

# Option 4

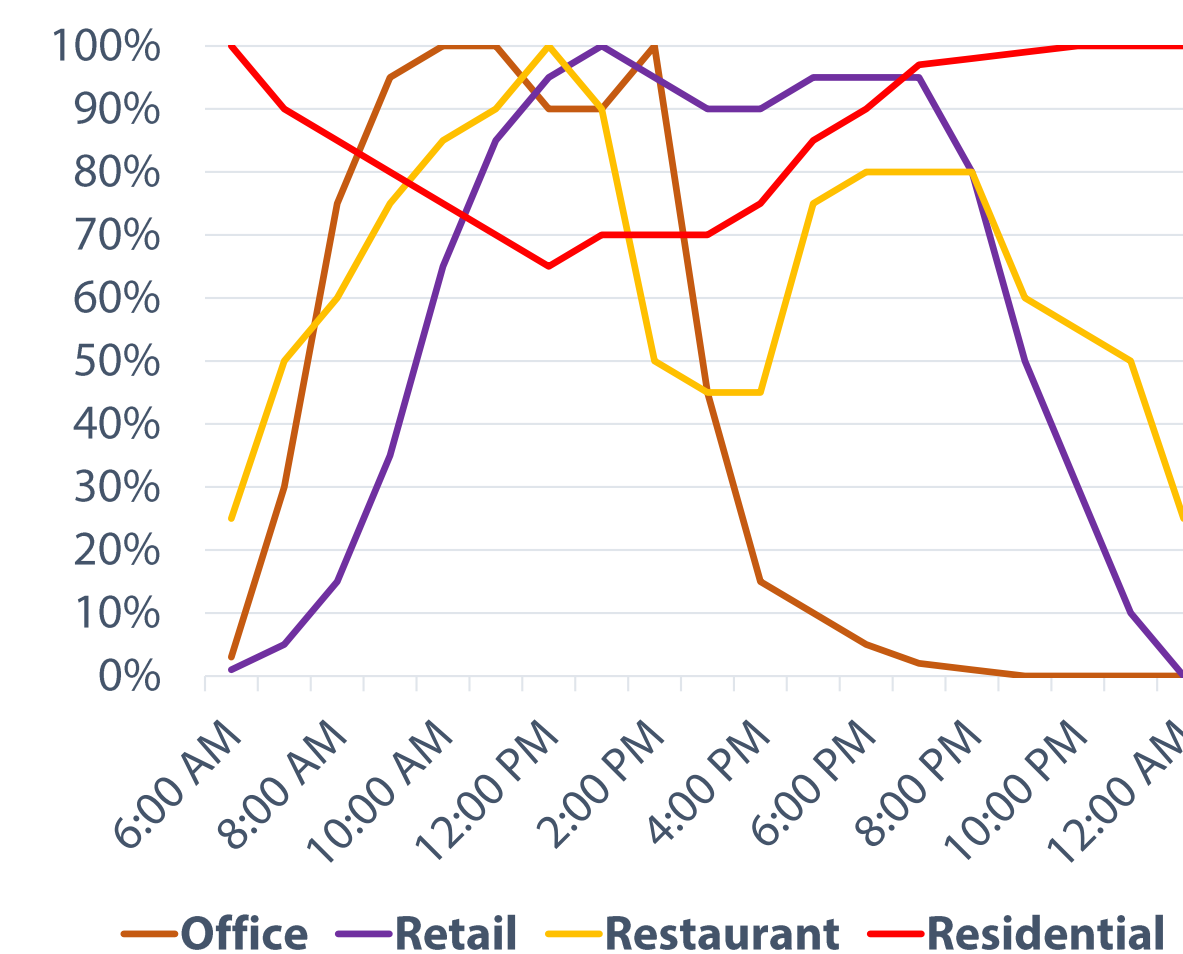
Building Uses	Square Feet
Office	27,820 SF
Residential	20,000 SF
Retail	12,220 SF
Food Hall / Market	7,500 SF
<b>Total</b>	<b>67,000 SF</b>

**Surface & Structured Parking Spaces 68**

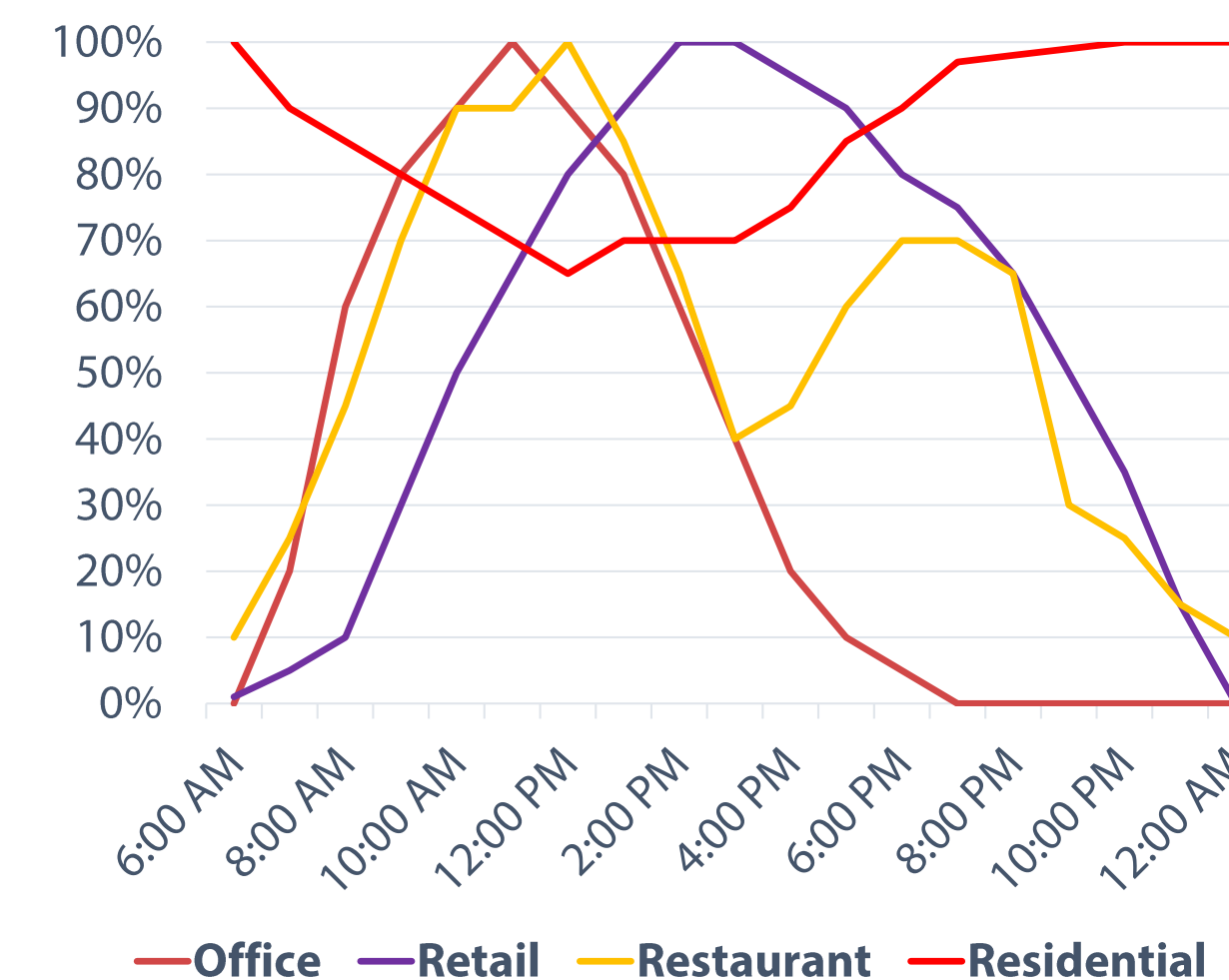
- **Density/height:** medium density with more services; transitions to R-4; one single family home retained; buildings define street fronts and buffer Moreland noise; substantial Glenwood/Moreland corner 'Gateway' definition
- **Walkability:** multiple (but fewer) access points from perimeter; loose network of interior pedestrian walkways; improvements to perimeter sidewalks;
- **Public/green space:** large public plaza and greenspace along transitional buffer
- **Auto access/traffic:** 2-way in/out at Glenwood and Portland disperses traffic; no thru access
- **R-4 buffer:** generous 20' + buffer; low-height new residential building adjacent on Portland
- **Parking:** surface w/ podium parking behind Bldg E; single-level access separated by grade difference; upper level for bldgs. A, C,D; lower level for bldgs. E and F



**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