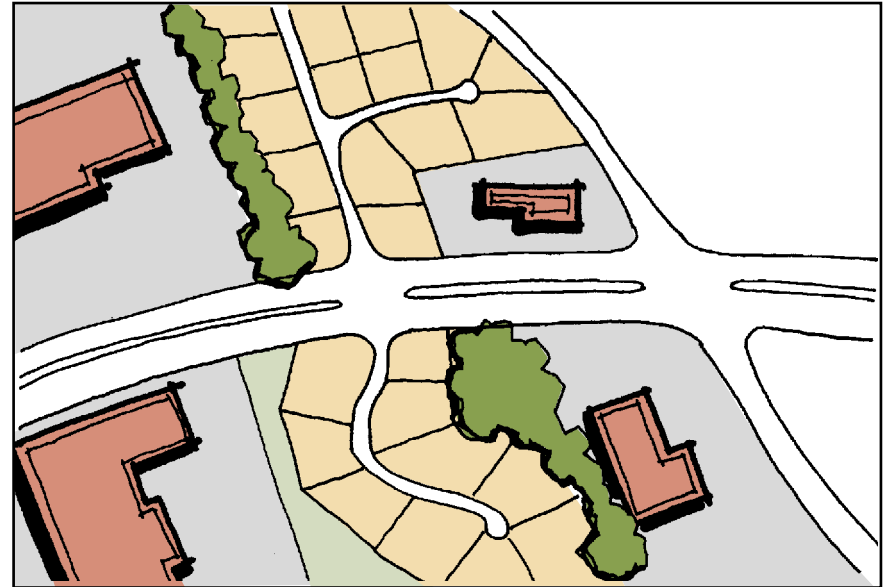
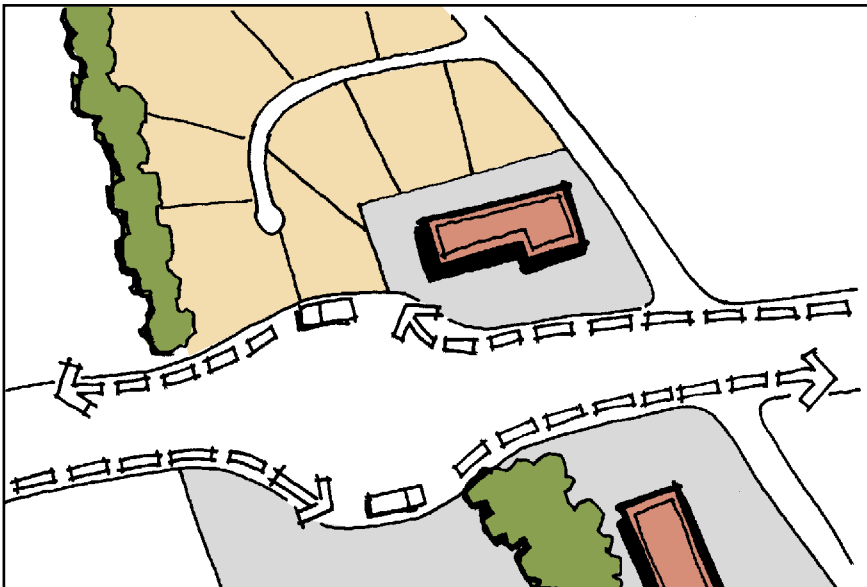


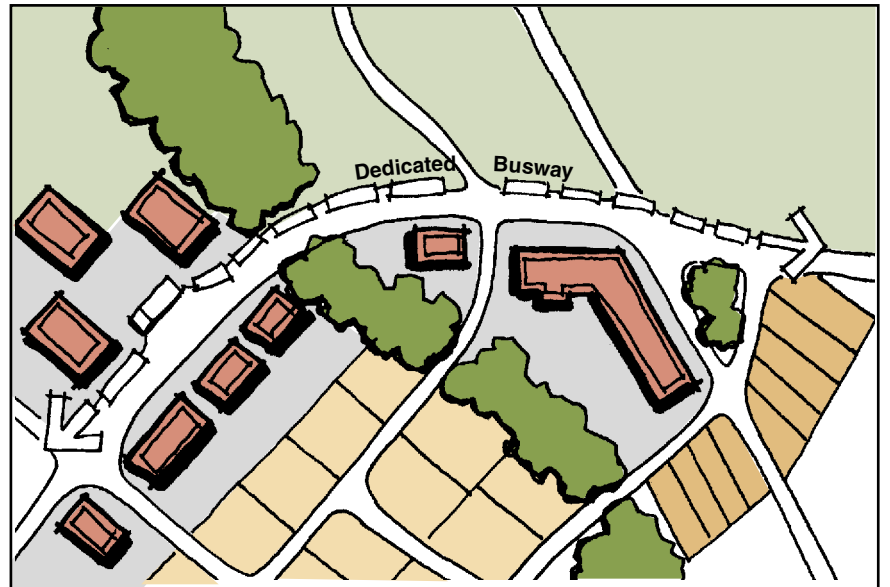
Existing Conditions



Typical auto-oriented development pattern



Typical park-and-ride development pattern



Transit-oriented development

Commercial  Low Density Residential  High Density Residential  Open Space  Parking 