

# Option 5

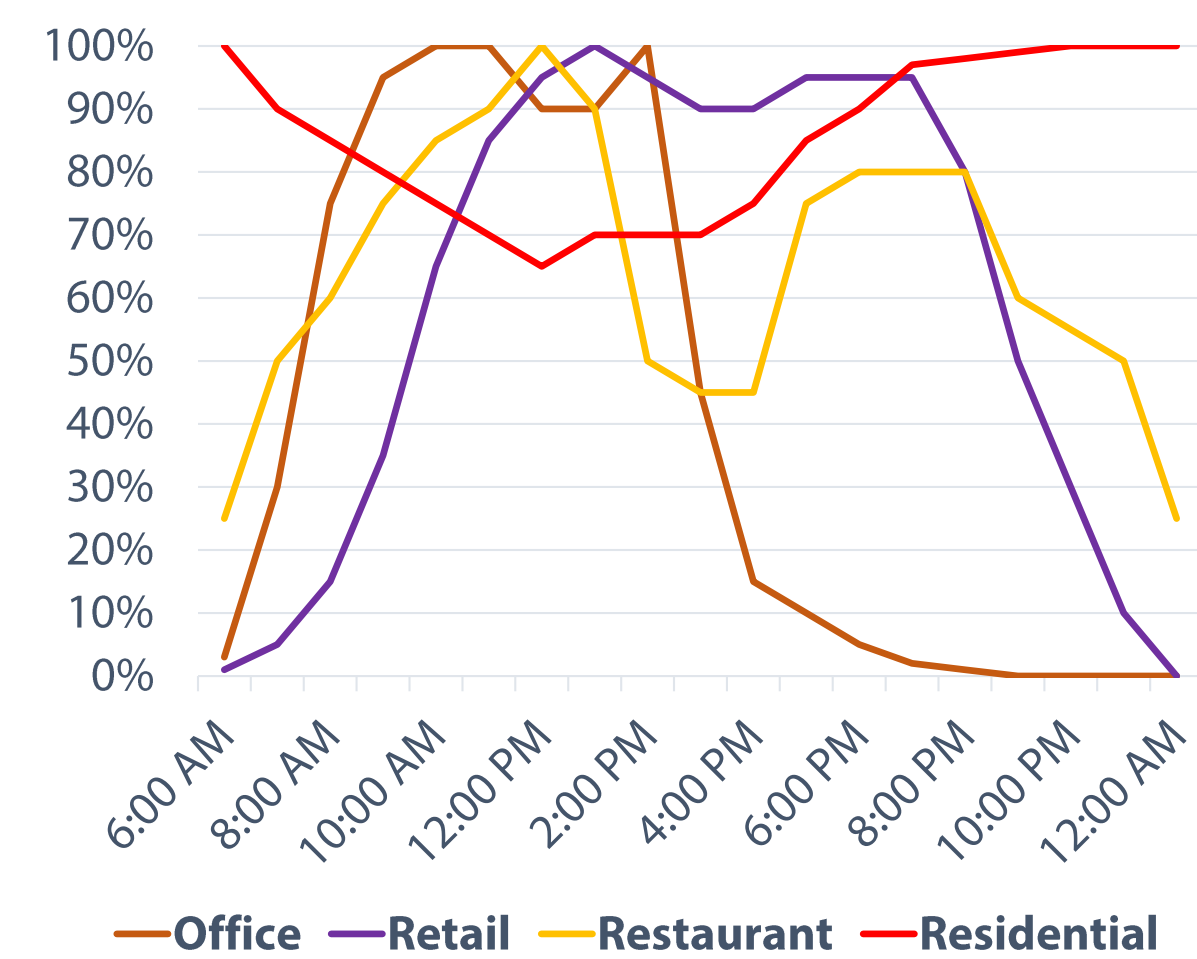
Building Uses	Square Feet
Office	45,750 SF
Residential	27,700 SF
Retail	13,350 SF
Food Hall / Market	7,500 SF
<b>Total</b>	<b>94,300 SF</b>

**Surface & Structured Parking Spaces 114**

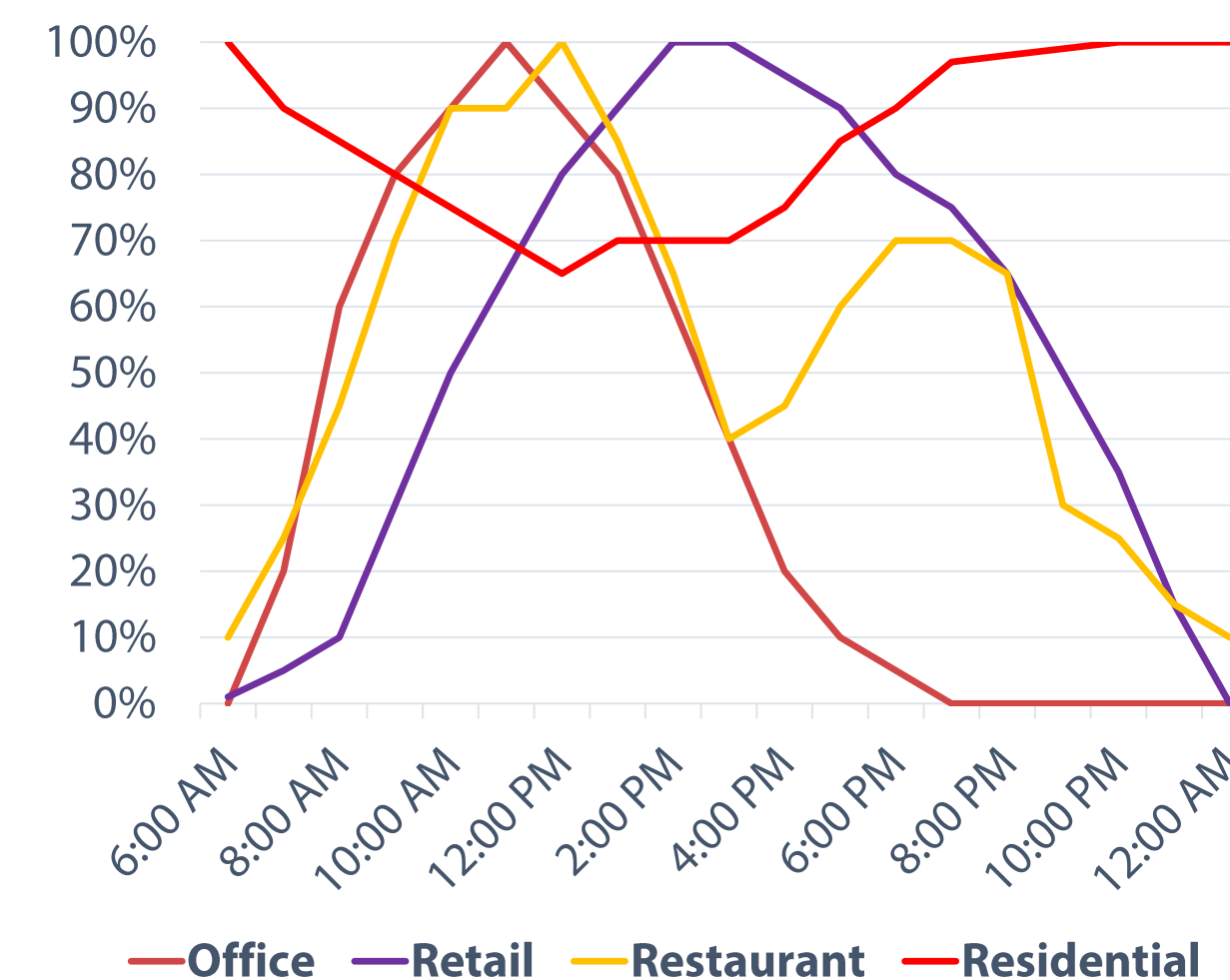
- **Density/height:** medium density with even more services; transitions to R-4; no single family homes retained, in favor of new quality retail & office space available; buildings define street fronts and buffer Moreland noise; substantial Glenwood/Moreland corner 'Gateway' definition; good screening 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 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