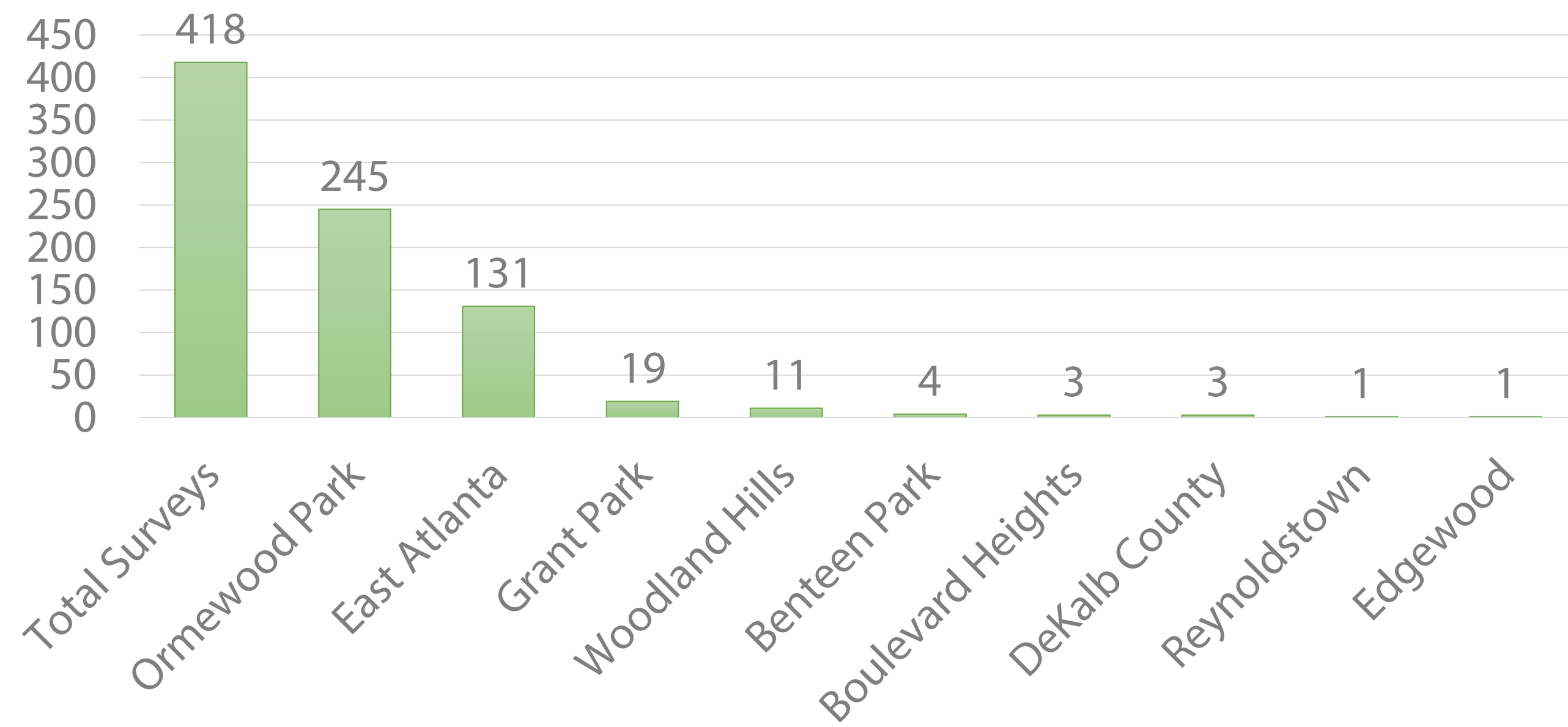


Community Feedback Summary

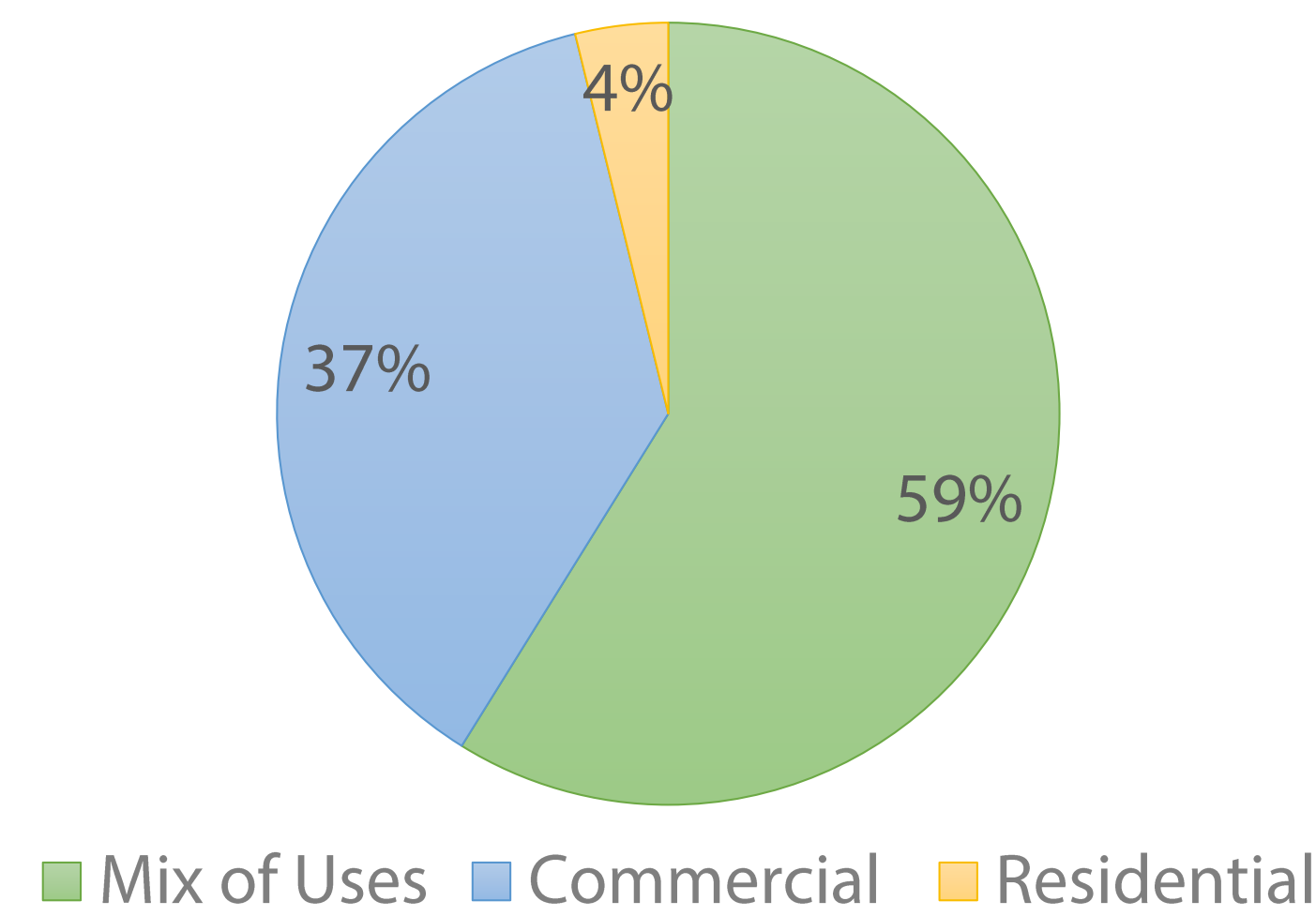
Major Themes

- Walkability
- Residential Buffer
- Public / Green Space
- Save the Lodge
- Auto Access / Traffic
- Daytime Uses

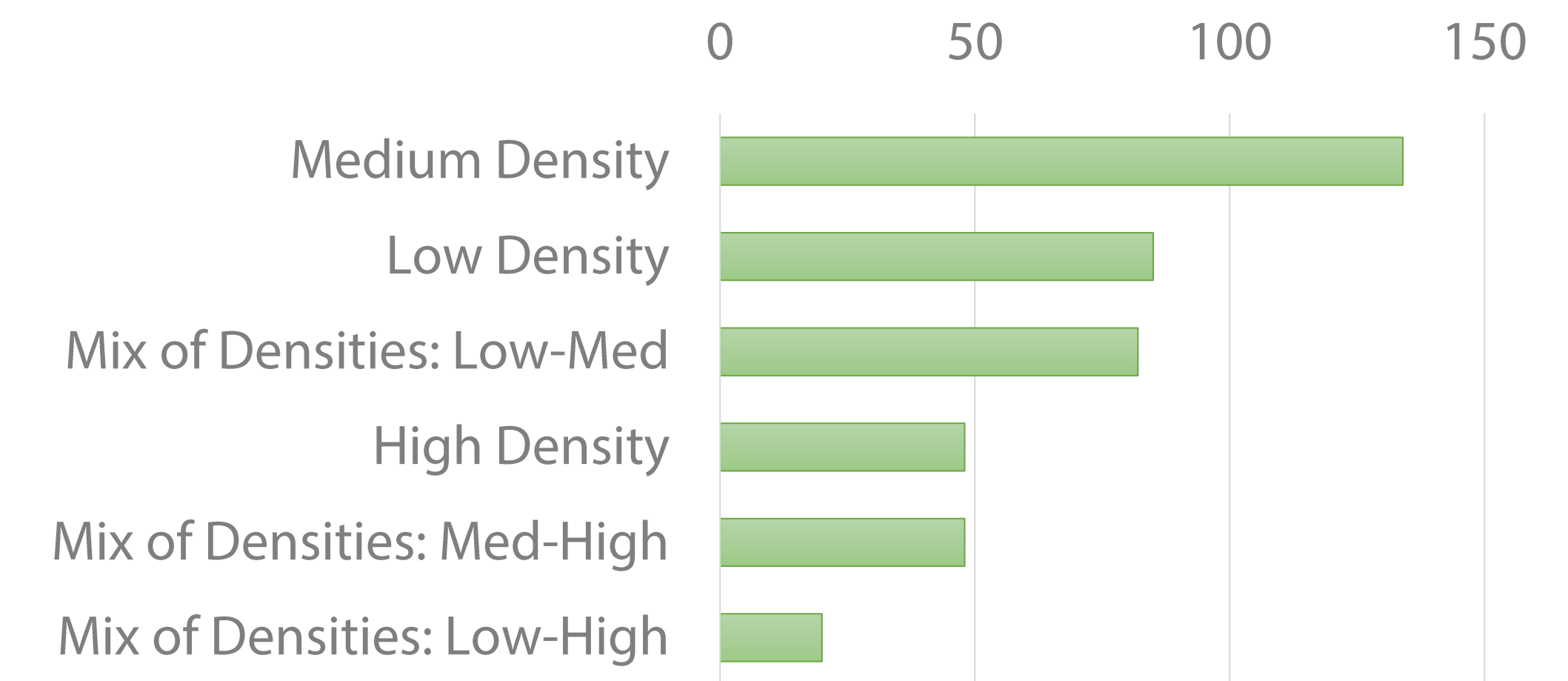
Survey Response Residences*



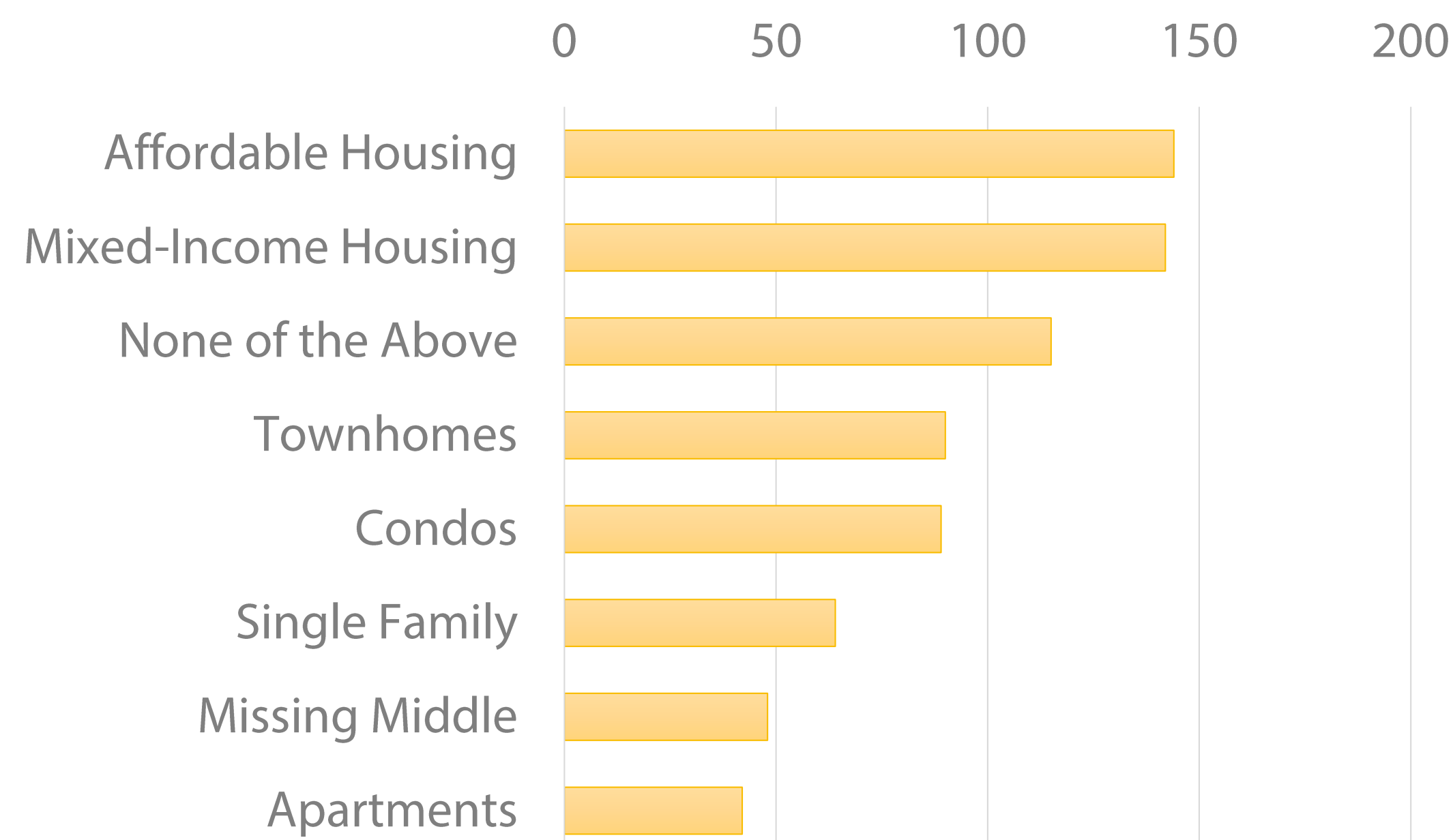
Types of Use



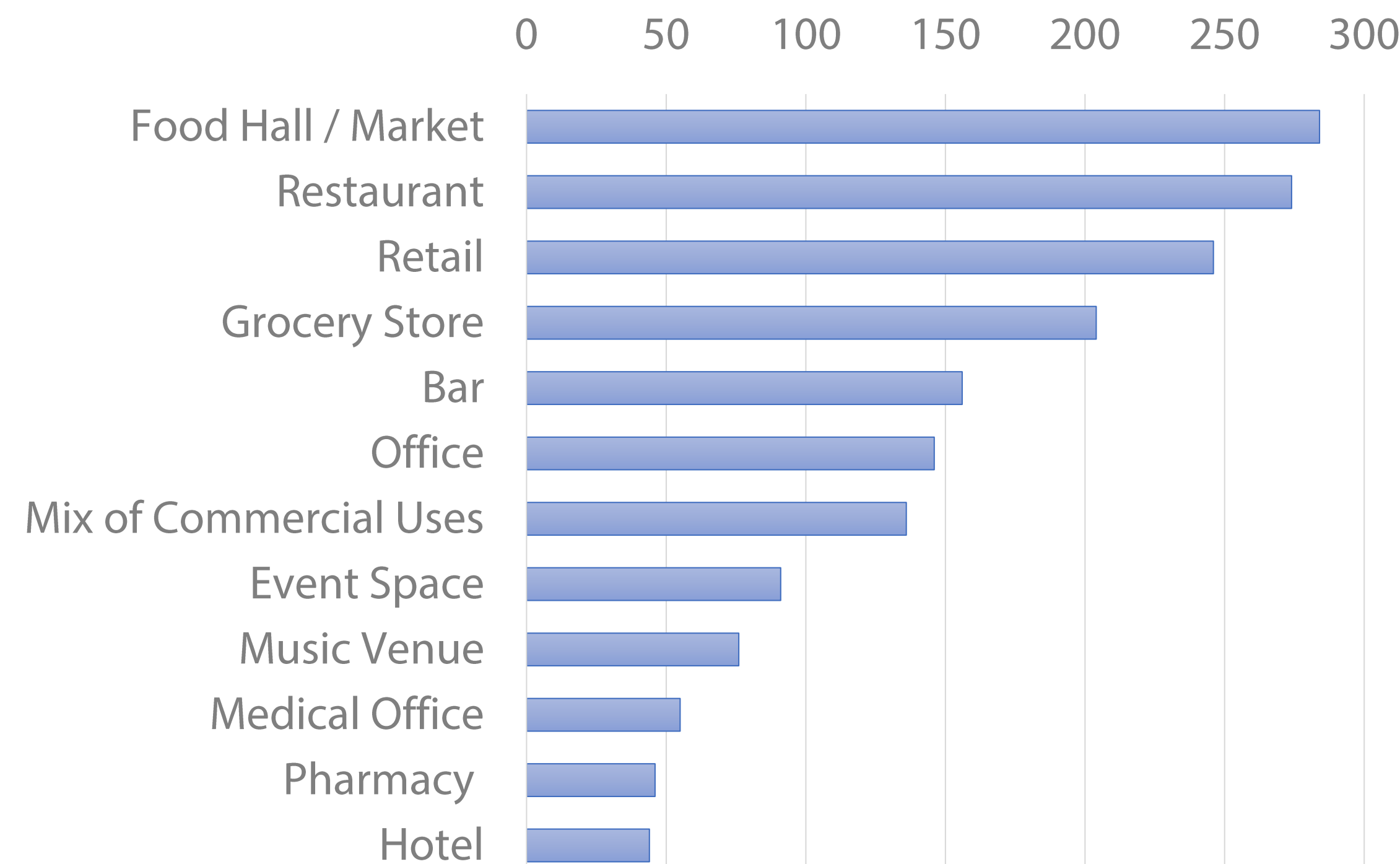
Level of Density



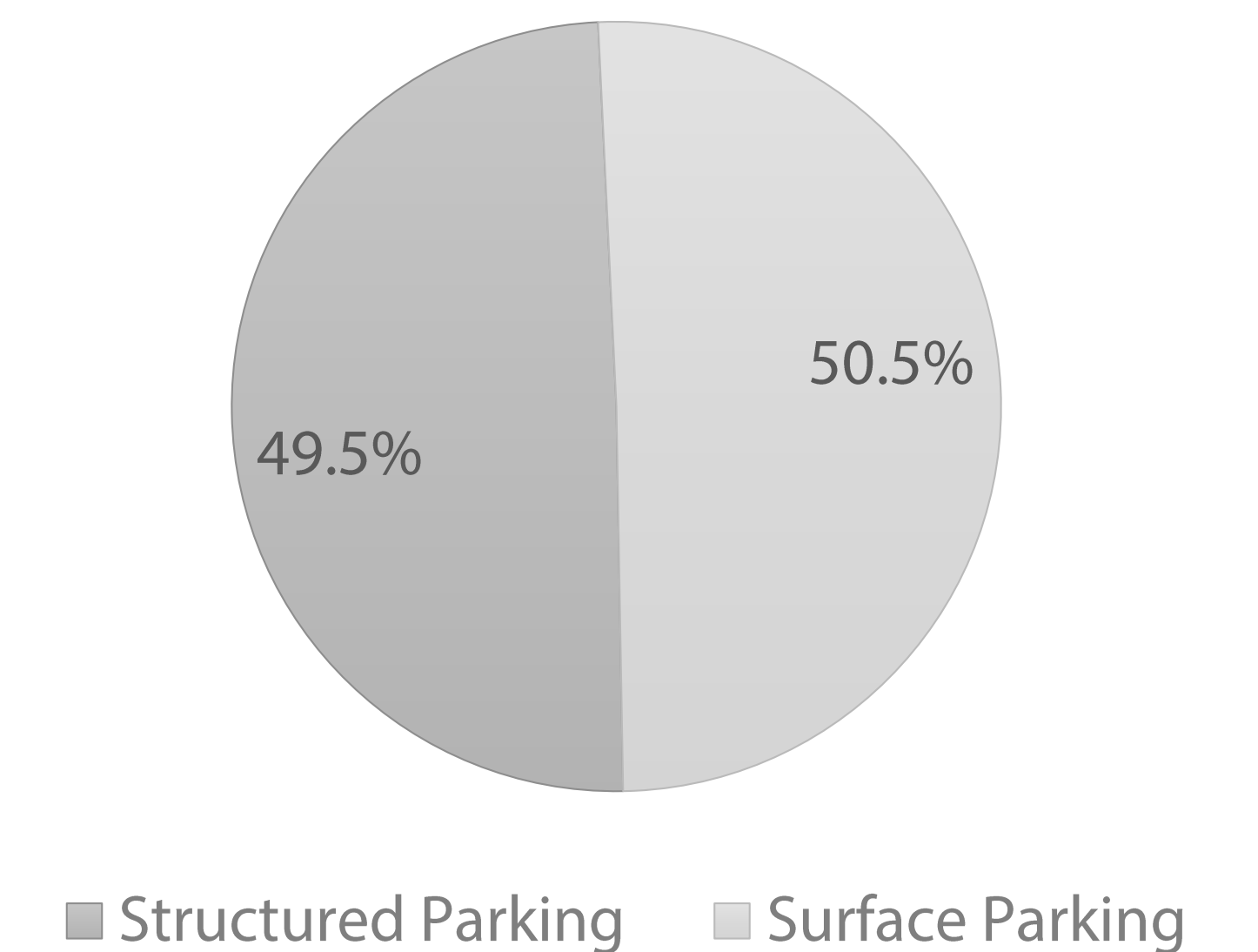
Types of Residential Uses



Types of Commercial Uses



Type of Parking



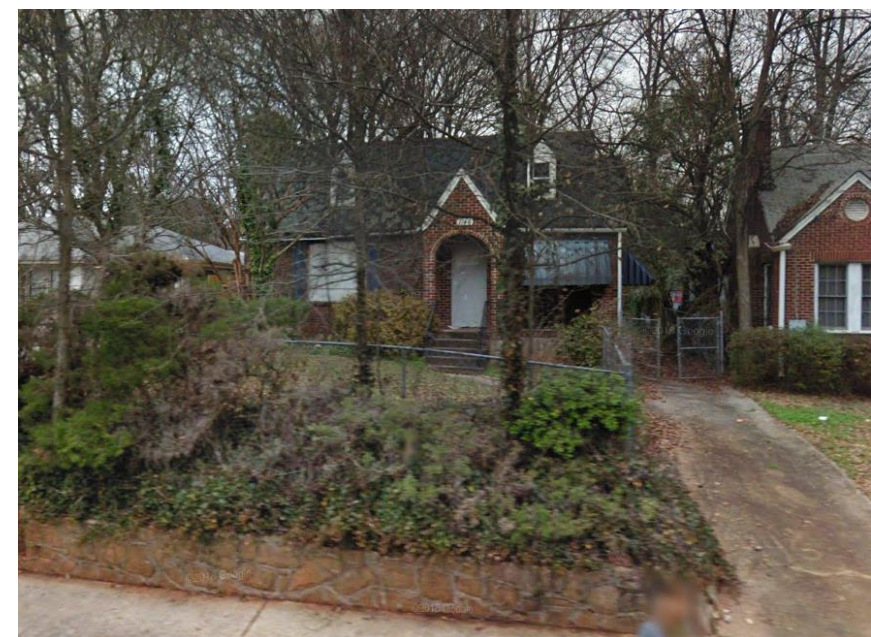
*As of November 2nd, 2018

Option 1

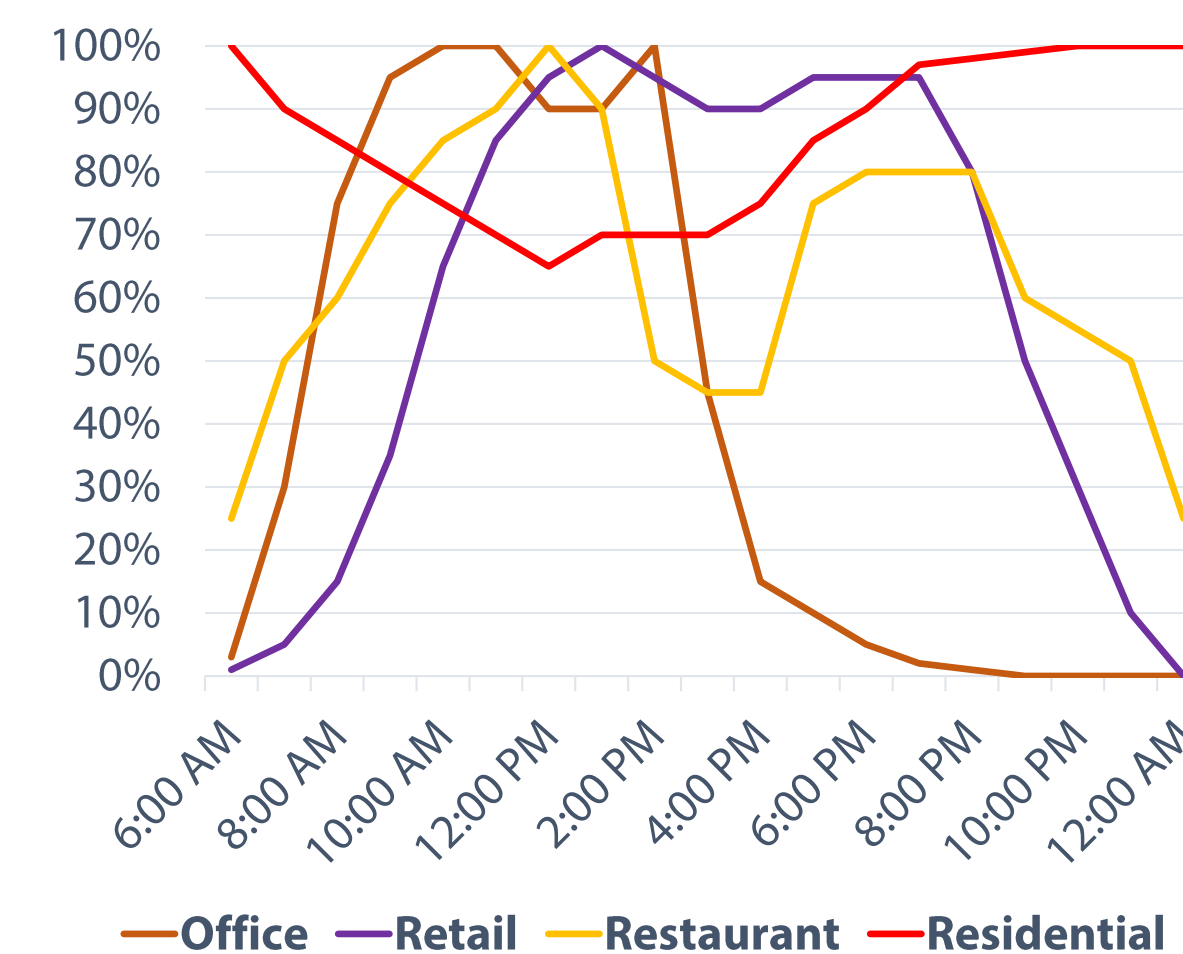
Building Uses	Square Feet
Office	7,500 SF
Food Hall / Market	7,500 SF
Single Family	7,000 SF
Live-Work	6,000 SF
Total	28,000 SF

Surface Parking Spaces 50

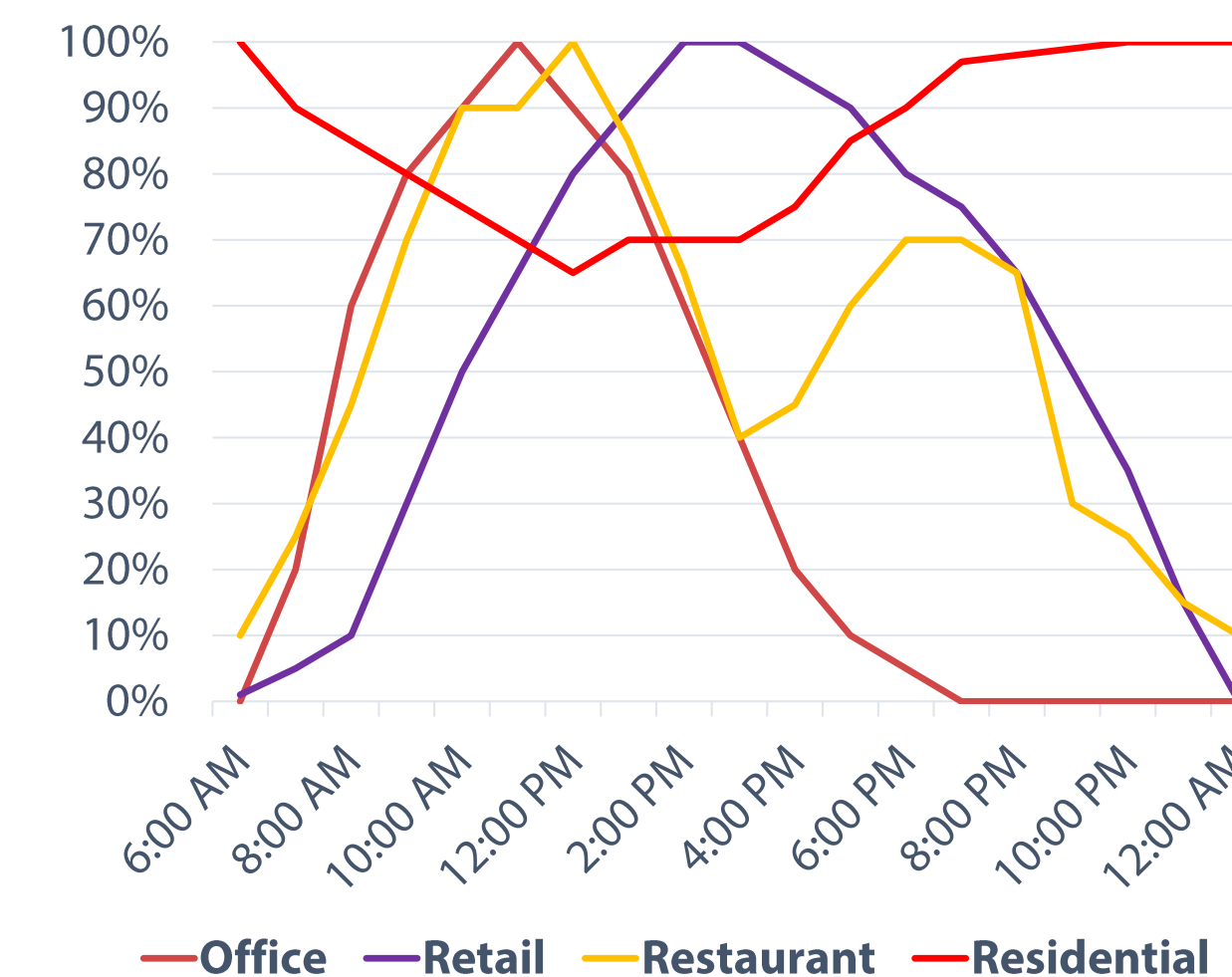
- **Density/height:** very low density, medium height at Portland corner, necessitated by vacant unutilized Glenwood corner; single family homes & R-4 zoning retained;
- **Walkability:** improvements to perimeter sidewalks
- **Public/green space:** none
- **Auto access/traffic:** separated access to Masonic parking (Glenwood) and new mixed-use bldg. (Portland)
- **R-4 buffer:** Existing R-4 homes remain; sold to market for renovation or demolition
- **Parking:** all available land consumed by parking; must provide as much as possible in this option; low requirements, but also low availability



Weekday Parking Peak Times by Use¹



Weekend Parking Peak Times by Use¹



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

Option 2

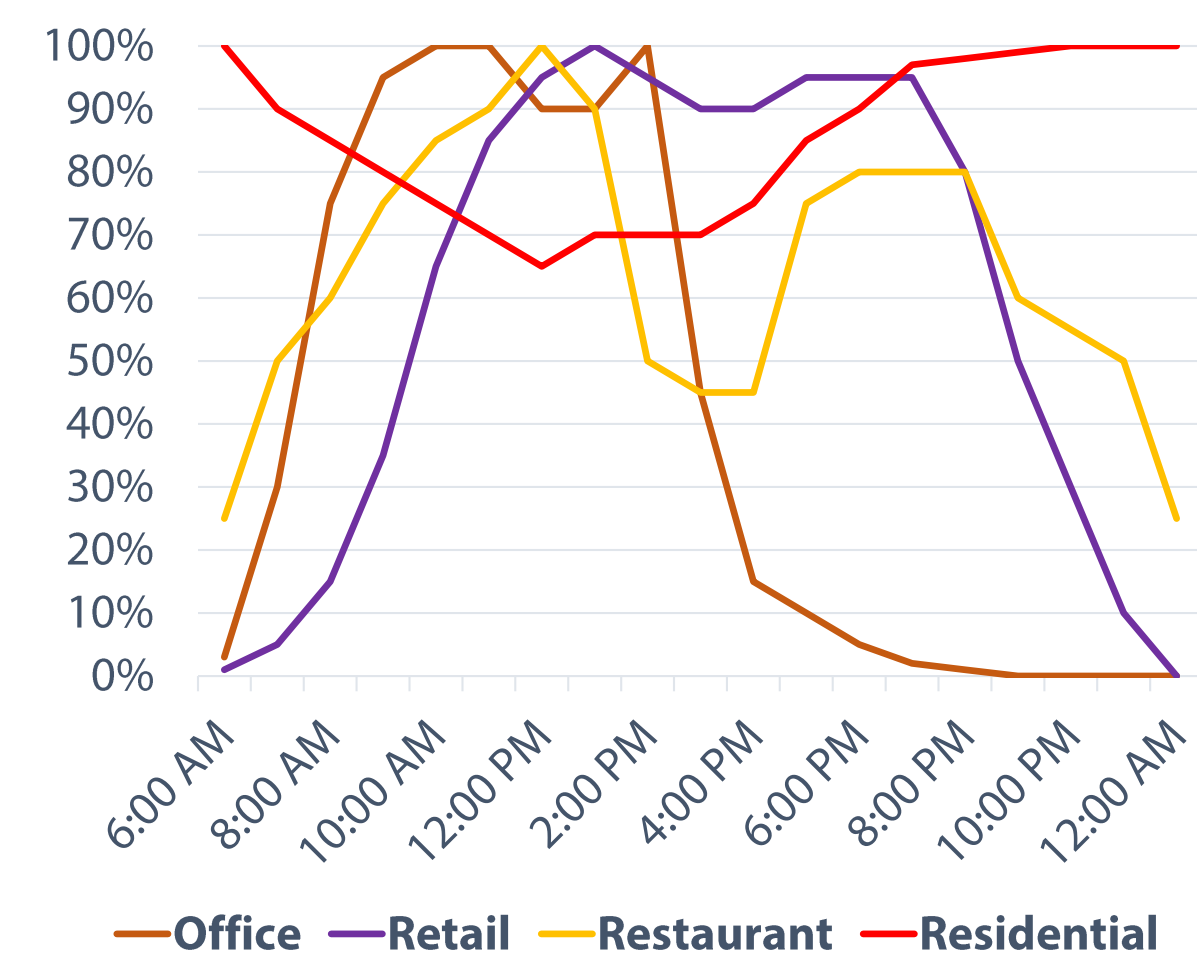
Building Uses	Square Feet
Office	22,800 SF
Residential	16,250 SF
Retail	11,700 SF
Food Hall / Market	7,500 SF
Total	58,250 SF

Surface Parking Spaces 54

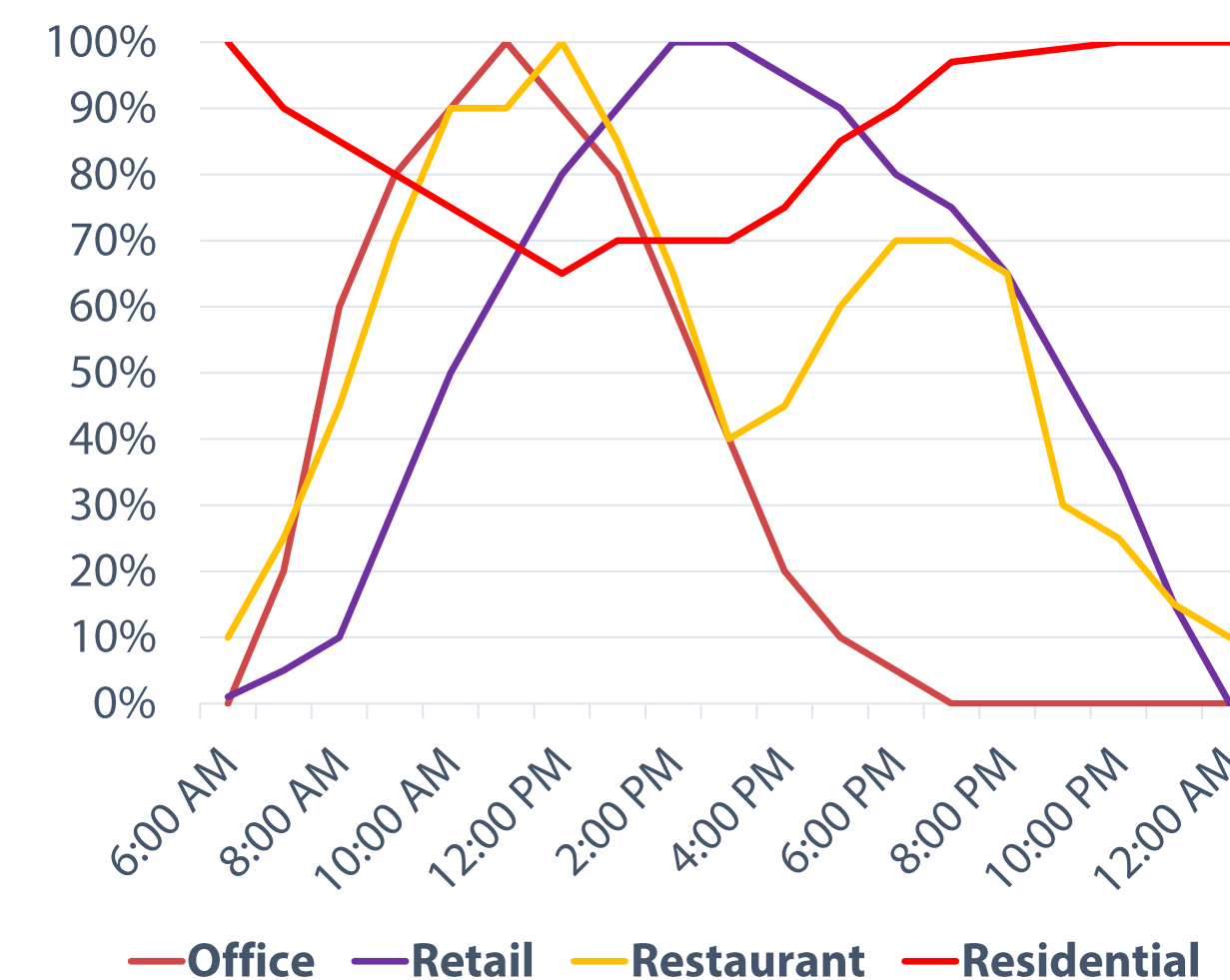
- **Density/height:** low density required by low parking availability; transitions to R-4; 1 single family home retained; buildings define street fronts and buffer Moreland noise
- **Walkability:** multiple access points from perimeter; loose network of interior pedestrian walkways; improvements to perimeter sidewalks; street pavers and raised crosswalks for traffic calming onsite
- **Public/green space:** large public plaza
- **Auto access/traffic:** 2-way access @ Glenwood, 1-way exit left only @ Portland; connected by parking access
- **R-4 buffer:** rezoned R-4 w 20' landscaped buffer; new transitional 2-1/2 story residential on Portland;
- **Parking:** surface parking only, w protected street parking on Portland to calm traffic;



Weekday Parking Peak Times by Use¹



Weekend Parking Peak Times by Use¹



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

Option 3

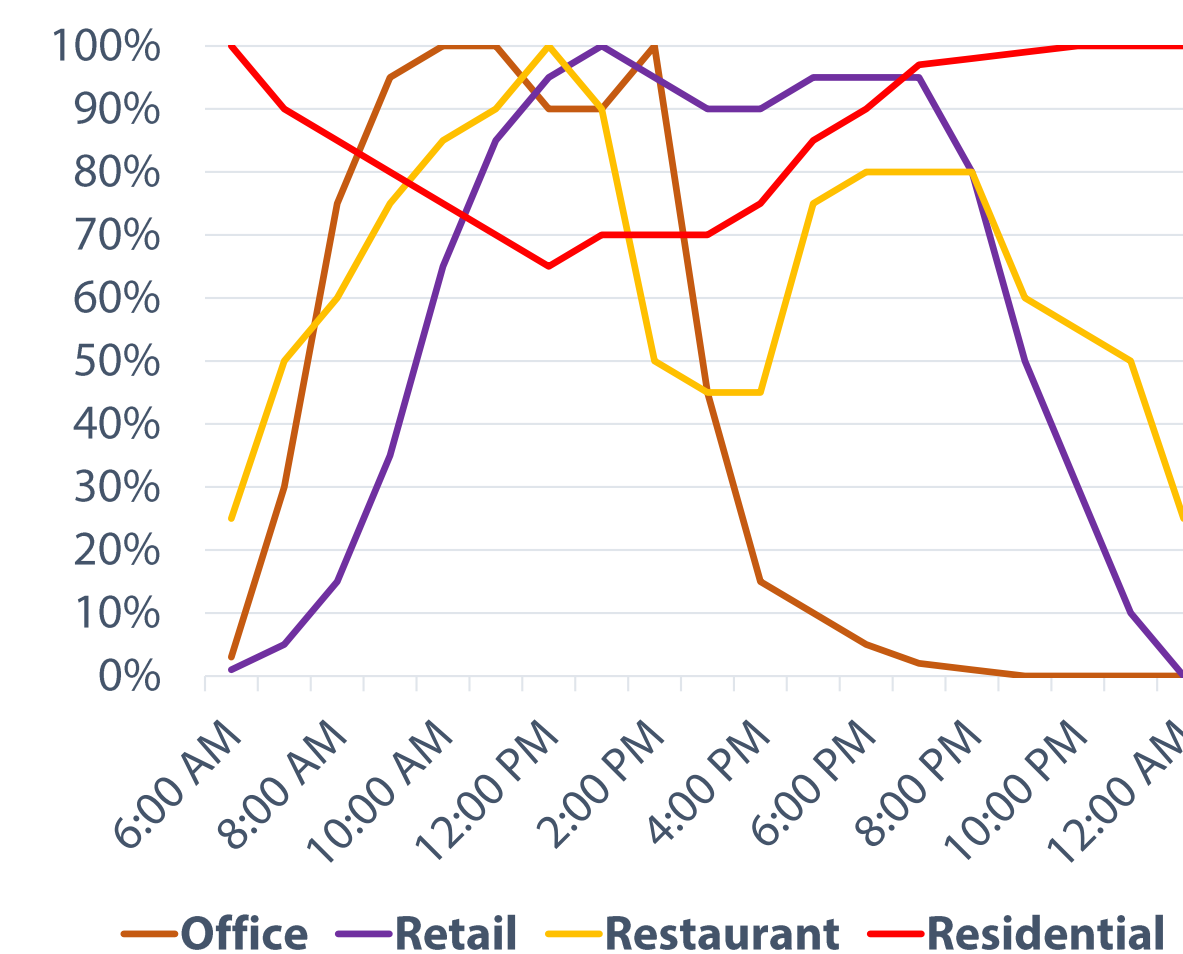
Building Uses	Square Feet
Office	26,400 SF
Retail	11,370 SF
Residential	10,040 SF
Food Hall / Market	7,500 SF
Total	55,310 SF

Surface Parking Spaces 49

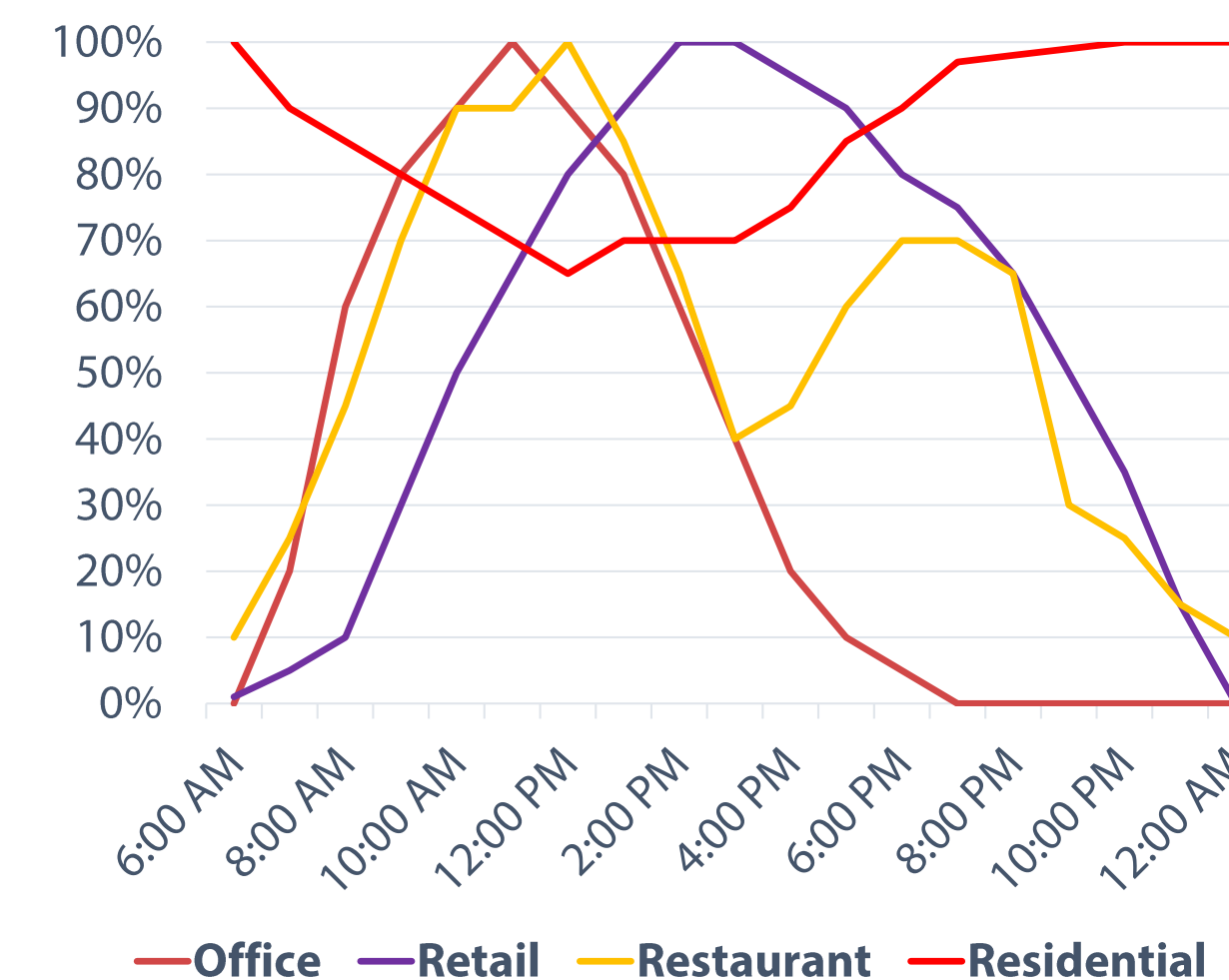
- **Density/height:** low density required by low parking availability; transitions to R-4; 1 single family home retained; buildings define street fronts and buffer Moreland noise
- **Walkability:** multiple access points; loose network of interior pedestrian walkways; improvements to perimeter sidewalks; 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 Use¹



Weekend Parking Peak Times by Use¹



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

Option 4

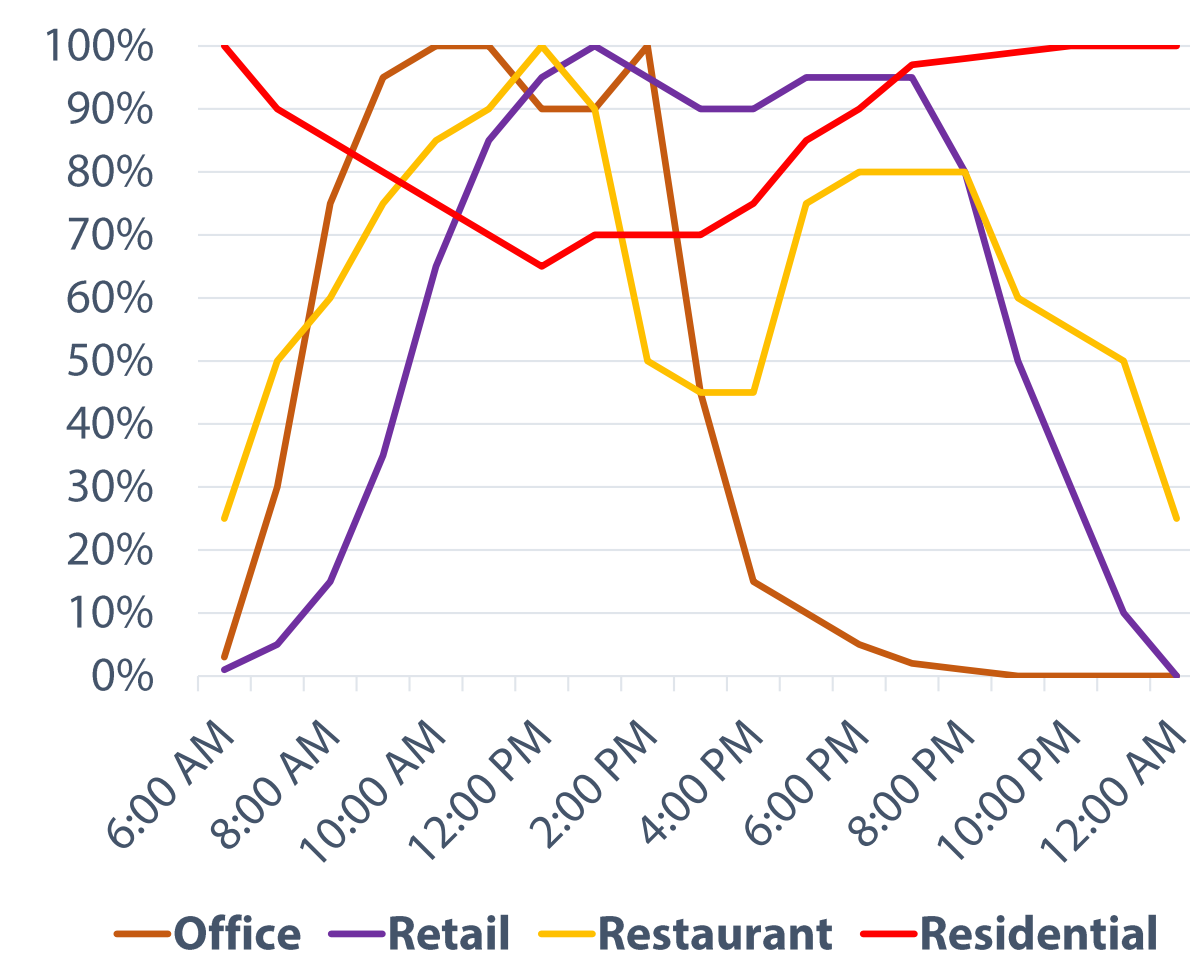
Building Uses	Square Feet
Office	27,820 SF
Residential	20,000 SF
Retail	12,220 SF
Food Hall / Market	7,500 SF
Total	67,000 SF

Surface & Structured Parking Spaces 68

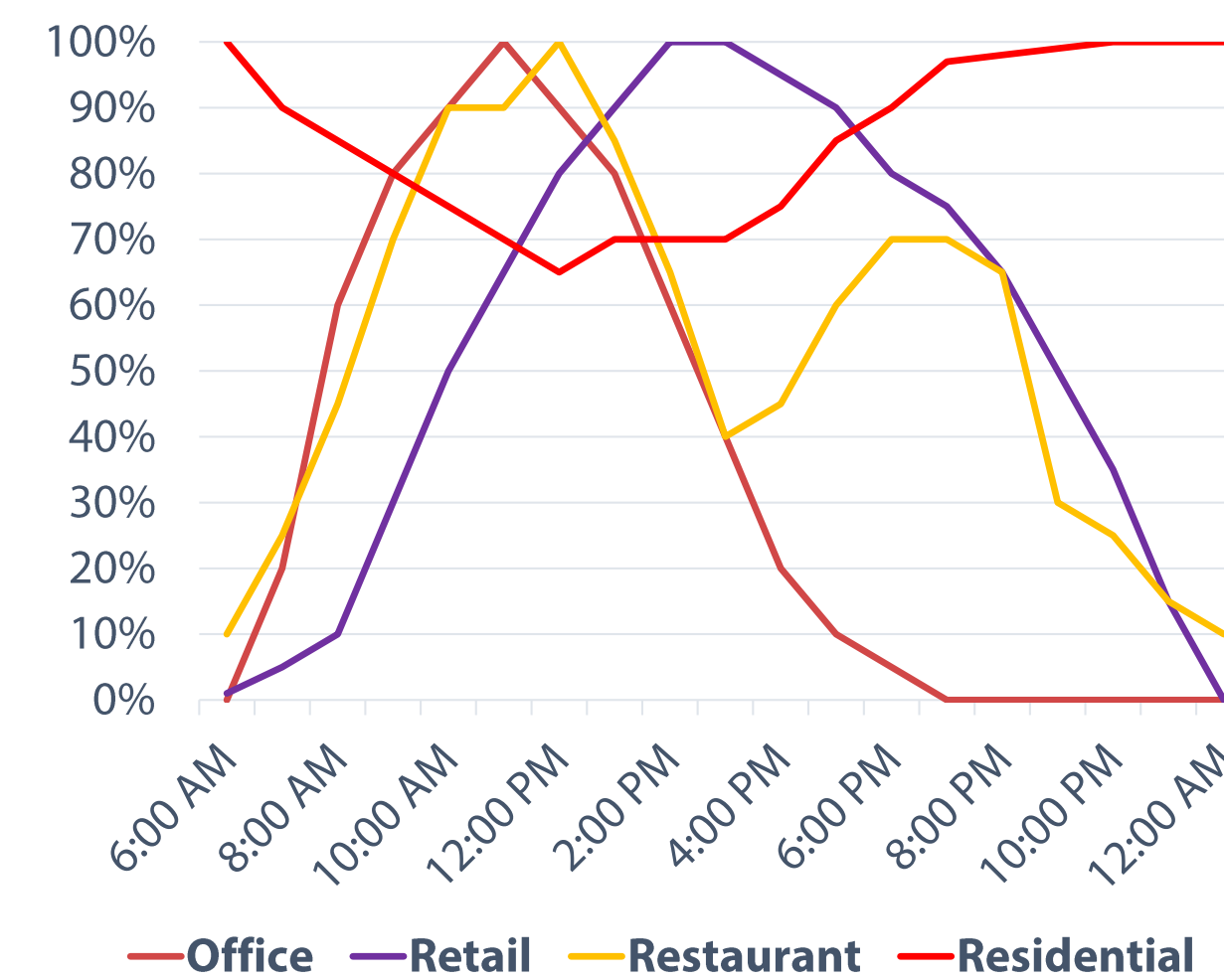
- **Density/height:** medium density with more services; transitions to R-4; one single family home retained; buildings define street fronts and buffer Moreland noise; substantial Glenwood/Moreland corner 'Gateway' definition
- **Walkability:** multiple (but fewer) access points from perimeter; loose 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 Use¹



Weekend Parking Peak Times by Use¹



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

Option 5

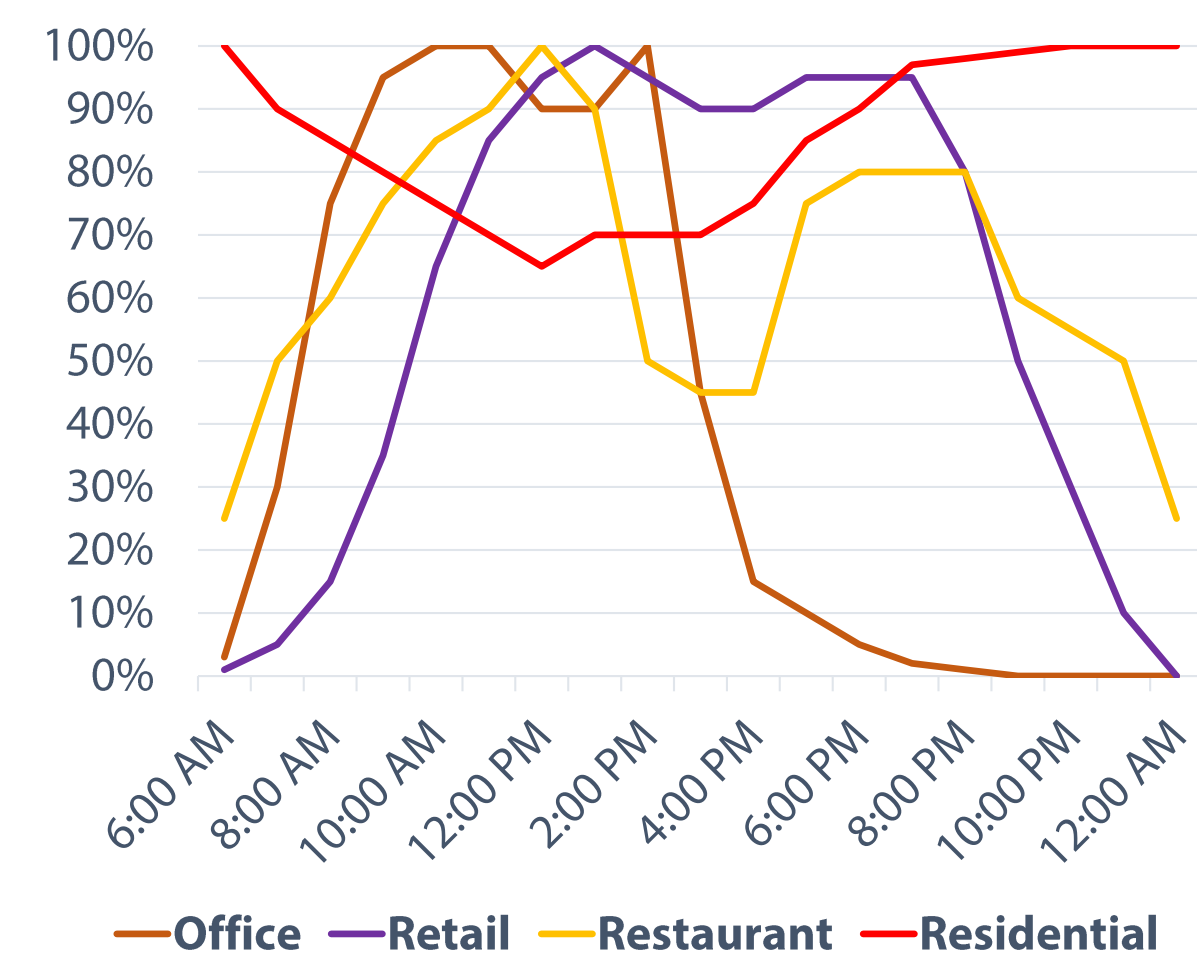
Building Uses	Square Feet
Office	45,750 SF
Residential	27,700 SF
Retail	13,350 SF
Food Hall / Market	7,500 SF
Total	94,300 SF

Surface & Structured Parking Spaces 114

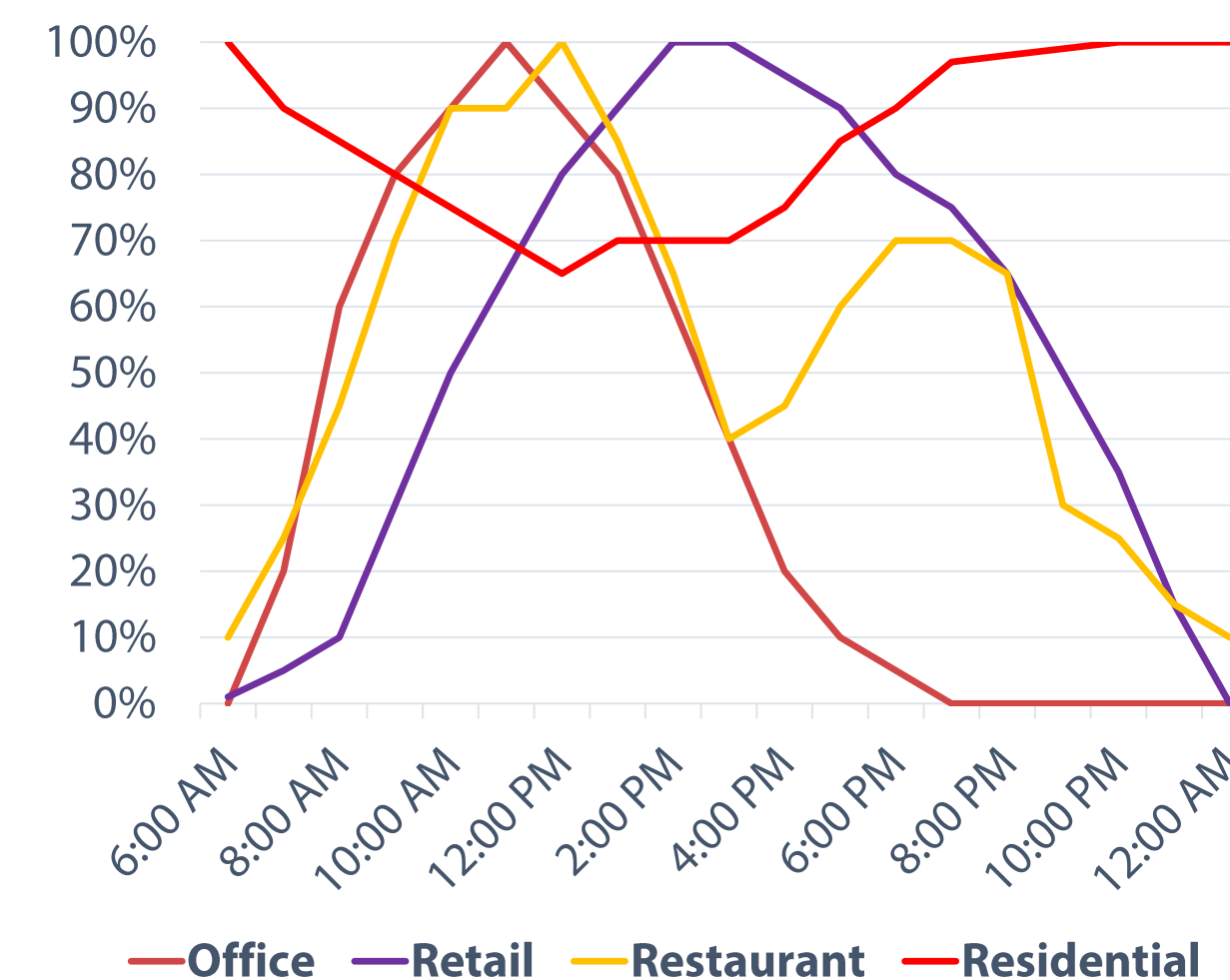
- **Density/height:** medium density with even more services; transitions to R-4; no single family homes retained, in favor of new quality retail & office space available; buildings define street fronts and buffer Moreland noise; substantial Glenwood/Moreland corner 'Gateway' definition; good screening of interior parking
- **Walkability:** multiple access points from perimeter; loose network of interior pedestrian walkways; improvements to perimeter sidewalks;
- **Public/green space:** large public plaza; green lawn roof on podium parking deck; greenspace along transitional buffer
- **Auto access/traffic:** 2-way in/out at Glenwood and Portland disperses traffic; no thru access
- **R-4 buffer:** 20' buffer; low-height new buildings adjacent on Portland and Glenwood
- **Parking:** surface w podium parking at rear along buffer; single-level access separated by grade difference; upper level (off Glenwood) for bldgs. A, B, C; lower level (off Portland) for bldgs. D & E



Weekday Parking Peak Times by Use¹



Weekend Parking Peak Times by Use¹



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