SCENARIO 1
NEIGHBORHOOD IN-FILL

Highlights:
- Site access from Cowles Court and a new one-way road (right turn only) north of Westfield Whips site,
- Redevelopment of existing structures on Elm Street,
- Creation of a visitors center along the levee,
- A residential development of 1 and 2-family homes,
- A commercial office building on Cowles Court,
- Parking is consolidated in three shared lots.

Legend:
- Residential
- Mixed-Use
- Commercial
- Institutional
- Recreation
SCENARIO 2
THE VILLAGE

Highlights:
- Redevelopment of the four under-utilized mixed-use buildings on Elm St.,
- A restaurant/snack bar on the levee to serve as a visitors’ center,
- A commercial office building on Cowles Court,
- Two multi-family residential buildings adjacent to the greenway,
- A mixed-use commercial building adjacent to Westfield Wharf.
SCENARIO 3
THE GATEWAY

Highlights:
- Redevelopment of the four underutilized mixed-use buildings on Elm St.
- An iconic gateway to downtown and the greenway.
- A restaurant/retail amenity building on the levee to serve as a visitors' center.
- A residential tower on Cowles Court.
- Two institutional buildings facing the greenway.
- A parking area with green roof that is contiguous with the level of the greenway.

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<th>Existing to Remain</th>
<th>Residential</th>
<th>Commercial</th>
<th>Institutional</th>
<th>Industrial</th>
<th>Recreation</th>
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PARKING PROVIDED
- Residential:
- Mixed-Use:
- Commercial:
- Institutional:
- Recreation:

Legend
- Residential
- Mixed-Use
- Commercial
- Institutional
- Recreation