



Sketch Plan 2000

NEIGHBORHOOD MASTER PLAN

A 40 acre site at a focal point for local thoroughfares has coordinated with larger scale area planning by the City. With a rapid change from agricultural use to conventional sprawl patterns, assisted by aggressive infrastructure construction, the plan changed the location of a proposed highway and its interchange.

The parcel adjoins an RDA district; and incorporates higher residential density and opens north toward the Ritter Canal, framing an open space with the adjacent residential project. The 2001 plan fronts onto a proposed boulevard to the east, with ground floor commercial planned along the pedestrian streetscape, and places office uses along the highway to the west.

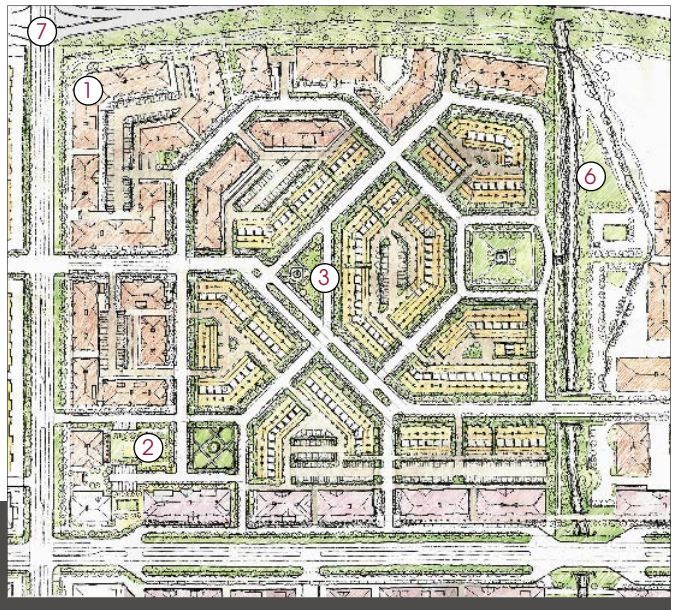
Scale: 1" = 500'

Sketch Plan 2001

PROGRAM

Plumb Haynes, Inc.

- Detached or Townhouse Dwellings [85]
- Attached Dwellings [200 Flats – 30 Live Work]
- Senior Residences [35]
- Commercial: 60,000 sf; Retail: 10,000 sf
- Restaurant: 5,000 sf
- Recreation and Services: 5,000 sf;
- Light Industrial: 15,000 sf



TOWN & CORRIDOR
Town Extension - Corridor Context
 25 Acre Site