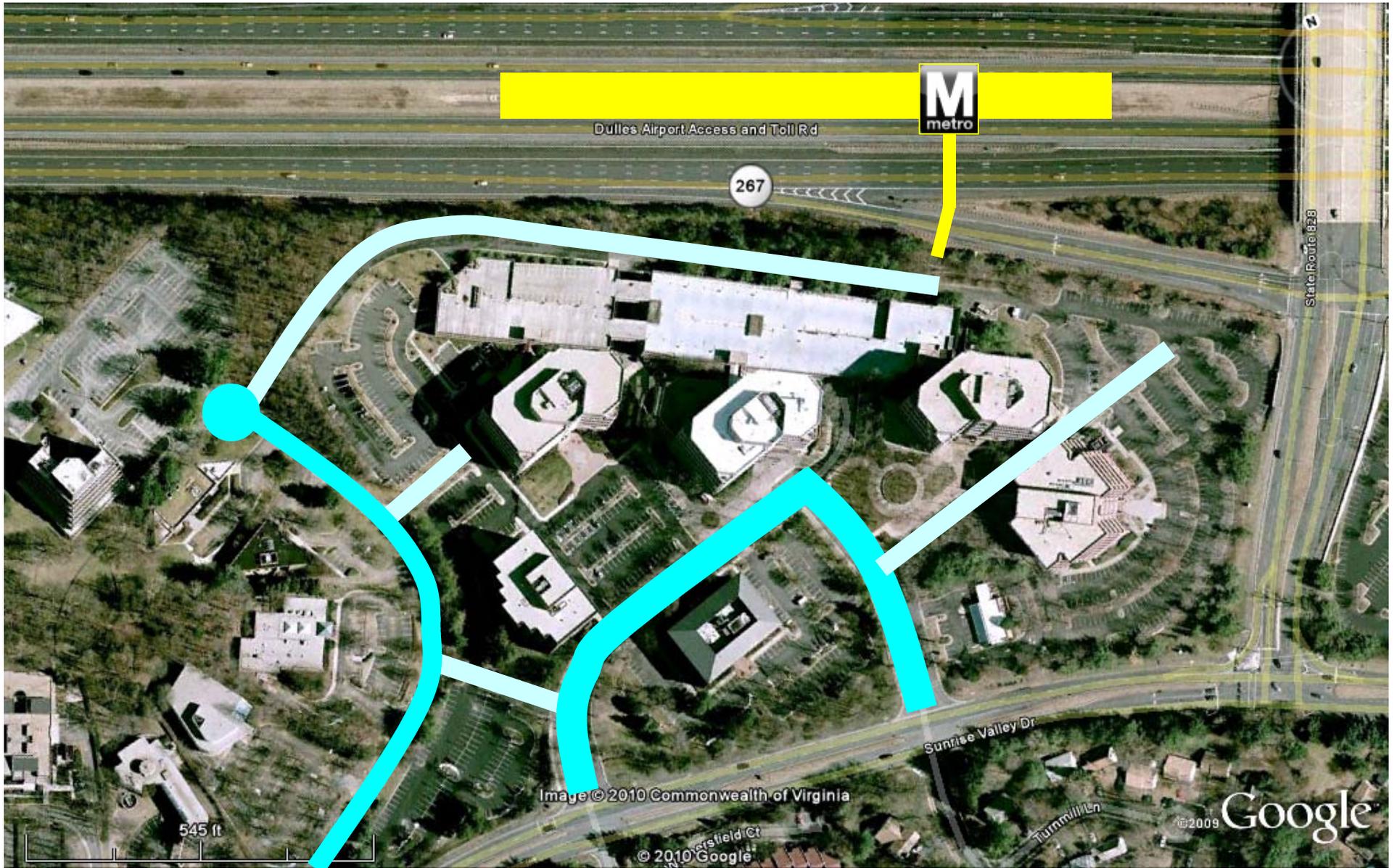
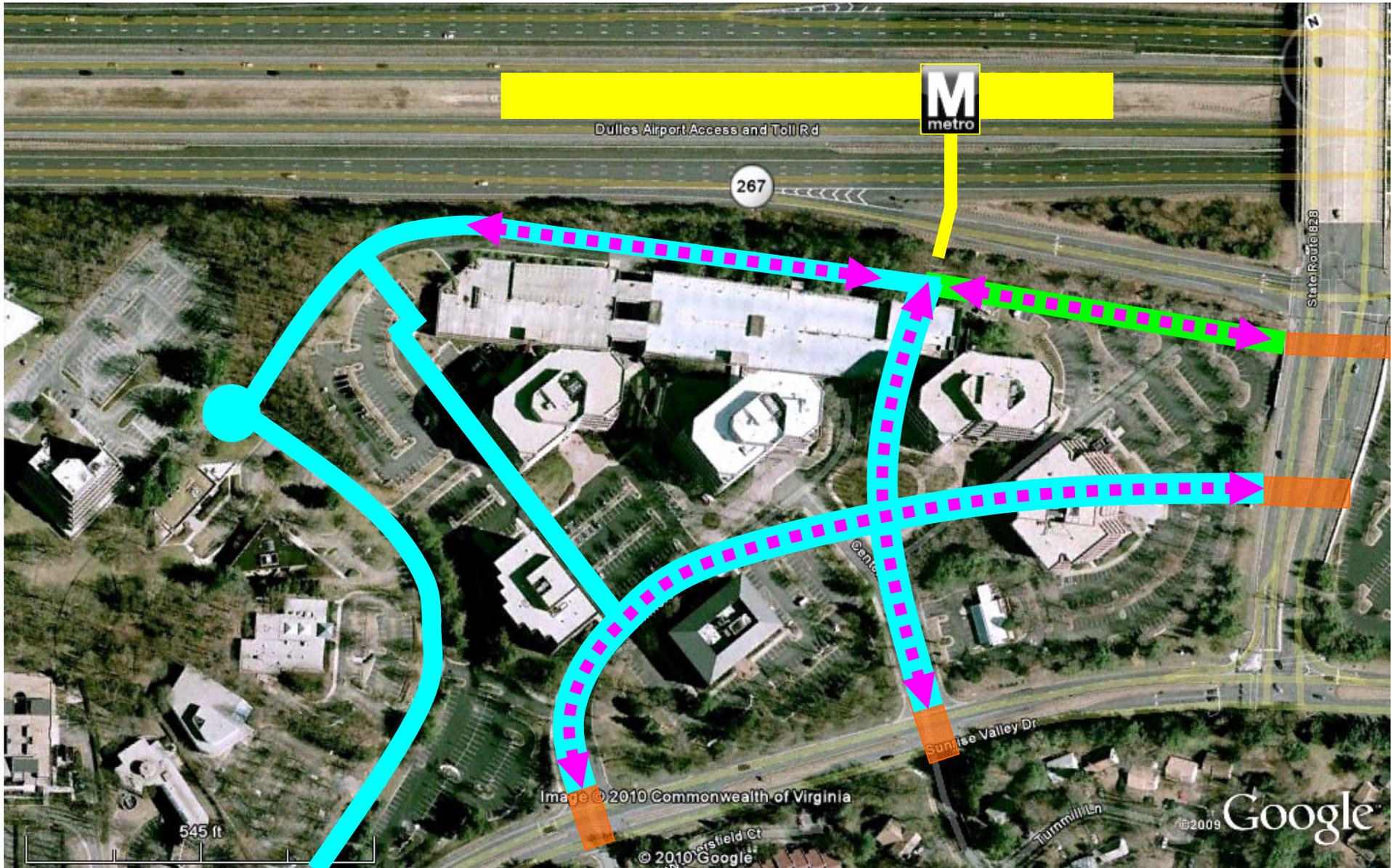




**Existing Public
Accessible Streets**



**Existing Public Accessible
and Private Streets**



- Pedestrian Route
- Public Accessible Street
- Walking/Bike Path
- Pedestrian Crossing

Possible Future Grid

DRAFT

Planning Concepts

- Plan for public access and connectivity between Metro and surrounding neighborhoods
- Follow transit-oriented development and urban place-making principles
- Create a mix of uses with commercial focused near the Toll Road transitioning to residential near Sunrise Valley
- Increase height to allow open space, light, and views – transition from greater heights near the Toll Road to lower heights along Sunrise Valley
- Increase density to make redevelopment feasible
- Develop sustainable/LEED buildings
- Respect existing curb cuts/intersections along Sunrise Valley and Wiehle Ave
- Reduce setback limits to embrace the Metro landing and connect it to redeveloped areas