



FUTS, See Multi Modal System Plan for associated detail

Low Density Residential Neighborhood

PONDEROSA TRAILS (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

Regional Activity Center

Existing Easement Access, to remain until access needs change

All Phase 2 driveways are conceptual only, final locations will be determined during development review and will need to be studied in the Phase 2 TIA

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

LAND USE AREA LEGEND

- 1a OPEN SPACE FOR FUTS
- 1b WELLNESS AREA
- 2a MIXED USE - HOTEL / COMMERCIAL / RESIDENTIAL
- 2b MEDICAL CENTER
- 2c HOTEL
- 2d CLINICAL PARTNERSHIPS AND RETAIL
- 3 RESEARCH AND INNOVATION

* SEE REPORT FOR INTENT DETAIL, ALLOWED USES, AND BUILDING FORM AND PROPERTY DEVELOPMENT STANDARDS FOR EACH LAND USE AREA.

** BUILDINGS AND PARKING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MATCH THE INTENSITY/DENSITY DETAILED IN THE LAND USE PROGRAM TABLE. THERE IS NO EXPECTATION THAT THE LAND USE AREAS WILL DEVELOP WITH BUILDINGS AND PARKING AS SHOWN.