

Building Massing Renderings

Massing renderings have been prepared to illustrate the potential development profile of Alternatives A and B. Staff identified four locations within the Parkside Plan area as reference points for the renderings:

- City Hall, looking south
- Intersection of Park Place and Park Lane, looking west
- Community Park, looking east
- Park and Ridge, looking northwest

The following images have been prepared for each viewpoint:

- 1) Photograph of existing development as seen from the viewpoint.
- 2) Schematic plan view of Alternative A showing the proposed development as seen from the viewpoint.
- 3) Massing rendering of proposed development in Alternative A as seen from the viewpoint.
- 4) Massing rendering of proposed development in Alternative B as seen from the viewpoint.

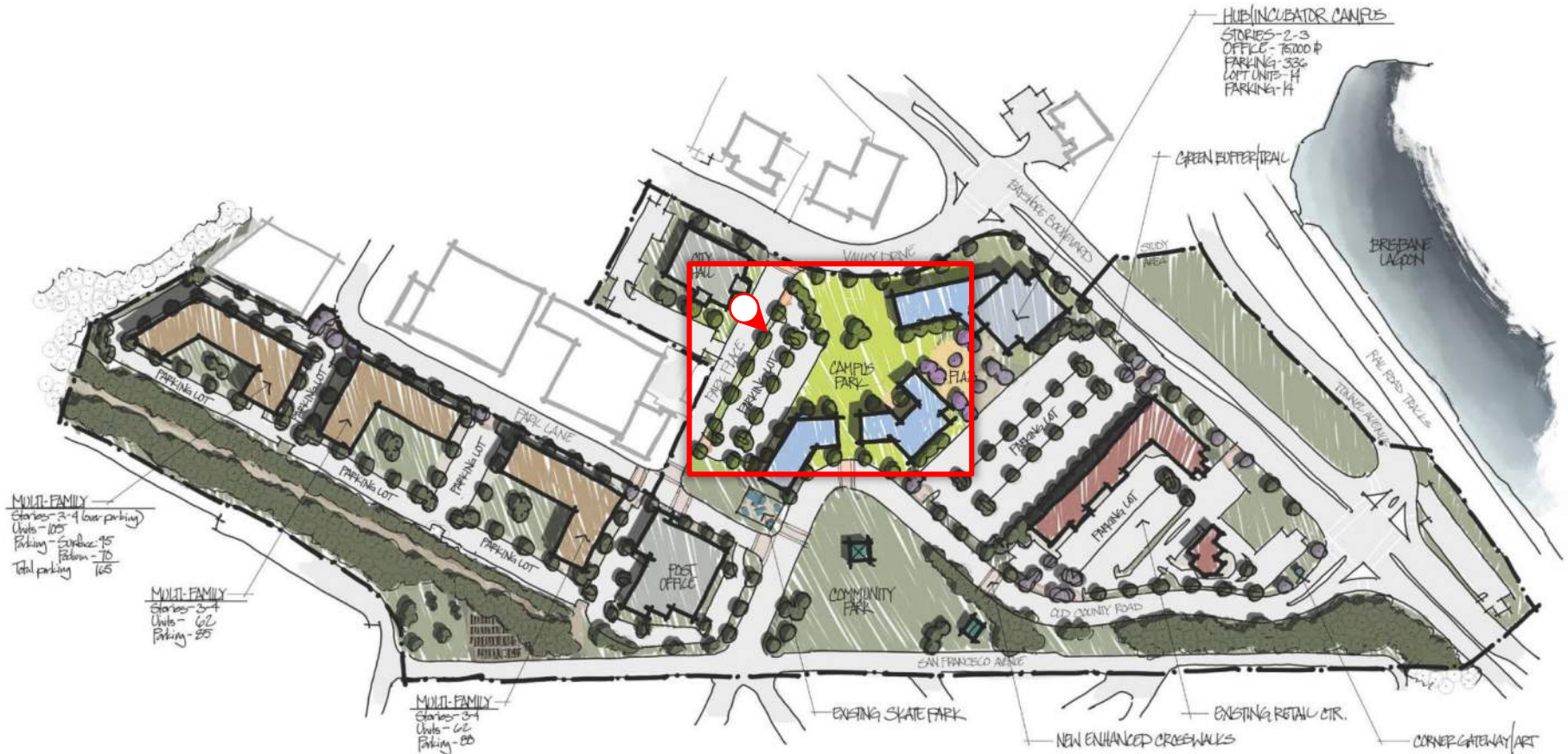
View from City Hall Patio *(Looking Southeast)*

Existing View



View from City Hall Patio (Looking Southeast)

Alternative A Plan Location



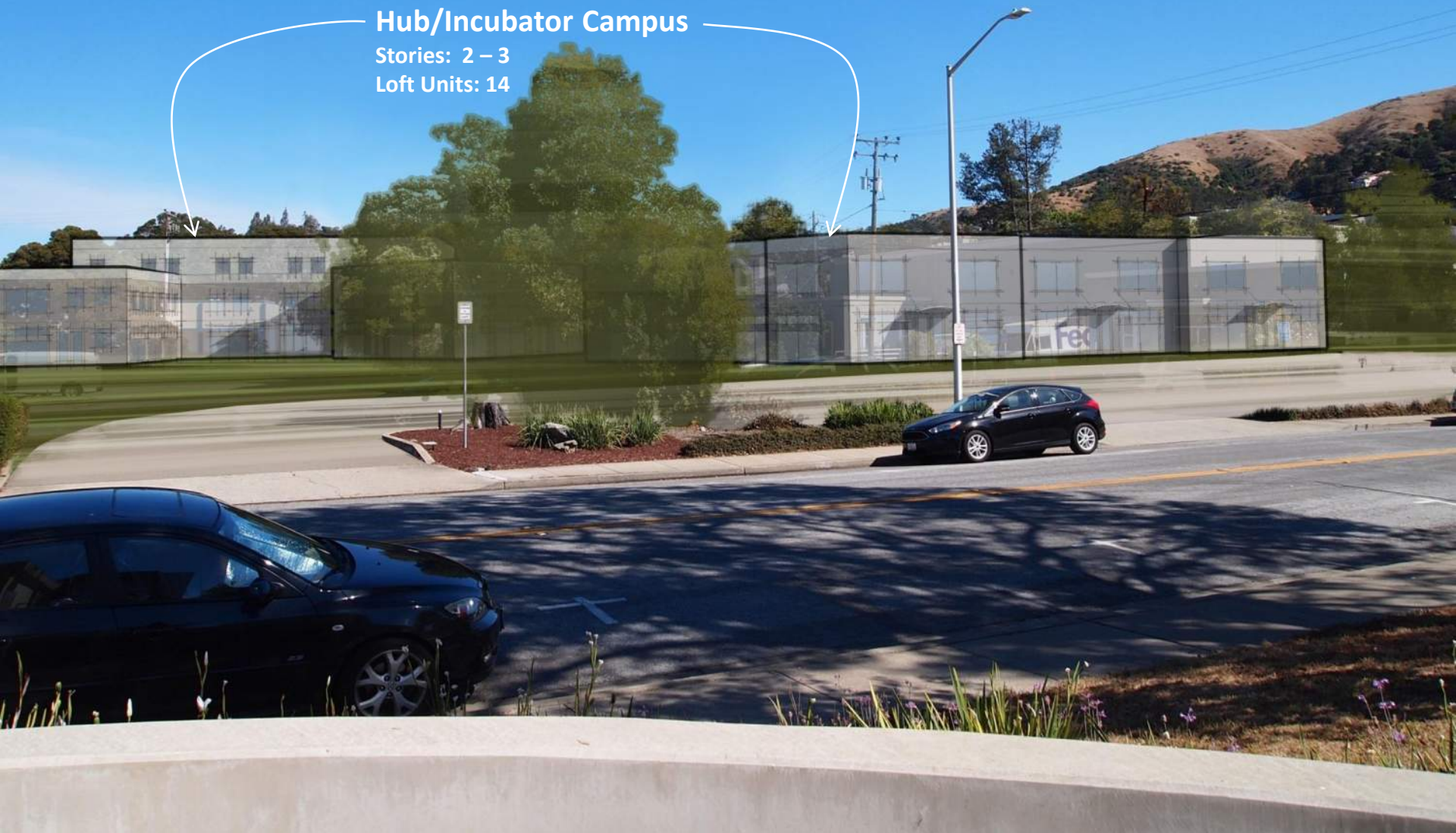
View from City Hall Patio (Looking Southeast)

Alternative A

Hub/Incubator Campus

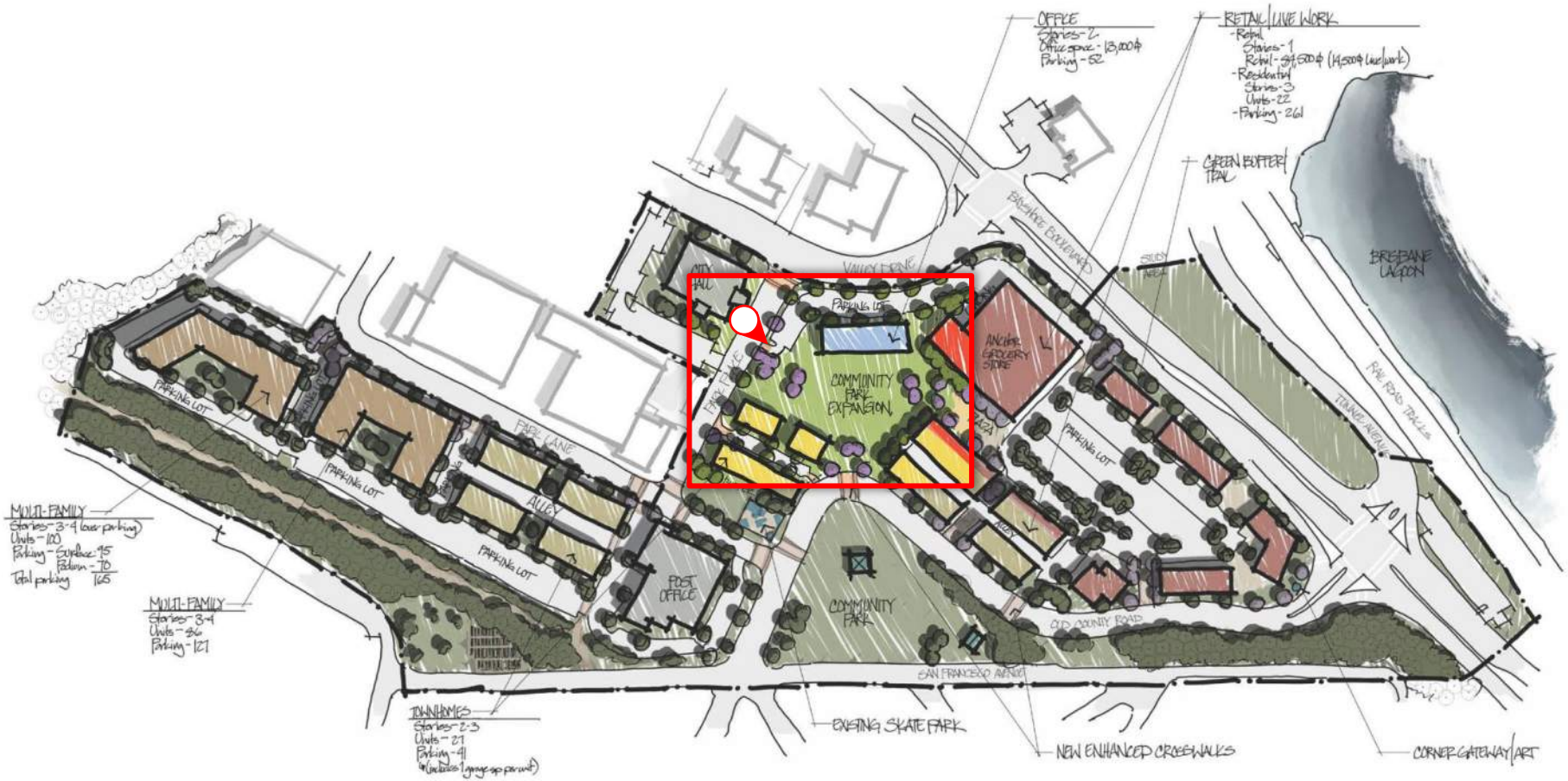
Stories: 2 – 3

Loft Units: 14



View from City Hall Patio (Looking Southeast)

Alternative B Plan Location



View from City Hall Patio (Looking Southeast)

Alternative B

Retail/Live Work

Retail Stories: 1

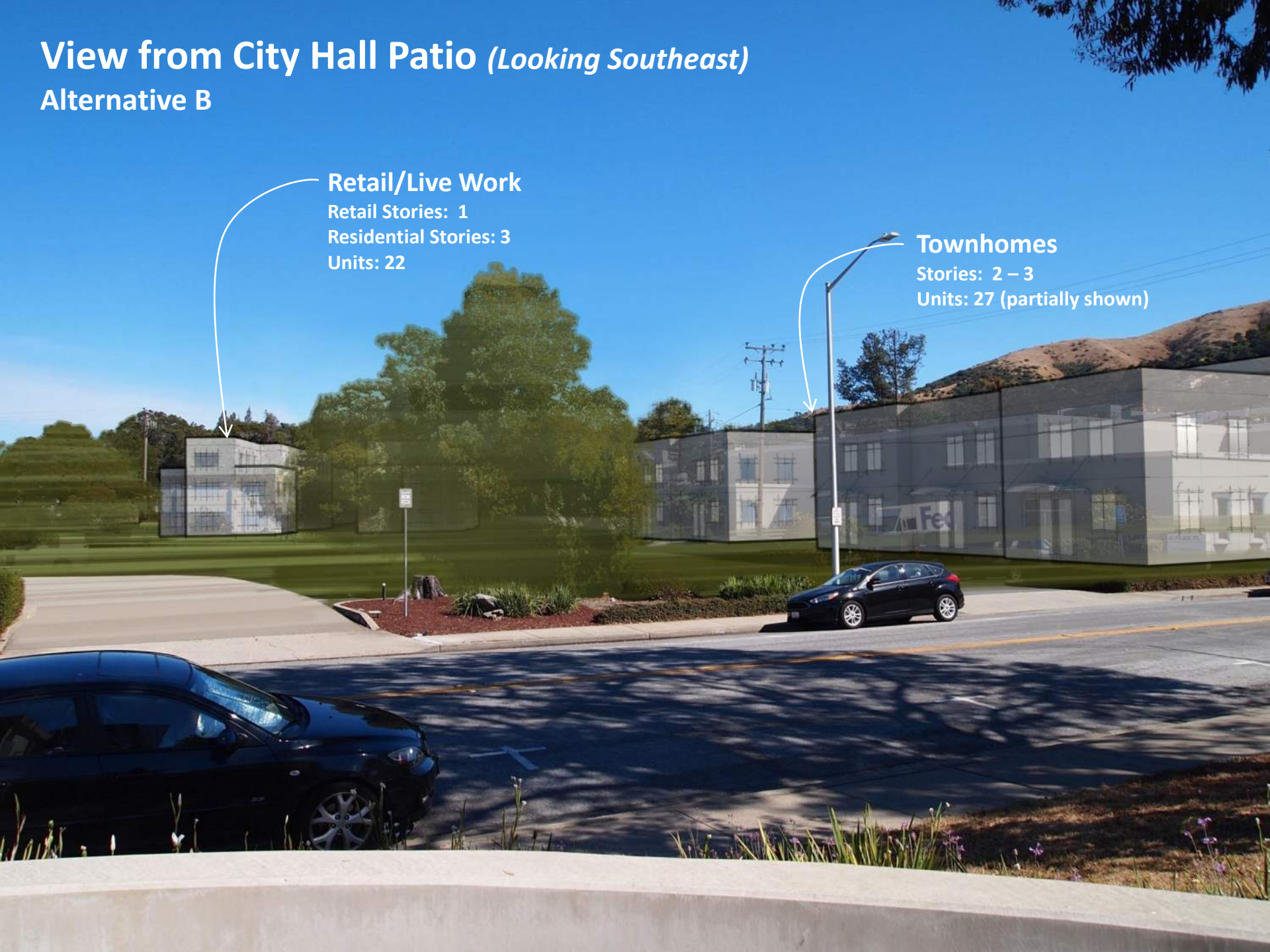
Residential Stories: 3

Units: 22

Townhomes

Stories: 2 – 3

Units: 27 (partially shown)



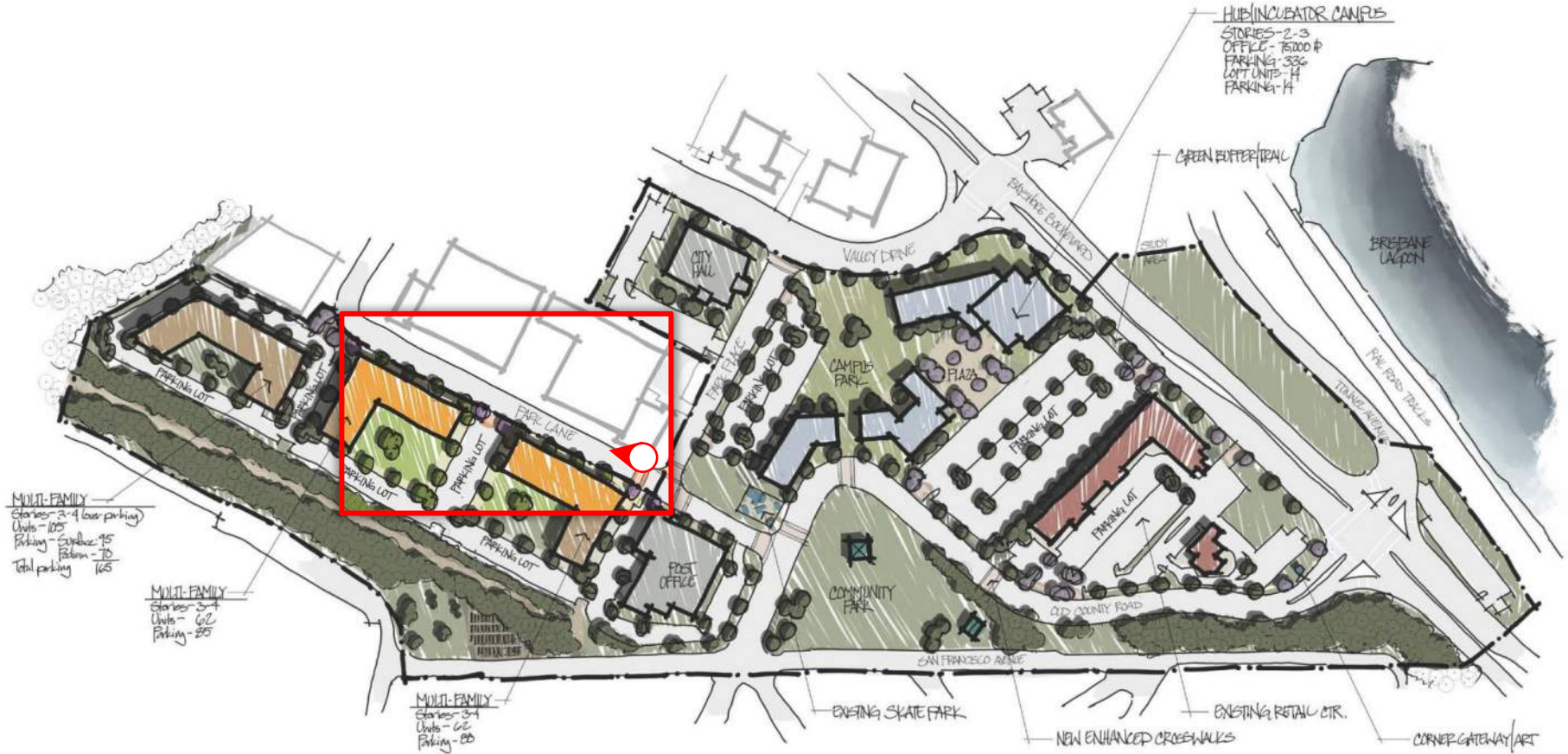
View down Park Lane (Looking West)

Existing View



View down Park Lane (Looking West)

Alternative A Plan Location



View down Park Lane (Looking West)

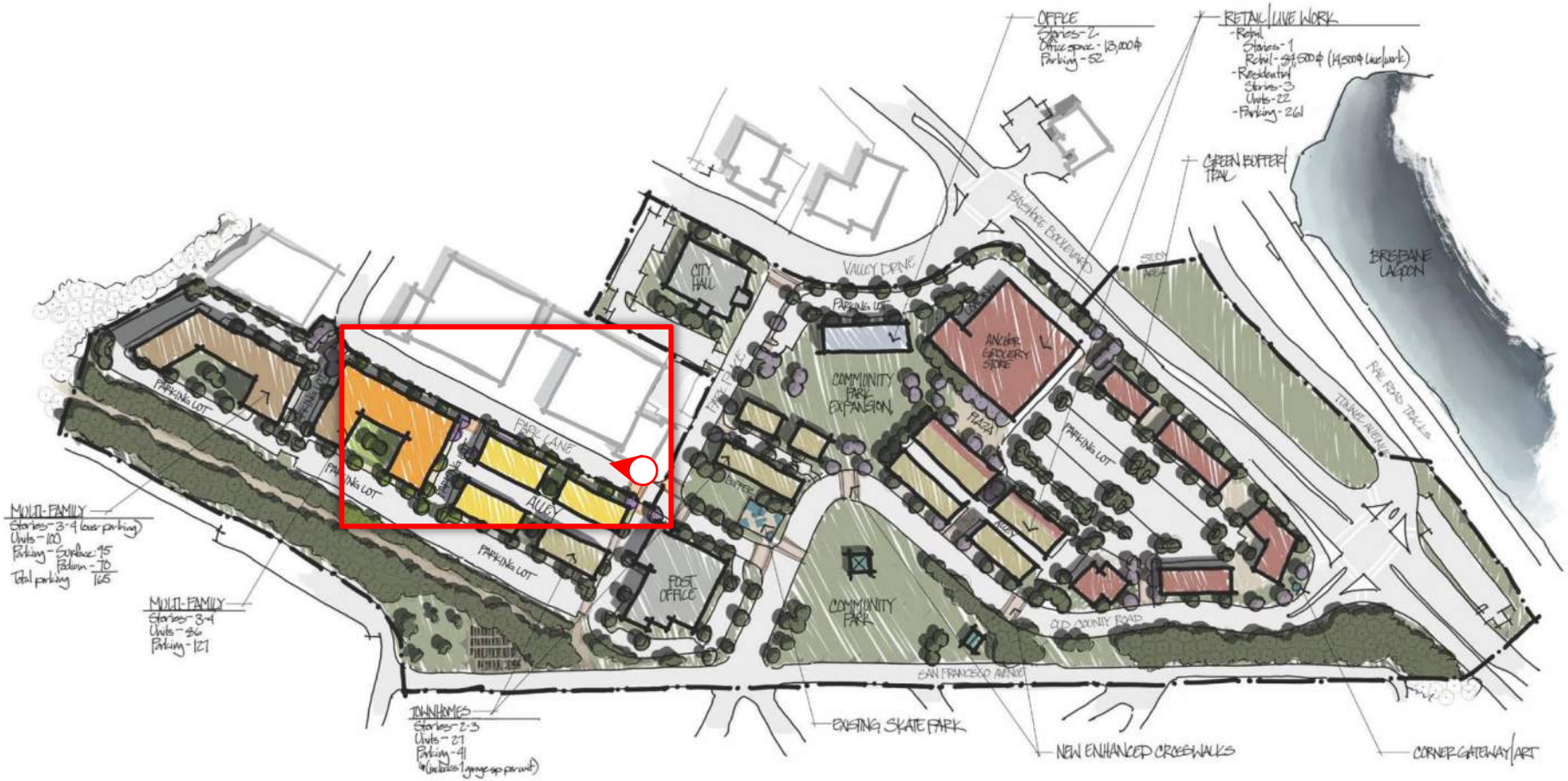
Alternative A

Multi-Family
Stories: 3 - 4
Units: 124 (62 ea.)



View down Park Lane (Looking West)

Alternative B Plan Location



View down Park Lane (Looking West)

Alternative B

Multi-Family

Stories: 3 - 4

Units: 62

Townhomes

Stories: 2 - 3

Units: 27 (partially shown)



View into Brisbane Village (Looking West)

Existing View + Alternative A View



View into Brisbane Village (Looking West) Alternative B



Retail
Stories: 1



BIKE LANE

Country Club
Turner Ave

View from the Community Park (*Looking North*)

Existing View



View from the Community Park (Looking North)

Alternative A Plan Location



View from the Community Park (Looking North)

Alternative A

Hub/Incubator Campus

Stories: 2 – 3

Loft Units: 14



View from the Community Park (Looking North)

Alternative B

Office
Stories: 2

Retail/Live Work

Retail Stories: 1
Residential Stories: 3
Units: 22

