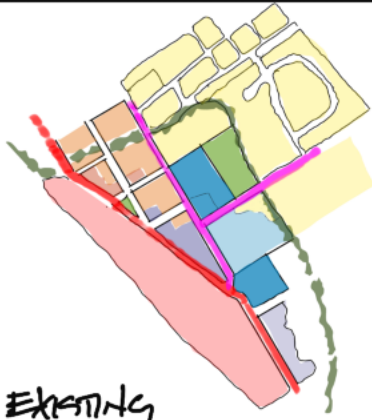









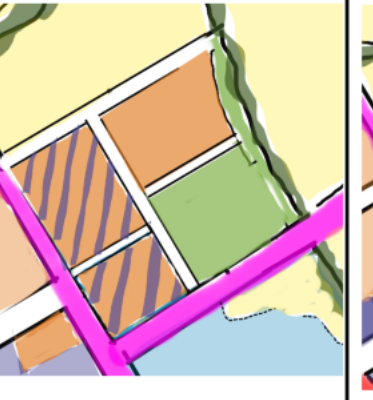



	SCHOOL	ALL SFR	TOWN SQUARE	AMENITY PARK	FLEX COMMONS	PRIVATE PARK
AREA PLAN	 <p>EXISTING</p>	 <p>ALT. 1</p>		 <p>ALT. 3</p>	 <p>ALT. 4</p>	 <p>ALT. 5</p>
SITE PLAN						
NOTES	DECLINING ENROLLMENT LED TO SCHOOL CLOSURE. SMALL MARKET & OLD BLDGS = NO LIKELY TENANT.	NUISANCE PLAN • BASIS FOR LAND PRICE • SITE + BLDGS. • HIGHEST + BEST IN A REGULATED LAND USE ENV IS A SHORT TERM ISSUE.	GOOD URBAN DESIGN <u>PLAN</u> DOESN'T PROVIDE LONG TERM FLEXIBILITY. EXISTING BLDGS HAVE SHORT LIFE TIME.	• AMENITIES + PUBLIC SERVICES HAVE MORE IMPORTANCE THAN MIXED USE HOUSING. • PARK IS SEPARATED FROM CREEK	• MOST RANGE OF OPTIONS WITH <u>ALL</u> EXISTING BLDG. (INC TOWN HALL) • ALSO MORE ADAPTABLE TO PHASING. • FLEX FOR BASEBALL DS. • KEEPS FUTURE CORNER ACTION.	• PUTS HOUSING + OTHER CIVIC STONE FRONTS MOST IMPORTANT. • EX SCHOOL BLDGS HAVE NO FUTURE • PARK IS REMOVED FROM PUBLIC STREETS.
LEGEND	<div> <div>PUBLIC SERVICES</div> <div>PARKS + OPEN SPACE</div> <div>HOUSING w/ LAND COMMERCIAL CIVIC & HOSPITALITY</div> <div>HOUSING + CIVIC (MIXED USE)</div> </div> <div> <div>SINGLE FAM RES.</div> </div>					