

CONCEPT 3 FULL BUILD-OUT - BUILDING PLACEMENT & ENTRY CREATES A FORMAL CIVIC PRESENCE OFF OF E. YOUNG ST / WETLAND PARK

PROS

- Building placement off of E. Young St. creates a positive civic presence & sense of place for the community
- Easily accessible parking for all buildings
- Uses existing wetland to create a park-like amenity

CONS

- Road placement requires all residential traffic to go through the front entry drive from E. Young St.
- There will be additional road costs due to the road being moved, and this cost will be over and beyond the developer costs
- The Northeast corner of the site could benefit from stormwater management features
- The back of the Fire Station would be visible to visitors of the other buildings on the site



WETLAND IMPACT-
0 ACRES TOTAL

233 PUBLIC SPACES
58 SECURE SPACES

