

WELCOME TO THE

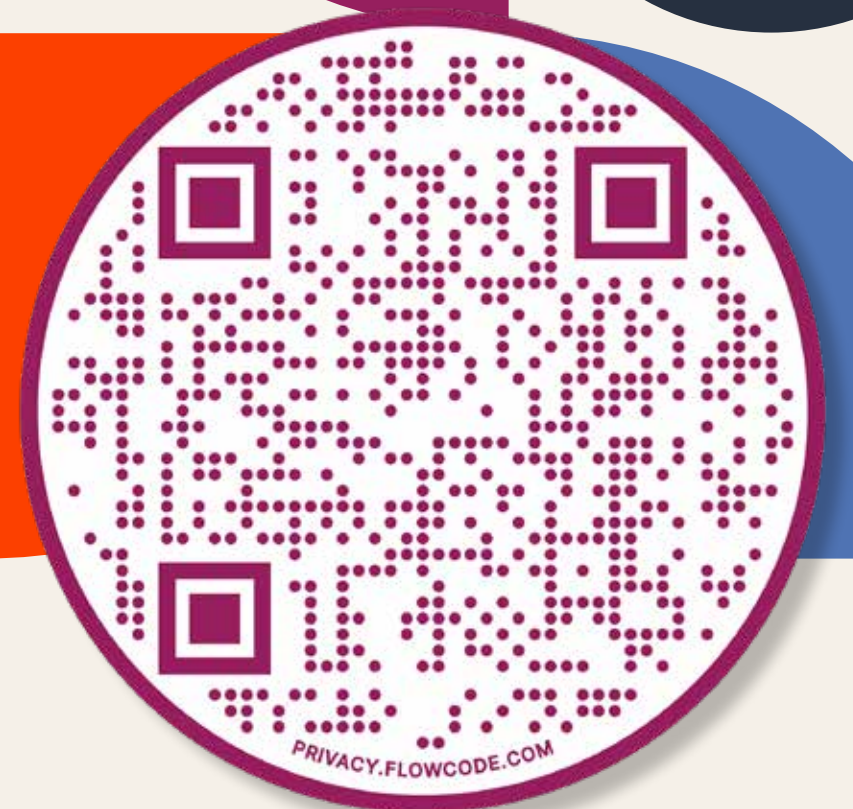
COMMUNITY OPEN HOUSE!

TO PARTICIPATE:

1. Sign in, fill out a name tag, and grab some supplies!
2. Explore the workshop exhibits and share your thoughts directly on the boards!
3. Engage with Village staff or consulting team members for further information and insights!

Visit the website to learn more and to stay involved!

[PALATINECOMPREHENSIVEPLAN.COM](https://palatinecomprehensiveplan.com)



ABOUT THE PLAN

What is the Palatine Comprehensive Plan?

The Palatine Comprehensive Plan will create a long-term vision for the community and outline goals and strategies that will guide the Village into the future. The updated Comprehensive Plan will help the Village to capitalize on its existing assets, such as its traditional downtown core, beautiful neighborhoods, quality schools, proximity to transit, and community services. It will also address key community challenges and needs, ensuring that the Village remains a wonderful place to live and work well into the future.

The plan will address topics such as parks and recreational opportunities, traffic and congestion, non-motorized transportation, community character, future development, sustainability, economic development, and more.

Project Phases

The planning process consists of three phases. There will be opportunities to stay engaged throughout each of the phases, so be sure to look for updates on the project website.



Phase 1

ENGAGE & ASSESS

Phase 1 includes community engagement and research that will inform the entire plan.



Phase 2

ENVISION

Phase 2 includes community visioning and the development of preliminary planning solutions.



WE ARE HERE!
Moving on to
Phase 3.



Phase 3

PLAN & IMPLEMENT

Phase 3 includes the creation of the Comprehensive Plan and the Implementation Strategy.

Community-Driven Planning

This community-led plan will provide a roadmap for the Village's future. To create that roadmap, we need your help! Share your ideas by [answering the questions](#) on the following boards or [come talk to us about the topics that matter to you most!](#)

STATION 1

This station will provide an overview of the project and some info about the community.

STATION 2

This station will provide a brief overview of the State of the Village Report.

STATION 3

This station will present the Planning Framework, the foundation of the Plan.

STATION 4

This station will give you an opportunity to comment on Opportunity Site design concepts.

WHAT WE'VE HEARD

Engagement by the Numbers

Phase 1 of the planning process was all about engagement and assessment of existing conditions. The numbers below reflect the amount of community participation to-date!



What is important to the community?

The community had a great deal to share about their vision for the future. What did we hear the most? Check out the themes below to find out.

- A Vibrant and Charming Downtown:** Palatine should focus on creating a vibrant downtown area with a diverse mix of businesses, entertainment options, and gathering areas while still retaining its existing charm.
- A Place for Community Gathering:** Additional events, placemaking, and community gathering spaces that are accessible and enjoyable for all ages can help facilitate recreation and socialization, fortifying an already strong sense of community.
- A Cohesive Built Environment:** Ensuring that land is developed to its highest and best use, that property developers have access to maintenance resources, and that public art is interspersed throughout the Village can improve Palatine's overall appearance.
- An Environmentally Sustainable Village:** Promoting existing sustainability programs and introducing new initiatives, such as community composting, sustainable building standards, and greening of the built environment can boost environmental resiliency.
- A Well-Connected Community:** Improving the sidewalk network, enhancing pedestrian crossings, continuing to support bicycle infrastructure and improving access to key areas in the community can make alternative transportation a safer, more viable option.
- Housing for All:** Providing more housing options for new families, young professionals, lower-income residents, empty nesters, disabled residents, and seniors can help make the community more livable while encouraging economic development.

STATION 2: STATE OF THE VILLAGE

STATE OF THE VILLAGE

The State of the Village report is the culmination of Phase 1. Check it out to learn more about Palatine and the factors that inform the Plan!

Project Overview

In 2023 the Village of Palatine started the process of updating its comprehensive plan, a document that creates a long-term vision for the future of the community's growth and development. The comprehensive plan will help to guide the Village into the future by outlining overarching goals, planning objectives, and strategies related to a variety of planning themes, such as mobility, sustainability, community character, economic development, and future growth opportunities. The Plan's main geographic areas of focus are Palatine's commercial corridors, including the Northwest Highway, Quentin Road, Dundee Road, and Rand Road, as well as Downtown Palatine and the surrounding neighborhoods.



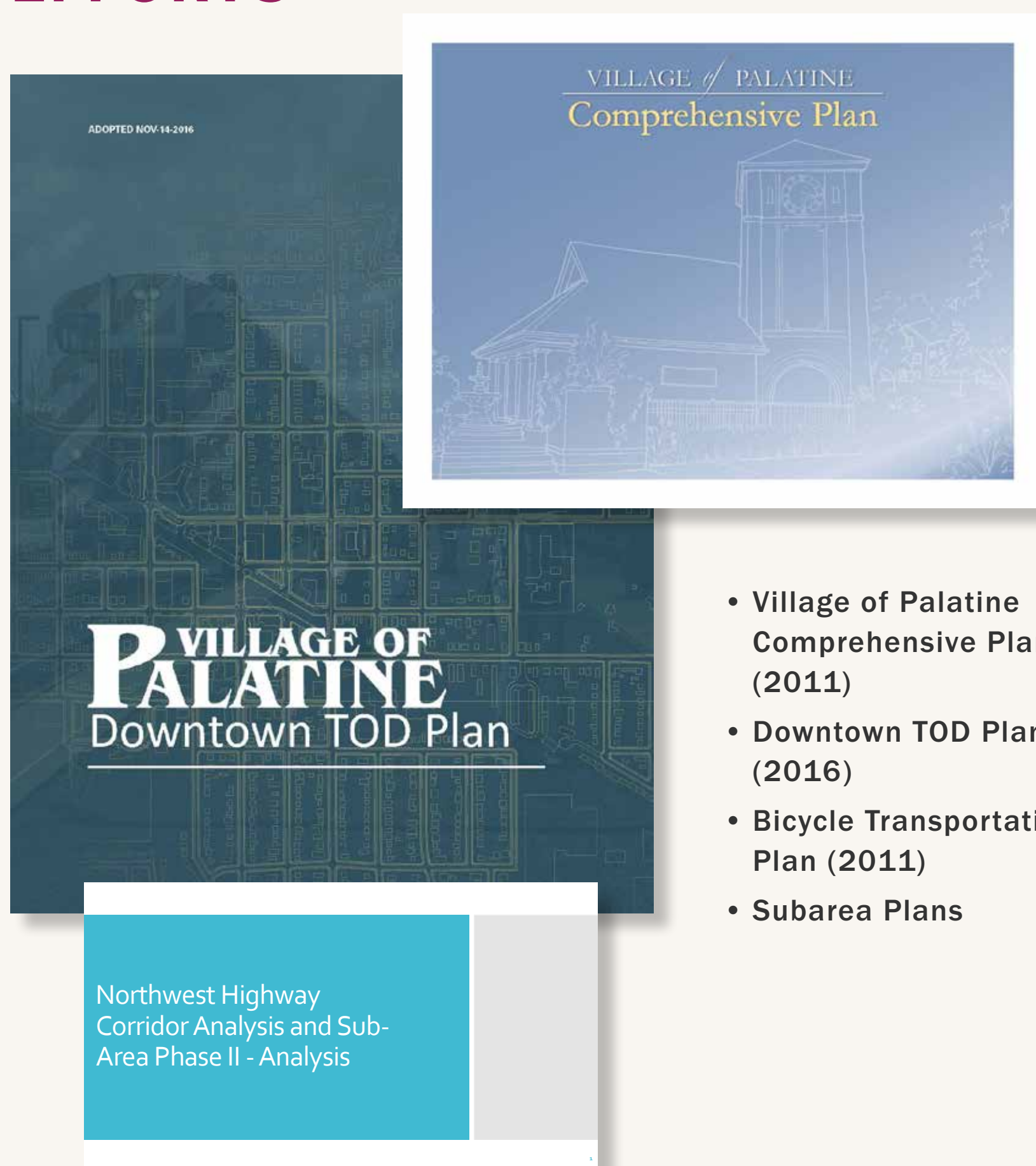
WHAT WE'RE COVERING

- 1 PROJECT OVERVIEW
- 2 COMMUNITY ENGAGEMENT SUMMARY
- 3 COMMUNITY PROFILE
- 4 LAND USE & ZONING
- 5 A FOCUS ON COMMUNITY
- 6 REDEVELOPMENT & PLACEMAKING
- 7 LOCAL ECONOMY
- 8 TRANSPORTATION & MOBILITY
- 9 OBSERVATIONS & RECOMMENDATIONS

Visit the project website to view the report or scan the QR code here

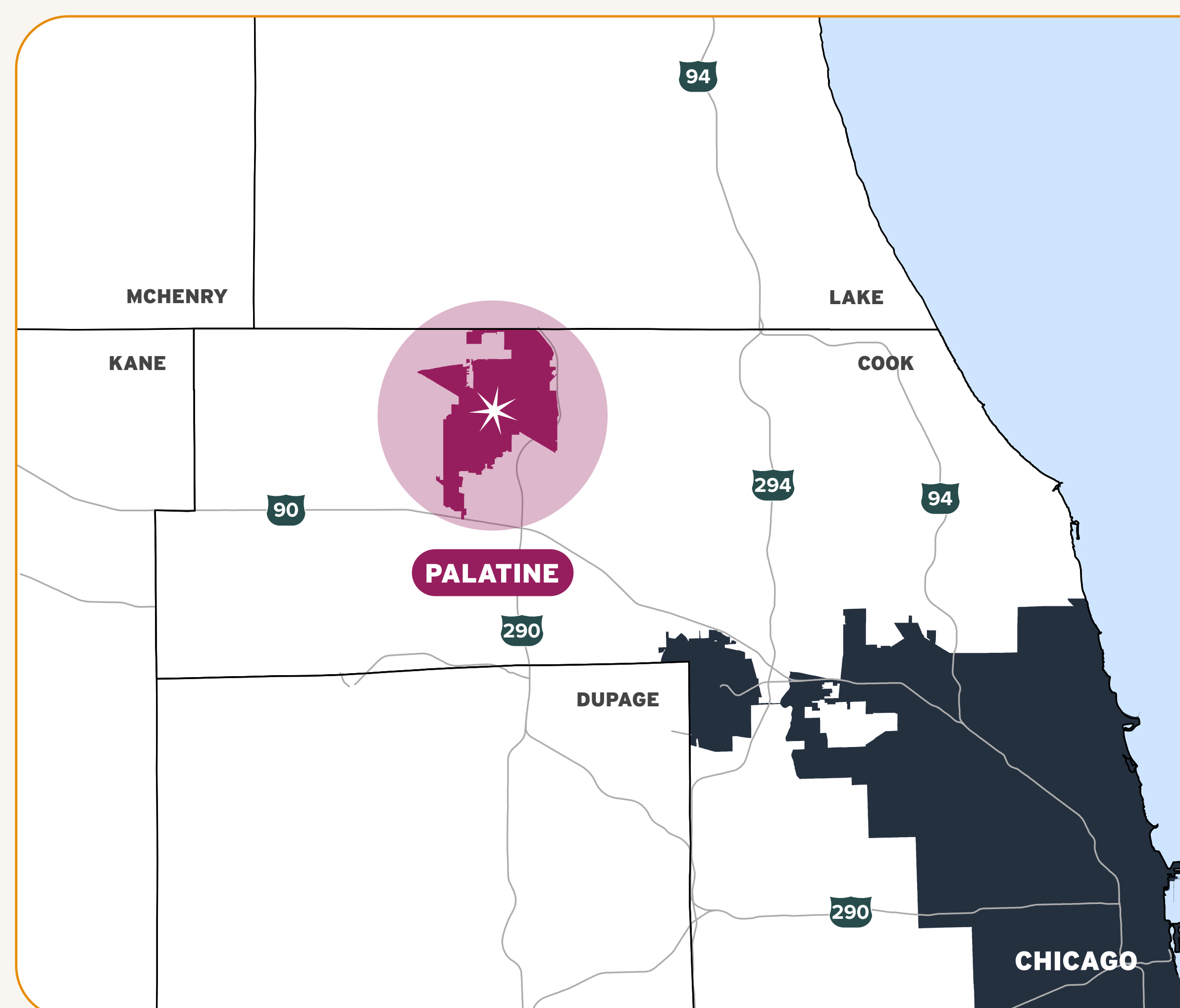


PREVIOUS PLANNING EFFORTS



- Village of Palatine Comprehensive Plan (2011)
- Downtown TOD Plan (2016)
- Bicycle Transportation Plan (2011)
- Subarea Plans

REGIONAL CONTEXT



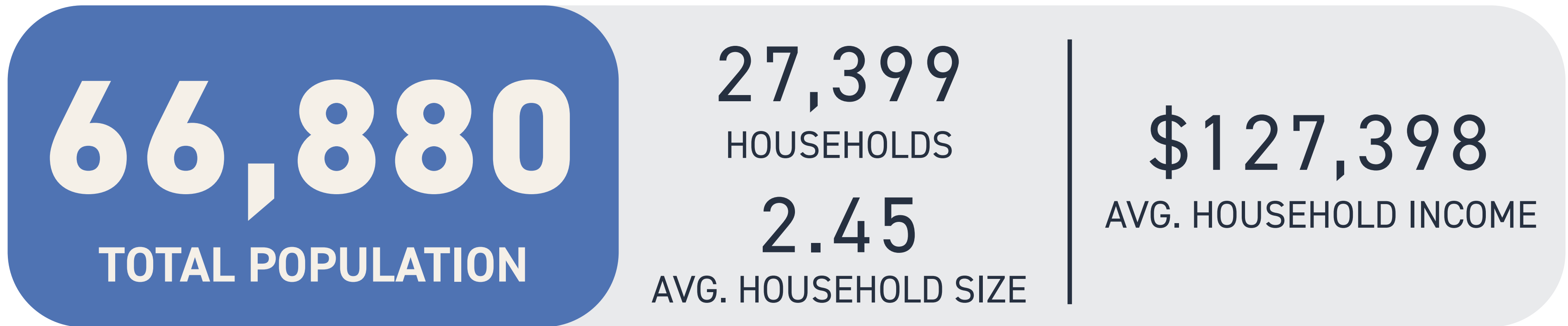
View the document for more!

STATION 2: STATE OF THE VILLAGE

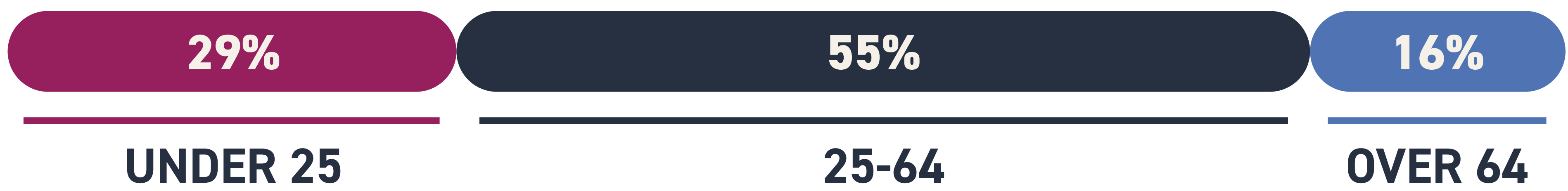
DEMOGRAPHICS

Palatine by the Numbers, 2023

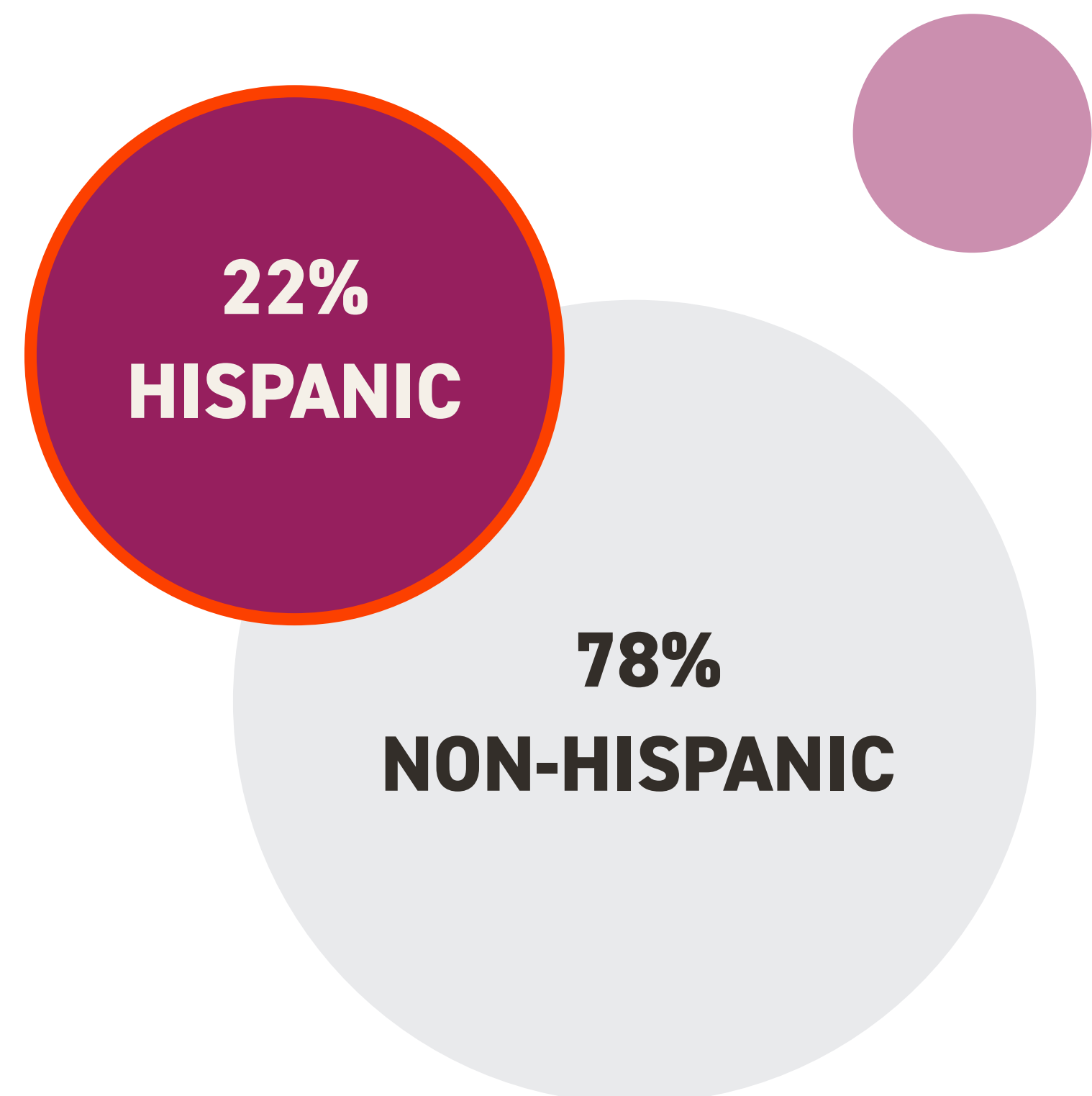
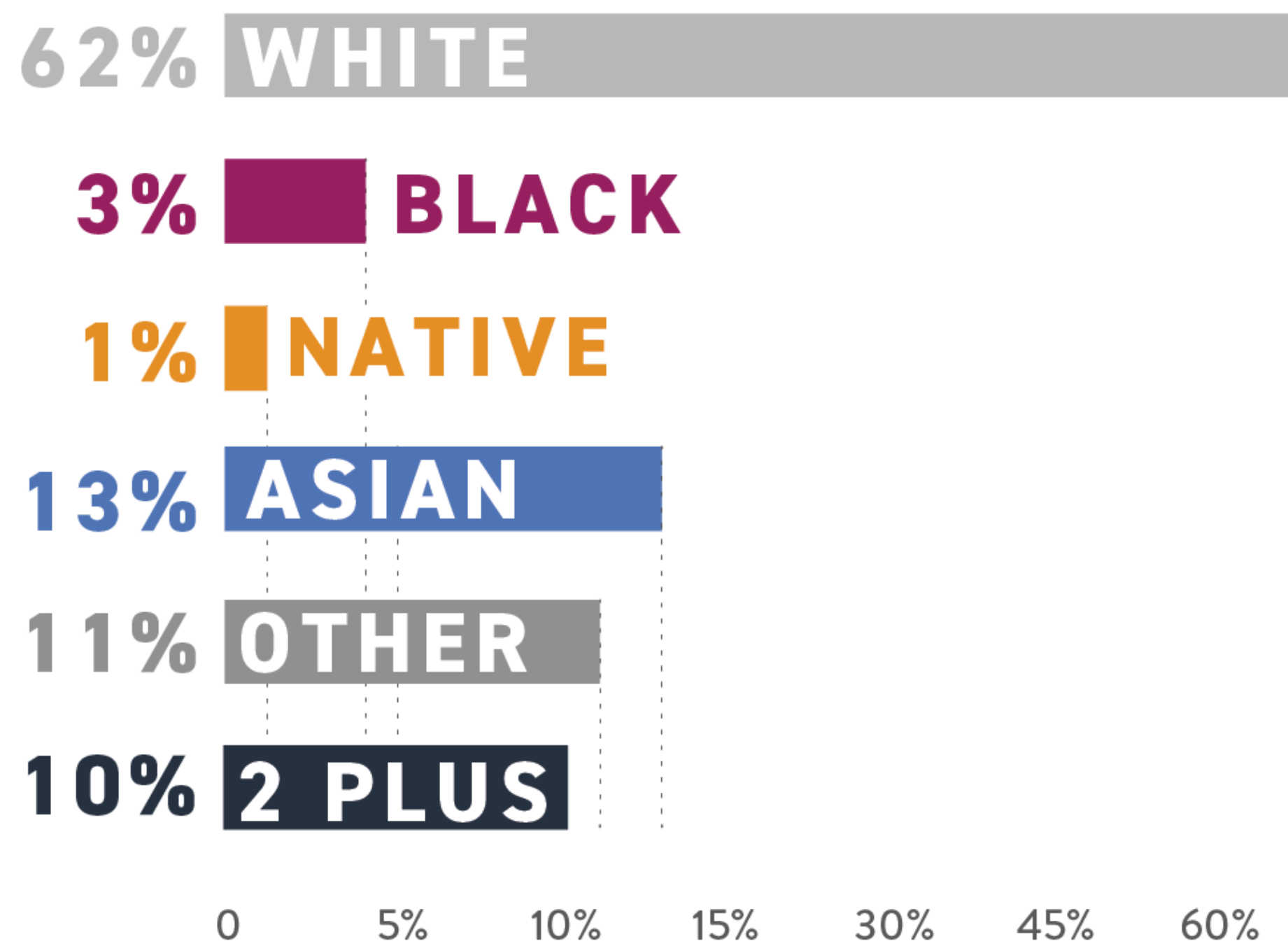
ESRI Business Analyst 2023



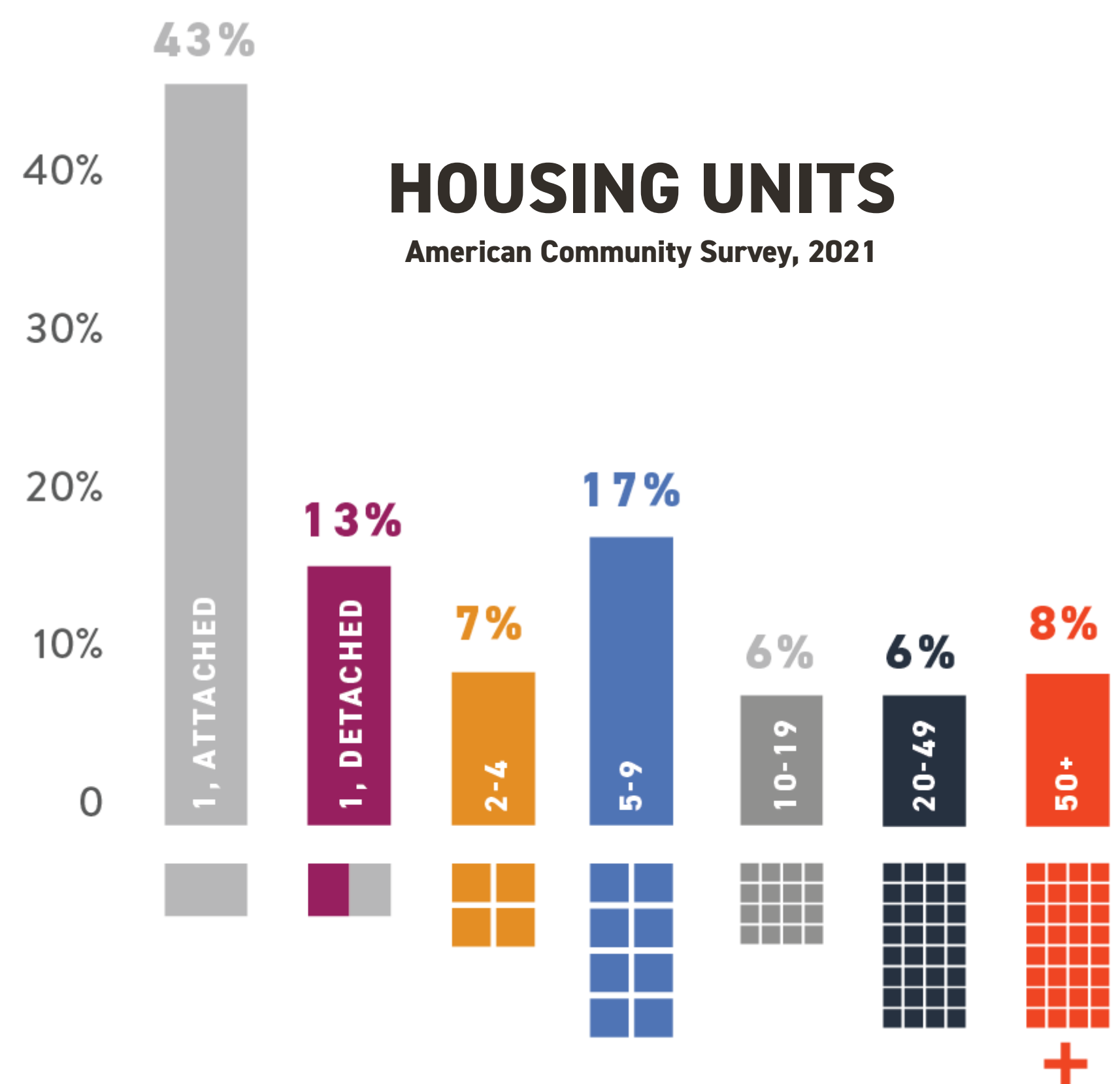
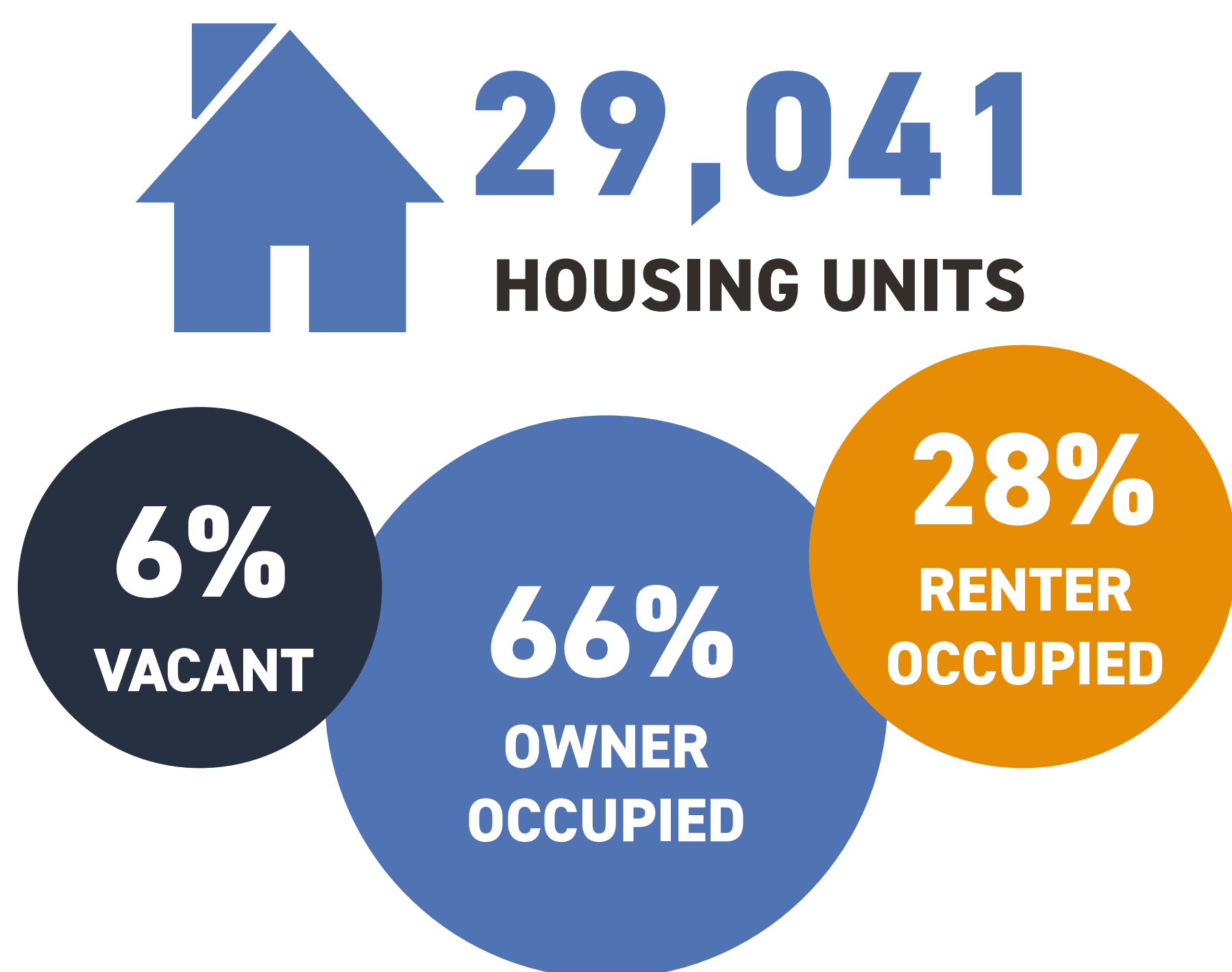
POPULATION BY AGE



RACE AND ETHNICITY



HOUSING



STATION 2: STATE OF THE VILLAGE










MOBILITY GAPS AND BARRIERS

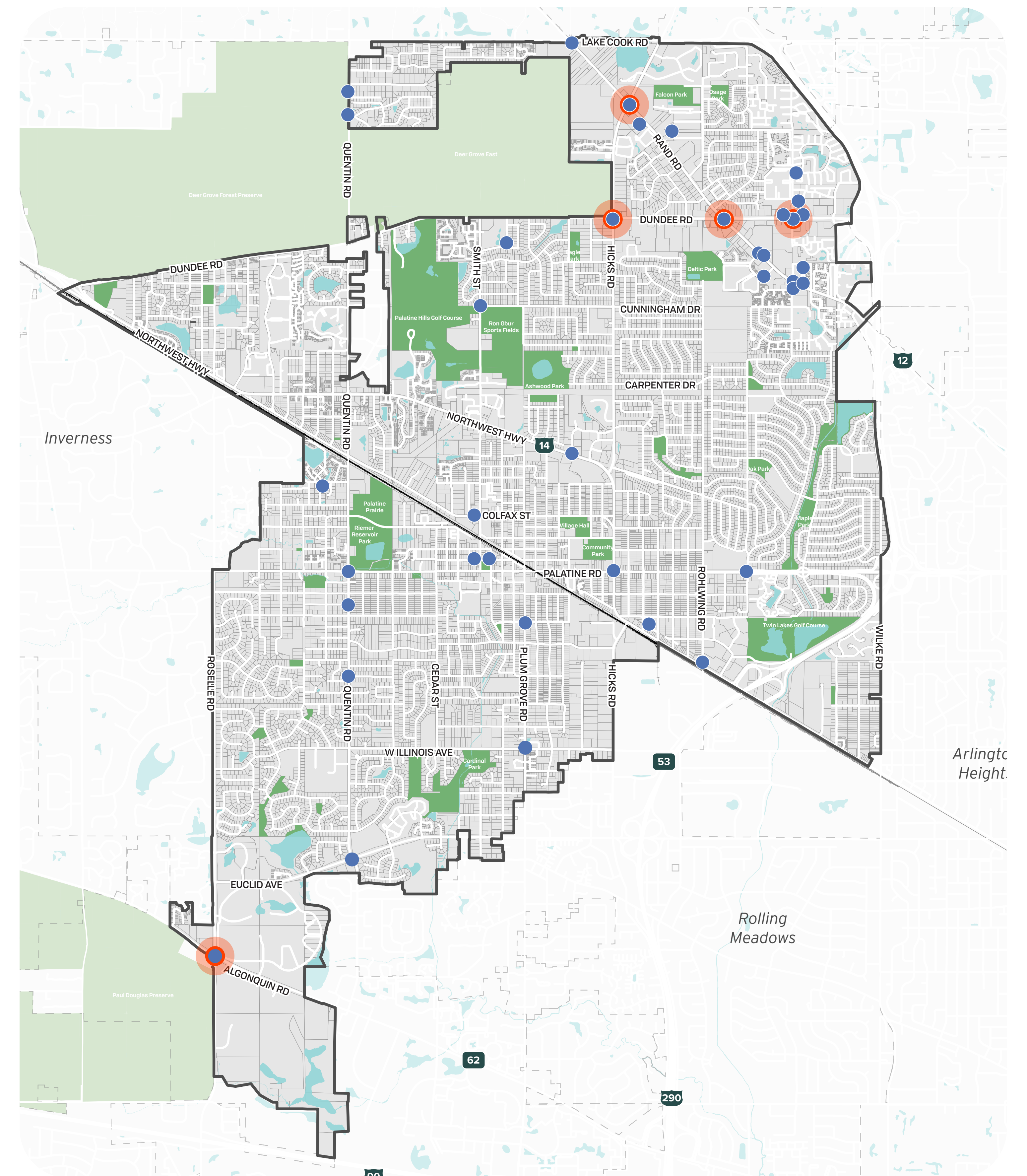
MOBILITY GAPS

There are some areas or intersections in Palatine where getting around by foot or by bike can be difficult or dangerous. Check out the map for a closer look. Do you agree?

- The map shows location of traffic and pedestrian crash incidents.
- It is important to identify gaps and barriers in the transportation landscape. These include:
 - » Places with higher levels of pedestrian traffic incidents
 - » Places where residents feel unsafe walking or biking
 - » Places where non-motorized movement is limited
- Residents identified areas where they feel transportation & mobility needs are not met:
 - » Dundee Road by Forest Preserve
 - » Dundee & Rand Road Intersection
 - » Quentin Road Corridor
 - » Forest Preserve Access and Improvements

LEGEND

-  Village Boundary
-  Forest Preserve
-  Parks and Open Space
-  Water
-  Streets
-  Parcels
-  Railroad
-  1+ Pedestrian Crash Incidents (2019 - Present)
-  45+ Vehicular Crash Incidents (2019 - Present)



STATION 2: STATE OF THE VILLAGE

OPPORTUNITY SITES & REDEVELOPMENT FOCUS AREAS

OPPORTUNITIES FOR CHANGE

While Palatine is a well-established community with limited room for growth, there are still many opportunities to alter the built environment within the Village. These include vacant or underutilized parcels, Village-owned properties, or whole corridors and districts that can be reshaped through policy. Take a look at the map for a comprehensive view of these area, some of which are described below.

- **Quentin Road and Northwest Highway Southeast Corner**

- » Car-focused built form can be reevaluated to better contribute to the Village's urban fabric

- **Regency Plaza**

- » Has the potential to provide a meaningful destination for shopping, dining, and socializing in the community

- **East Dundee Corridor**

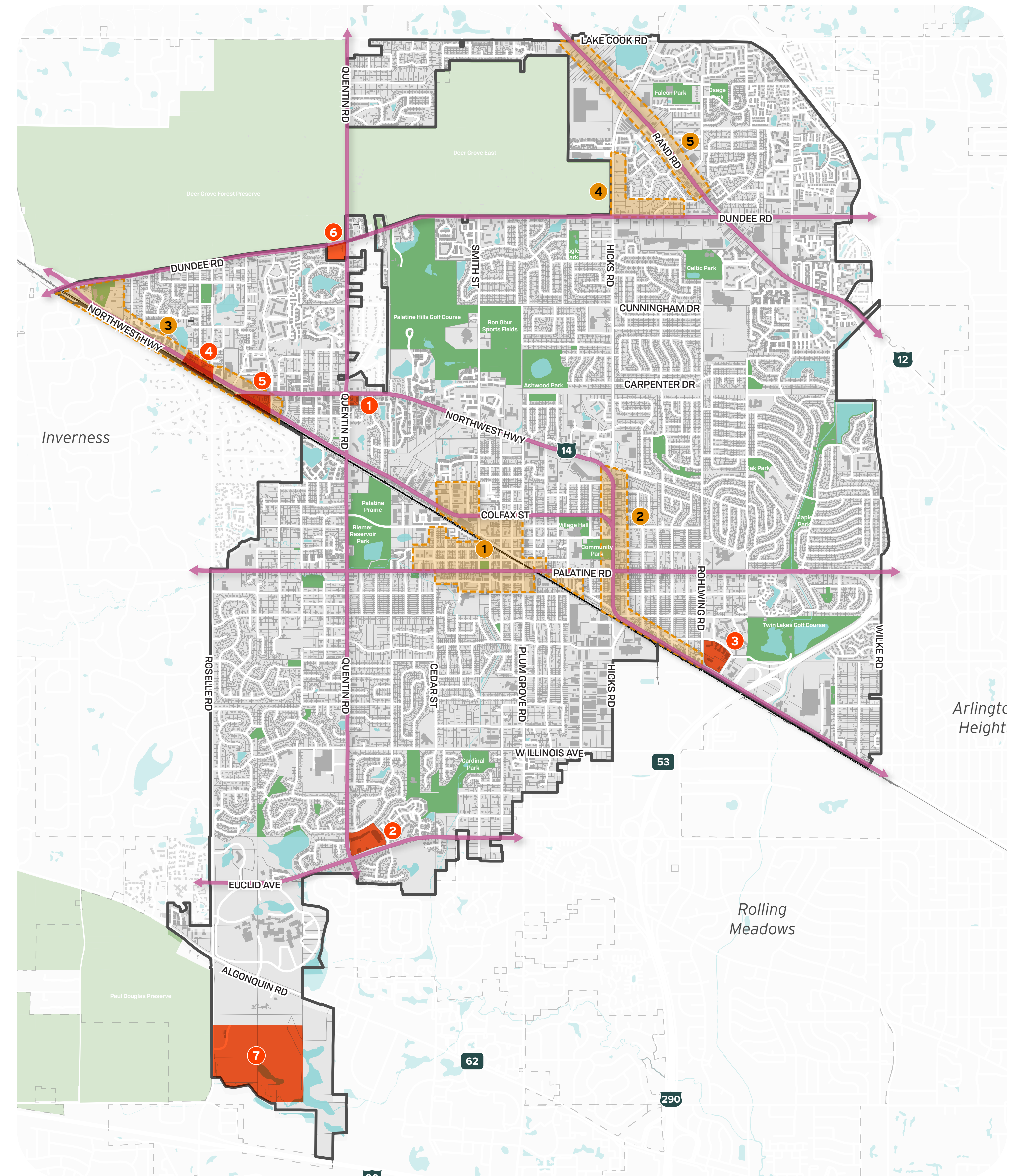
- » A gateway into Palatine that represents a key redevelopment and revitalization opportunity

- **Cotillion Banquet Hall Site**

- » Another key gateway that may be a strategic redevelopment site, particularly with the potential conversion of the Arlington Race Track

LEGEND

- Village Boundary
- Forest Preserve
- Parks and Open Space
- Water
- Streets
- Parcels
- Railroad
- Major Corridors
- Land Use Transition Opportunities
- 1 Quentin & NW Highway
- 2 Regency Plaza
- 3 Event Space Site
- 4 Vacant Land
- 5 Redevelopment Opportunity Site
- 6 Quentin & Dundee Unannexed Land
- 7 Vacant Land
- Redevelopment Focus Areas
- 1 Downtown Palatine
- 2 SE Portion of NW Highway Corridor
- 3 NW Portion of NW Highway Corridor
- 4 Dundee Rd Corridor
- 5 Rand Rd Corridor



STATION 2: STATE OF THE VILLAGE

KEY COMMERCIAL CORRIDORS

COMMERCIAL CORRIDORS

Arterial roadways define many aspects of Palatine and create important commercial corridors that provide goods and services to residents, serve as gateways into the community, and can impact Palatine's physical character.

• Northwest Highway

- » Intersects the entire Village and includes a wide range of land uses
- » Previous planning efforts have identified obstacles and improvement strategies that are ongoing

• Quentin Road

- » Key opportunity sites and areas for land use transitions are located along this corridor, which runs north to south

• Dundee Road

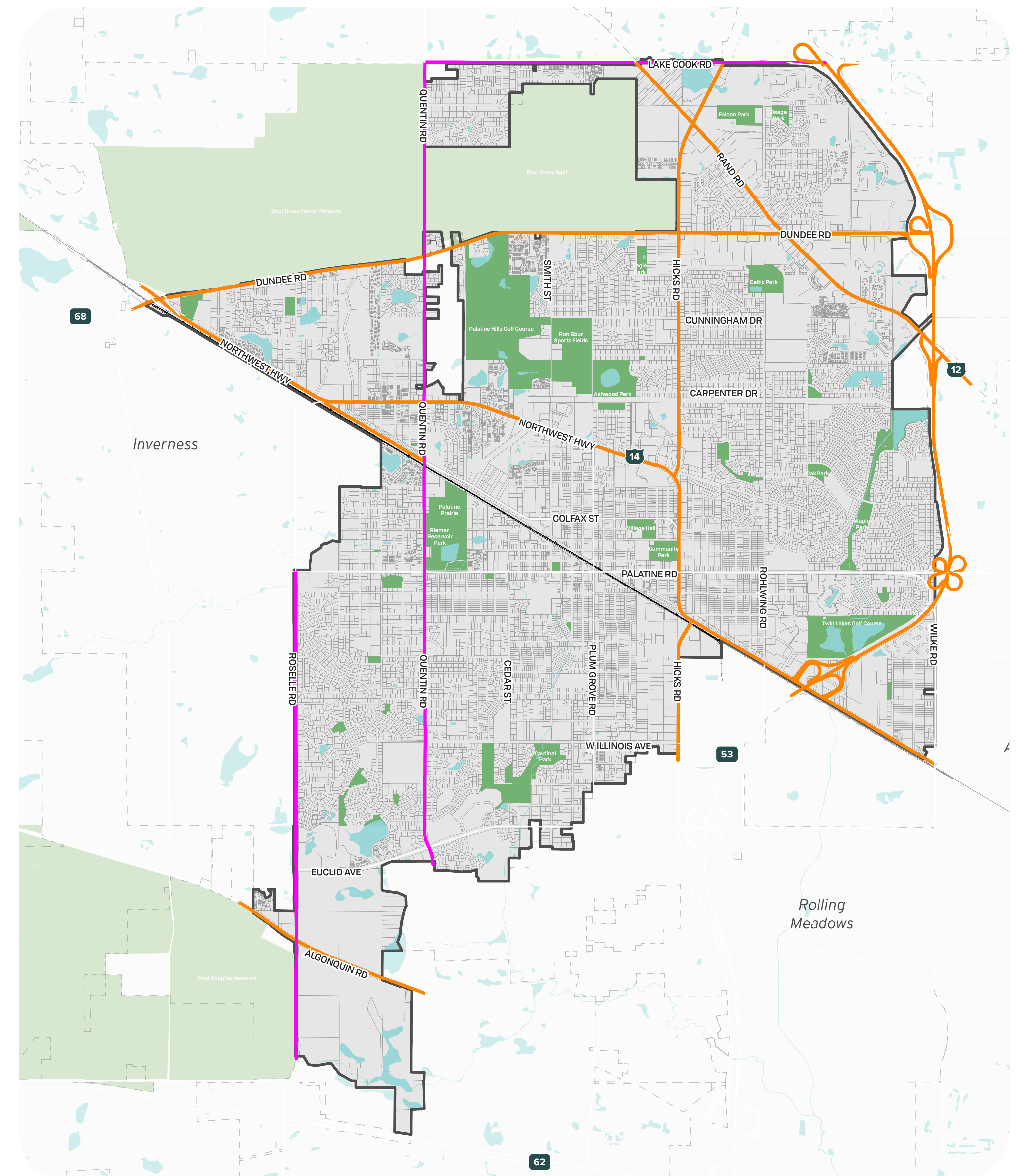
- » Commercial corridor with single-family development in places.
- » Borders the forest preserve and presents many opportunities for pedestrian improvements

• Rand Road

- » Commercial corridor with varying levels of intensity and built form with many opportunities for pedestrian improvements.

LEGEND

	Village Boundary
	Forest Preserve
	Parks and Open Space
	Water
	Streets
	Parcels
	Railroad
	Cook County Jurisdiction
	State (IDOT) Jurisdiction
	Local (Palatine) Jurisdiction



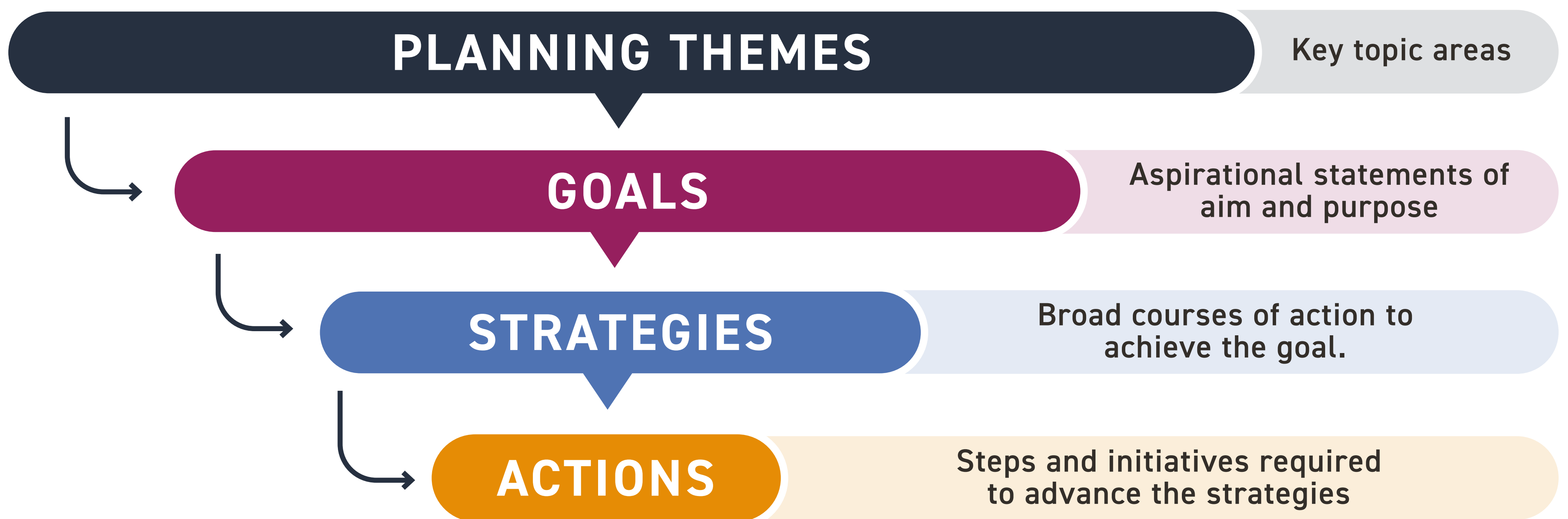
STATION 3: PLANNING FRAMEWORK

PLANNING THEMES & FRAMEWORK

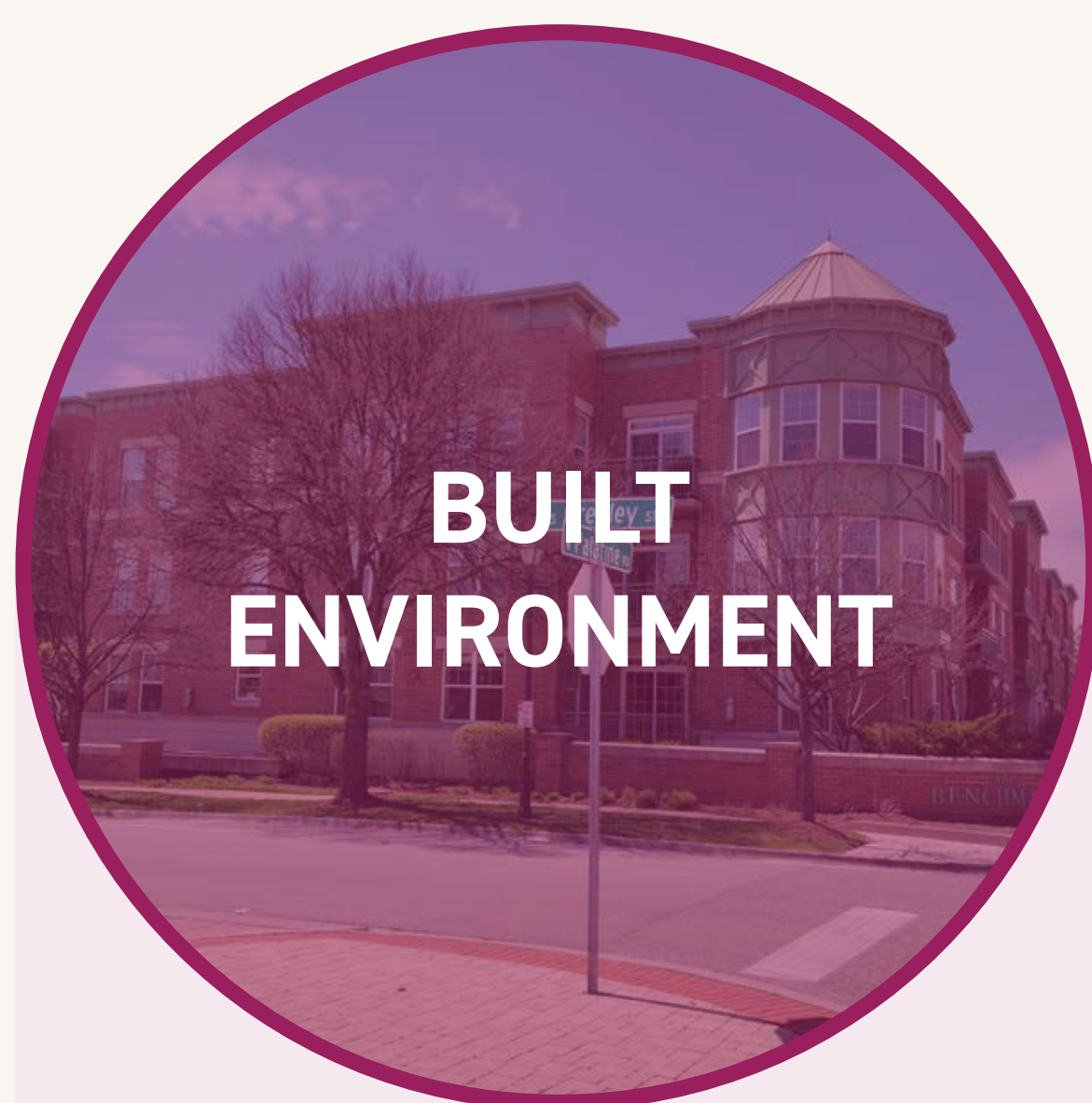
The Palatine Comprehensive Plan is structured around three overarching themes. Explore the board below to learn more!

What is a Planning Framework?

A Planning Framework serves as a blueprint or roadmap for achieving a community's vision for the future. The Village of Palatine Comprehensive Plan is divided into three overarching themes. The Framework identifies specific goals within each of these thematic sections supported by planning strategies to achieve them. Actions will be developed to create a blueprint for approaching each strategy.



Planning Themes



BUILT ENVIRONMENT

Primary Focus Areas:

- LAND USE
- INFRASTRUCTURE
- URBAN DESIGN
- CONNECTIVITY



ECONOMY & GROWTH

Primary Focus Areas:

- DOWNTOWN
- COMMERCIAL
- CORRIDORS
- LIGHT INDUSTRIAL
- DISTRICTS



COMMUNITY & NEIGHBORHOODS

Primary Focus Areas:

- FACILITIES & SERVICES
- OPEN SPACE
- COMMUNITY EVENTS
- SUSTAINABILITY
- HOUSING
- COMMUNITY HERITAGE
- BRANDING & IDENTITY

STATION 3: PLANNING FRAMEWORK

1. BUILT ENVIRONMENT



The built environment consists of land use, infrastructure, urban design, and connectivity. Strategically planned development can promote economic growth by attracting businesses, creating job opportunities, and increasing property values. Additionally, community-focused urban design, such as walkable neighborhoods and mixed-use developments, can improve quality of life and public health. Intentionally designed infrastructure, including transportation systems and public spaces, can enhance connectivity and accessibility.

Goals	On a scale of 1 to 3, should this be a goal for Comprehensive Plan? Add a sticker on the scale below.			Any comments about this goal or strategies you'd like to include? Use a sticky-note to share your thoughts
Transportation and Connectivity				
<p>GOAL 1: Foster a well-connected community that embraces multiple modes of transportation, helping residents get to their destinations without depending on automobiles.</p> <p><i>(Strategies include strengthening and encouraging use of the bicycle network, improving pedestrian safety, and expanding access to transportation for the elderly and people with disabilities.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Public Spaces				
<p>GOAL 2: Enhance the quality of the Built Environment in Palatine through the revitalization of public spaces.</p> <p><i>(Strategies include prioritizing human-scale, walkable environments through design guidelines, improving landscaping, signage, and facades, and beautifying Palatine through public art and building maintenance.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Sustainable Development				
<p>GOAL 3: Create a greener and more sustainable built environment for Palatine.</p> <p><i>(Strategies include incentivizing green development and building practices, creating a more sustainable waste management framework, and implementing a green streets initiative.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	



Are there any other high level goals you think would support the Plan? Use a sticky-note to share your thoughts.

Respond with Post-its here.

STATION 3: PLANNING FRAMEWORK

2. ECONOMY & GROWTH



Palatine has a diverse local economy with different character areas: a popular pedestrian-oriented downtown, thriving auto-oriented corridors, and light industrial districts that provide unique opportunities of their own. Each of these character areas contribute to Palatine's local economic fabric, but should receive ongoing attention and guidance to ensure they continue to thrive and contribute to the Village's growth.

Goals	On a scale of 1 to 3, should this be a goal for Comprehensive Plan? Add a sticker on the scale below.			Any comments about this goal or strategies you'd like to include? Use a sticky-note to share your thoughts
Corridor Improvements				
<p>GOAL 1: Create opportunities for commercial corridors to thrive, encouraging revitalization and beautification in order to attract future investment and consumers.</p> <p><i>(Strategies are tailored to each of the following corridors: Northwest Highway, Rand Road Corridor, Dundee Road Corridor, and Quentin Road Corridor. They focus on streetscape improvements, beautification, and development.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Downtown				
<p>GOAL 2: Create a more vibrant downtown area with a diverse mix of businesses, entertainment options, and gathering areas, while still retaining its existing charm.</p> <p><i>(Strategies include developing infill residential and mixed use buildings, attracting more frequent events to Town Square Park, updating design guidelines, creating gateways and wayfinding, and more.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Business Environment				
<p>GOAL 3: Diversify and strengthen Palatine's economic base, attract new businesses, and support the growth of existing enterprises to create a resilient business environment that fosters entrepreneurship and job creation.</p> <p><i>(Strategies include strengthening lines of communication between the business community, business incubation, supporting industrial districts and other business districts, incentivizing property upkeep, and more.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	



Are there any other high level goals you think would support the Plan? Use a sticky-note to share your thoughts.

Respond with Post-its here.

STATION 3: PLANNING FRAMEWORK

3. COMMUNITIES & NEIGHBORHOODS



One of Palatine's greatest strengths is its sense of community, fostered by top-tier facilities and services, engaged residents, friendly neighbors, community events, and lively gathering places. The Village is well-positioned to enhance its sense of community with policies and initiatives targeted at strengthening its existing assets, underscoring its unique identity, and enhancing the Village's overall livability and residents' quality of life.

Goals	On a scale of 1 to 3, should this be a goal for Comprehensive Plan? Add a sticker on the scale below.			Any comments about this goal or strategies you'd like to include? Use a sticky-note to share your thoughts
Community Gathering Places				
<p>GOAL 1: Create vibrant and accessible community gathering places that promote recreation and socialization for all ages.</p> <p><i>(Strategies include improving open spaces and enhancing accessibility.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Community Events				
<p>GOAL 2: Facilitate opportunities for community gatherings that foster a strong sense of community, belonging, and pride.</p> <p><i>(Strategies include activating public spaces, highlighting businesses through events, and exploring interactive placemaking solutions.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Environmental Awareness				
<p>GOAL 3: Foster a more environmentally aware and more sustainable Village that supports preserving nature and resources.</p> <p><i>(Strategies include introducing new sustainability programs, promoting existing programs, working toward a climate action plan, and educating about the importance of recycling, composting, community gardening, and other practices.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Housing				
<p>GOAL 4: Expand housing options that promote affordability and accessibility for a diverse range of residents.</p> <p><i>(Strategies include diversifying the housing stock, improving access to housing, and promoting transit-oriented housing development.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	



Are there any other high level goals you think would support the Plan? Use a sticky-note to share your thoughts.

Respond with Post-its here.

STATION 3: PLANNING FRAMEWORK

3. COMMUNITIES & NEIGHBORHOODS



Additional 'Communities and Neighborhoods' goals are presented below. Please share your thoughts and ideas!

Goals	On a scale of 1 to 3, should this be a goal for Comprehensive Plan? Add a sticker on the scale below.			Any comments about this goal or strategies you'd like to include? Use a sticky-note to share your thoughts
Facilities and Services				
<p>GOAL 5: Provide high-quality Village services and facilities to enhance quality of life, improve safety, and support health and wellness.</p> <p><i>(Strategies include supporting youth and family programs and ensuring quality and accessibility of Village facilities.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Visual Identity				
<p>GOAL 6: Establish a cohesive and distinctive community identity that fosters a sense of pride and belonging among residents and strengthens the business community.</p> <p><i>(Strategies include developing a community brand reflective of Palatine's identity and creating community branding guidelines for signage and districts.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Historic Conservancy				
<p>GOAL 7: Support historic conservancy by celebrating Palatine's historic structures and educating about the Village's unique heritage.</p> <p><i>(Strategies include providing historic conservation guidance to property owners, showcasing Palatine's historically significant structures, and collaborating with the Palatine Historical Society.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	
Communications				
<p>GOAL 8: Communicate information about Village services, facilities, and Village improvements to ensure that the community is well-informed and empowered and that residents are aware of all that Palatine has to offer.</p> <p><i>(Strategies include improving channels of communication between the Village and the community to keep residents well-informed.)</i></p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3	



Are there any other high level goals you think would support the Plan? Use a sticky-note to share your thoughts.

Respond with Post-its here.

STATION 3: PLANNING FRAMEWORK

VISION STATEMENT

Please read the draft vision statement below and provide your comments. Does it resonate with you? What would you add?



In 2035, Palatine is a sought-after community in the Chicago metropolitan area known for the vibrancy and character of its Downtown, established neighborhoods and varied housing opportunities for all its residents, gold-standard public services, and a tight-knit community feel that makes people proud to call the Village their home. Residents including children, youth, adults, and seniors can walk and bike from their homes to community and regional destinations in a safe and convenient manner. Palatine's commercial corridors are a backbone of the local economy, attracting customers throughout the region while creating gateways into the community and a sense of identity in the Village.



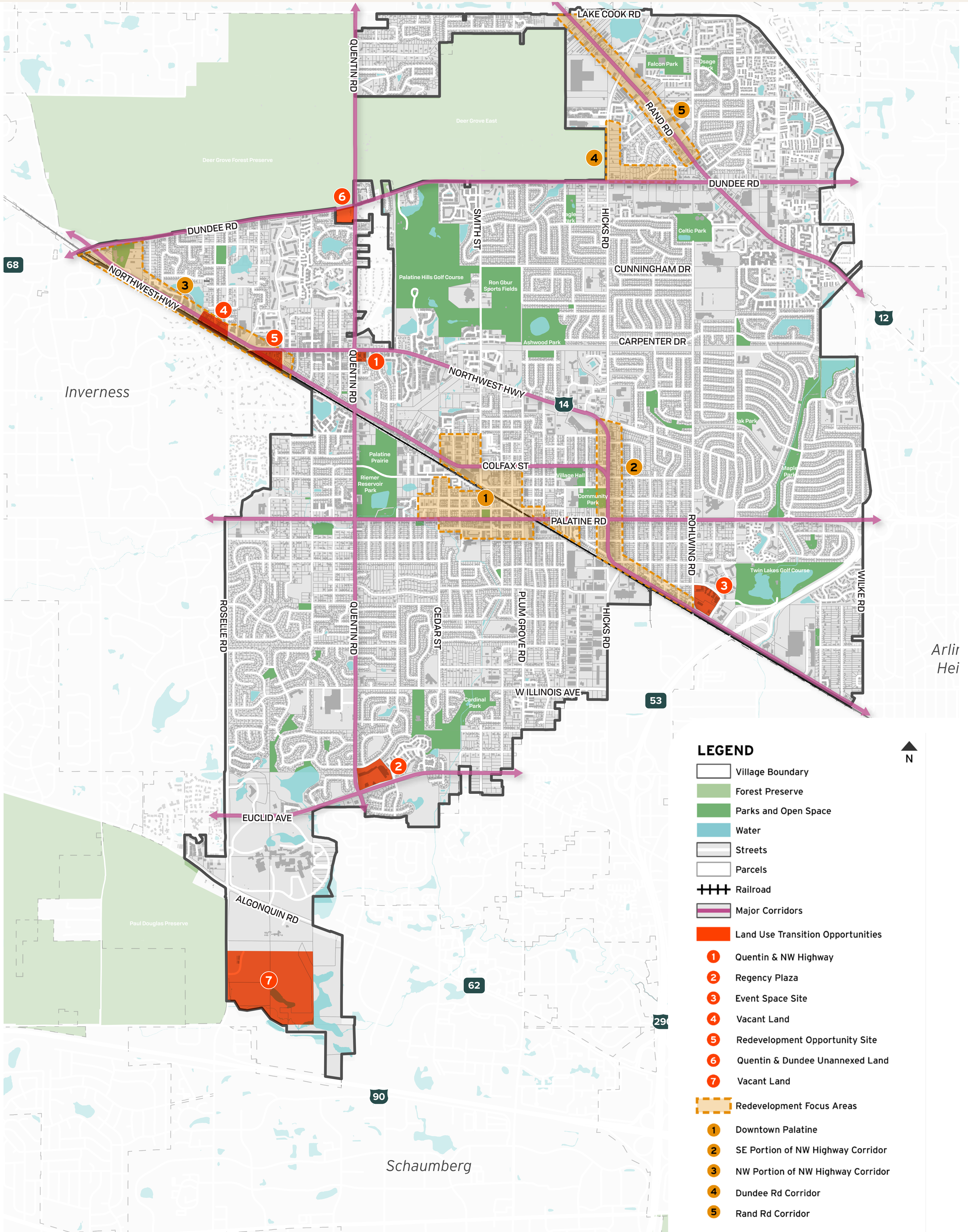
PALATINE WILL BE....

- **Effective** in providing essential public service to residents.
- **Livable** with a variety of housing options that meet the needs of the community's population, ranging from young families to senior citizens.
- **Thriving** and resilient with a local economy supported by investments in key opportunity sites, the downtown, and bustling commercial corridors.
- **Connected** with investments in bicycle transportation and pedestrian safety throughout the community.

STATION 3: OPPORTUNITY SITES

OPPORTUNITY SITES

This station presents the opportunity sites in more detail. In coming up with the design concepts, the planning team drew from the Planning Framework, ensuring that the concepts would contribute to the Village's overall comprehensive planning goals.



STATION 3: OPPORTUNITY SITES

QUENTIN RD & NORTHWEST HWY

The design concept explores introducing a four-story mixed-use residential and commercial building at this intersection, as well as streetscape and beautification improvements.



DESIGN CONCEPT

1 Mixed-use building

- » 4 stories
- » 40-50 units

2 Ground floor retail

- » 6000 SF

3 Ground floor parking

4 Surface Parking with evergreen screening



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
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What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST
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STATION 3: OPPORTUNITY SITES

REGENCY PLAZA

The design concept explores improvements to the existing shopping center, such as widened sidewalks, additional landscaping, and a community green space.



DESIGN CONCEPT 1

- 1** Realigned northern east-west drive to create a 15'-20' wide sidewalk and streetscape
 - » Trees, Planters, Pedestrian lights, Banners, Special paving
- 2** Greenspace in southwest corner
 - » Programmed with activities to attract people and encourage investment in the surrounding area.
- 3** Trees and plantings in parking lot



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
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What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST
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STATION 3: OPPORTUNITY SITES

REGENCY PLAZA CONCEPT 2

The design concept explores improvements to the existing shopping center, such as widened sidewalks, additional landscaping, and a community green space.



DESIGN CONCEPT 2

1 Townhome development

» 95-100 units

2 Community green spaces

» Two active green spaces + dry detention

3 Outlot Retail

» 8000 SF

4 Surface Parking with evergreen screening



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
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What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST
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STATION 4: OPPORTUNITY SITES

ROHLWING RD & NORTHWEST HWY

The design concept explores introducing entertainment uses and serving as a gateway into Palatine via Northwest Highway.



DESIGN CONCEPT

- ① (2) Large scale entertainment uses or restaurant uses
 - » Bowling, Pinstripes, or other Amenities
 - » 26,000 SF
 - » 45,000 SF
- ② Streetscape and outdoor plaza spaces
- ③ Greened parking lot
- ④ Restaurant cluster
 - » 3000-4000 SF each
- ⑤ Greenspace adjacent to existing office space
- ⑥ Gateway site
 - » Potential to capitalize on future development in the area



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
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What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST
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STATION 4: OPPORTUNITY SITES

NORTHWEST HWY & DEER AVE

The design concept explores introducing entertainment uses and serving as a gateway into Palatine via Northwest Highway.



DESIGN CONCEPT

- 1 Townhome development
 - » 11 attached homes
- 2 Streetscape improvements
- 3 Buffering with trees



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3

What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST

STATION 4: OPPORTUNITY SITES

ROSELLE RD AND CENTRAL RD

The design concept explores introducing entertainment uses and serving as a gateway into Palatine via Northwest Highway.



DESIGN CONCEPT

- 1 Townhome development**
 - » 134 Attached townhomes
 - » 158 Ranch townhomes for seniors or families
- 2 Common amenity building and open space**
- 3 Landscape buffer from adjacent industrial**
- 4 Commercial cluster**
 - » 50,000 SF
- 5 3 Mixed-use buildings**
 - » 120-150 units on upper stories
 - » 15,000 SF commercial on ground floor
- 6 Expanded detention pond**



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3

What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST

STATION 3: OPPORTUNITY SITES

NORTHWEST HWY & COLFAX ST

The design concept explores introducing a variety of commercial uses with adjacent green spaces. The concept also includes an improved streetscape to the north. The culdesac provides opportunities for programming, such as food trucks or pop up bands.



DESIGN CONCEPT

1 Commercial along Northwest Hwy

- » 5800 SF, 3400 SF, 3400 SF, 2600 SF, & 3000 SF
- » Possible brewery and taproom with outdoor patio and programming

2 Access from rear

- » Potential for programming/events in culdesac

3 Common Outdoor Spaces

4 Shared Parking



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
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What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST
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STATION 3: OPPORTUNITY SITES

UNANNEXED LAND CONCEPT

The design concept explores introducing a residential community to the currently unannexed corner of Quentin Road and Dundee Road. The concept includes amenity and open spaces for residents.



DESIGN CONCEPT

① Ranch Townhomes

» 17 homes

② Central Pocket Park

③ Amenity Building

» Including an outdoor space



On a scale of 1 to 3, How well do you like this concept?
Add a sticker to the scale.

NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3

What do you like best and least about this concept?
Use a sticky-note to share your thoughts.



BEST	LEAST