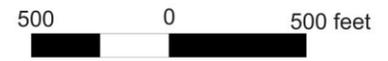


DEVELOPMENT STRATEGIES WITH TWO-WAY FRONTAGE ROAD

DEVELOPMENT STRATEGIES WITH ONE-WAY FRONTAGE ROAD

LEGEND

- Single Family Residential
- Multifamily Residential
- Townhouse Residential
- Commercial
- Office
- Open Space
- Park & Ride Facility
- Parking Lot
- US-1 Freeway
- HOV Lane
- Major Road
- Frontage Road
- Minor Road
- Local Road
- Bicycle & Pedestrian Facilities
- Landscape Buffer



PHASE 1 ANALYSIS

Conceptual Strategies
Integrating Land Use with
Multimodal Transportation Alternatives