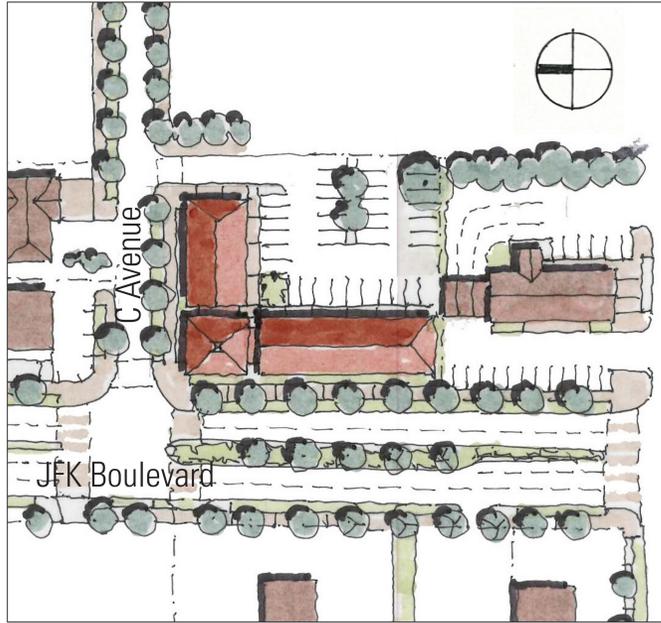


Infill Opportunity with Shared Parking



Key Elements

- Bringing the building up to the sidewalk to provide a walkable frontage along JFK Boulevard.
- Setback the building far enough to allow outdoor seating for restaurant space.
- Place parking on the interior of the lot, behind or next to the building, this blocks the parking from sight and creates a pleasant walking experience.
- Build a substantial corner element (architecture, signage, marker, etc) in order to grab attention and add significance to the building and the intersection.
- Improve streetscaping along JFK Boulevard and the side streets.
- Sidewalks were meant to connect the neighborhoods to the retail that serves it; without meaningful connections, there are few means to get to the place.
- Ensure that appropriate transitions are made in building height as the development approaches existing single-family lots. When adjacent a setback in height should be required.
- Improve traffic flow and reduce accidents by directing local traffic onto side streets to enter driveways. Driveways on JFK Boulevard cause more problems than they are worth.

Examples of Infill Building Types



Infill can maintain consistency but be flexible to allow creativity



Adding a second story can add character and not be offensive to the next door neighbors

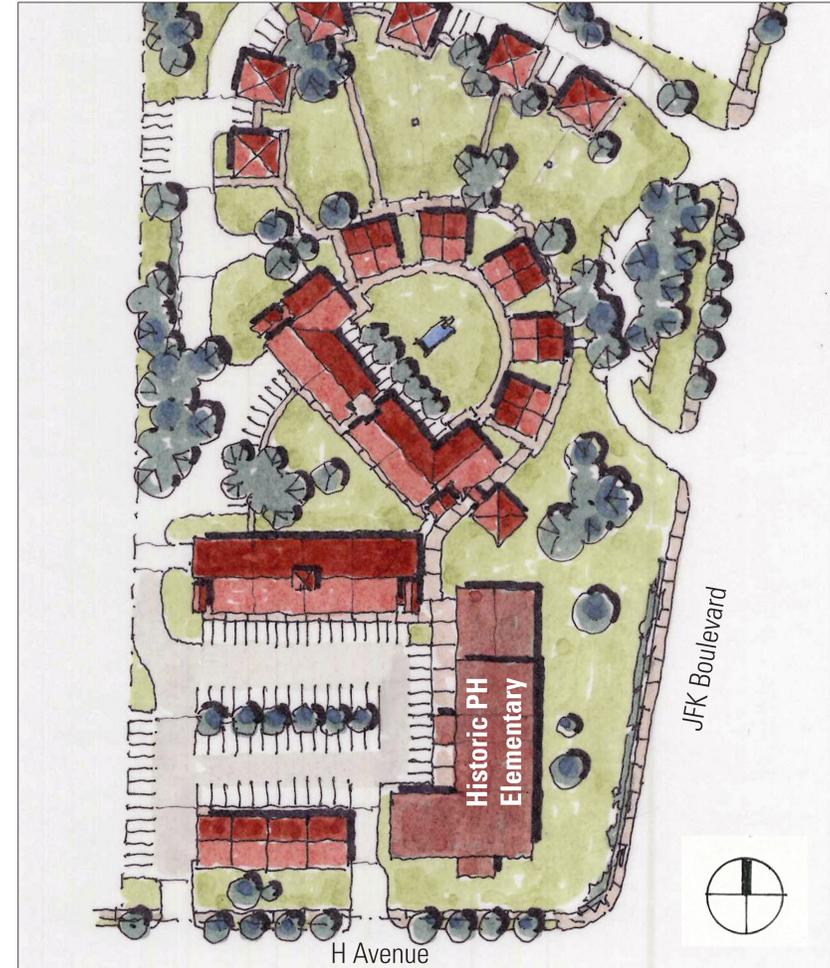


Accommodating mixed-uses in infill products keeps activity in the neighborhood



This corner building wraps a parking lot/structure but addresses the street in a prominent way

Park Hill Elementary Site



Key Elements

- Maintain the open feel of the natural landscape and topography
- Utilize a variety of housing types and extend additional units into the development to mitigate initial cost requirements
- Create landscaped public spaces and intimate private spaces that are walkable and accessible.
- Focus on maintaining historical significance of the site.
- Improve streetscaping along JFK Boulevard and the side streets.
- Screen parking with new buildings
- Use the topography as an advantage to create a unique hillside development
- Respect the single-family neighborhood surrounding the site by maintaining a transition of height adjacent to the property lines.
- Mix of uses to allow flexibility in the re-purpose of any building that may be preserved to have the best option for return on investment.

Special District - Proposed Building Types



Live/Work Detached Buildings



Multi-Unit Residential - 4 to 8 units



Multi-Unit Residential - 3 to 4 units



Adaptive Reuse



Mixed-Use Buildings



Roof Gardens and Decks

Lakehill Shopping Center Site



Key Elements

- Frame the roadways surrounding the property with development that faces the street.
- Create a central green or civic space that allow for neighborhood events to be scheduled and held on a regular basis.
- Providing public open space may permit some taller buildings, within a range, in order to compensate for creating the public open space.
- Mixed-use is an appropriate format for the buildings, but also townhouses, office above retail and in-line retail.
- Focus on having parking internal to the block and wrap buildings around it.
- Focus on the corner of JFK Boulevard and Lookout Road as a prominent location for a gateway element (fountain, statue, monument, prominent architecture, etc.)