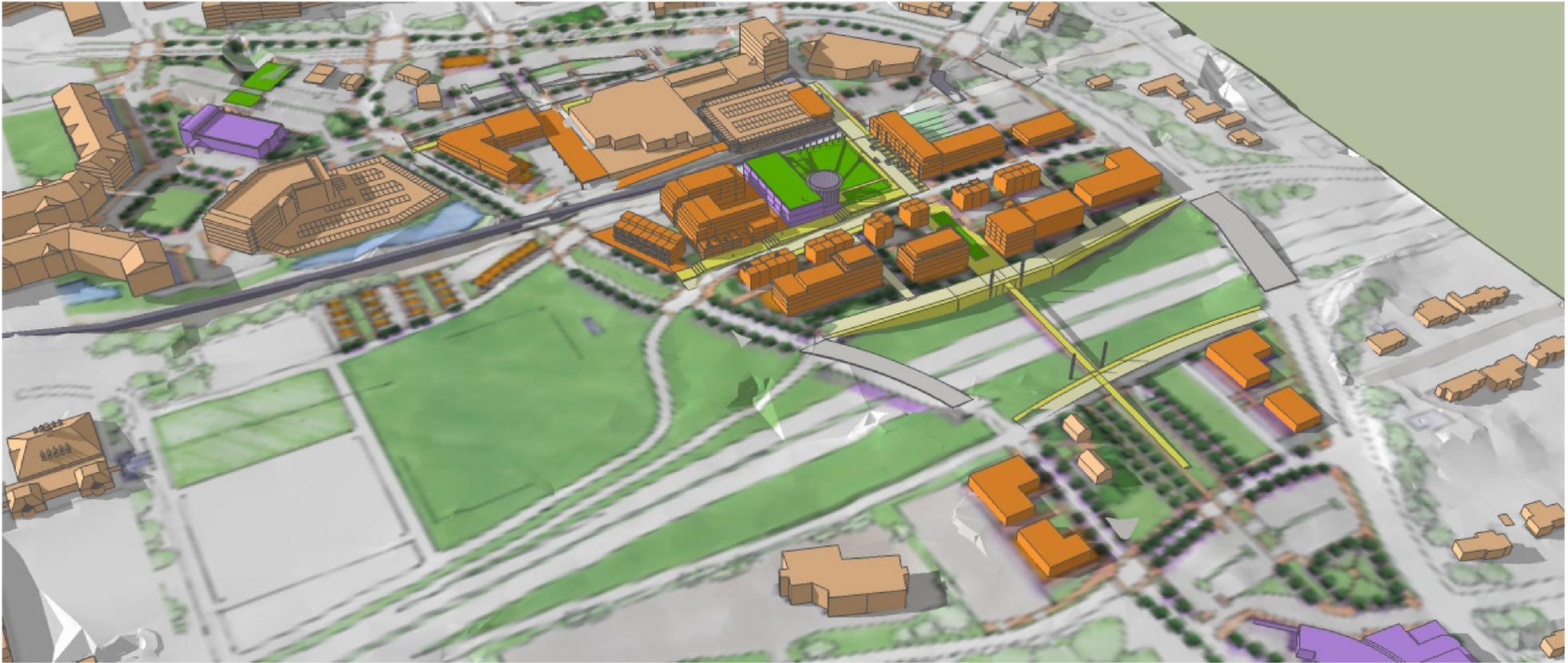


City Council Unanimously Approved Development Framework crafted by 2010-12 Community Advisory Teams

April 2012



The 2-year long community-led study envisioned significant redevelopment on the under-utilized parcels throughout the Grandview District.

Grounded in 7 Guiding Principles, the Development Framework intends to shape a vibrant neighborhood center with a mixture of residential, commercial and civic uses. The Framework included five areas of focus:

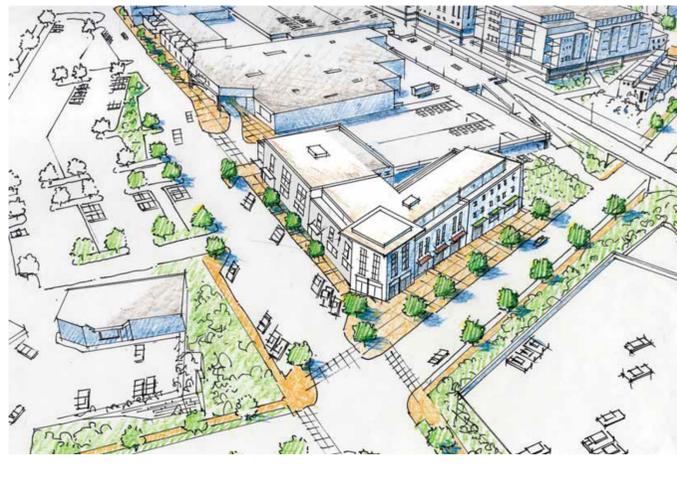
- Land Use
- Public Realm
- Transportation
- Sustainability
- Implementation



The City property was envisioned to include a combination of commercial and residential uses and possibly a dedicated Metro Transit park and ride facility. A new east-west roadway was also envisioned.



Arcadia Street is envisioned to be pedestrian-oriented with buildings that engage the street.



The School Bus Garage was envisioned to include new commercial, residential or professional uses that complement the adjacent properties.



A new east-west pedestrian connection was envisioned to provide a safe and desirable crossing for pedestrians and bicyclists of all ages.