Property Ownership
How to Start: Market Analysis

- Good proximity to office core
- Development constraints:
  - Prevailing uses (industrial, public, housing providers)
  - Access barriers to core
  - Difficult internal circulation
  - Lack of buildings with character
- Weak market prospects for new office and retail projects
- Opportunities:
  - Low-priced multifamily residential
  - Ongoing industrial tenancies
  - Small-scale renovations
- Drivers: Southwest LRT station, Alatus development (not ballpark and multimodal station)
Future Land Use

- New Commercial Corridor
- Transitional Industrial for Lower North Loop
- Leave future development more market-driven
Development Guidelines

- Development Intensity Districts
- Site design guidelines for general and private development
- Guidelines for primary public realm features

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Pedestrian Constraints

7th Street North
Pedestrian Constraints
Pedestrian Constraints

Glenwood Avenue
Pedestrian Constraints

Border/Holden Avenues
Chicken or the Egg: Infrastructure First

- Create “Loop” road
- Support enhanced Southwest Transit Station
- Improve connections from Farmers Market to Southwest Station
- Add bike lanes and metered parking to Glenwood
- Improve intersections for pedestrians
Royalston Station Area Today
Ready for Development: Market District