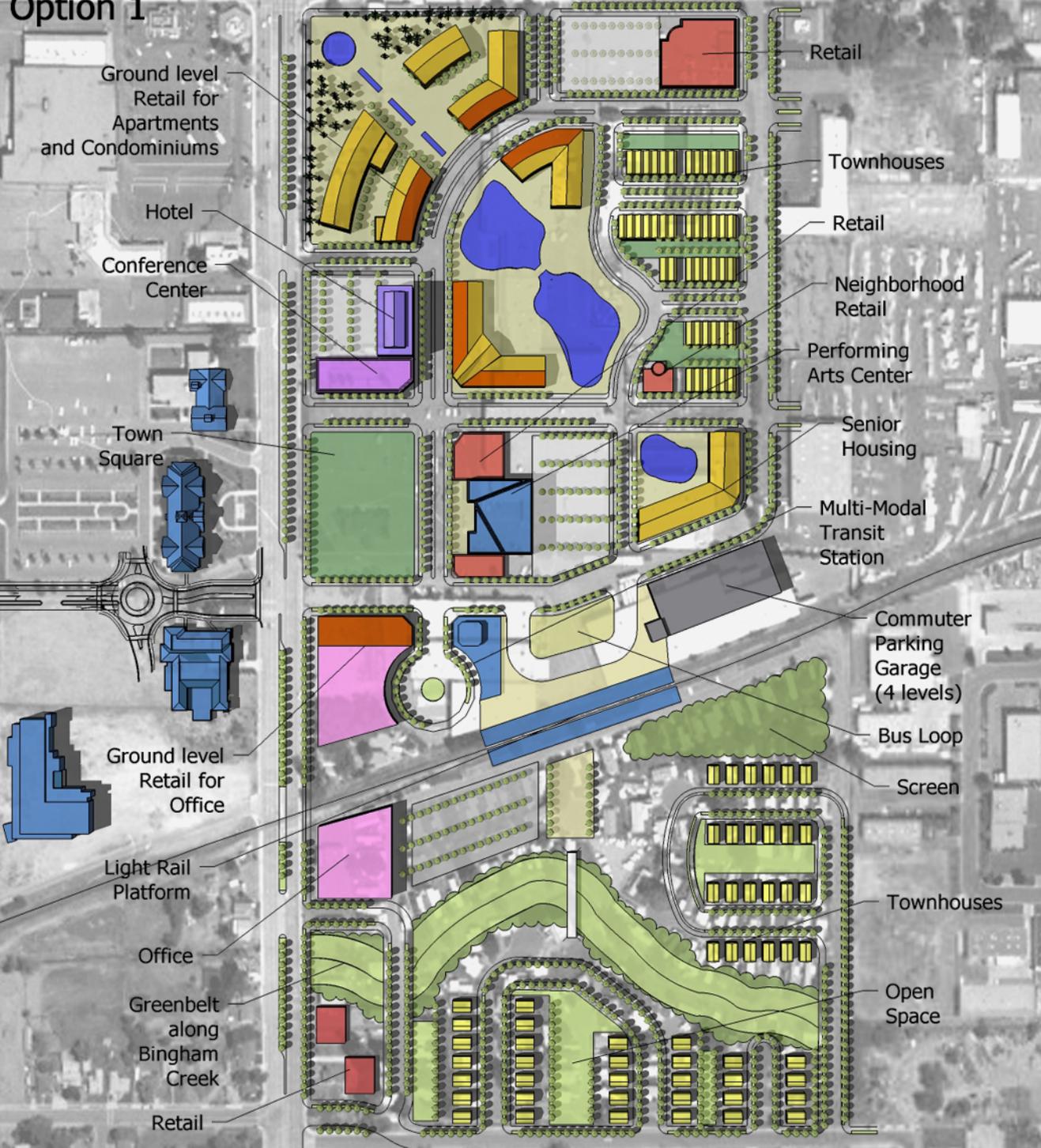


Option 1



Ground level
Retail for
Apartments
and Condominiums

Hotel

Conference
Center

Town
Square

Ground level
Retail for
Office

Light Rail
Platform

Office

Greenbelt
along
Bingham
Creek

Retail

Retail

Townhouses

Retail

Neighborhood
Retail

Performing
Arts Center

Senior
Housing

Multi-Modal
Transit
Station

Commuter
Parking
Garage
(4 levels)

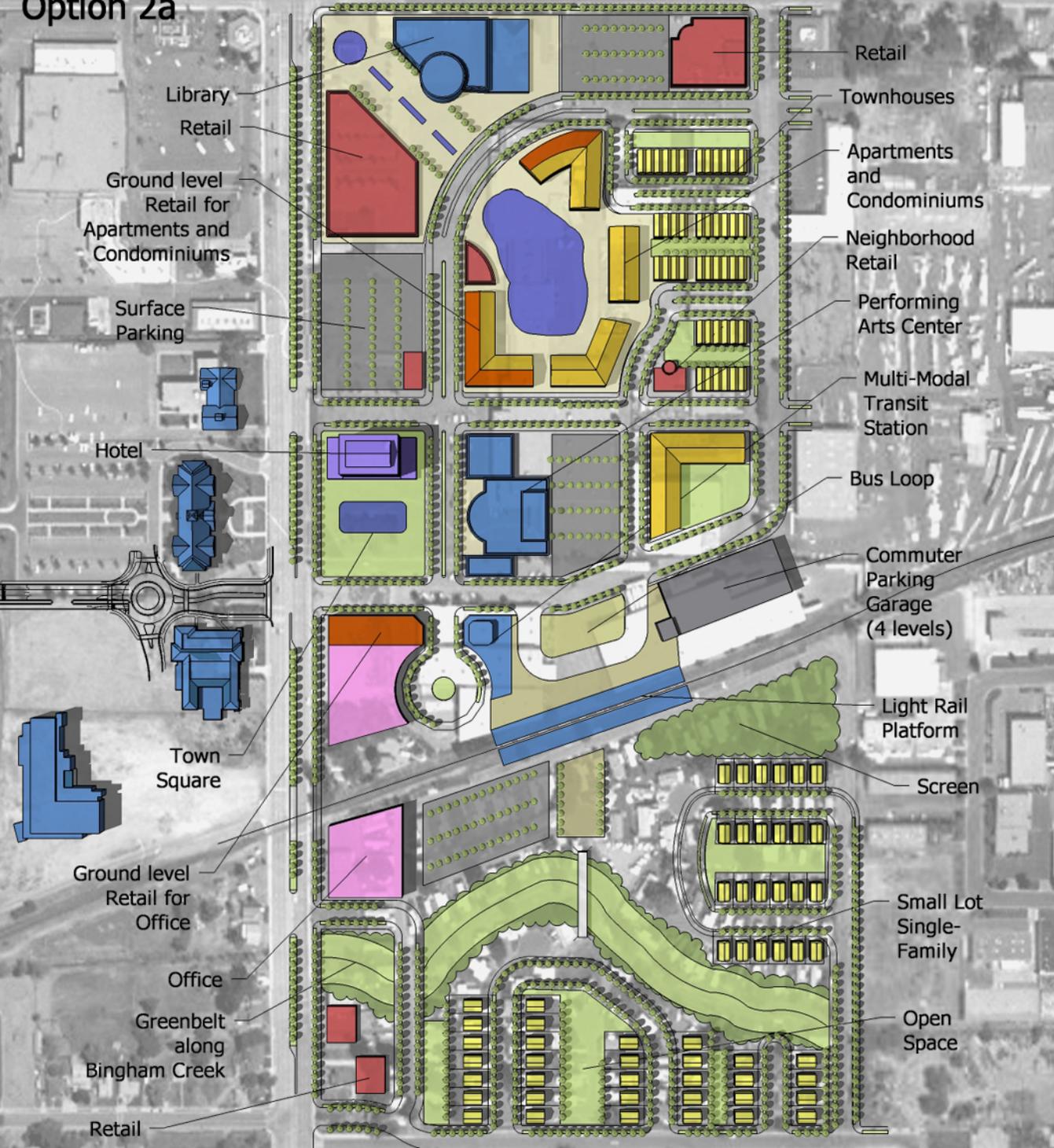
Bus Loop

Screen

Townhouses

Open
Space

Option 2a



Library

Retail

Ground level
Retail for
Apartments and
Condominiums

Surface
Parking

Hotel

Town
Square

Ground level
Retail for
Office

Office

Greenbelt
along
Bingham Creek

Retail

Retail

Townhouses

Apartments
and
Condominiums

Neighborhood
Retail

Performing
Arts Center

Multi-Modal
Transit
Station

Bus Loop

Commuter
Parking
Garage
(4 levels)

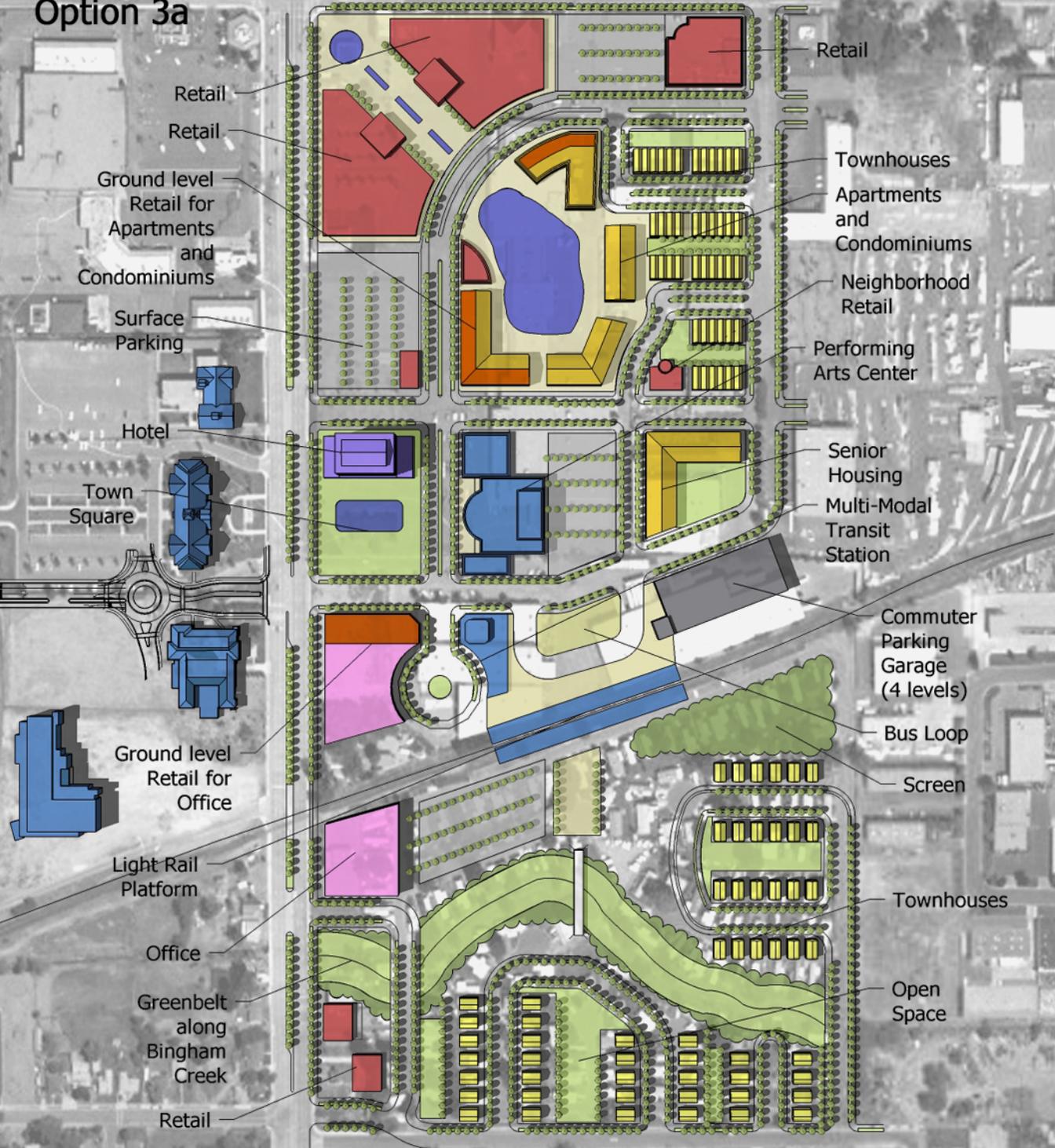
Light Rail
Platform

Screen

Small Lot
Single-
Family

Open
Space

Option 3a



Retail

Retail

Ground level
Retail for
Apartments
and
Condominiums

Surface
Parking

Hotel

Town
Square

Ground level
Retail for
Office

Light Rail
Platform

Office

Greenbelt
along
Bingham
Creek

Retail

Retail

Townhouses

Apartments
and
Condominiums

Neighborhood
Retail

Performing
Arts Center

Senior
Housing

Multi-Modal
Transit
Station

Commuter
Parking
Garage
(4 levels)

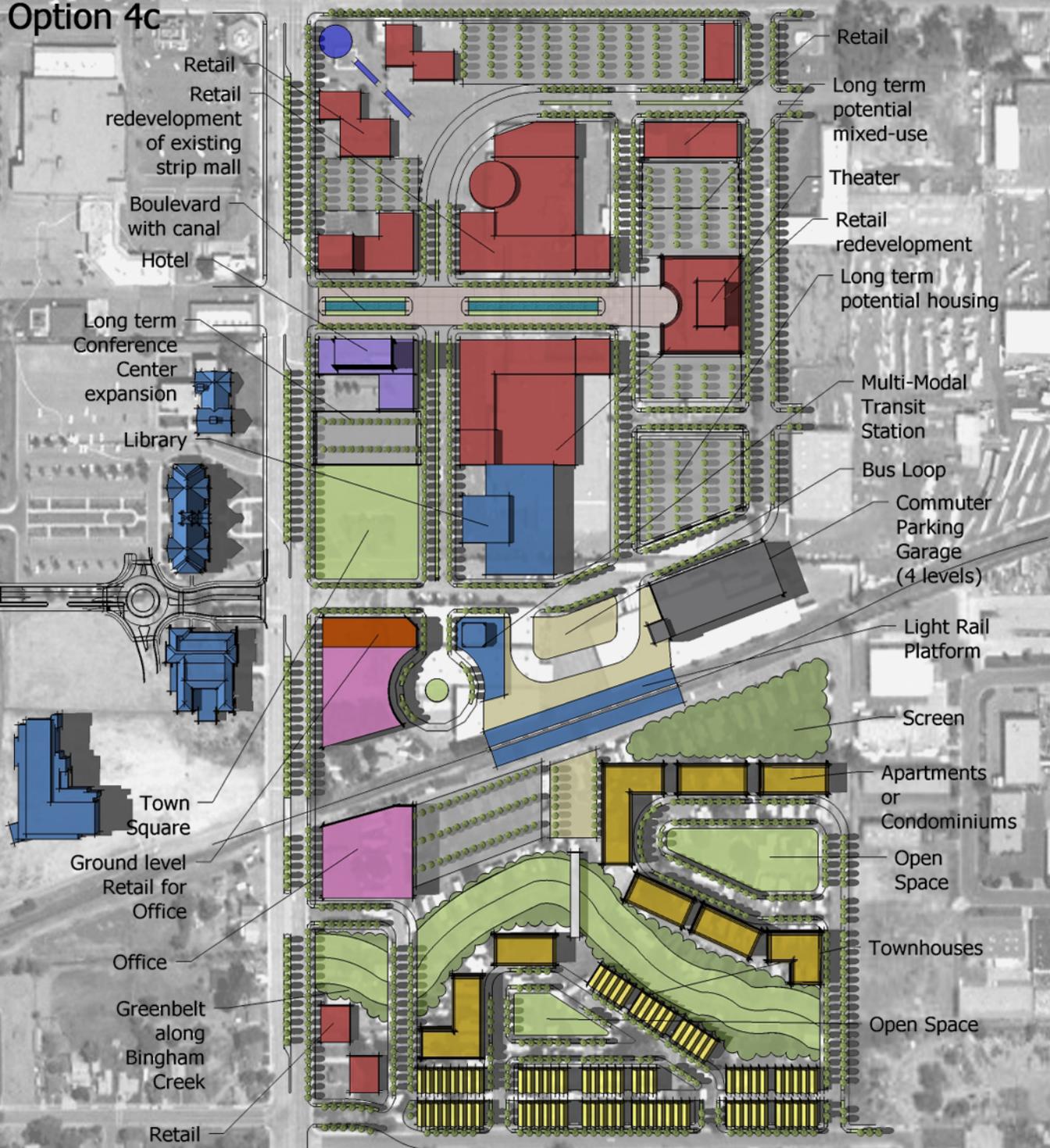
Bus Loop

Screen

Townhouses

Open
Space

Option 4c



Retail
Retail
redevelopment
of existing
strip mall
Boulevard
with canal
Hotel

Long term
Conference
Center
expansion
Library

Town
Square
Ground level
Retail for
Office

Office
Greenbelt
along
Bingham
Creek
Retail

Retail
Long term
potential
mixed-use
Theater
Retail
redevelopment
Long term
potential
housing

Multi-Modal
Transit
Station
Bus Loop
Commuter
Parking
Garage
(4 levels)

Light Rail
Platform

Screen
Apartments
or
Condominiums

Open
Space
Townhouses
Open Space

Option 5A



Option 5B



Option 6A



Option 6B

