

**SCENARIO A1**  
**1,060 TOTAL PARKING SPACES**

BUILDING

COMMUNITY SPACES

GREENERY / OPEN SPACE

BUILDING WITH PARKING BELOW

PARKING LOT / STRUCTURE

FUTURE DEVELOPMENT AREA



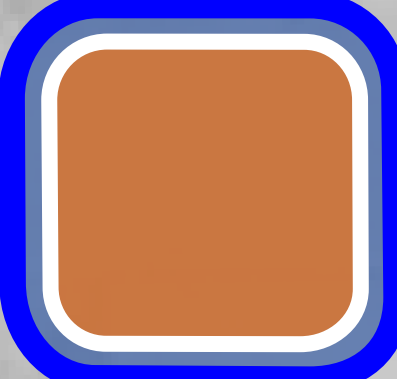


SCENARIO A2

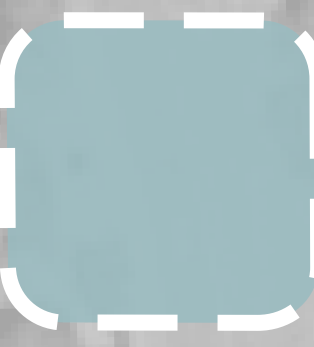
1,055 TOTAL PARKING SPACES



BUILDING



BUILDING WITH  
PARKING BELOW



SMALL  
STRUCTURES /  
HARDSCAPE



PARKING LOT /  
STRUCTURE



GREENERY /  
OPEN SPACE



FUTURE  
DEVELOPMENT  
AREA



S. MATHILDA AVE.

DEVELOPMENT  
AREA  
(SENIOR HOUSING)

COMMUNITY  
GARDEN

BUS  
STOP

PARKING LOT  
130 STALLS

PUBLIC  
SAFETY  
2 STORIES

PARKING  
STRUCTURE  
300 STALLS  
2 STORIES ABOVE

PARKING LOT  
60 STALLS

OPEN SPACE  
(FUTURE GROWTH)

OPEN  
SPACE

PLAY  
GROUND

AMPHI-  
THEATRE

ART

NOVA

BUS  
STOP

PLAZA

ART

LIBRARY  
2 STORIES

PARKING LOT  
40 STALLS

PARKING  
STRUCTURE  
300 STALLS  
3 STORIES ABOVE

PARKING LOT  
30 STALLS

PARKING LOT  
120 STALLS

W. OLIVE AVE.

PLAZA

PARKING LOT  
50 STALLS

SHARED  
SPACE

ART

CITY  
HALL  
2 STORIES

PARKING  
LOT  
25 STALLS

EL CAMINO

S. PASTORIA AVE.



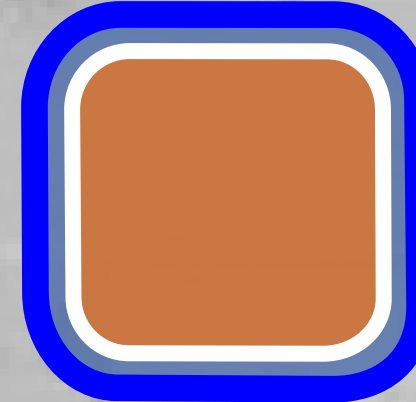


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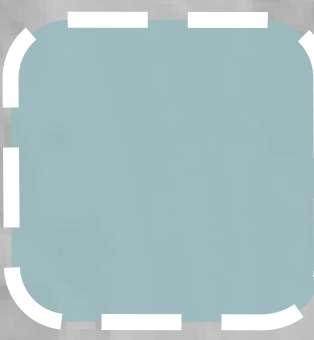
1,220 TOTAL PARKING SPACES



BUILDING



BUILDING WITH  
PARKING BELOW



SMALL  
STRUCTURES /  
HARDSCAPE



PARKING LOT /  
STRUCTURE



GREENERY /  
OPEN SPACE



FUTURE  
DEVELOPMENT  
AREA



S. MATHILDA AVE.

NEW STREET WITH PARKING - 190 STALLS

NEW STREET WITH PARKING - 80 STALLS

EL CAMINO


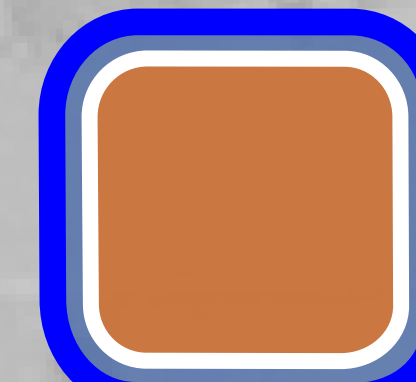


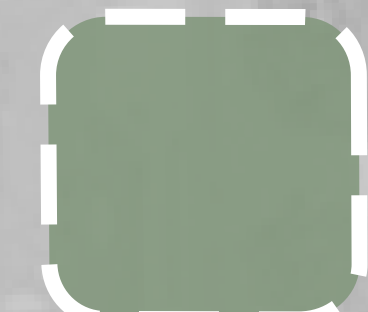
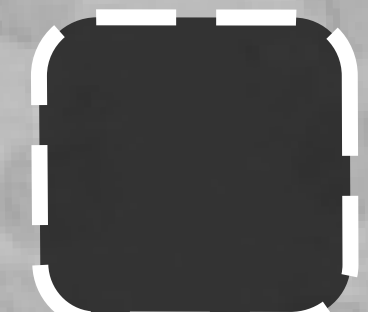
S. PASTORIA AVE.

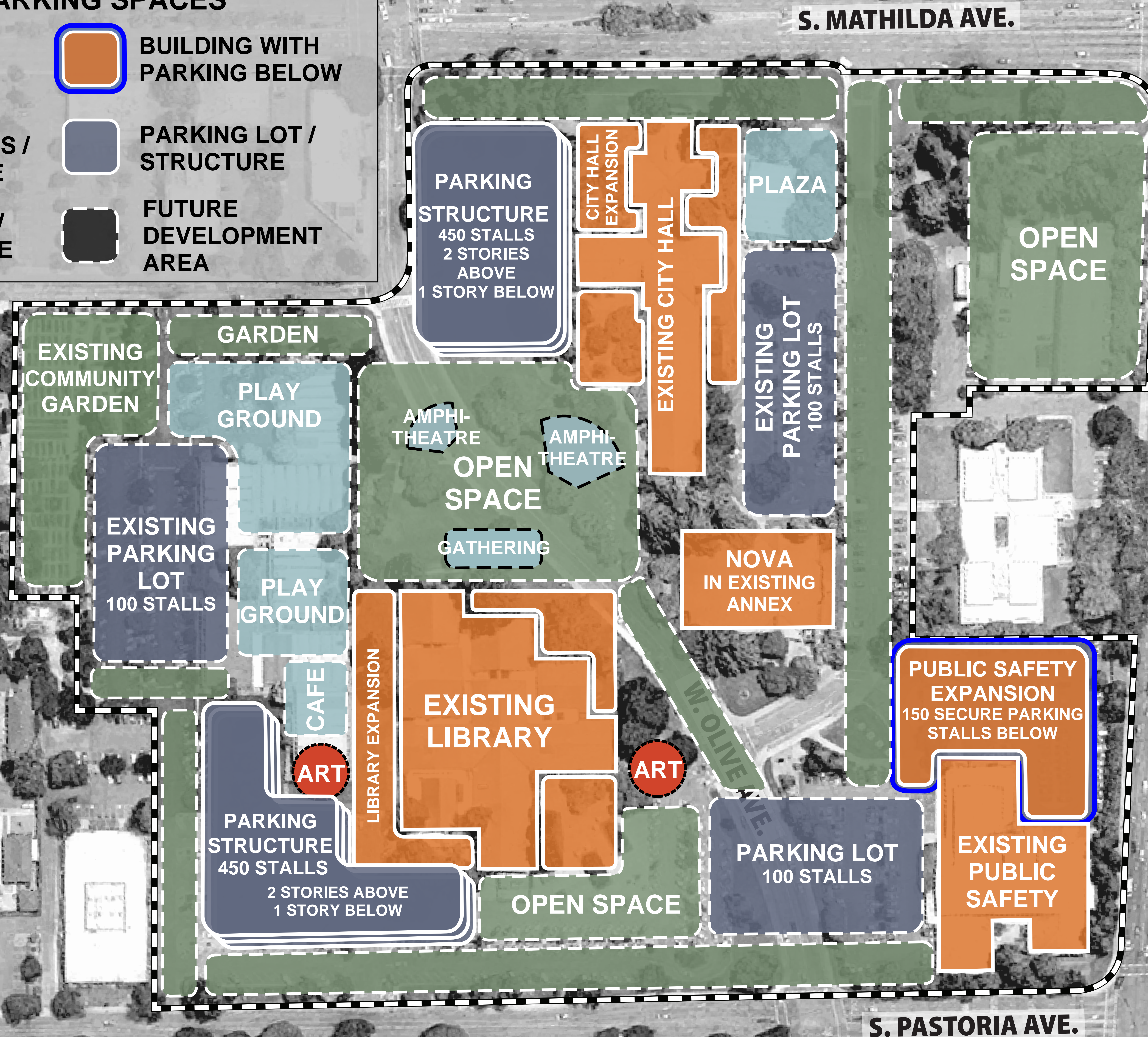




# SCENARIO B1

1,350 TOTAL PARKING SPACES







-  BUILDING
-  BUILDING WITH PARKING BELOW
-  SMALL STRUCTURES / HARDSCAPE
-  PARKING LOT / STRUCTURE
-  GREENERY / OPEN SPACE
-  FUTURE DEVELOPMENT AREA





# SCENARIO B2

1,050 TOTAL PARKING SPACES

- |   |   |
|---|---|
|  BUILDING                     |  BUILDING WITH PARKING BELOW |
|  SMALL STRUCTURES / HARDSCAPE |  PARKING LOT / STRUCTURE     |
|  GREENERY / OPEN SPACE        |  FUTURE DEVELOPMENT AREA     |



S. MATHILDA AVE.

PARKING LOT  
600 STALLS

PLAY GROUND

OPEN SPACE

COMMUNITY GARDEN

GARDEN

CAFE

AMPHI-THEATRE

OPEN SPACE

OPEN SPACE

LIBRARY  
(2 STORIES &  
GREEN ROOF)

AMPHI-THEATRE

NOVA  
IN EXISTING  
ANNEX

PUBLIC SAFETY  
(EXISTING  
LIBRARY)

PLAZA

CITY HALL  
& SHARED  
SPACE

PARKING LOT  
150 STALLS

PUBLIC SAFETY  
EXTERIOR  
SPACE

PARKING LOT  
150 SECURED  
STALLS

PARKING LOT  
150 STALLS

CITY HALL  
& SHARED  
SPACE  
(EXISTING  
PUBLIC  
SAFETY)


EL CAMINO


S. PASTORIA AVE.








**SCENARIO C1-1**  
**1,050 TOTAL PARKING SPACES**


 BUILDING

 BUILDING WITH PARKING BELOW

 SMALL STRUCTURES / HARDSCAPE

 PARKING LOT / STRUCTURE

 GREENERY / OPEN SPACE

 FUTURE DEVELOPMENT AREA





**SCENARIO C1-2**  
**1,000 TOTAL PARKING SPACES**

 BUILDING

 BUILDING WITH PARKING BELOW

 SMALL STRUCTURES / HARDSCAPE

 PARKING LOT / STRUCTURE

 GREENERY / OPEN SPACE

 FUTURE DEVELOPMENT AREA





**SCENARIO C1-3**  
**850 TOTAL PARKING SPACES**

-  BUILDING
-  BUILDING WITH PARKING BELOW
-  SMALL STRUCTURES / HARDSCAPE
-  PARKING LOT / STRUCTURE
-  GREENERY / OPEN SPACE
-  FUTURE DEVELOPMENT AREA



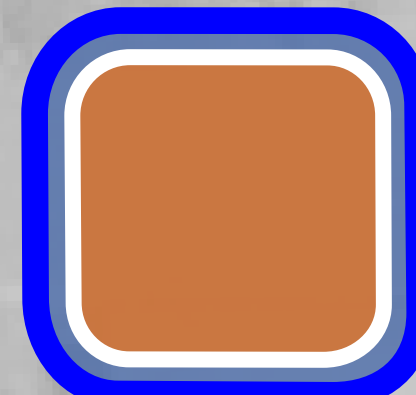


**SCENARIO C1-4**

**900 TOTAL PARKING SPACES**



**BUILDING**



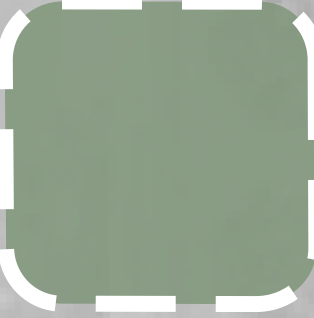
**BUILDING WITH  
PARKING BELOW**



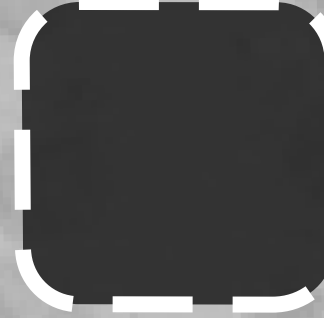
**SMALL  
STRUCTURES /  
HARDSCAPE**



**PARKING LOT /  
STRUCTURE**



**GREENERY /  
OPEN SPACE**



**FUTURE  
DEVELOPMENT  
AREA**



**S. MATHILDA AVE.**

**PLAZA**

**TREES**

**TREES**

**OPEN  
SPACE**

**NOVA &  
SHARED  
SPACE  
2 STORIES  
100 PARKING  
STALLS  
BELOW**

**TREES**

**CITY  
HALL  
2 STORIES  
150 PARKING  
STALLS  
BELOW**

**EXISTING CITY HALL**

**PLAZA**

**PARKING LOT  
200 STALLS**

**EXISTING  
COMMUNITY  
GARDEN**

**OPEN  
SPACE**

**PLAY  
GROUND**

**ART**

**OPEN  
SPACE**

**ART**

**NEW ROAD**

**PLAY  
GROUND**

**LIBRARY  
2 STORIES  
150 PARKING  
STALLS  
BELOW**

**EXISTING  
LIBRARY**

**W. OLIVE AVE.**

**OPEN  
SPACE**

**PUBLIC  
SAFETY  
2 STORIES  
150 SECURE  
PARKING  
STALLS  
BELOW**

**EXISTING  
PUBLIC  
SAFETY**

**EL CAMINO**

**GARDEN**

**OPEN  
SPACE**

**PLAZA**

**PARKING LOT  
150 STALLS**

**OPEN  
SPACE**

**S. PASTORIA AVE.**





**SCENARIO C2-1**  
**1,660 TOTAL PARKING SPACES**

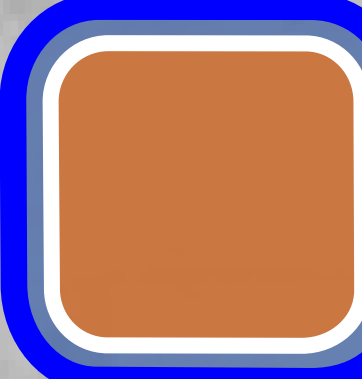



- BUILDING
- SMALL STRUCTURES / HARDSCAPE
- GREENERY / OPEN SPACE
- BUILDING WITH PARKING BELOW
- PARKING LOT / STRUCTURE
- FUTURE DEVELOPMENT AREA

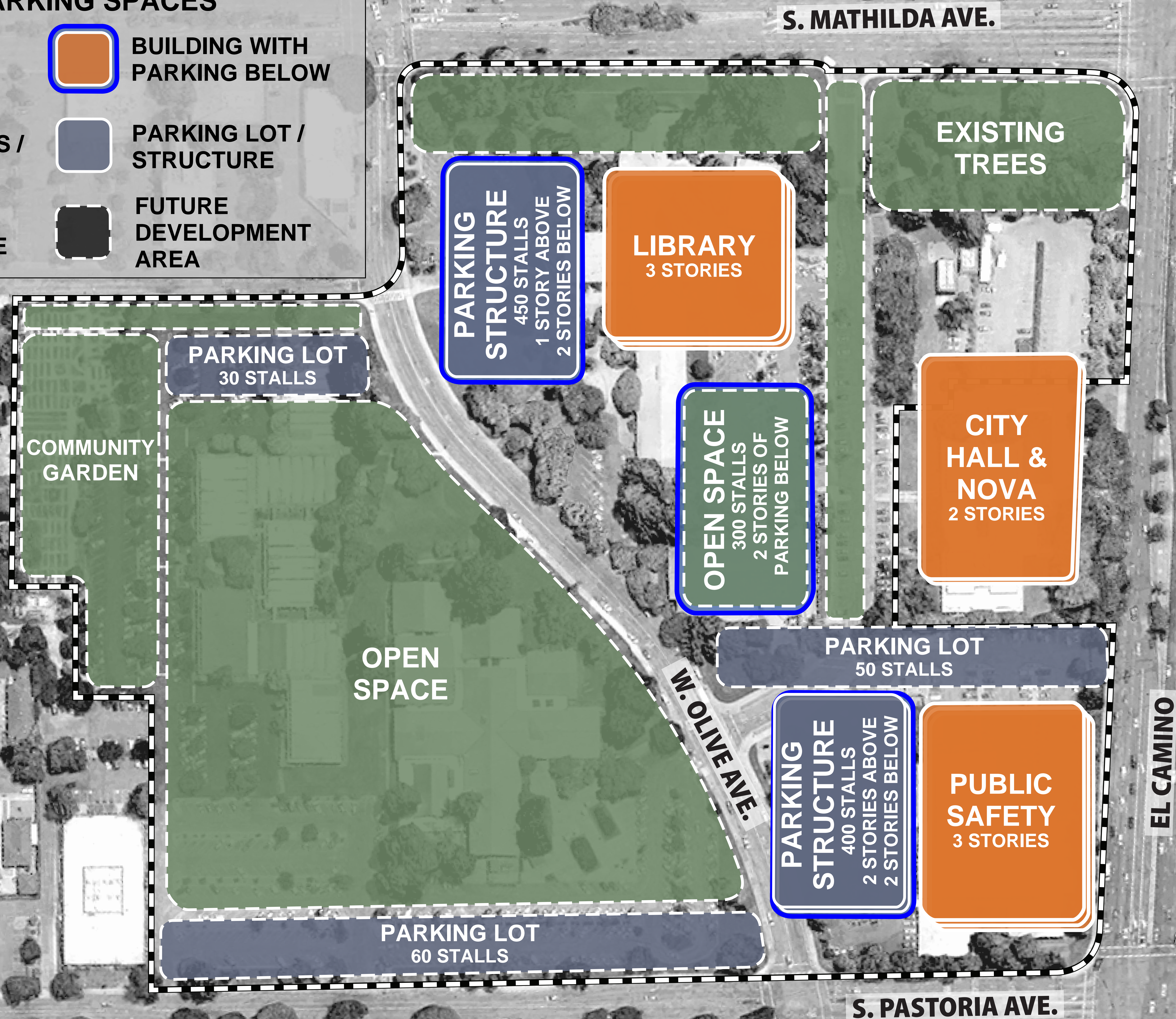




# SCENARIO C2-2

1,290 TOTAL PARKING SPACES

-  BUILDING
-  BUILDING WITH PARKING BELOW
-  SMALL STRUCTURES / HARDSCAPE
-  PARKING LOT / STRUCTURE
-  GREENERY / OPEN SPACE
-  FUTURE DEVELOPMENT AREA





**SCENARIO C2-3**  
**1,180 TOTAL PARKING SPACES**

- BUILDING
- BUILDING WITH  
PARKING BELOW
- SMALL  
STRUCTURES /  
HARDSCAPE
- PARKING LOT /  
STRUCTURE
- GREENERY /  
OPEN SPACE
- FUTURE  
DEVELOPMENT  
AREA





**SCENARIO C2-4**  
**1,440 TOTAL PARKING SPACES**

- BUILDING
- SMALL  
STRUCTURES /  
HARDSCAPE
- GREENERY /  
OPEN SPACE
- BUILDING WITH  
PARKING BELOW
- PARKING LOT /  
STRUCTURE
- FUTURE  
DEVELOPMENT  
AREA

