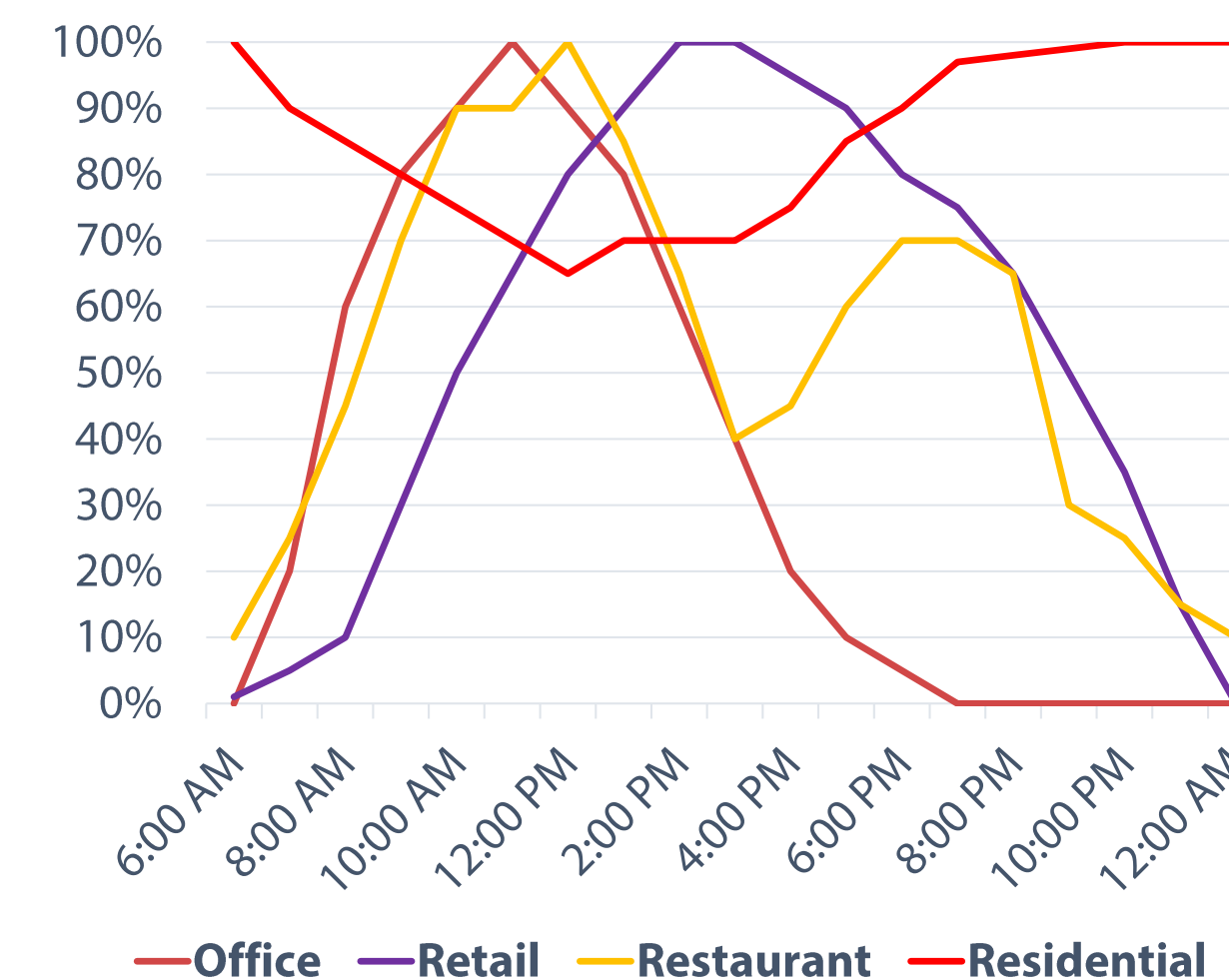
- **Density/height:** low density required by low parking availability; transitions to R-4; 1 single family home retained; buildings define street fronts and buffer Moreland noise
- **Walkability:** multiple access points; loose network of interior pedestrian walkways; improvements to perimeter sidewalks; street pavers, angled parking and raised crosswalks for traffic calming onsite
- **Public/green space:** large public plaza
- **Auto access/traffic:** 1-way right-turn only access from Portland; 1-way exit onto Glenwood; limited access could cause backups at Portland and inspire illegal entry/exit turns, bulb-outs and crosswalk installed on Portland traffic calming
- **R-4 buffer:** rezoned R-4 w 20+' generous landscaped buffer; new transitional 2-story residential on Portland
- **Parking:** surface parking only



**Weekday Parking Peak Times by Use<sup>1</sup>**



**Weekend Parking Peak Times by Use<sup>1</sup>**



**BUILDING USE**

- SINGLE FAMILY RESIDENTIAL
- RESIDENTIAL OVER RETAIL
- MIXED USE OVER FOOD HALL/MARKET
- OFFICE OVER RETAIL
- RETAIL
- LIVE-WORK
- ROWHOUSE

1. Source: Urban Land Institute – Shared Parking Study, Second Edition