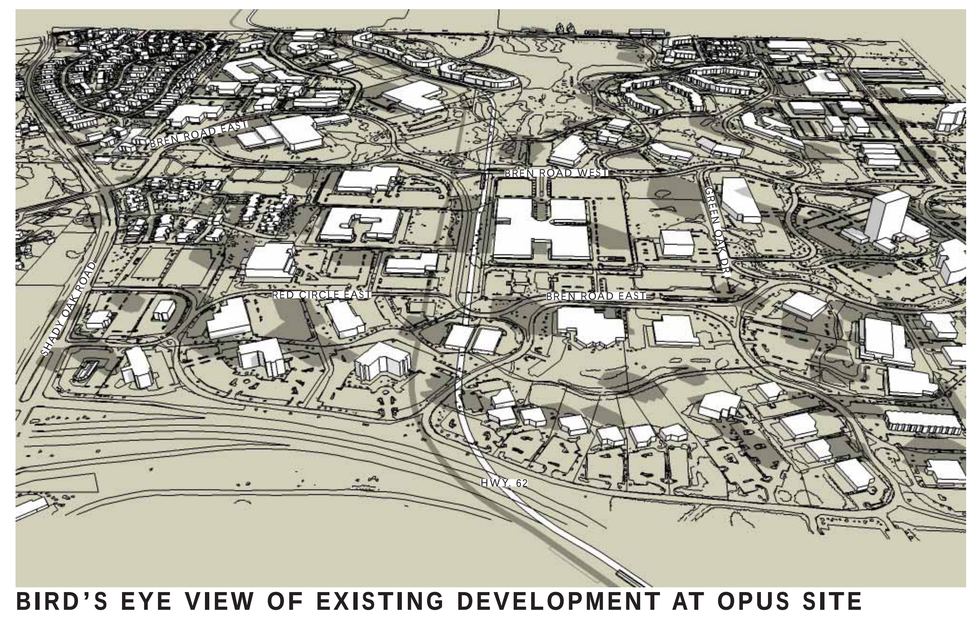
OPUS STATION

OFFICE PARK, RESIDENTIAL

PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN

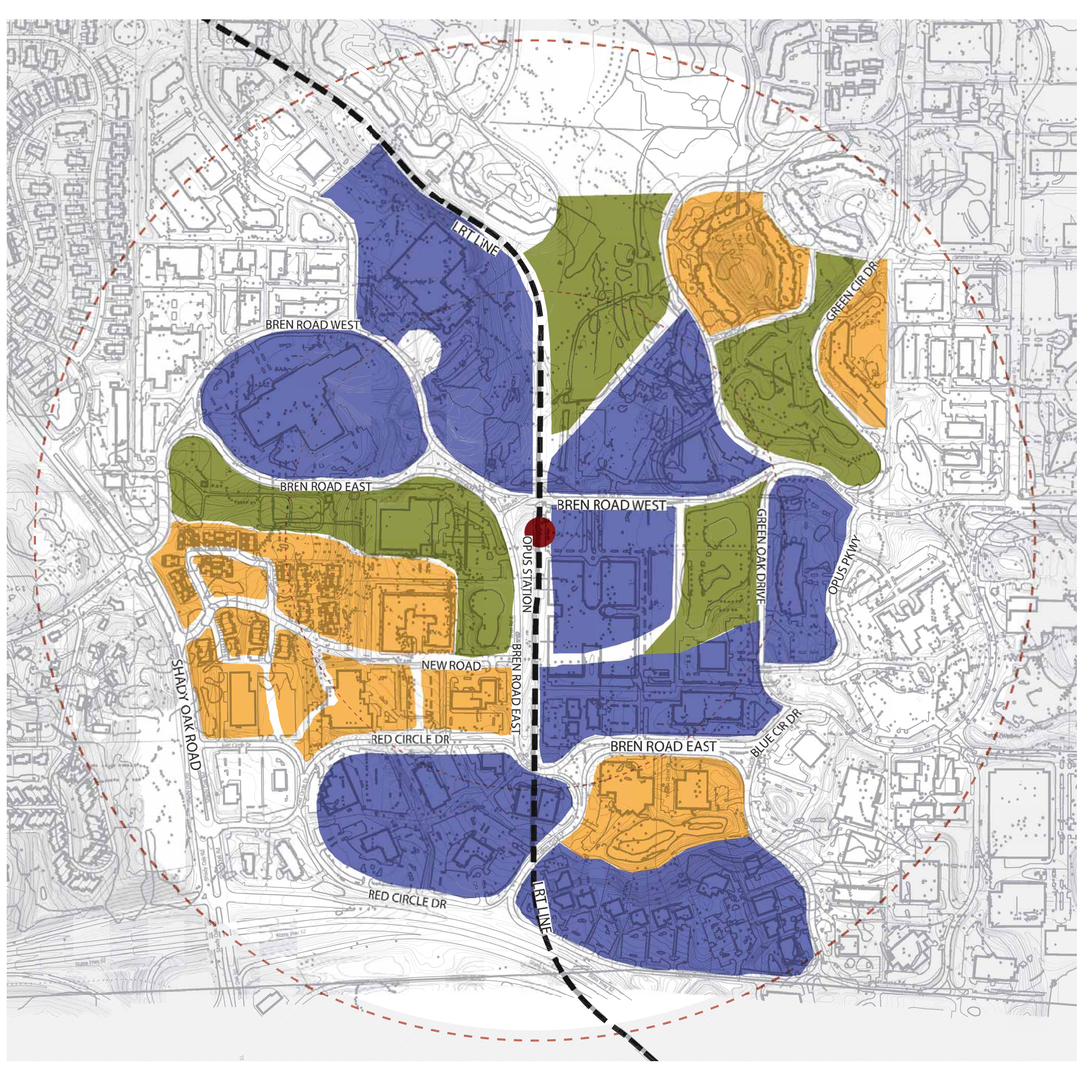
0′ 400′ 800′ N

THE OPUS STATION AREA IS PLANNED TO SUPPORT LARGE SCALE OFFICE DEVELOPMENT POSITIONED WITHIN A PARK-LIKE SETTING. PARKING NEEDS SHOULD BE SUPPORTED WITH STRUCTURED PARKING TO THE HIGHEST EXTENT POSSIBLE. MEDIUM DENSITY HOUSING WILL BE DEVELOPED TO COMPLEMENT EXISTING HOUSING OF A SIMILAR SCALE AND TYPE. HIGHER DENSITY HOUSING IS ENVISIONED CLOSER TO THE PROPOSED STATION. A LIMITED AMOUNT OF RETAIL, RESTAURANT AND SERVICE USES ARE ANTICIPATED ON THE GROUND FLOOR OF DEVELOPMENT CLOSE TO THE STATION. THE AREA CURRENTLY HAS AN EXTENSIVE NUMBER OF TRAILS AND NATURAL AMENITIES. THE PROPOSED PLAN WILL EXTEND AND ENHANCE THESE AMENITIES AND WILL CREATE STRONGER CONNECTIONS FROM THE PERIPHERY OF THE STATION AREA TO THE STATION PROPER. MINOR MODIFICATIONS TO THE CURRENT ONE-WAY ROAD NETWORK ARE ANTICIPATED TO ALLOW BETTER VEHICULAR ACCESS TO THE STATION FOR DROP-OFFS AND PICK-UPS.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT OPUS SITE

BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT OPUS STATION HIGHLIGHTED IN YELLOW



PROPOSED LAND USE PLAN

0′ 400′ 800′ N

Southwest Transitway
Station Area Planning
LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Insitutional / Office
- Industrial
- Parks, Open Space

DEVELOPMENT SHOULD EXTEND AND ENHANCE THE NATURAL SURROUNDING AMENITIES TO CREATE STRONGER CONNECTIONS FROM THE PERIPHERY OF THE STATION AREA TO THE STATION PROPER.