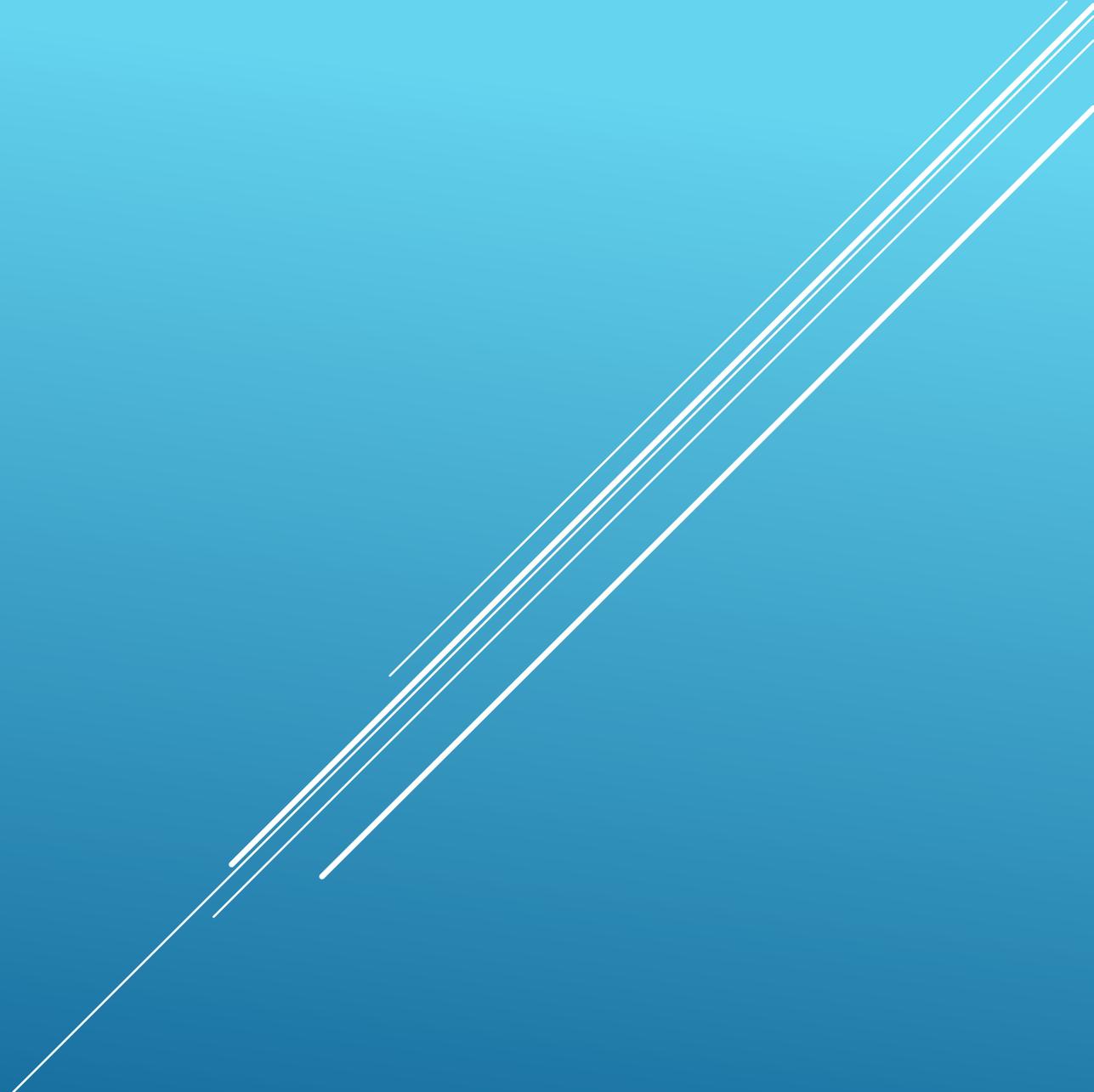


**PARKWAY
STATION**

GARDEN CITY

NEIGHBORHOOD DEFINED.

Site Planning and Progress Photos





ELEMENT 1 – 2.40 ACRES (APTS – 64 UNITS)

ELEMENT 2 – 4.07 ACRES (YELLOW: TOWNHOUSE/COTTAGE - 41 UNITS)

ELEMENT 3 – 2.43 ACRES (RED: TOWNHOUSE – 32 UNITS)
(RED: FUTURE PUBLICH SCHOOL)

ELEMENT 4 – 1.07 ACRES (BLUE: MIXED USE – 50,000SF)
ELEMENT 5 – 1.35 ACRES (YELLOW: MIXED USE – 150,000 SF)

COMPLETE

DEMOLITION
CONSTRUCTION

DEMOLITION
CONSTRUCTION

CONSTRUCTION
CONSTRUCTION

2015 DEC

COMPLETE
2 COTTAGES
REMAIN TO BE BUILT)
COMPLETE
COMPLETE

COMPLETE
2020 JUNE



PARKWAY LOT 50 MIXED-USE

Section 8-2B-1. C.

C. Mixed Use: The mixed use (M) district allows for a mix of commercial and residential uses that are complementary of one another. The purpose is to accommodate and encourage further expansion and renewal in designated areas of the community. A variety of residential, office, and commercial uses are encouraged **in an effort to provide a mix of activities necessary to establish a truly urban character**. All densities of residential, professional offices, neighborhood services retail uses may be located within this designation.

MIXED-USE ZONING (M)

Traffic

ACHD had minimal comments on the Lot 50 project.

ACHD's conditions of approval are acceptable to the applicant.

ACHD did not require a traffic study for this application because this property and the proposed use were already extensively studied by ACHD in connection with the Parkway Station (Twotown Parkway Subdivision) application **where the subject property was zoned Mixed Use.**

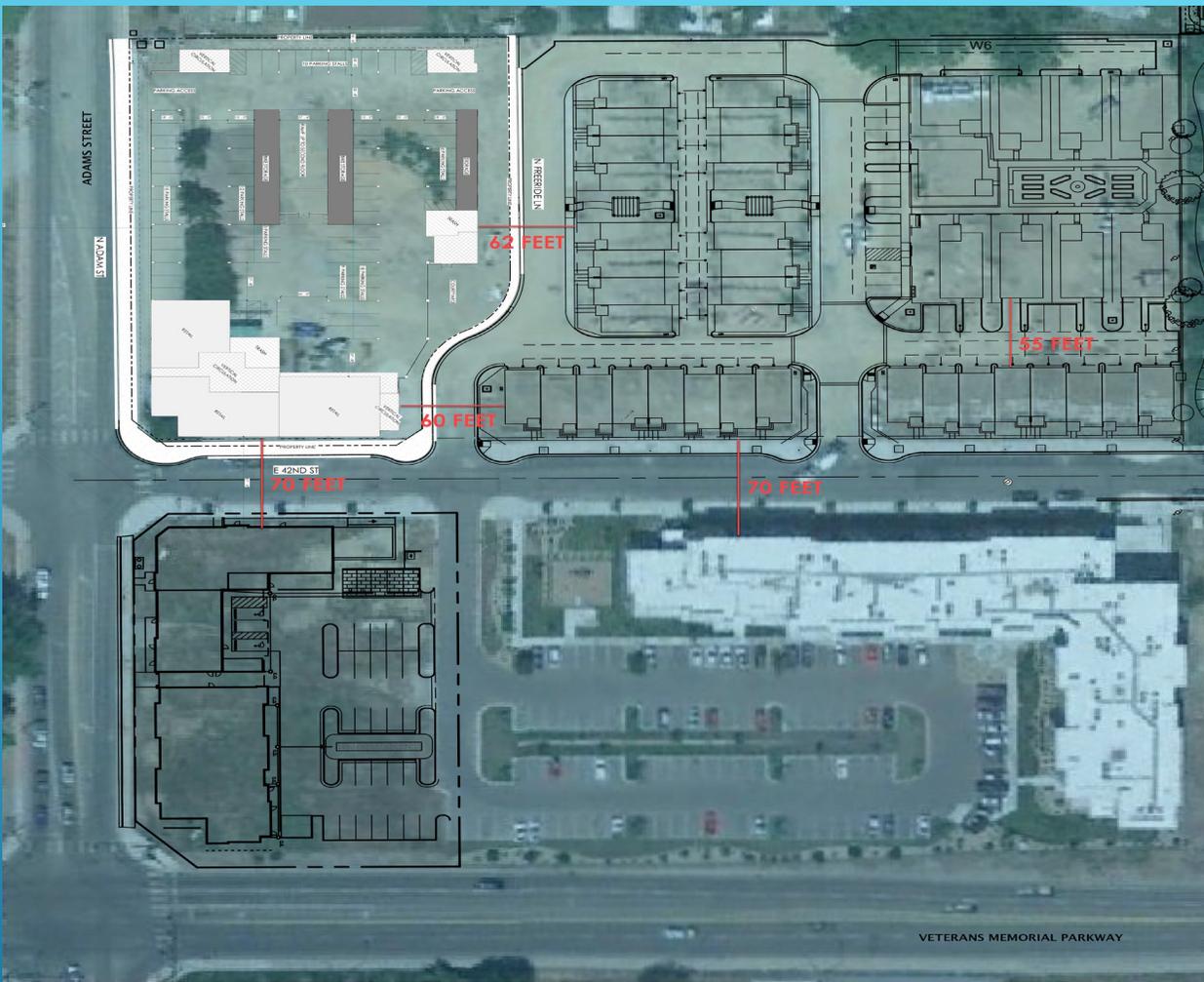
ACHD independently analyzed the subject property with commercial, office, and residential uses. The residential use produced the lowest traffic volumes and ACHD concluded that with the proposed mixed use, the surrounding streets would function better than **LOS D**, an acceptable level of service.

MIXED-USE ZONING (M)

▶ **Section 8-4B-4. A.**

- ▶ A. Building Setbacks: Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties.

PRIVACY



SITE PLAN WITH DISTANCES



PEDESTRIAN STREETScape (42ND & ADAMS)



PEDESTRIAN STREETScape (42ND ST)



PEDESTRIAN STREETSCAPE (42ND ST)

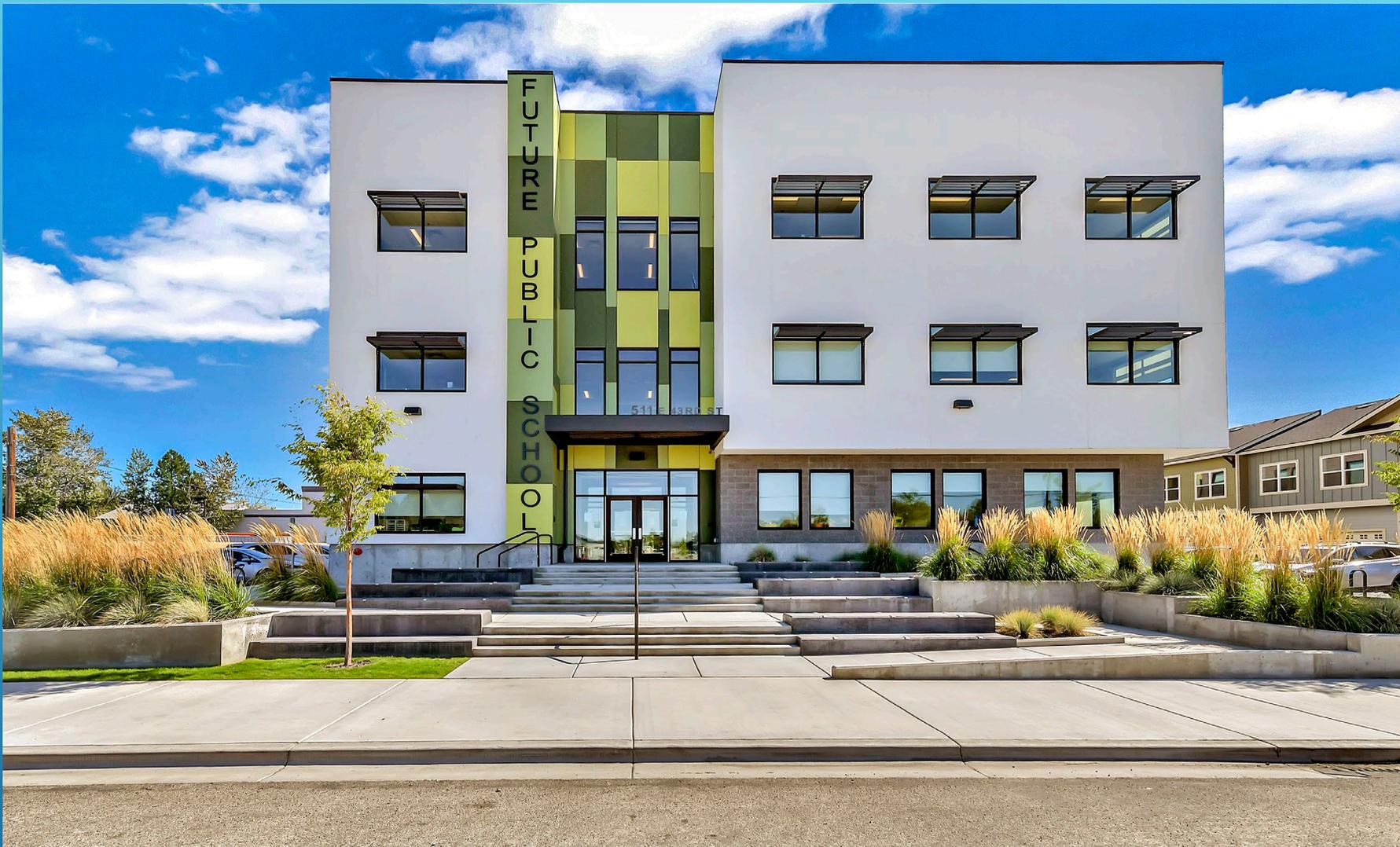


PEDESTRIAN STREETSCAPE





PEDESTRIAN STREETScape (43RD ST)



PEDESTRIAN STREETScape (43RD ST)



2014



2017



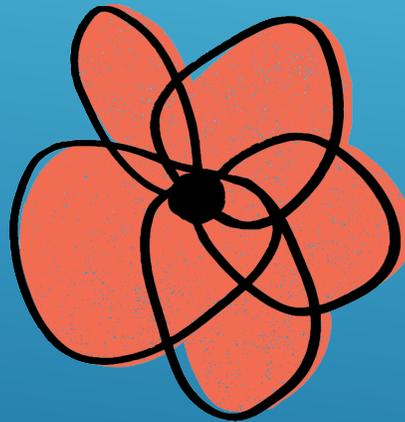
2018



2019

FRESH FROM THE GARDEN

Meet Parkway Station, your home base to the outdoors, passage to culinary craft, creative outlets, and liquid assets. This is a neighborhood in motion in the heart of the city surrounded by things to do and places to be, just a few steps outside your front door or a short pedal away. This is living within reach.



**PARKWAY
STATION**

—GARDEN CITY—

