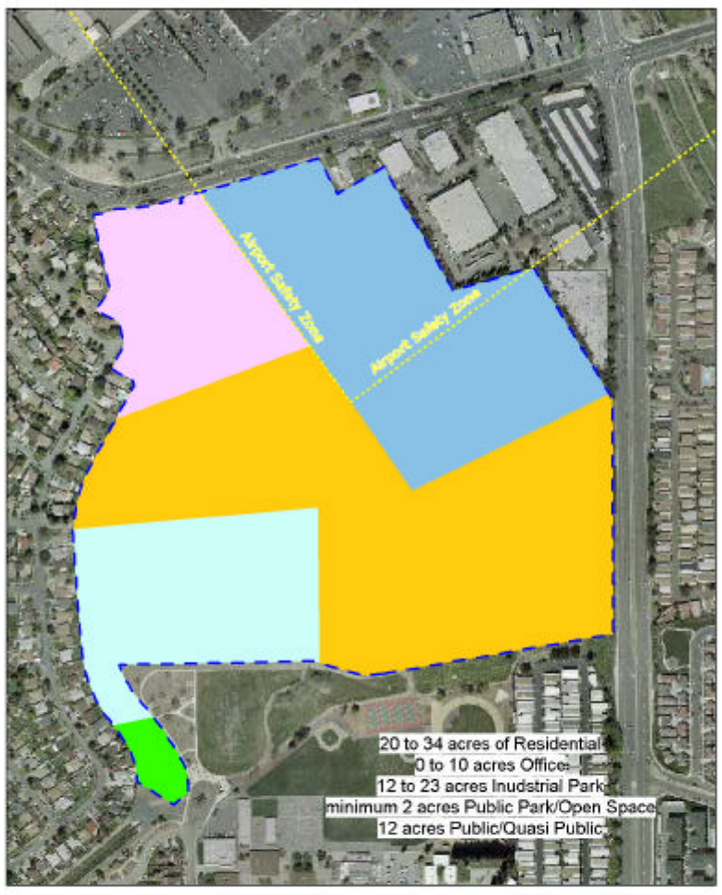
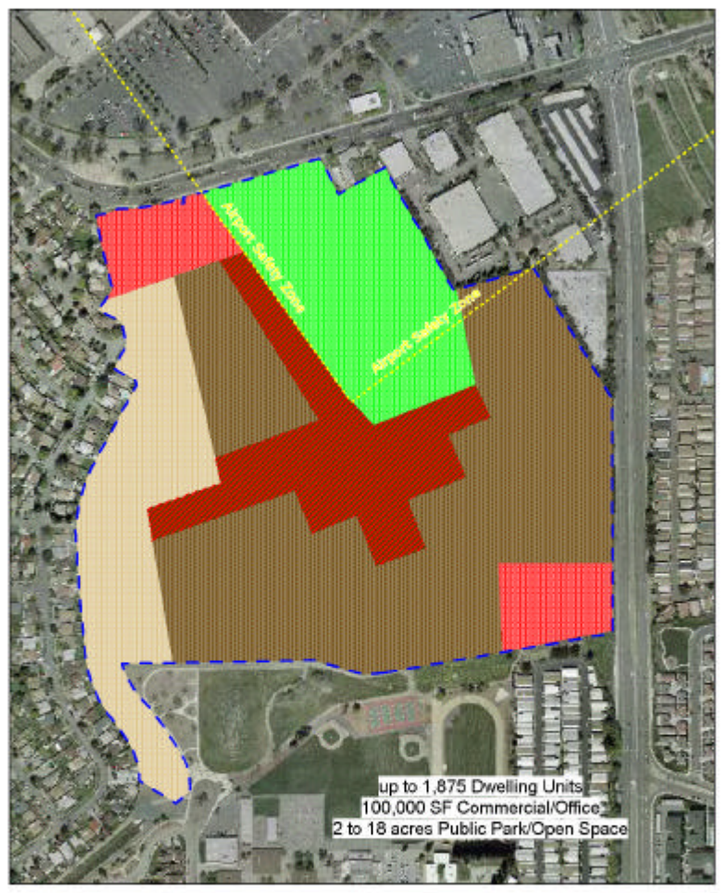
ARCADIA



Existing General Plan Designations

- Mixed Use Overlay
- Industrial Park
- MLDR (8.0 DU/AC)
- Office
- Public/Quasi-Public
- Public Park and Open Space

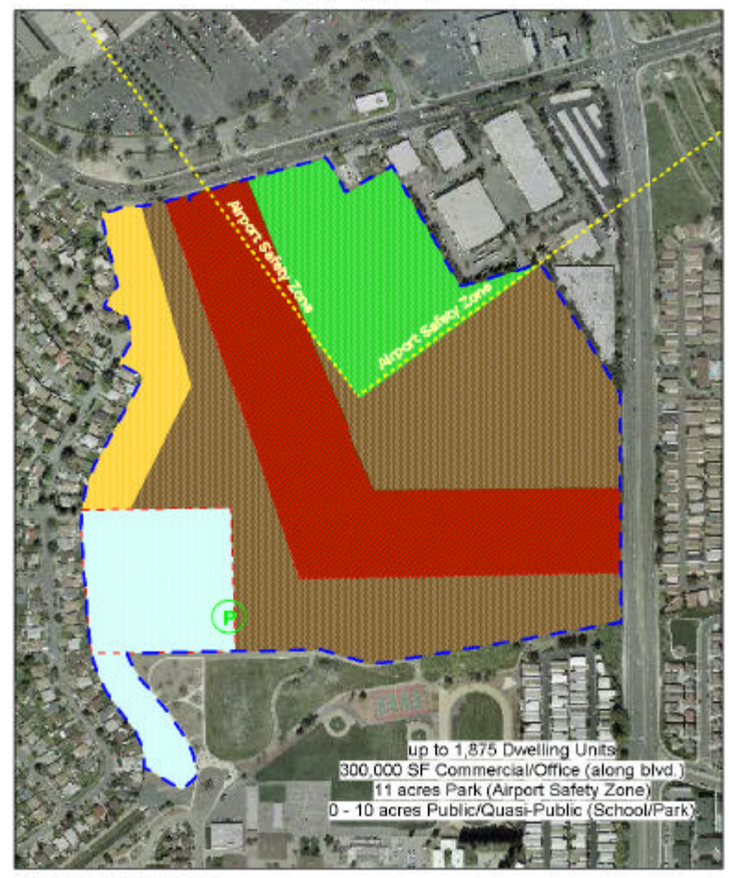
ARCADIA



Developer's Proposal

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Open Space (13.6 ac)
- Public/Quasi-Public
- Ground Floor Retail
- Transit Corridor Residential (20+ DU/AC)
- Medium High Density Residential (12-25 DU/AC)

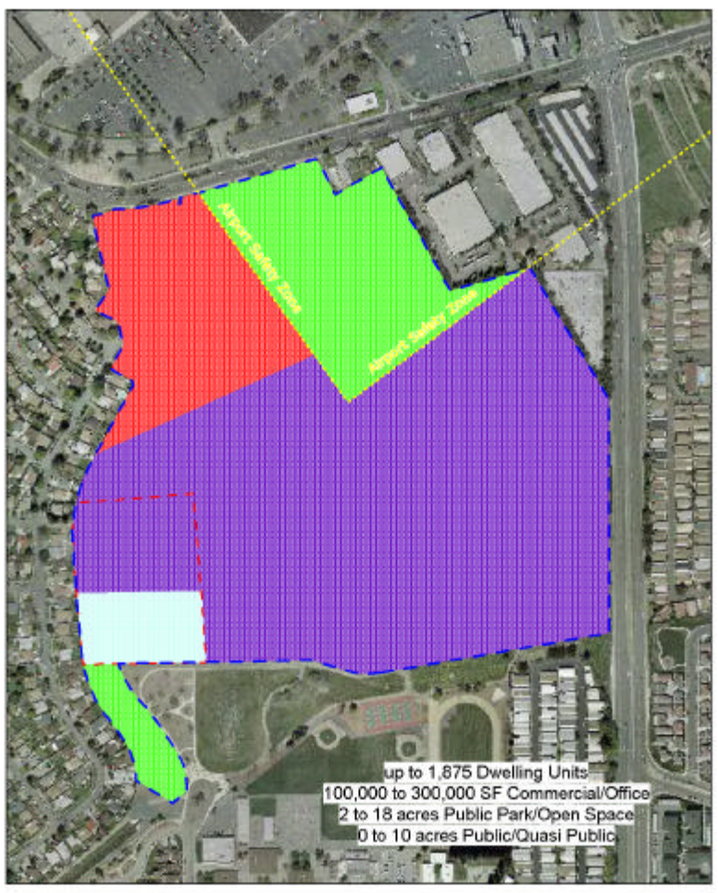
ARCADIA



Staff Suggestion

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Open Space (13.7 ac)
- P Park
- Public/Quasi-Public
- Ground Floor Retail
- Transit Corridor Residential (20+ DU/AC)
- Medium Low Density Residential (8 DU/AC)

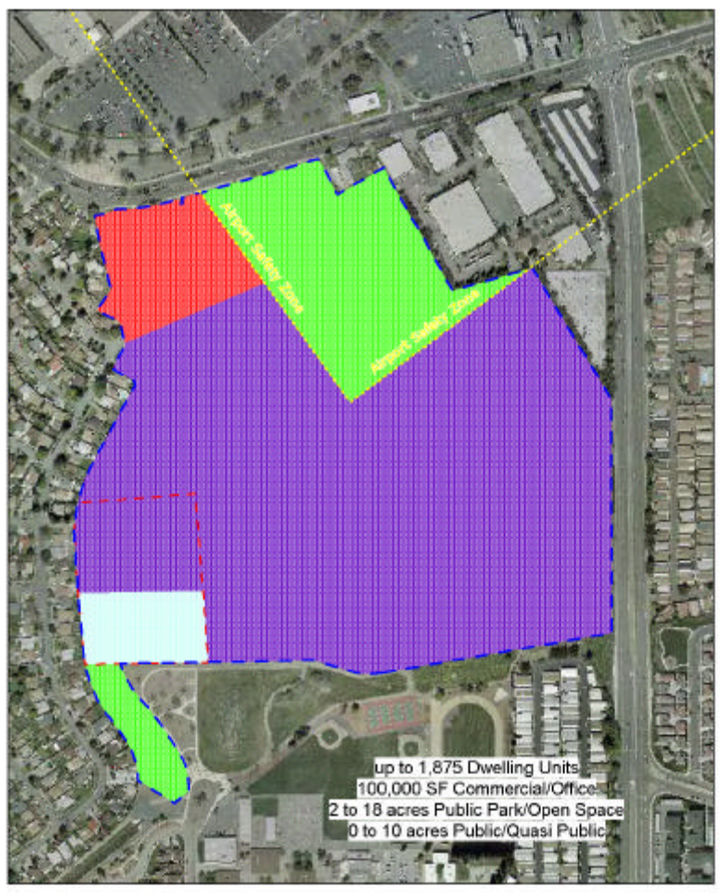
ARCADIA



Alternative A

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Public Park and Open Space
- Public/Quasi-Public
- Residential and Commercial/Office

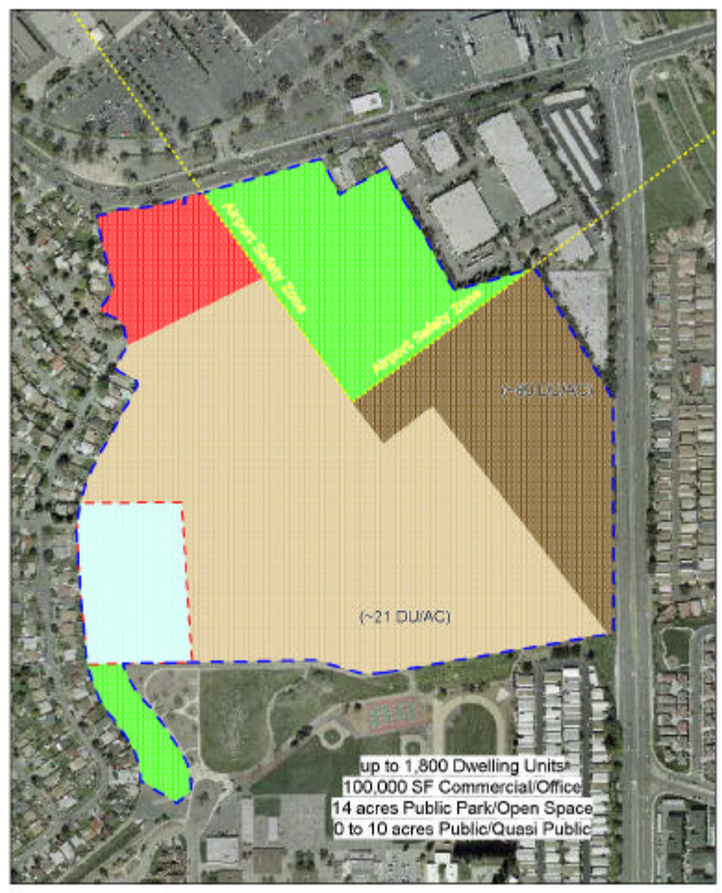
ARCADIA



Alternative B

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Public Park and Open Space
- Public/Quasi-Public
- Residential and Commercial/Office

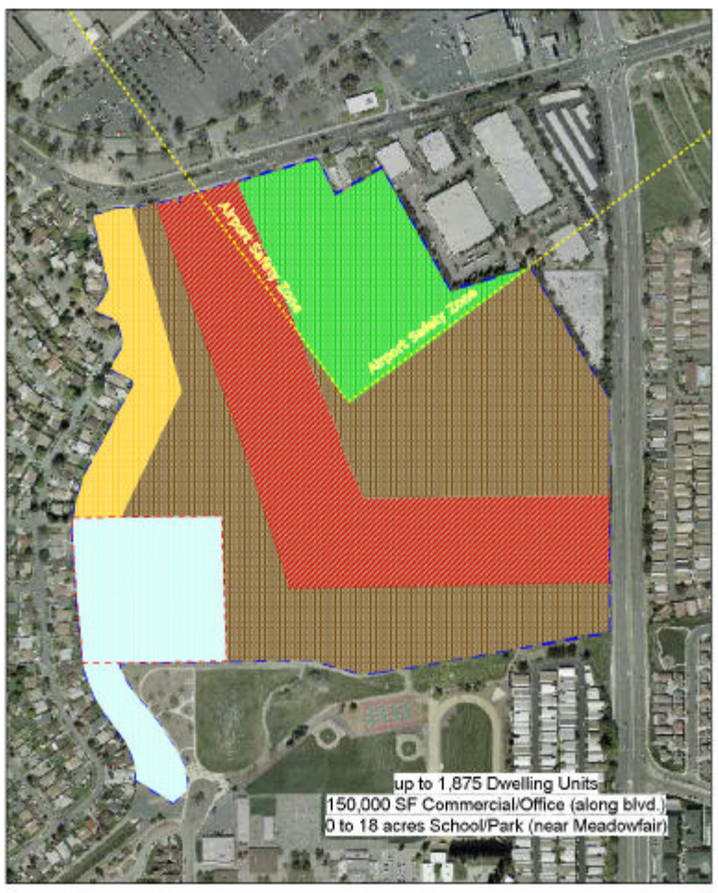
ARCADIA



Alternative C

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Public Park and Open Space
- Public/Quasi-Public
- Transit Corridor Residential (20+ DU/AC)
- Medium High Density Residential (12-25 DU/AC)

ARCADIA



Alternative D

- Mixed Use with No Underlying Land Use Designation
- School
- Commercial/Office
- Public Park and Open Space
- Public/Quasi-Public
- Ground Floor Retail
- Transit Corridor Residential (20+ DU/AC)
- Medium Low Density Residential (8 DU/AC)