

DISTRICT FOUR PLANNED CAMPUS

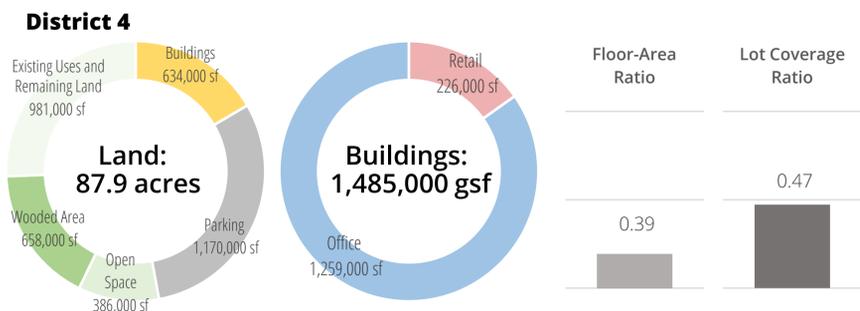
District Four, at 198 acres, is the largest of the districts and also has the longest planning horizon. Key design considerations include:

- Accommodating large scale uses and allowing for flexibility should smaller tenants be interested in the interim
- Creating a mix of retail, flex and light industrial uses along I-5 and a combination of light industrial and heavier industrial businesses to the east
- Incorporating long-term tenants – school and bus terminal; portions of the wooded area to the north of the school act as a buffer and may be converted to a schoolyard or ball fields

DESIGN APPROACH

1. Maintain flexibility to allow for a master planned corporate campus or a single large industrial/commercial tenant.
2. Realign Kimmie St to create larger lots that can take advantage of I-5 frontage.
3. Buffer industrial/flex uses from school uses to the south.
4. Provide potential future location for ball fields.
5. Preserve densest stands of existing trees and use them as a site amenity.
6. Extend road network to west to increase marketable land.

BUILDOUT - KEY METRICS



DESIGN PRINCIPLES APPLICATION

Environmental sustainability: Parking lots throughout the study area will be required to incorporate LID techniques and wooded buffers provide ecosystem services and recreation opportunities. Additionally, sitewide stormwater facilities will increase permeability and reduce flood risks.

Facilitate commerce: Proposed roads increase site circulation and a dedicated freight route will help to reduce conflicts with other users.

Retain tenants: The school and bus terminal have long-term leases and are anticipated to remain in the district for the foreseeable future.

Buffer incompatible uses: Maintain portions of existing tree cover to buffer school and bus terminal from industrial activity to the east and north.

Open space network: Wooded areas create a unique sense of place and offer opportunities for recreation.

