DISTRICT THREE
INDUSTRIAL CENTER

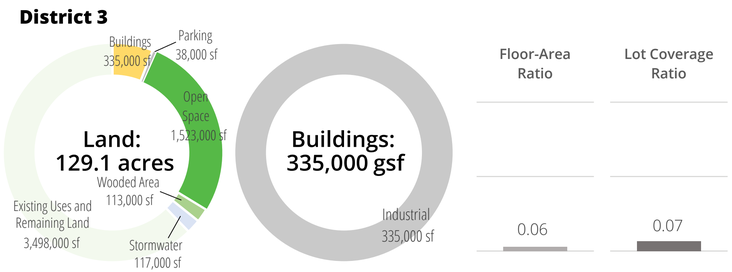
District Three is about 162 acres and serves as the study area's industrial core with current large-scale tenants Cardinal Glass and IWP. Key design considerations include:

- Continuing to support a wide variety of light to medium industrial activities
- Directing freight traffic from the study area away from surrounding neighborhoods; the future construction of a new road to the west of Center Street will aid circulation and may become a designated freight route
- Accommodating current recreation uses, though if there is demand, some of the area could be converted to industrial use

DESIGN APPROACH

1. Allow larger building footprints conducive to industrial activities.
2. Retain current industrial and recreation uses.
3. Buffer industrial uses from residences to the south.
4. Larger building setbacks from the street.
5. Orient buildings towards Center St and the extension of Harper St.
6. Provide adequate space for trucks to maneuver and park.

BUILDOUT - KEY METRICS

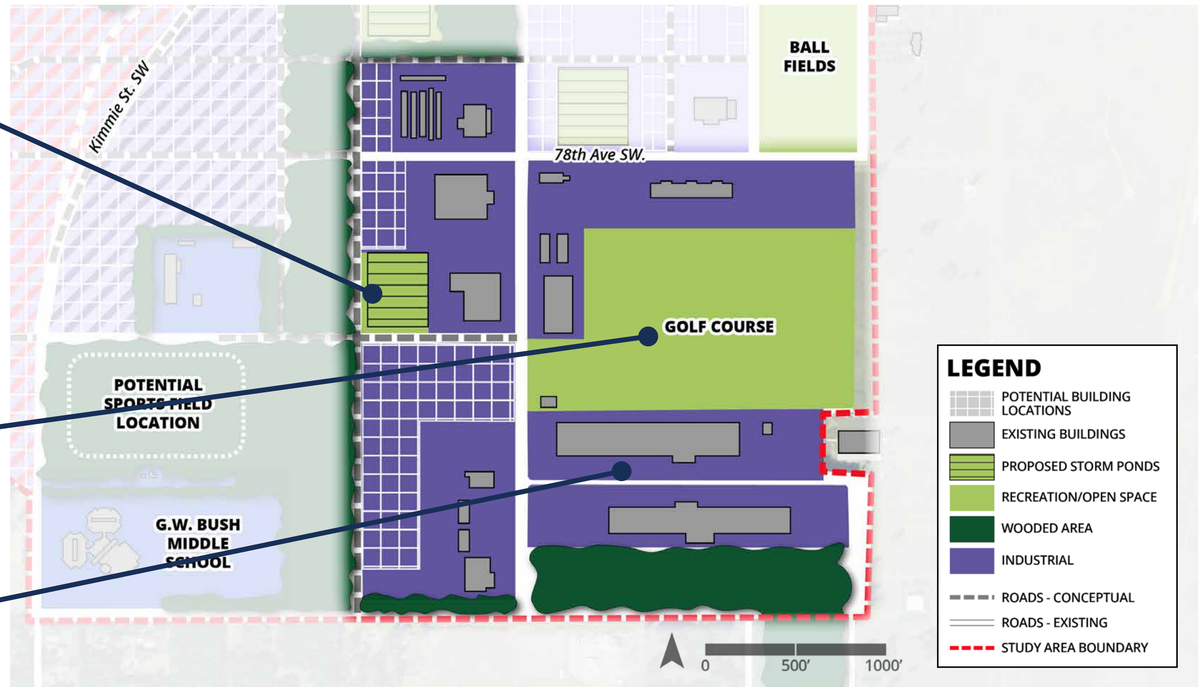


DESIGN PRINCIPLES APPLICATION

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.

Retain tenants: Cardinal Glass and the Airport Golf & Batting Center are prominent tenants that contribute to activity in NMIC and thus are retained in the long-term plan.

Harness activity centers: Cardinal Glass is a major long-term tenant who has made major investments, which could help to attract similar types of businesses.



Buffer incompatible uses: Maintaining and creating a wooded buffer between industrial uses and neighborhoods to the south will help reduce the impacts of industrial activity.

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

Open space network: Bike lanes throughout the study area connect to recreation areas and multimodal paths.