

# Option 2

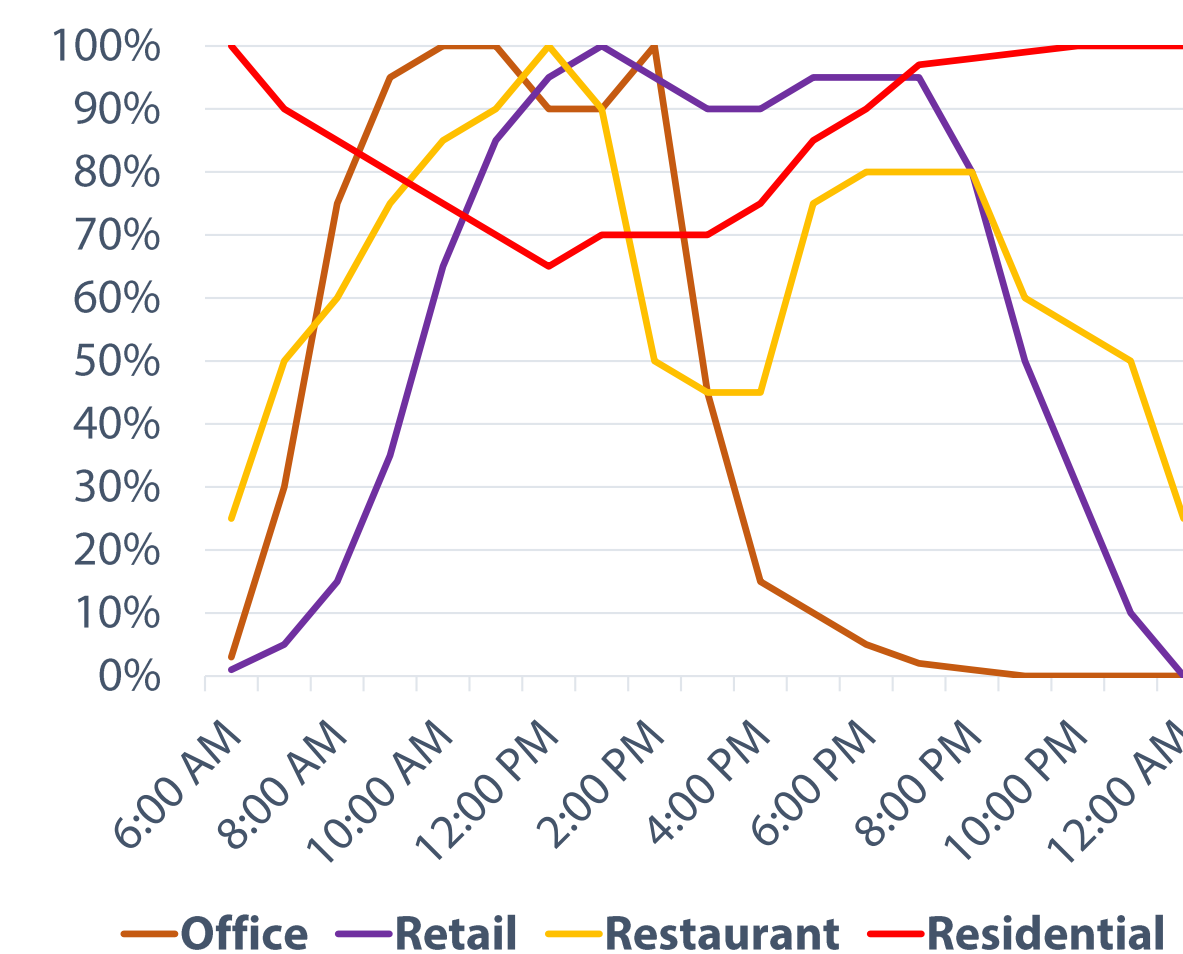
Building Uses	Square Feet
Office	22,800 SF
Residential	16,250 SF
Retail	11,700 SF
Food Hall / Market	7,500 SF
<b>Total</b>	<b>58,250 SF</b>

**Surface Parking Spaces** 54

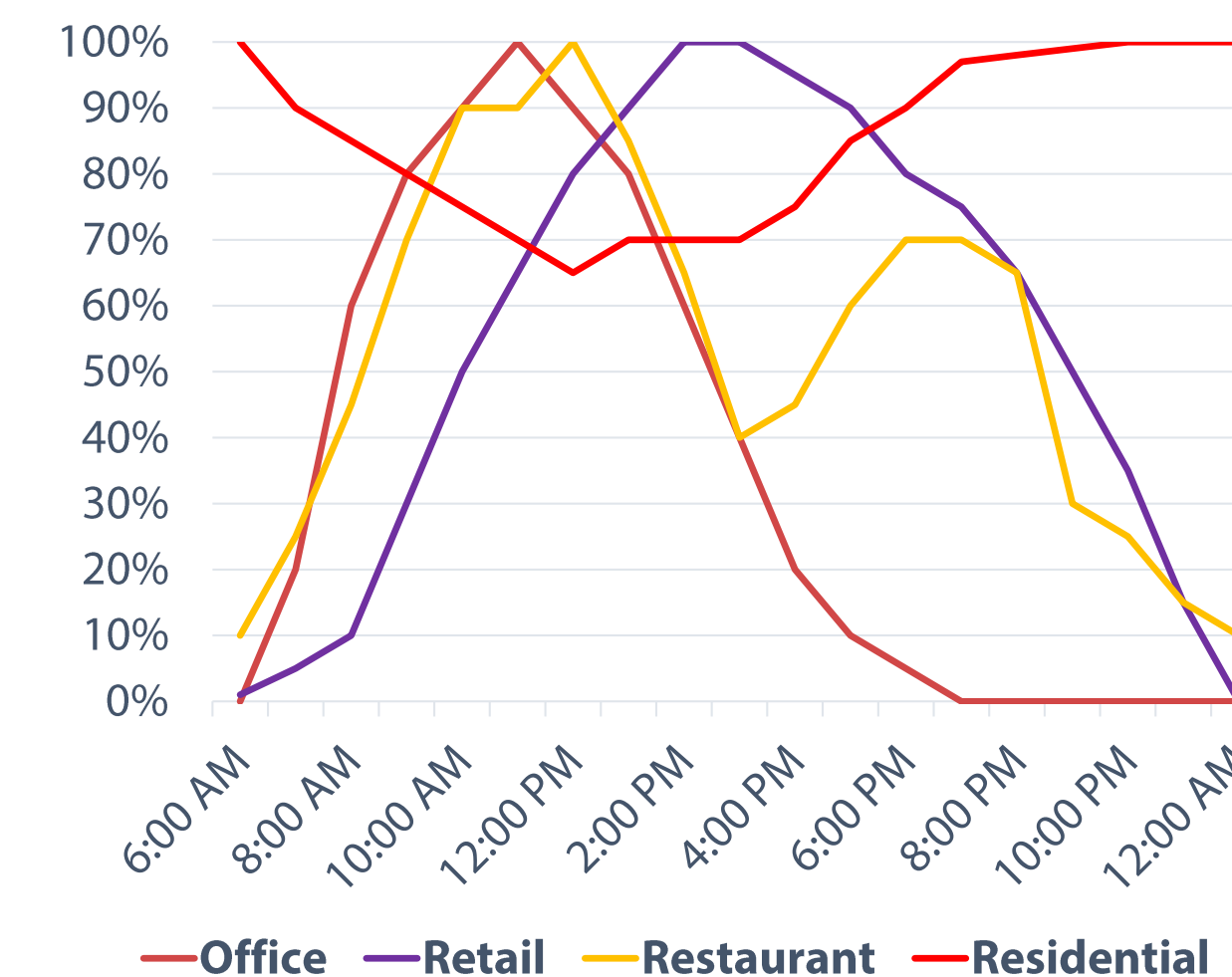
- **Density/height:** low density required by low parking availability; transitions to R-4; 1 single family home retained; buildings define street fronts and buffer Moreland noise
- **Walkability:** multiple access points from perimeter; loose network of interior pedestrian walkways; improvements to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