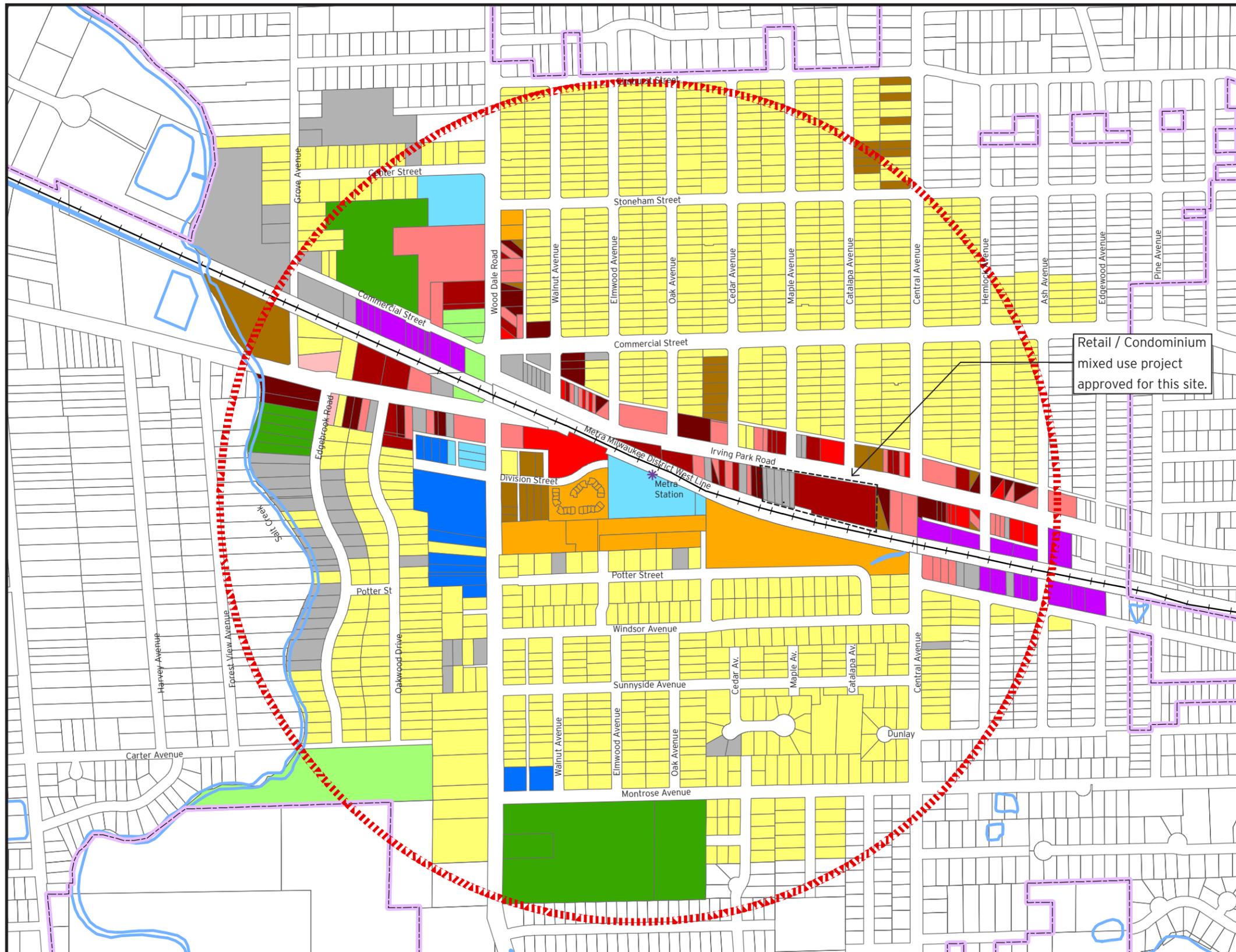


Figure 1
Existing
Land Use

June
2006



Legend

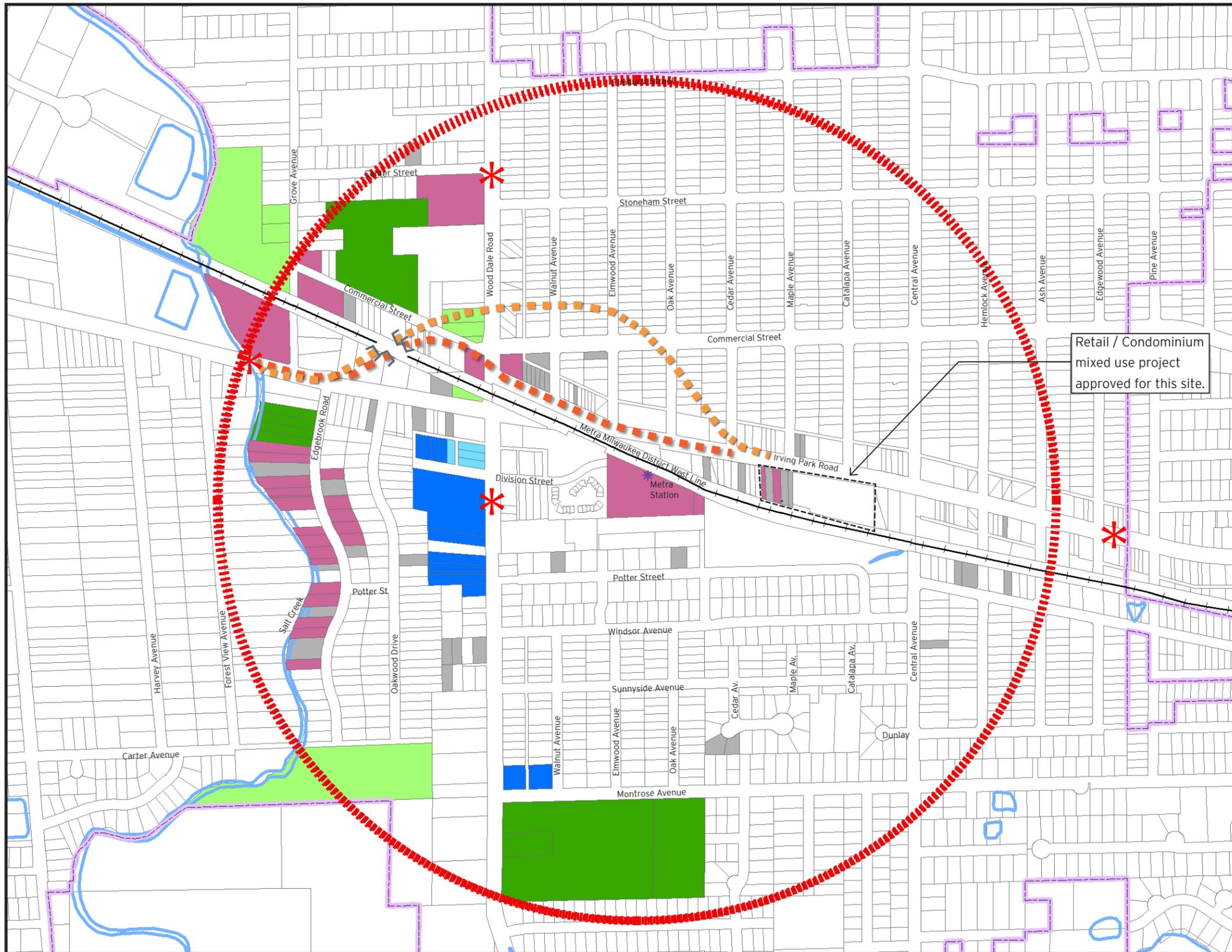
- Study Area Boundary
 - Municipal Boundary
 - Streams and Lakes
 - Railroad
- Land Use***
- Commercial, Retail
 - Commercial, Service
 - Commercial, Entertainment
 - Office
 - Office, Converted
 - Industrial
 - Institutional, Private
 - Institutional, Public
 - Parks and Recreation
 - Open Space
 - Residential, Single Family Detached
 - Residential, Single Family Attached
 - Residential, Multi-Family
 - Vacant Land or Buiding

*survey conducted in March 2005



Figure 2
Planning
Opportunities

June
2006



Legend

- Study Area Boundary
- Municipal Boundary
- Streams and Lakes
- Railroad
- Potential Future Town Center Gateways

Redevelopment Catalysts

- City Owned Property
- Vacant Land or Buiding
- Institutional, Private
- Institutional, Public
- Parks and Recreation
- Open Space

Irving Park Road Potential Future Alignments

- Alternative 2
- Alternative 2A

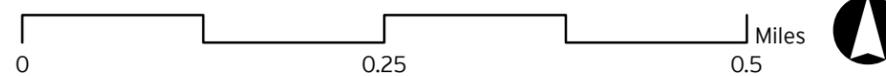
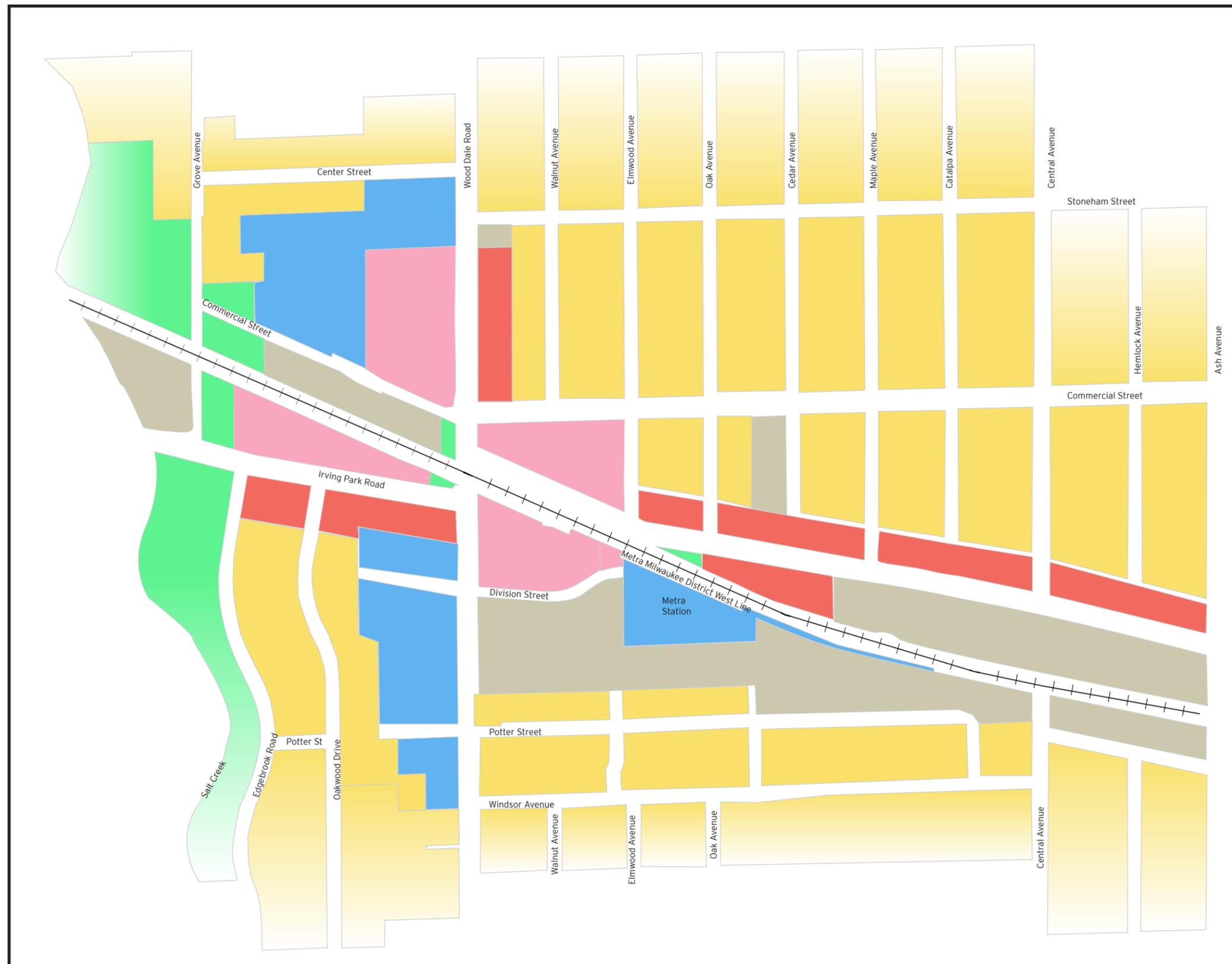


Figure 3
No Build Scenario
Land Use Framework

June
2006



Legend

- Mixed Use
- Commercial (Retail, service, office)
- Residential, Single Family
- Residential, Multi-Family
- Public/Institutional
- Open Space

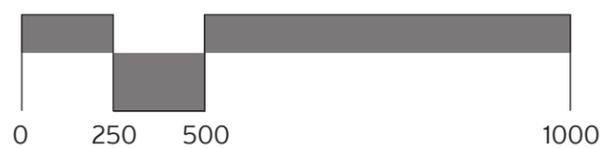


Figure 4
No Build Scenario
Access and Circulation
Framework

June
2006



- Legend**
- Redevelopment Opportunity Area
 - Metra Station
 - Pace Bus Pull-out
 - Gateway
 - Metra Milwaukee District West Line
 - At-Grade Railroad Crossing
 - Limited Access Highway
 - Automobile Oriented Streetscape
 - Pedestrian Oriented Streetscape
 - Potential Right of Way Closure
 - Proposed Bike Routes
 - Underground Pedestrian Crossing
 - Automobile Access



Figure 5
No Build Scenario
Town Center Concept

June
2006



Development Summary

Retail:
203,000 SF
609 parking spaces

Office:
114,000 SF
342 parking spaces

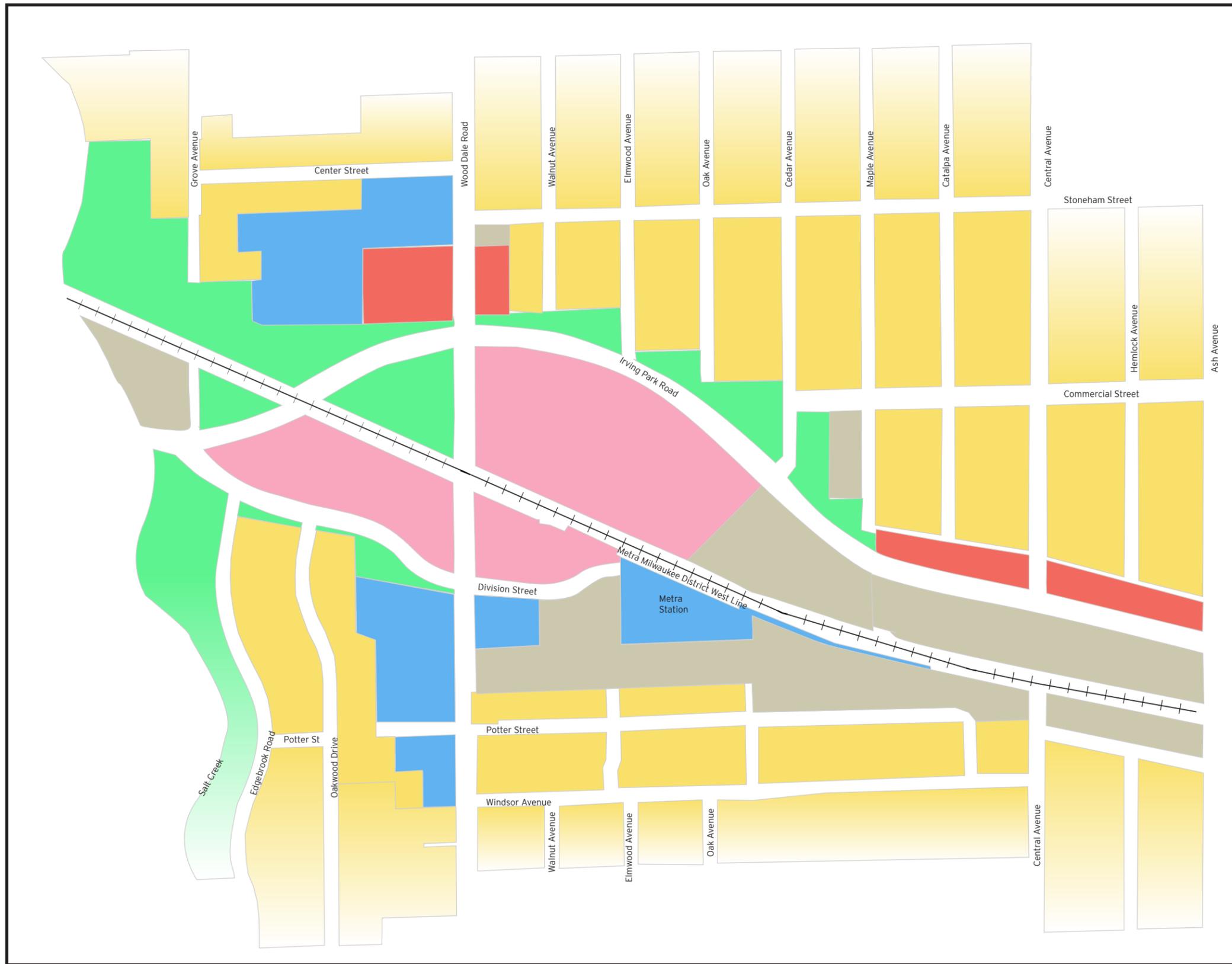
Residential:
169 Condo Units
18 Townhomes
281 parking spaces

Legend

- Mixed Use Commercial, Residential
- Mixed Use Commercial, Office
- Commercial
- Office
- Multi-Family Residential
- Public/Institutional
- Parking
- Plaza
- Community Open Space
- Gateway Feature
- Landscaping

Figure 6 Preferred Development Scenario Land Use Framework

June
2006



Legend

- Mixed Use
- Commercial (Retail, service, office)
- Residential, Single Family
- Residential, Multi-Family
- Public/Institutional
- Open Space

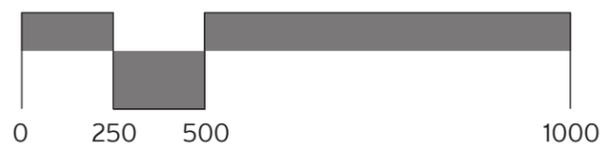
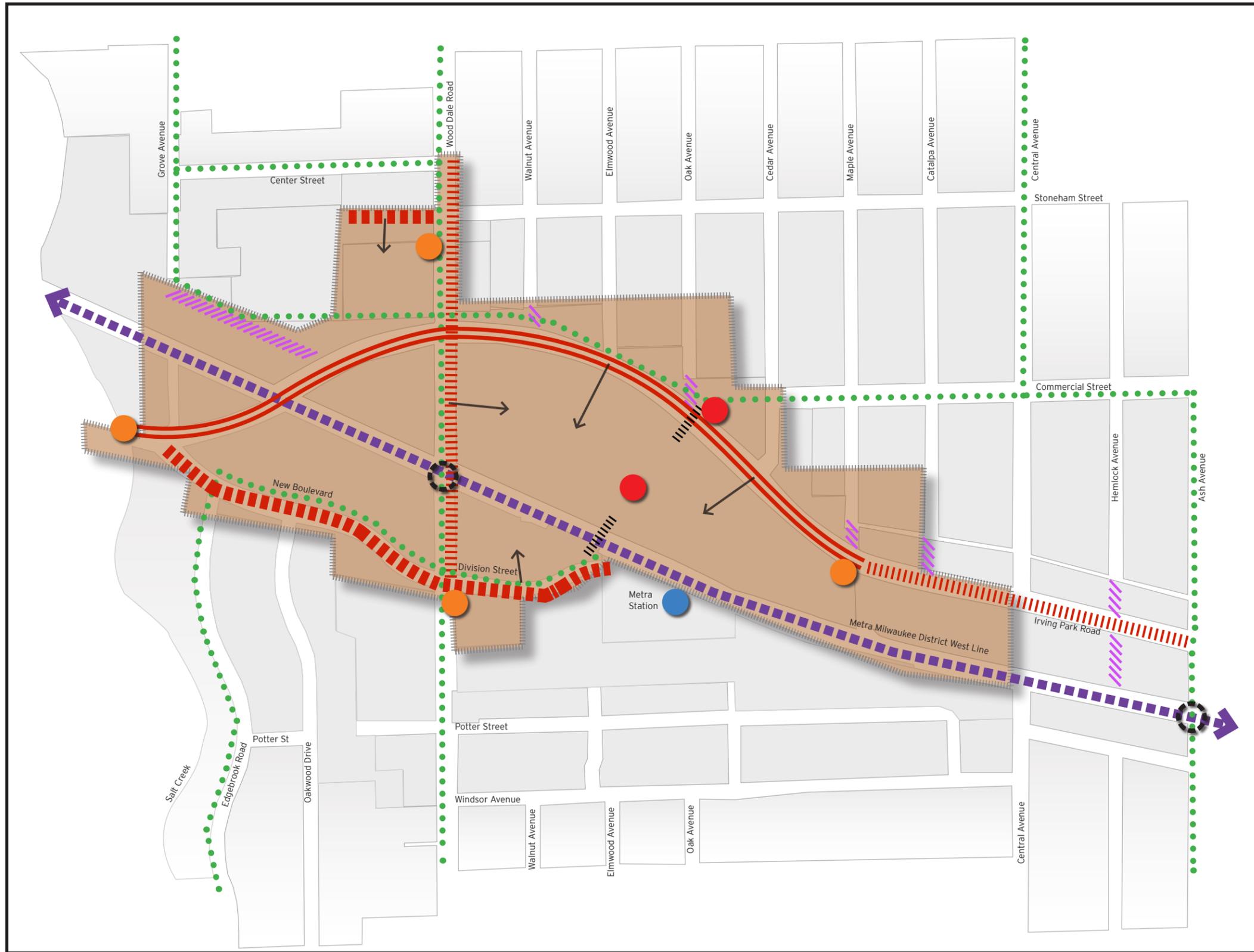


Figure 7
Preferred Development
Scenario
Access and Circulation
Framework

June
2006



- Legend**
- Redevelopment Opportunity Area
 - Metra Station
 - Pace Bus Pull-out
 - Gateway
 - Metra Milwaukee District West Line
 - At-Grade Railroad Crossing
 - Limited Access Highway
 - Automobile Oriented Streetscape
 - Pedestrian Oriented Streetscape
 - Potential Right of Way Closure
 - Proposed Bike Routes
 - Underground Pedestrian Crossing
 - Automobile Access



Figure 8 Preferred Development Scenario Town Center Concept

June
2006



Northwest Area
Retail:
60,000 SF
180 spaces

Building Height:
1 story

Northeast Area
Retail:
210,000 SF
630 spaces

Office:
130,000 SF
390 spaces

Residential:
413 Condo Units
620 spaces

Building Height:
1 to 4 stories

**East Area
(east of Cedar)**
Residential:
42 Condo Units
35 Townhomes
116 spaces

Building Height:
3 to 4 stories

Southwest Area
Retail:
87,000 SF
261 spaces

Residential:
215 Condo Units
10 Townhomes
338 spaces

Building Height:
3 to 4 stories

Southeast Area
Retail:
40,000 SF
120 spaces

Residential:
60 Condo Units
90 spaces

Municipal:
15,000 SF
30 spaces

Building Height:
1 to 4 stories

Development Summary

Retail:	397,000 SF	1,191 parking spaces
Office:	130,000 SF	390 parking spaces
Residential:	730 Condo Units 45 Townhomes	1,164 parking spaces
Municipal:	15,000 SF	30 parking spaces

Legend

- Mixed Use Commercial, Residential
- Mixed Use Commercial, Office
- Commercial
- Office
- Multi-Family Residential
- Public/Institutional
- Parking
- Plaza
- Community Open Space
- Gateway Feature
- Landscaping

