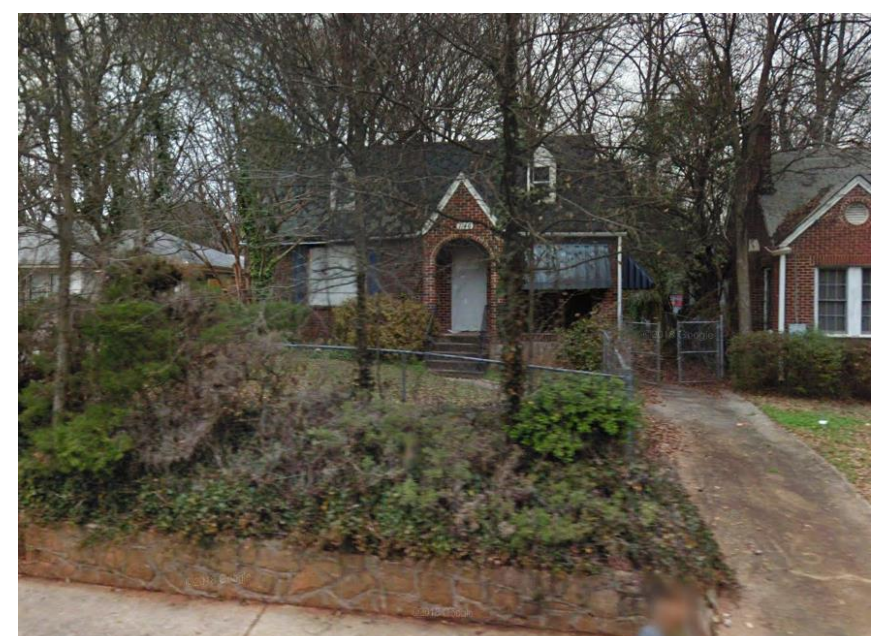
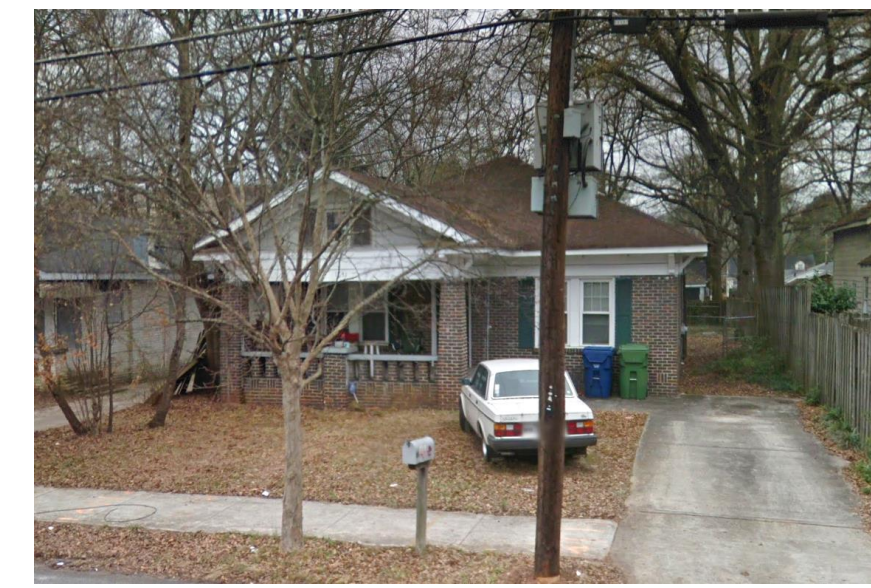


Option 1

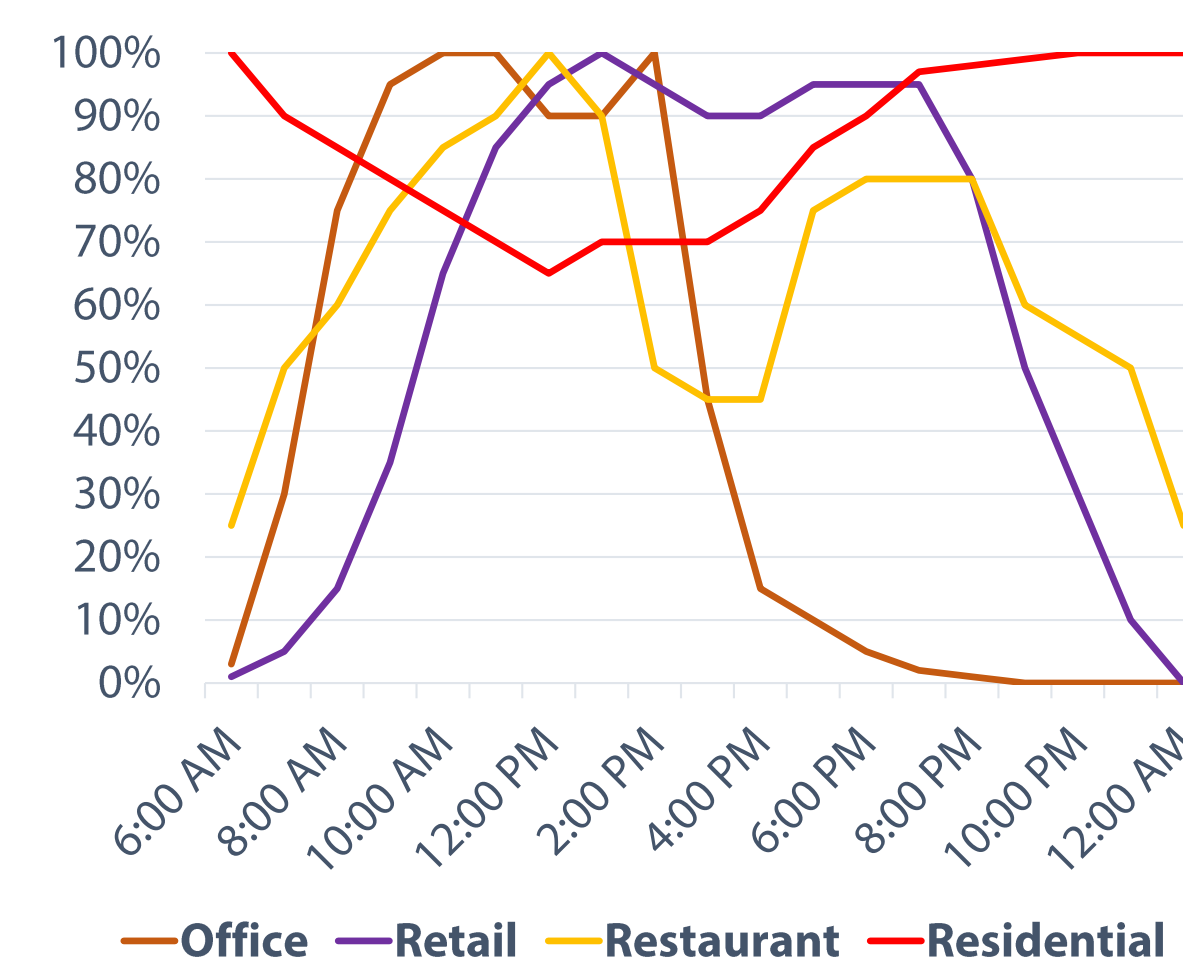
| Building Uses | Square Feet |
|--------------------|------------------|
| Office | 7,500 SF |
| Food Hall / Market | 7,500 SF |
| Single Family | 7,000 SF |
| Live-Work | 6,000 SF |
| Total | 28,000 SF |

Surface Parking Spaces 50

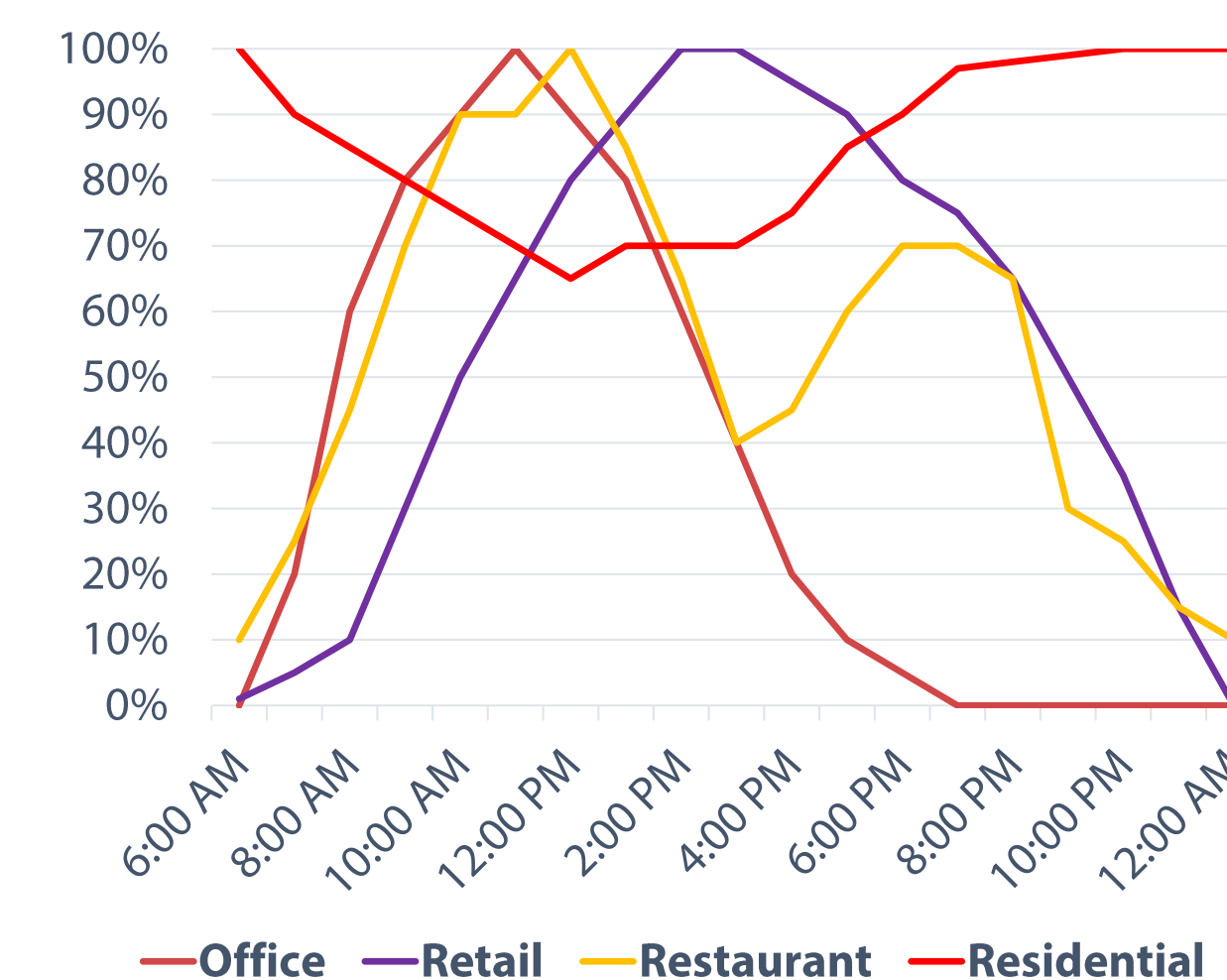
- **Density/height:** very low density, medium height at Portland corner, necessitated by vacant unutilized Glenwood corner; single family homes & R-4 zoning retained;
- **Walkability:** improvements to perimeter sidewalks
- **Public/green space:** none
- **Auto access/traffic:** separated access to 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