

EXHIBIT I

Fountain District Urban Village - Uses (4/22/09)

Bakery, Sit down coffee shop, more restaurants/gathering center/toy store/bookstore/pub

Core should stay the same

Professional Offices

Bookstore

Restaurant - gathering places

Small specialty grocery store

Branch Post Office

Branch Library

Community Center

Pharmacy

Consignment Store

Live Music

Covered bike areas

Bike/Pedestrian paths that connect to eachother

Permit parking for residents

Smaller businesses

Housing - condos/apts

Mixed use - commercial / residential

Café - sit down

Fountain bakery

Use alley access

Bookstore

Kid pocket park

Restaurant

Fairhaven Green type space

Community garden

Breakfast/bakery

Music - acoustic

Ice cream parlor

Toystore

Houseware/hardware

Art galleries

Childcare / pre-school

Low income, senior, student

Studios/small apartments

Bike shop /rentals

Sidewalk cafes

Retail mix - small scale

Restaurants

Café

Drug store

Pedestrian uses/ bike

Public space use

Fountain District Urban Village - Commercial Core (4/22/09)

Core should stay the same

Angled parking on Meridian? In alleys?

Parking structure?

Mixed uses for the core

Apartments above businesses in core

Fountain drug location provides higher density development if it includes lots facing on Peabody & vacating alley

Transitional section checkered - not all residential or commercial

Elm and Meridian as two core commercial

As defined by current use

Meridian to alley - then transitional

Include existing commercial zone where it doesn't follow street

Concerned about lights, signage, noise

Water features as theme

Covered walkways - arcaded or permanent awnings

Awnings on buildings

Discourage drive-thrus

Might need to expand commercial area to encourage business

Improved street lighting -neighborhood friendly/focused/dark sky?

Possibly expand commercial core into Elm Street - From W. North to Monroe Street

Encourage locally owned businesses in the commercial core

Fountain District Urban Village - Height Opportunities

Height as is w/ exception of corner of Monroe and Broadway

Height at Haggen 4-7

Height at Fountain Drug maybe 4-5

3 story on east side (bay views)

Tiered with terraces facing Peabody and Kulshan

What height restrictions above coal mines?

Taller buildings on the east side of Meridian transition on the west. Views of bay on Higher levels.

Limited by parking

Over 35' - Haggen (plus mixed use), Fountain Drug store space, Fountain Rental block - with setbacks and stepbacks

Restore

Preserve mountain views

Variation of heights acceptable

Generally comfortable with 3-4 stories in core

Look at Morse Hardware for good example of taller buildings on smaller lots

Likes 2-3 stories in core

Likes smaller scale character that is there now

Smaller scale commercial using existing structures where possible (does Lettered Streets want?)

Allow properties to consolidate to build longer 3 story building in core

Step backs on residential commercial (maybe more comfortable with taller)

Comfortable with 4-50

3-4 - scale size of buildings to neighborhoods

5-6 - Is bigger better? Must be high quality construction

Step back buildings towards corridor

3-4 stories along Meridian

Building height drops as development nears residential

No Blank walls

Design Guidelines/Design Review

Fountain District Urban Village - Transitional Zones (4/22/09)

Transition zones between Elm and Meridian/Meridian and Peabody

East of Peabody change Lettered Streets zoning to single family.

Owner occupied ADUs

Unsure of boundary beyond Broadway for transition

Allow ADU in smaller lots (5000 sq ft)

Change to single family housing in Peabody/Russell area

Perhaps buffers between alleys

Duplexes between Kulshan and alley

Green space

Perhaps push some businesses back towards Northwest south of Jefferson

Design consistent with the neighborhoods

Kulshan

Protect houses on Kulshan

Higher density residential from core north along Meridian

Comfortable w/ mixed use commercial/residential uses on the full blk of either side of Meridian (Peabody and

Concerns about higher density housing, height and type of use beyond Meridian

Fountain District Urban Village - Table Comments (4/22/09)

Existing commercial core - expand to Monroe
Challenge - narrow commercial strip
Immediate transition to residential
Expand commercial further - conditional use
Haggen - Opportunity site
Haggen core - opportunity to go up
Narrow in middle
Taller buildings 5-4-2 - differing opinions
Kulshan residential - 100 year old homes - limit 25' in commercial
Angle parking off alley
Greater intensity on Meridian south of North street 3 story - extend along Broadway
Meridian Haggen to Broadway/ extend to Elm on south end - 3-4 story
2 story
Wants local owned businesses
Discourage large housing in residential commercial (smaller forms - owner occupied)
Haggen - Broadway
Discuss Broadway
Protect Kulshan
Elm commercial transition - "scale/use"
Taller on east side & shorter on west side of Meridian - views

2 opposite sites - Haggen - mixed use - all age buildings for residents to move to - Fountain Drug site
1-2 story or 4-5 story not consensus on height
Live/work transition areas
Coffee /book - gathering
35' all or southern Meridian /Broadway/Elm
East of Peabody change from multi family to single family
Kids place, bookstore, cafes
Outdoor theatre
True mixed use
Smaller/local businesses
Concern - light, noise, use, signage
Use road/alleys to define zone change
Opportunity Haggen, Fountain and Restore - higher due to size
Incorporate Fountain/water down Meridian
Residential transition - design like existing, no modern
Core southern Meridian / Broadway
Haggen opportunity
Varying height
Varying design
Bookstore
Haggen to Fountain Drug 4-5 story
2 story west of Meridian - 3 story east of meridian
Include Elm

ALTERNATIVE # 1: Wide Sidewalks, No Bike Lanes

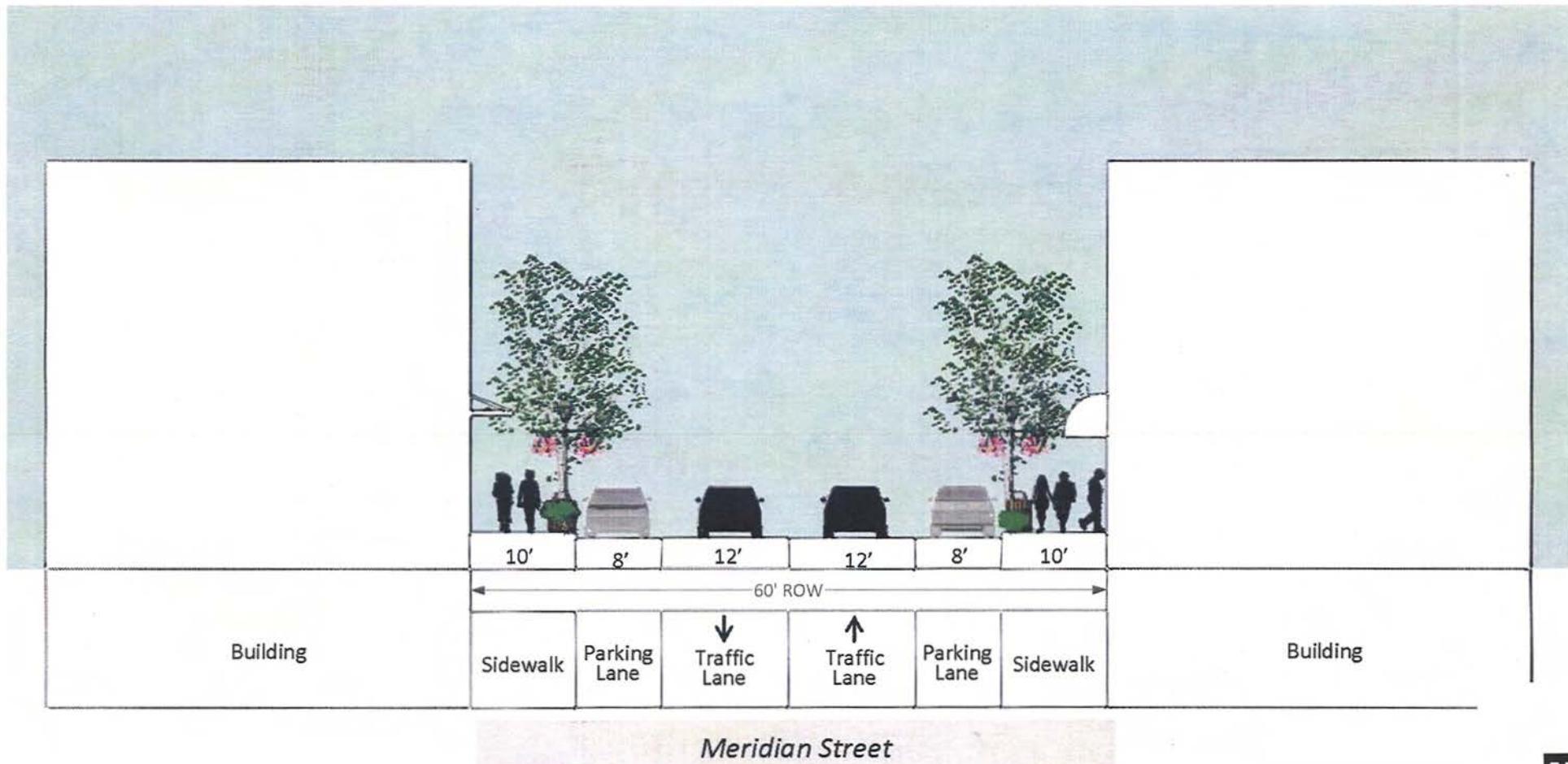
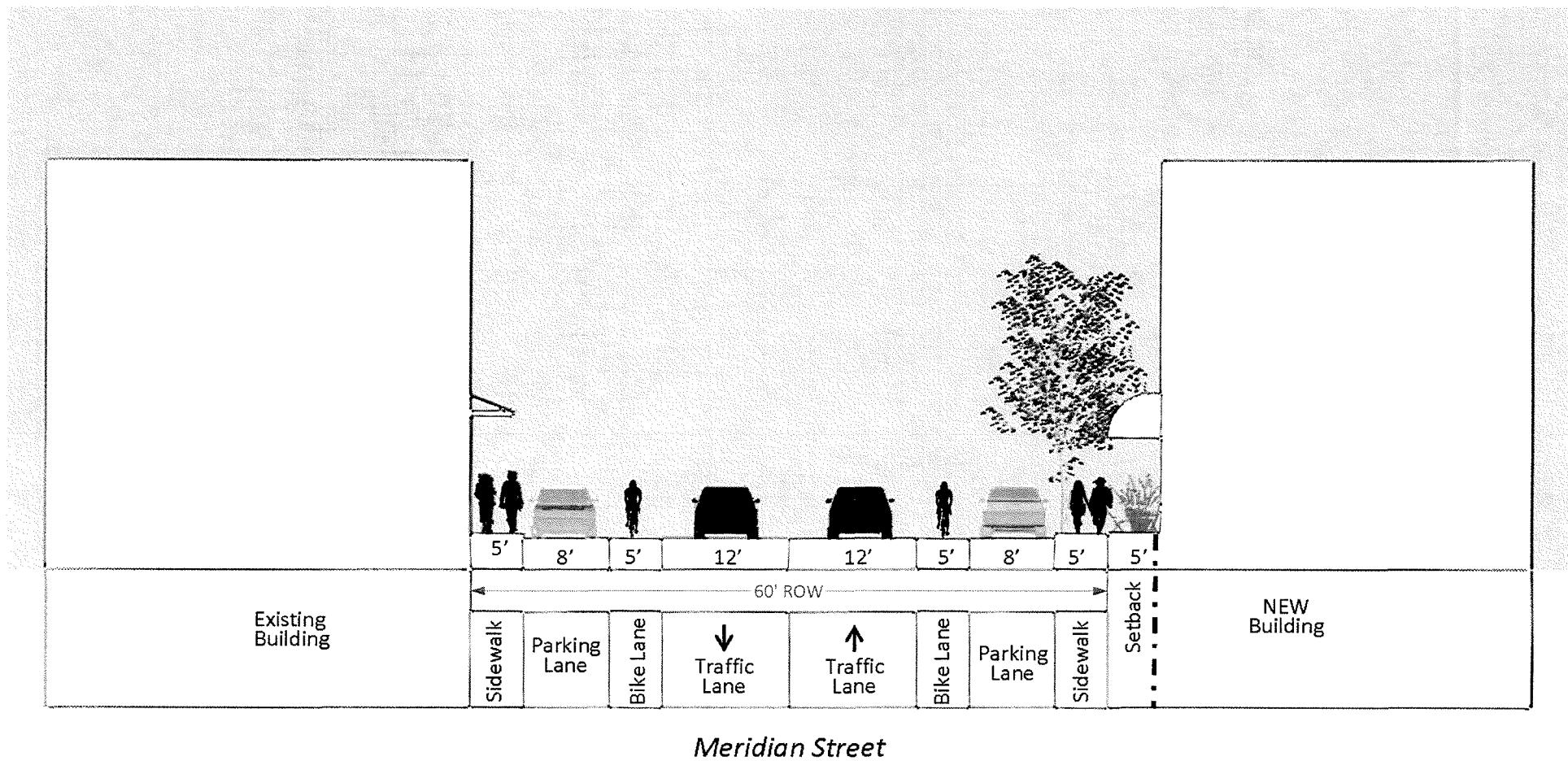


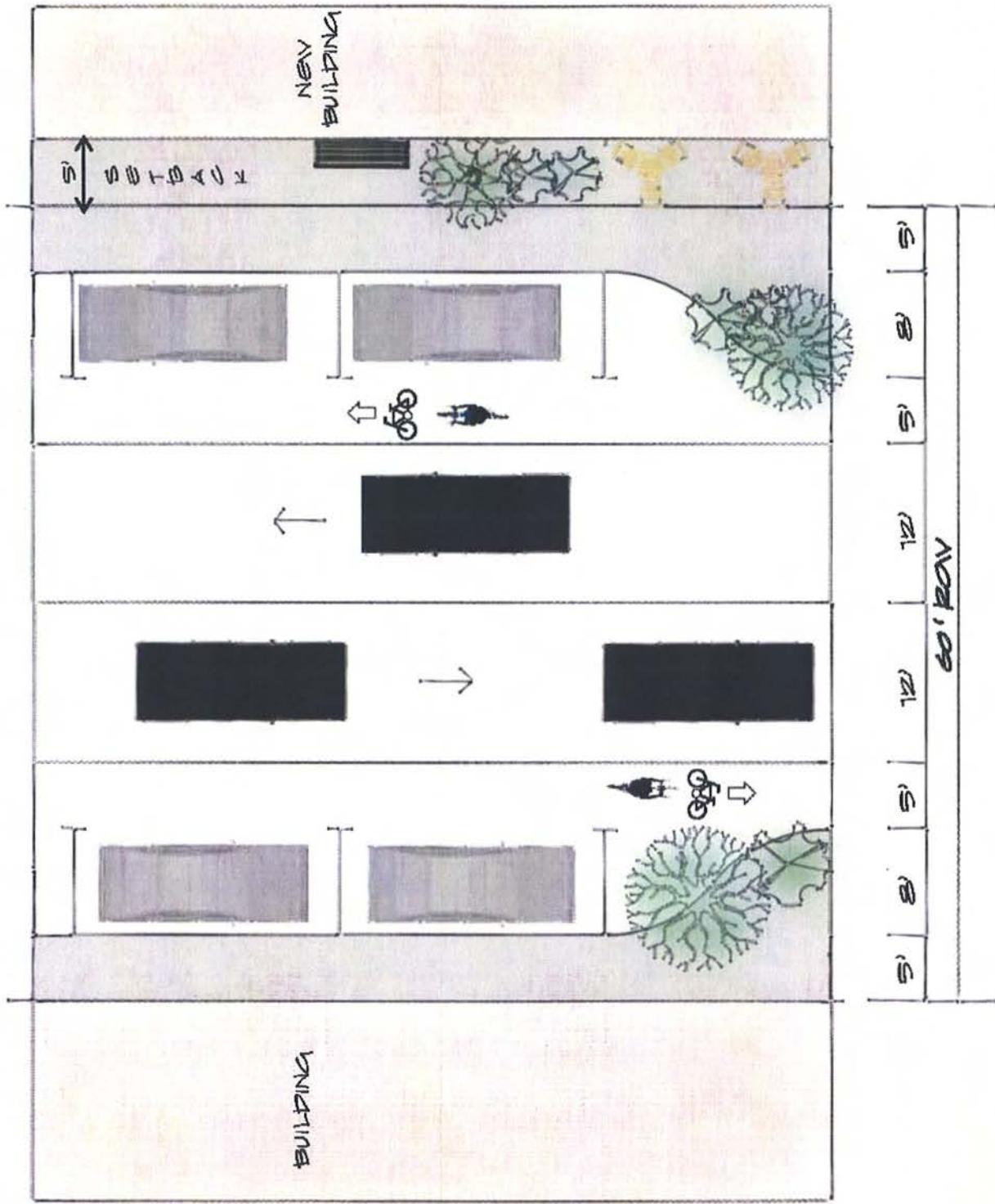
EXHIBIT J

ALTERNATIVE # 2: Bike Lanes, New Building Setback



ALTERNATIVE # 2: Plan View

Bike Lanes, New Building Setback, Bulb-outs



ALTERNATIVE # 3:

Sharrow Bike Lanes, New Building Setback

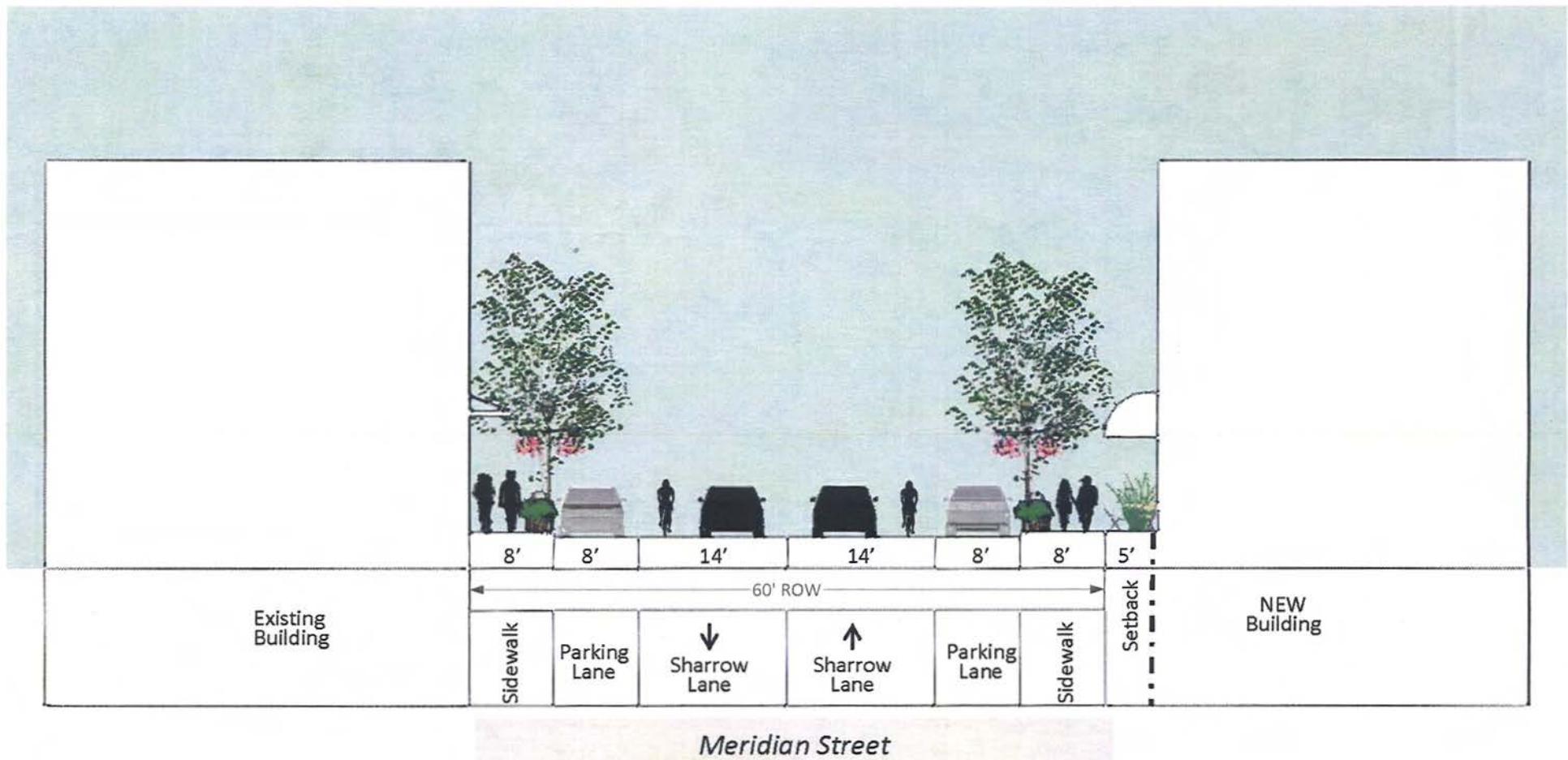


EXHIBIT K

PRELIMINARY DRAFT FOUNTAIN DISTRICT URBAN VILLAGE

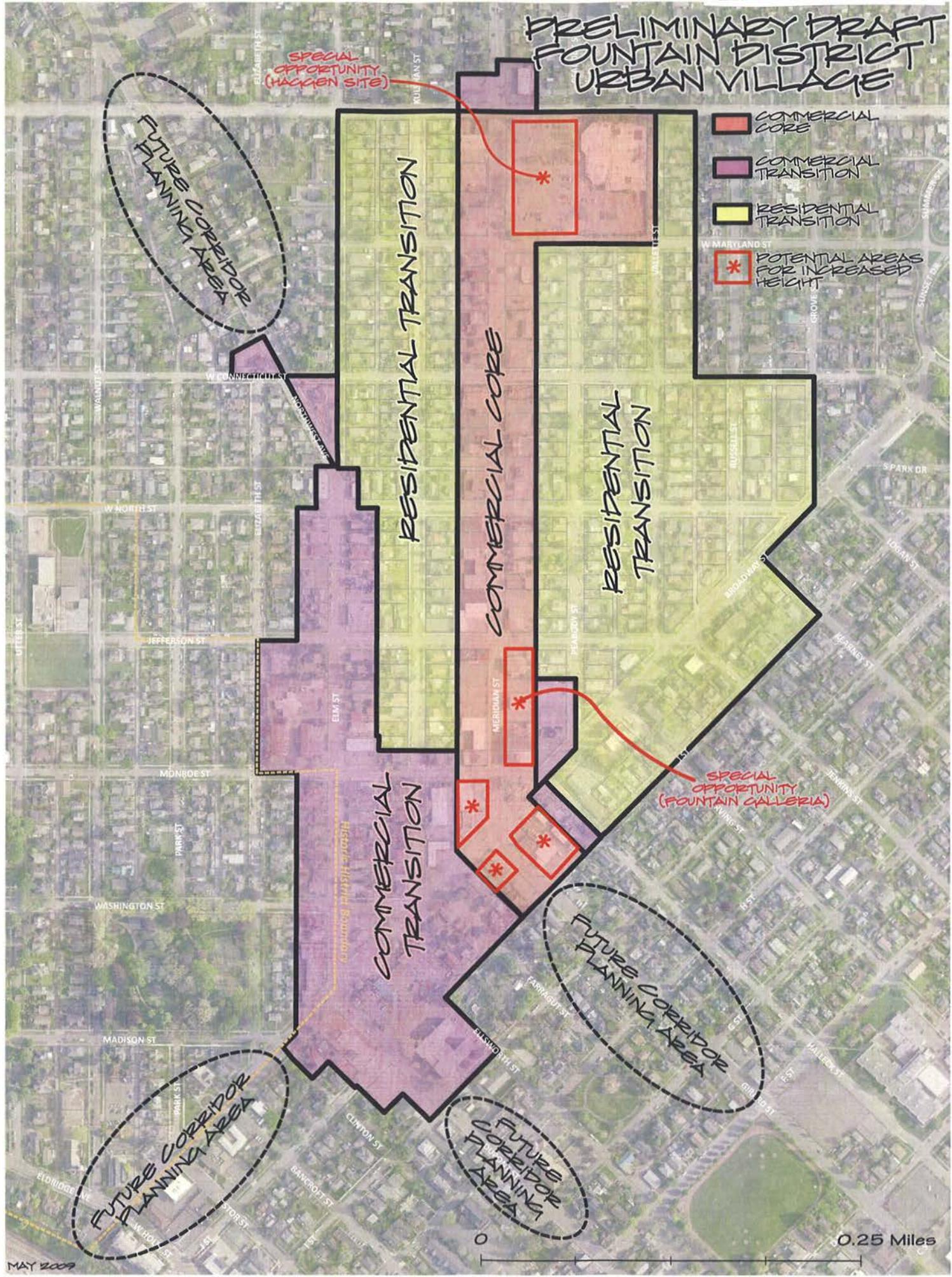


EXHIBIT L

Fountain District Urban Village - Commercial Core Comments (05/06/09)

Concern - Can't expand from Meridian to Peabody side of Block, inhibits growth
Along Kulshan St. - Does not want 3 story buildings
Focus on design standards between core and residential transition, i.e., setbacks, privacy, buffer Meridian St. through design
Concern - 4-5 story buildings on Meridian

Need some residential, employ design standards for buildings
Design Guidelines Bonus: Fountain redevelopment there for "Fountain" District
Concerns over impacts of core on residential areas across alley

Purchase Ag Land - development bonus such as height/density
Parking Structure or Lot?
Will parking requirements inhibit new development? How to handle parking
Wants design requirements
Encourage reuse of existing houses & some conformity in style/design, consistent design
Use: no light industrial, ex: spray coater/autoshops, coffee roasters, drive thrus
Commercial Transition: Why is Elm St. Historic Boundary in proposed zone?
3 stories is too high for people on Kulshan
On design: don't want the core to be developed like it was between old house, tattoo parlour, and the pole building (Merit Engineering)

Fountain District Urban Village - Bike/Pedestrian Comments (05/06/09)

Alley nice walking

Elm/Monroe also a dangerous intersection

Peabody - lots of stop signs make it difficult to bike

Bike Boulevard - pros/cons

Halleck - Bike only, Bike woonerof (sp?)

More crosswalks on Elm (not just Meridian)

Jefferson (lots of kids use this route)

bulbouts instead of crosswalks

visible (flashing lights) helpful to fire dept.

shop sign on Monroe between Meridian and Elm (not on Kulshan, keep that open)

Alt No. 1 - 4, Alt No. 2 - 0, Alt No. 3 - 1

Connectivity is not good for bike boulevard (concern w. ditches)

general concern w. boulevards - how do they work?

people using kulshan to get to park

more access/connections to cornwall park

crossing Northwest and Meridian is a problem (Indiana/ to park)

Monroe at Elm a good crossing

Bus stops need to jive w. crossings

b/c Meridian is arterial limit crossings but make sure we get the key crossing in

bulbout at Monroe (more visibility for crossers)

5' setbacks - is it possible w. such narrow lots - development needs whole lot

bike parking a priority on end of blocks - visible bike parking

are sharrows working well? Research needed? Concern w. safety of sharrow

Bike Blvd - Vancouver a good example

like bike blvd - signage - local access only

like sharrow b/c bikes and sidewalks (8')

lots of fast cross-traffic on side streets (East/West) bike blvd would help resolve this

bump out @ Monroe/Elizabeth intersection

Connecticut is an important crossing

Illinois & Meridian widening at intersection (turning problem)

bus turn-outs needed -> Meridian/Haggen

glad all options keep parking on Meridian

Elm a better candidate for sharrow

Fountain District Urban Village - Other (General) Comments (05/06/09)

need "elevator" buildings

parking/transportation group (focus on local business)

alley design (between Kulshan/Meridian and Kulshan/Peabody)

Historic zone (near Elm St.) should not be included in commercial transition zone

Why would we want this?

Will commercial be allowed to spill over into Kulshan?

So this is an anti-McMansion?

What will be the density?

Two different zonings on either side of Meridian?

No Toolkit along Kulshan should be allowed

Have we looked at problems of existing units?

Are we adding to the vulnerability of Kulshan by adding toolkit forms?

Infill adds more affordability

Small homes are the affordable ones

Blinking program