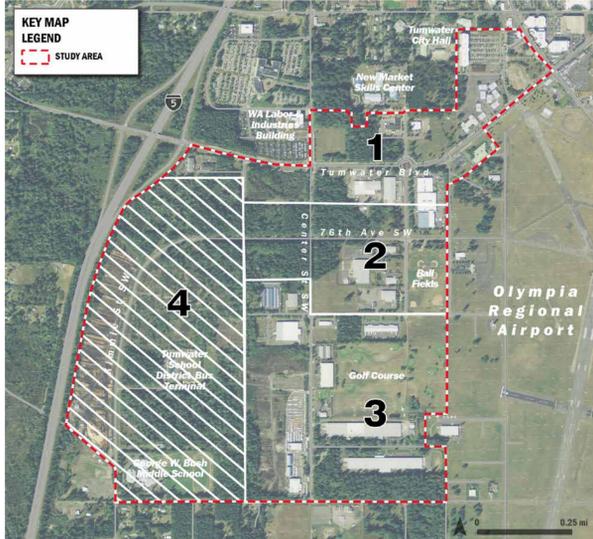
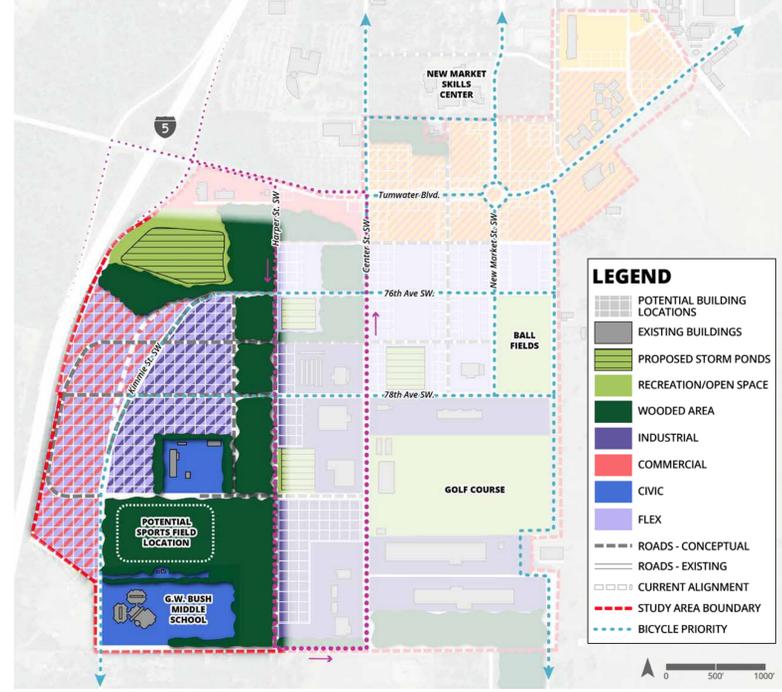
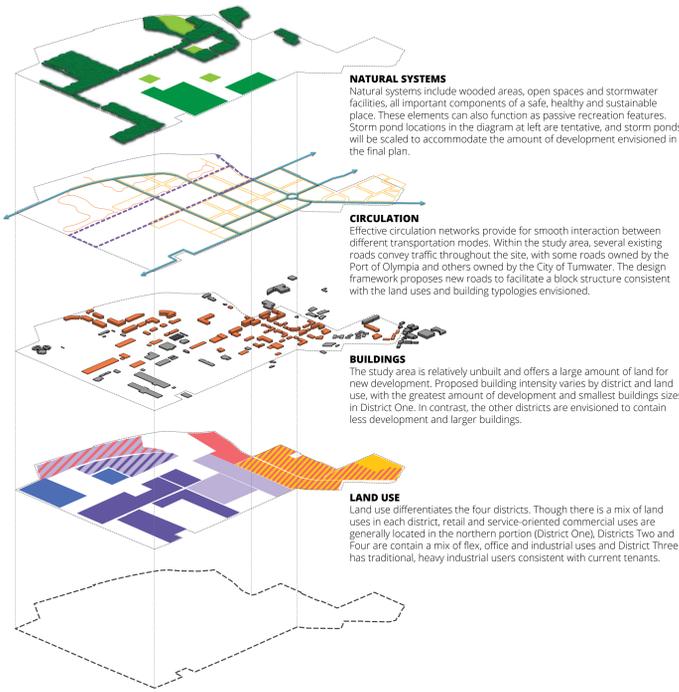


DISTRICT FOUR



FRAMING THE SITE

The design framework outlines the structures that shape the study area's design concept. These structures include land use, streets and infrastructure, networks of open spaces and other components of the canvas upon which places are built, as illustrated in the layered diagram to the right. Input from the advisory committee, along with technical analysis from the consultant team, has been formative for the design framework.

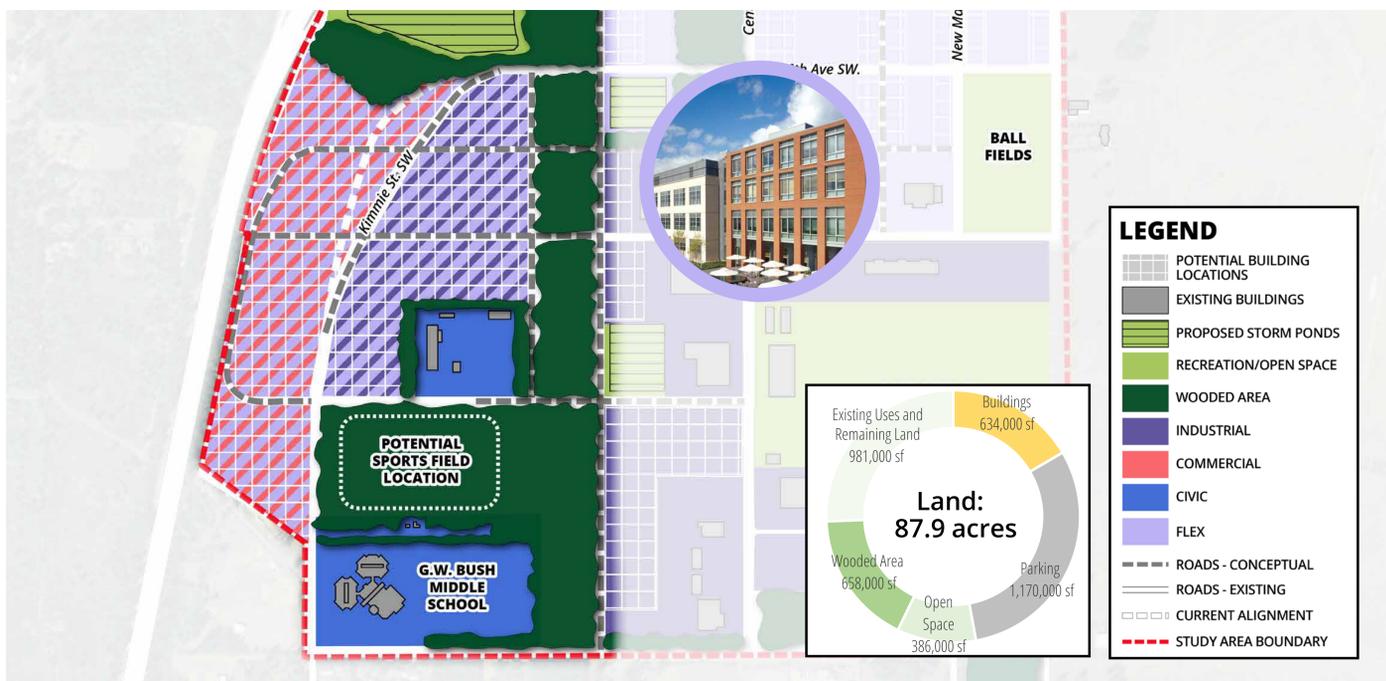
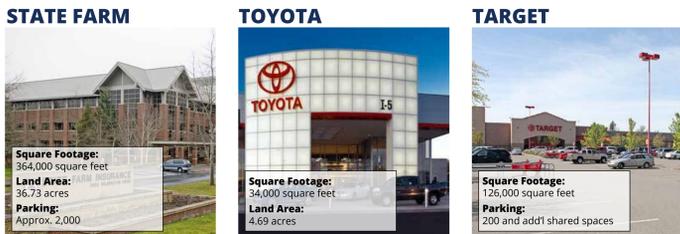


A MARKET-INFORMED PROGRAM

The consultant team prepared a detailed market profile that used applicable real estate and economic data to determine the potential to include retail, office industrial and flex uses in the master plan for NMIC/TTC. Demand for retail and office products are detailed below. These figures inform the building program for District Four, which has the potential for retail, office, light industrial and industrial uses.



Each real estate sector is mated to a land use category that regulates the size and architectural character of the building; each building type therefore has consistent characteristics that are an important part of the planning process. The images below offer context for building scale relative to projections for demand and absorption.



IMPLEMENTING THE VISION

DESIGN PRINCIPLES

are overarching goals for the design process. They may be used as criteria for the evaluation of the conceptual design framework and as values that guide decision-making during design development.

FACILITATE COMMERCE & PRODUCTIVITY

- Create efficient vehicular circulation
- Ensure internet connectivity

RETAIN KEY TENANTS & ASSETS

- Maintain leases with tenants engaged in valuable, revenue-generating activities

CONNECT OPEN SPACES

- Promote active lifestyles with ample recreation spaces
- Use multimodal connections to create an open space network

INTEGRATE ENVIRONMENTAL SUSTAINABILITY

- Preserve existing tree stands where possible
- Incorporate LID techniques to reduce stormwater and potential for flooding

BUFFER INCOMPATIBLE USES

- Use built and natural buffers to limit negative impacts of industrial users on residents nearby

