

Legend:

- Parking
- Building
- Landscape/Turf Area
- Tree
- Stormwater Pond
- Rain Garden
- Plaza
- Sidewalk
- Landscaping
- Screen Wall
- Loading Area

- ### Key Elements:
- Single Retail User
 - One building facing Lancaster Lane with service and loading against Highway 169
 - Transit (Park and Ride) located on northern portion of site
 - Rainwater Garden amenity, buffer and trail run along Lancaster Lane

Development Yield:

Land Use Pattern	Area (Acres)	Percent Mix	Development Magnitude	Parking
Retail	11.4 AC	66 %	89,000 SF	474 spaces
Commercial Total			89,000 SF	
Transit	3.27 AC	19 %		135 spaces
Open Space	1.58 AC	9 %		
ROW	1.06 AC	6 %		
Grand Total	17.32 AC	100 %	89,000 SF	609 spaces

ILLUSTRATIVE PLAN ONLY. This diagram is illustrative in nature and is not an actual redevelopment plan. The diagram has been created to show an example of how the Guiding Principles may be implemented.

Site Circulation Diagram:



Architectural Principles:

- Building materials and colors shall be consistent and complementary throughout the site.
- Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.
- Variations in rooflines or parapets shall be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope shall be coordinated with the scale and theme of the building.
 - Parapets for concealing flat roofs shall include three dimensional cornice treatments at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets shall vary in height and have a finished depth at building corners.
 - Buildings with sloping roofs shall include multiple planes.
- Utilize focal points and vertical accents
- Vary roofline and form
- Utilize ground level arcades and covered areas
- Utilize protected and recessed entries
- Utilize materials that are easily maintained, durable and attractive at close distances (e.g. from the view of a pedestrian on a sidewalk)
- Utilize transparent glass
- Utilize brick, stone or high quality pre-cast concrete (colored and textured.)
- Utilize metals that are matt finish and neutral or earth tone in color, metals that are used for exterior walls should have visible corner moldings and trim.
- Utilize materials that have an attractive pattern, texture, and quality detailing.
- Utilize transparent glass
- Include windows on elevations facing streets and pedestrian areas
- Utilize pronounced wall plane offsets and projections
- Retain a clear distinction between roof, body and base of building

Architectural Elements

- For all buildings, at least two of the following elements shall repeat horizontally. Buildings with facades greater than 100 feet in length shall include at least three of the following elements, repeated at appropriate intervals, either horizontally or vertically:
- Color change. Recognizable, but not strongly contrasting.
 - Texture change.
 - Material change.
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs.
 - Wall plane projections or recesses.



Lancaster Lane Elevation

ILLUSTRATIVE IMAGES ONLY. These images are illustrative in nature and are not actual proposed building plans. These images have been created to show an example of how the Guiding Principles may be implemented.



Site Cross Section



- Key Elements:**
- Senior Housing predominant use on site
 - Neighborhood Retail and Mixed Use are integrated at northern portion of site
 - Transit (Park and Ride) relocated to the northern portion of the site with the transit stop adjacent to retail uses
 - Rain Garden amenity, buffer and multi-use trail along Lancaster Lane

Development Yield:

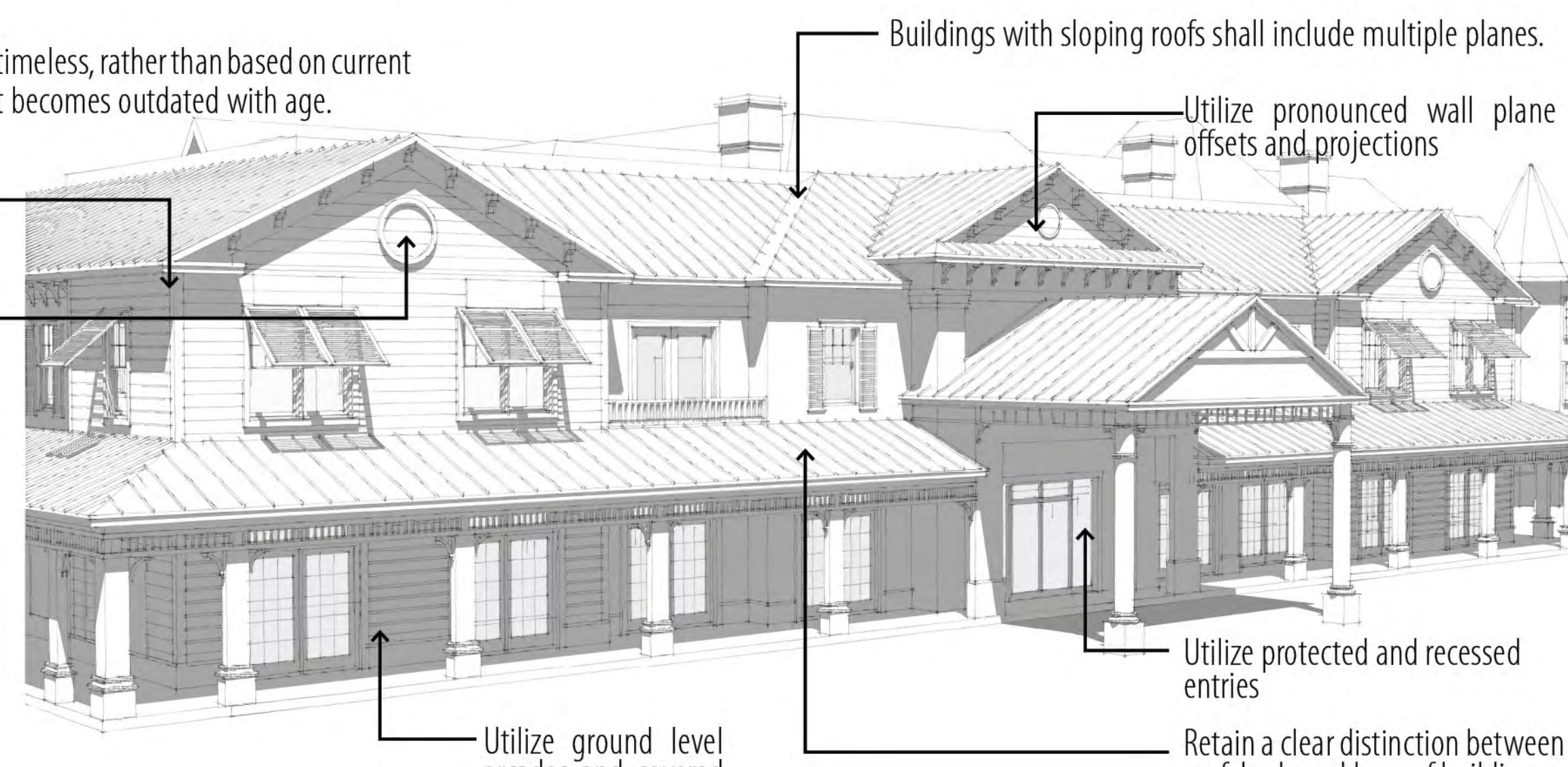
Land Use Pattern	Corridor Area (Acres)	Percent Mix	Development Magnitude	Parking
Senior Residential: Memory Care			25 units	
Senior Residential: Assisted Living			50 units	
Senior Residential: Independent Living			80 units	
Residential Total	9.07 AC	52 %	155 units	209 spaces
Neighborhood Retail - Stand Alone			12,500 SF	70 spaces
Neighborhood Retail - Mixed Use			12,000 SF	45 spaces
Office - Mixed Use			12,000 SF	45 spaces
Commercial Total	2.91 AC	17 %	36,500 SF	160 spaces
Transit	2.7 AC	16 %		114 spaces
Open Space	1.58 AC	9 %		
Wetland	1.06 AC	6 %		
Grand Total	17.32 AC	100.0%		483 spaces

Site Circulation Diagram:



Architectural Principles:

- Building materials and colors shall be consistent and complementary throughout the site.
- Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.
- Vary roofline and form
- Utilize focal points and vertical accents
- Buildings with sloping roofs shall include multiple planes.
- Utilize pronounced wall plane offsets and projections
- Utilize ground level arcades and covered areas
- Utilize protected and recessed entries
- Retain a clear distinction between roof, body and base of building

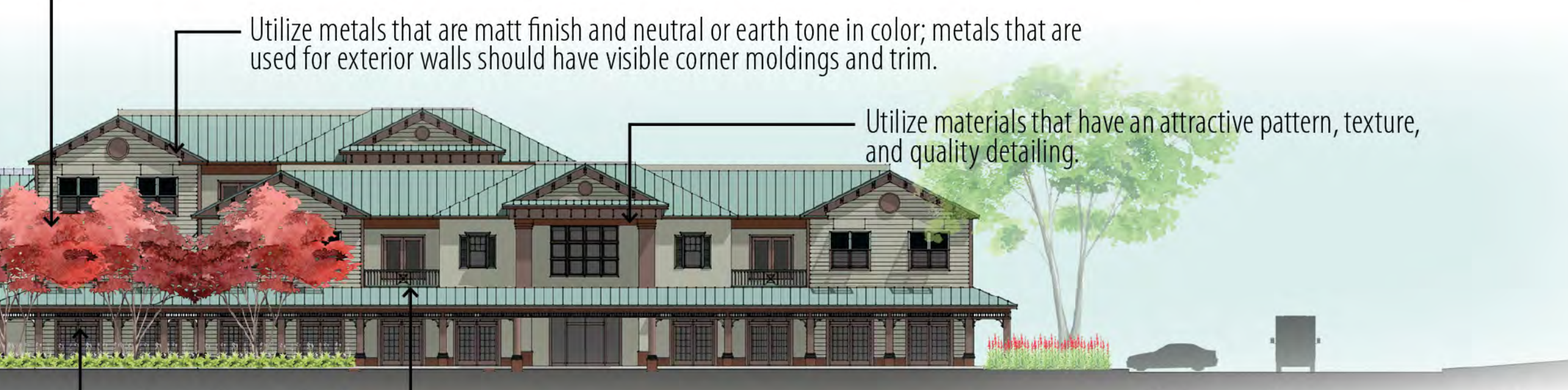
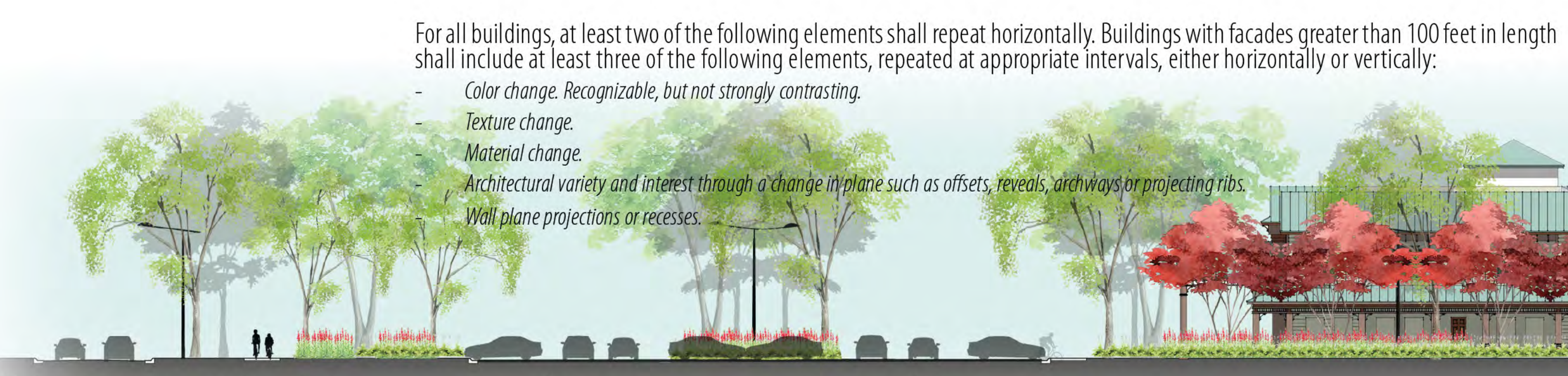


Architectural Elements



ILLUSTRATIVE IMAGES ONLY. These images are illustrative in nature and are not actual proposed building plans. These images have been created to show an example of how the Guiding Principles may be implemented.

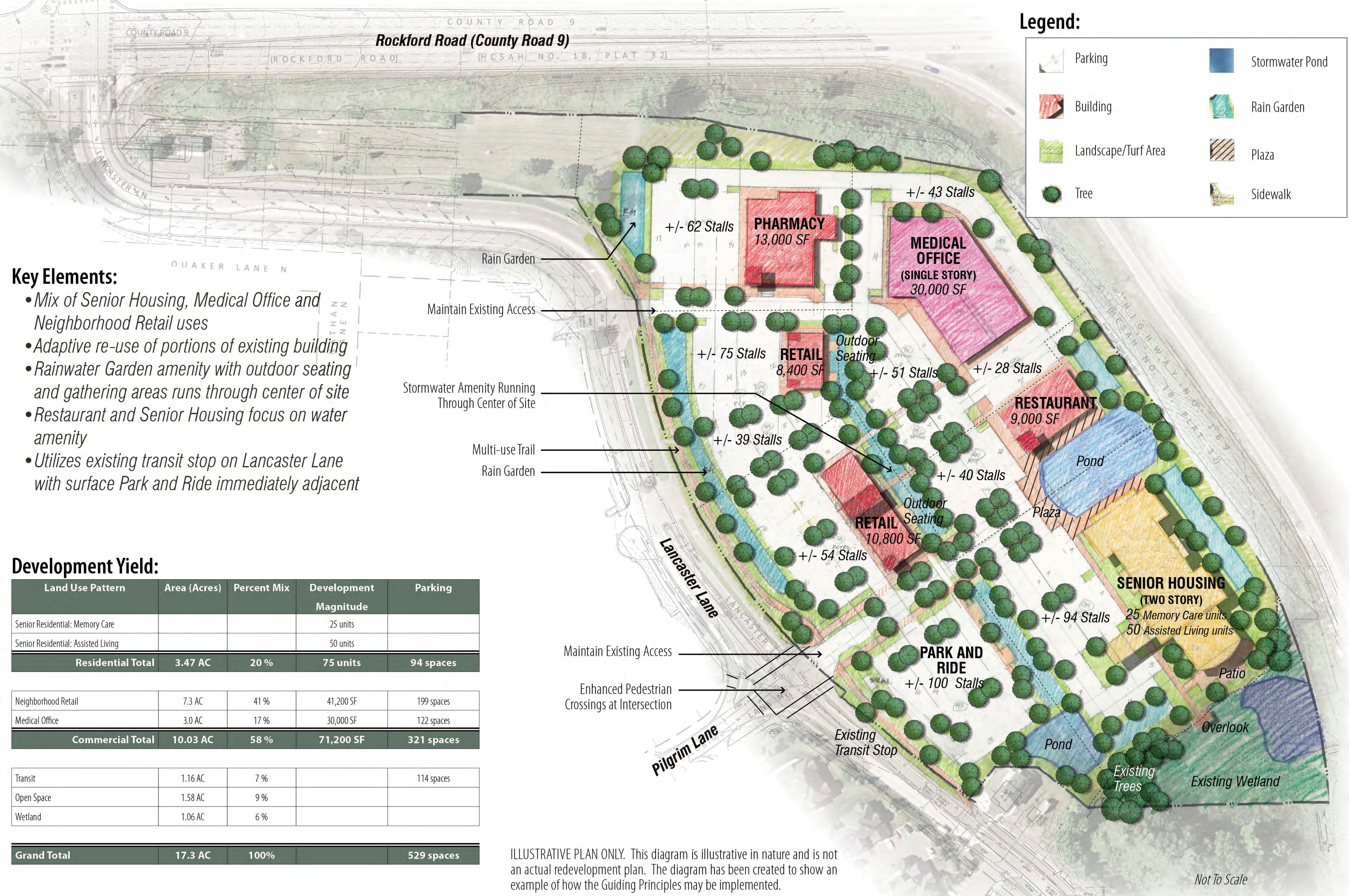
- Variations in rooflines or parapets shall be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope shall be coordinated with the scale and theme of the building.
- Parapets for concealing flat roofs shall include three dimensional cornice treatments at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets shall vary in height and have a finished depth at building corners.
- Buildings with sloping roofs shall include multiple planes.



Site Cross Section A Lancaster Lane Multi-use Trail Parking Parking Senior Housing Facility Parking Service A'

Building elevations shall incorporate architectural features and patterns that include a pedestrian scale.

All facades, including back and side elevations of a building generally visible from public view or adjacent to residential uses, shall be architecturally treated and relate to but not overwhelm the neighborhood. All elevations generally visible from public view shall reflect the overall design, colors and textures used on the front facade.



Legend:

- Parking
- Building
- Landscape/Turf Area
- Tree
- Stormwater Pond
- Rain Garden
- Plaza
- Sidewalk

- ### Key Elements:
- Mix of Senior Housing, Medical Office and Neighborhood Retail uses
 - Adaptive re-use of portions of existing building
 - Rainwater Garden amenity with outdoor seating and gathering areas runs through center of site
 - Restaurant and Senior Housing focus on water amenity
 - Utilizes existing transit stop on Lancaster Lane with surface Park and Ride immediately adjacent

Development Yield:

Land Use Pattern	Area (Acres)	Percent Mix	Development Magnitude	Parking
Senior Residential: Memory Care			25 units	
Senior Residential: Assisted Living			50 units	
Residential Total	3.47 AC	20 %	75 units	94 spaces
Neighborhood Retail	7.3 AC	41 %	41,200 SF	199 spaces
Medical Office	3.0 AC	17 %	30,000 SF	122 spaces
Commercial Total	10.03 AC	58 %	71,200 SF	321 spaces
Transit	1.16 AC	7 %		114 spaces
Open Space	1.58 AC	9 %		
Wetland	1.06 AC	6 %		
Grand Total	17.3 AC	100%		529 spaces

ILLUSTRATIVE PLAN ONLY. This diagram is illustrative in nature and is not an actual redevelopment plan. The diagram has been created to show an example of how the Guiding Principles may be implemented.

Site Circulation Diagram:



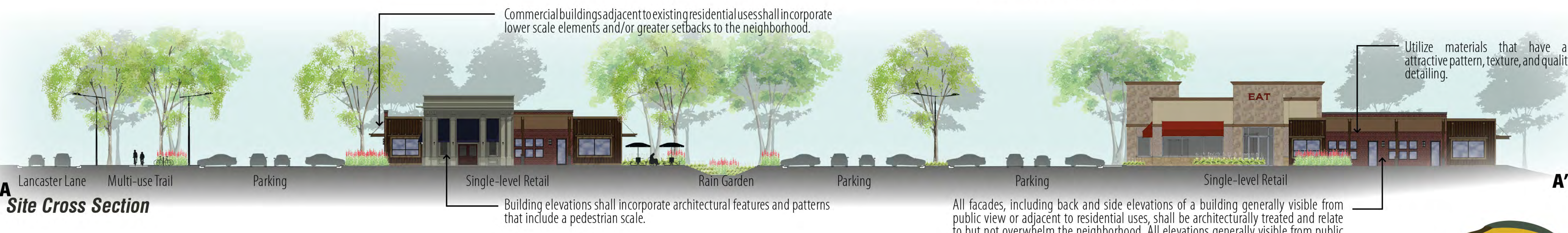
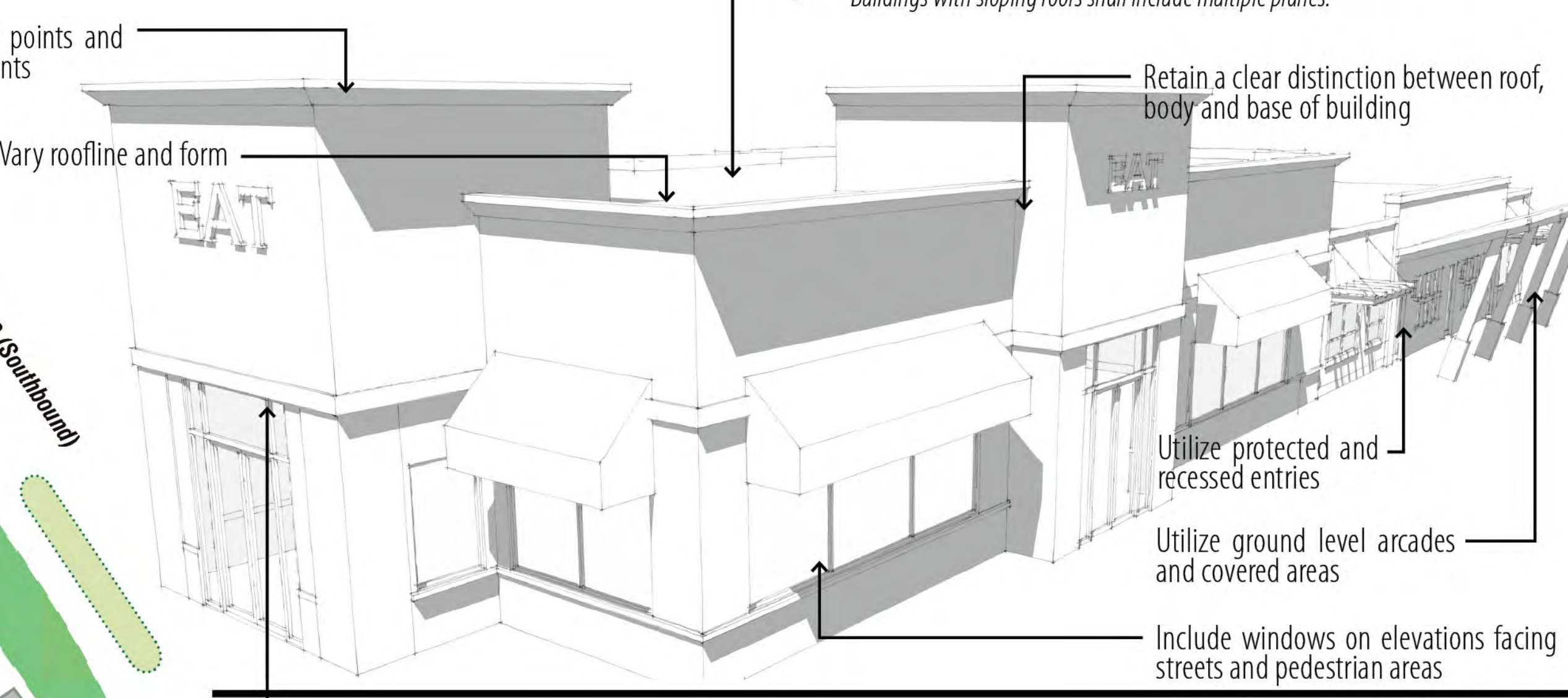
Legend:

- Building
- Surface Parking
- Landscape Buffer/Open Space
- Rainwater Garden
- Wetland
- Stormwater Pond/Water Feature
- Permeable Paving
- Bus Circulation
- Vehicular Circulation
- Pedestrian Circulation
- Transit Station
- Access Points

ILLUSTRATIVE IMAGES ONLY. These images are illustrative in nature and are not actual proposed building plans. These images have been created to show an example of how the Guiding Principles may be implemented.

Architectural Principles:

- Building materials and colors shall be consistent and complementary throughout the site.
- Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.
- Variations in rooflines or parapets shall be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope shall be coordinated with the scale and theme of the building.
 - Parapets for concealing flat roofs shall include three dimensional cornice treatments at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets shall vary in height and have a finished depth at building corners.
 - Buildings with sloping roofs shall include multiple planes.
- Utilize focal points and vertical accents
- Vary roofline and form
- Utilize pronounced wall plane offsets and projections
- Utilize protected and recessed entries
- Utilize ground level arcades and covered areas
- Include windows on elevations facing streets and pedestrian areas
- Utilize brick, stone or high quality pre-cast concrete (colored and textured.)
- Utilize materials that are easily maintained, durable and attractive at close distances (e.g. from the view of a pedestrian on a sidewalk)
- Utilize materials that have an attractive pattern, texture, and quality detailing.



Site Cross Section

Rockford Road (County Road 9)

Legend:

	Parking		Stormwater Pond
	Building		Rain Garden
	Landscape/Turf Area		Plaza
	Tree		Sidewalk

Key Elements:

- Mix of Neighborhood Retail and Office uses
- Adaptive re-use of portions of existing building
- Structured Parking for office and retail uses at north end of site
- Utilizes existing transit stop on Lancaster Lane with surface Park and Ride immediately adjacent
- Central Green amenity adjacent to retail and office uses
- Plaza spaces overlooking pond adjacent to restaurant and medical office uses

Development Yield:

Land Use Pattern	Corridor Area (Acres)	Percent Mix	Development Magnitude	Parking
Neighborhood Retail	6.26 AC	36 %	36,000 SF	223 spaces
Medical Office	3.35 AC	19 %	25,000 SF	100 spaces
Neighborhood Mixed Use Retail	3.39 AC	20 %	15,500 SF	228 spaces
Mixed Use General Office			30,000 SF	
Commercial Total	12.92 AC		106,500 SF	551 spaces
Transit	1.75 AC	10 %		100 spaces
Open Space	1.58 AC	9 %		
Wetland	1.06 AC	6 %		
Grand Total	17.32 AC	100.0%		651 spaces



ILLUSTRATIVE PLAN ONLY. This diagram is illustrative in nature and is not an actual redevelopment plan. The diagram has been created to show an example of how the Guiding Principles may be implemented.

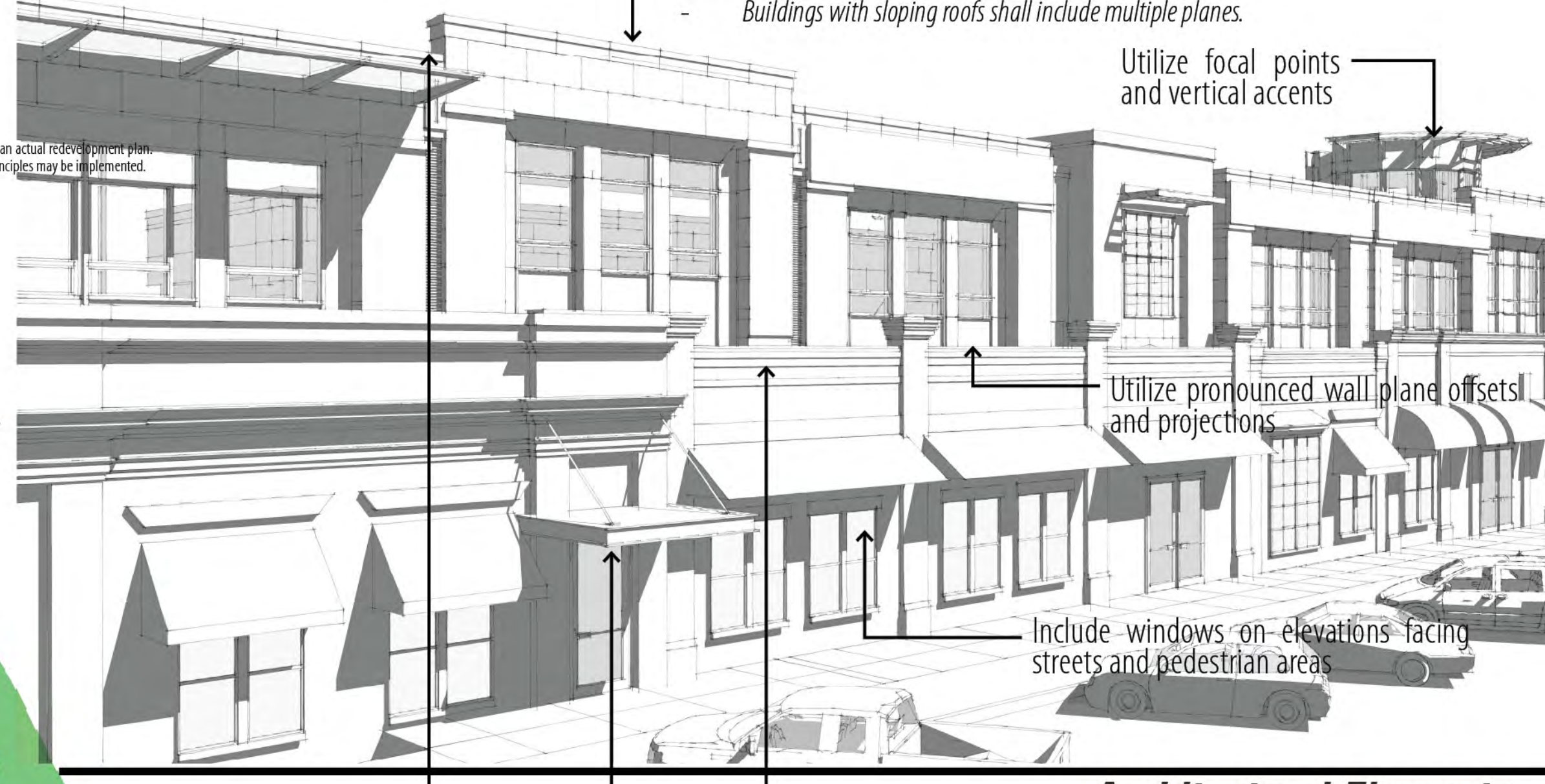
Site Circulation Diagram:



Architectural Principles:

Building materials and colors shall be consistent and complementary throughout the site. Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.

- Variations in rooflines or parapets shall be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope shall be coordinated with the scale and theme of the building.
- Parapets for concealing flat roofs shall include three dimensional cornice treatments at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets shall vary in height and have a finished depth at building corners.
- Buildings with sloping roofs shall include multiple planes.



Architectural Elements



ILLUSTRATIVE IMAGES ONLY. These images are illustrative in nature and are not actual proposed building plans. These images have been created to show an example of how the Guiding Principles may be implemented.

- For all buildings, at least two of the following elements shall repeat horizontally. Buildings with facades greater than 100 feet in length shall include at least three of the following elements, repeated at appropriate intervals, either horizontally or vertically:
- Color change. Recognizable, but not strongly contrasting.
 - Texture change.
 - Material change.
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs.
 - Wall plane projections or recesses.

