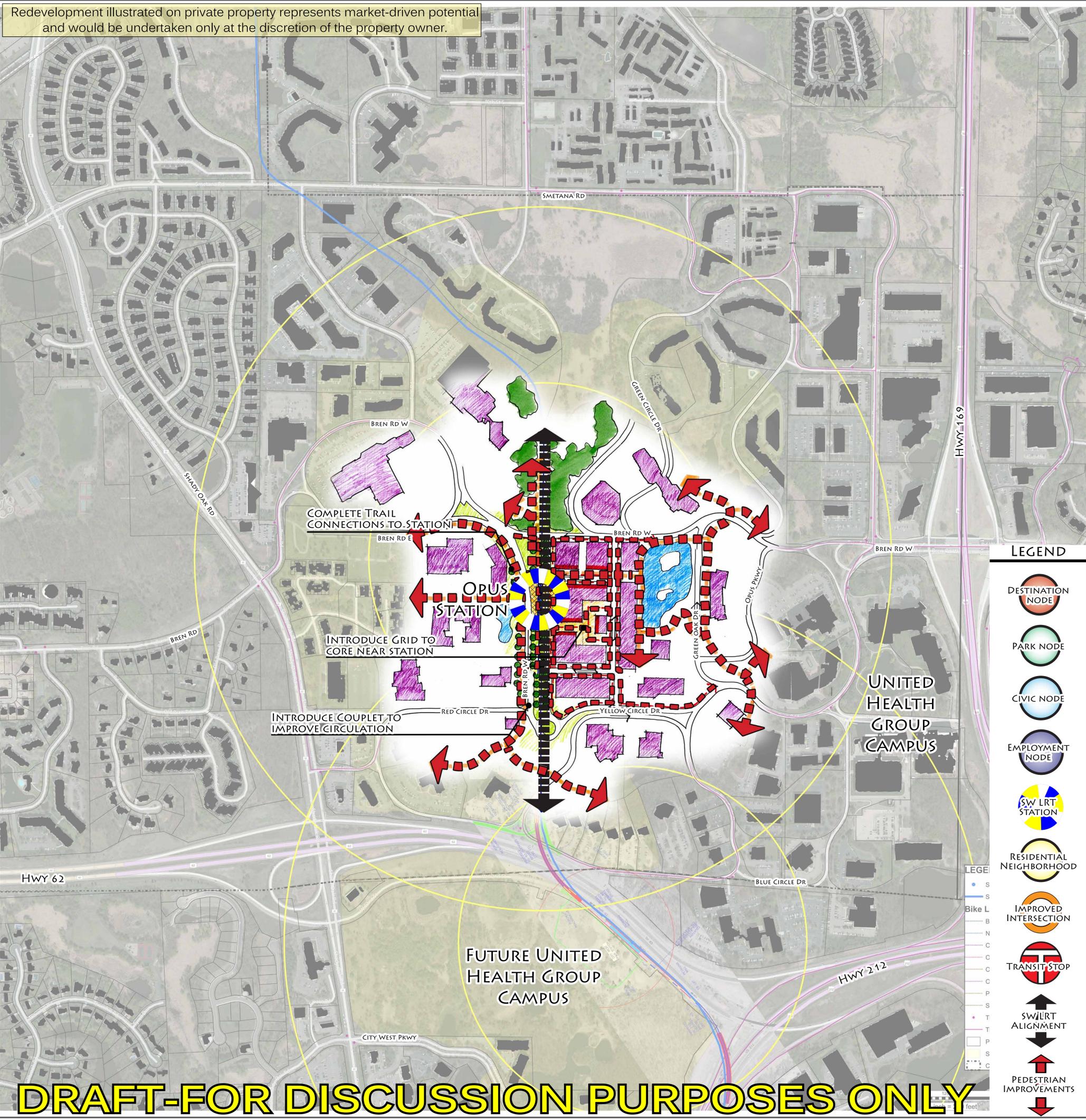


Redevelopment illustrated on private property represents market-driven potential and would be undertaken only at the discretion of the property owner.



DRAFT-FOR DISCUSSION PURPOSES ONLY

- ### DIRECTIONS & OPPORTUNITIES
- » Complete Opus trail system
 - Grade separated at station road, Connect to neighborhoods, Connect beyond Opus, Link to LRT, Add active recreation to the mix
 - » TRAIL + CIRCULATOR + PEDESTRIANS + TRANSIT
 - » Expand retail at entrances to Opus (Red Circle, Bred Rd, New TH62)
 - » Bike infrastructure at station platform
 - Nice ride / ridership
 - » Circulator (golf cart, Segway, shuttle) expansion with pedestrian friendly/stops stations
 - » TDM – Work with businesses; model at United Health Group
 - » Wayfinding begins at the station
 - » Wellness and Employment Campus
 - » Business partnerships
 - Opus 'BIA' – special service district
 - » Reintroduce grid with 2-way system of local roads near the station
 - » Signature development (buildings/open space)
 - » Mixed use: residential + employment + retail + small scale cultural uses
 - » Flexible development framework
 - » Introduce couplets around Opus core
 - 2 way streets
 - Street tree planting
 - » Station Plaza
 - Shift station south to crossing, Circulator drop off, Café/coffee spill out, Trail connection, 'Trail head' wayfinding,
 - Building setbacks to allow gathering
 - » Targeted trail enhancements
 - Recreational + cultural destinations dispersed throughout
 - Landscape enhancements + hierarchy
 - Programmed events

- ### ENGINEERING CONSIDERATIONS
- » Complete trail connections to stations
 - » Wayfinding / Signage
 - » Introduce grid to core near station, put in place a couplet and key 2-way streets to improve circulation
 - » Station plaza for circulator drop-off, and redevelopment
 - » Kiss & Ride
 - » Shuttle dropoff / pickup
 - » Park & Ride
- ### OPENING DAY CONSIDERATIONS
- » Complete trail connections to stations: Connection through Maga, Pedestrian connections/access
 - » Circulator bus
 - » Wayfinding / Signage
 - » Master plan for Maga Block
 - » Kiss & Ride
 - » Shuttle drop-off / pickup
 - » Park & Ride

