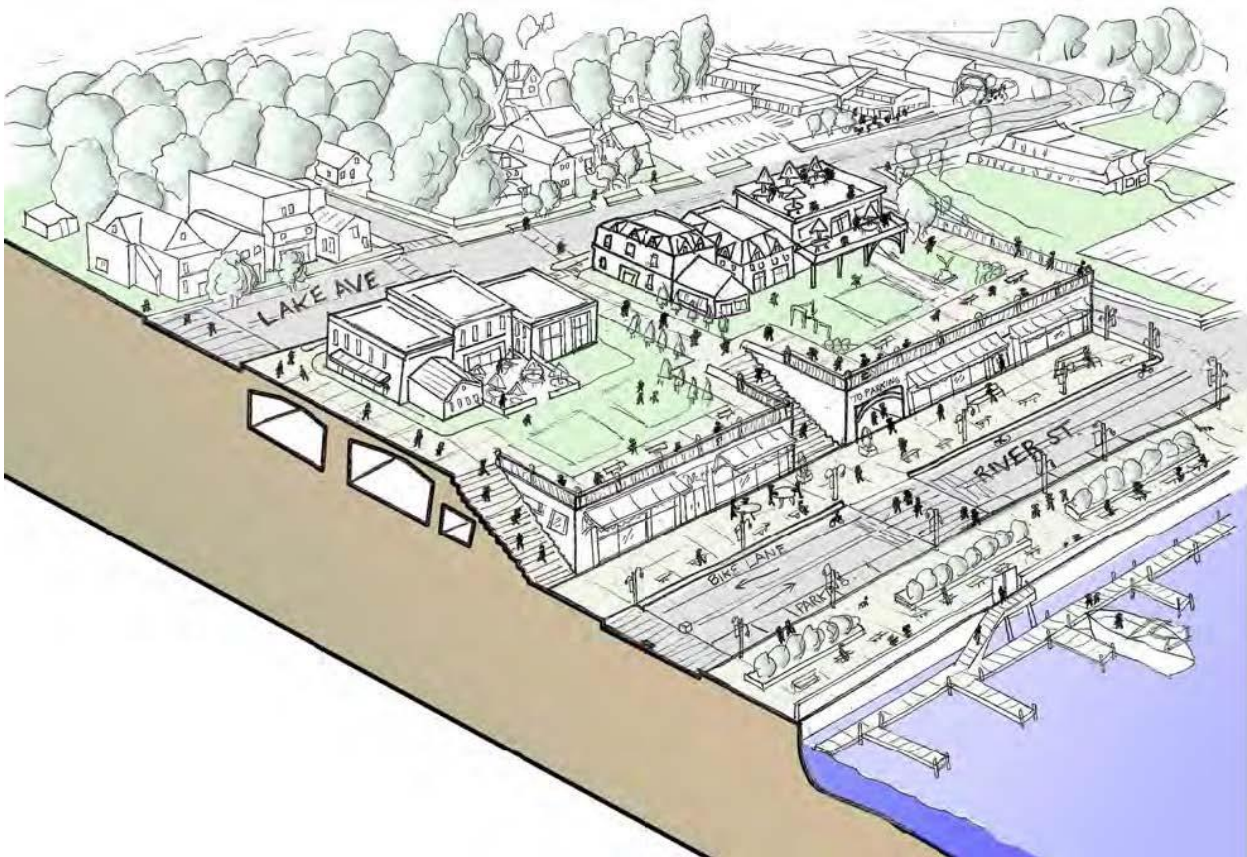


Port/Marina/Harbor Area: Parcel 1

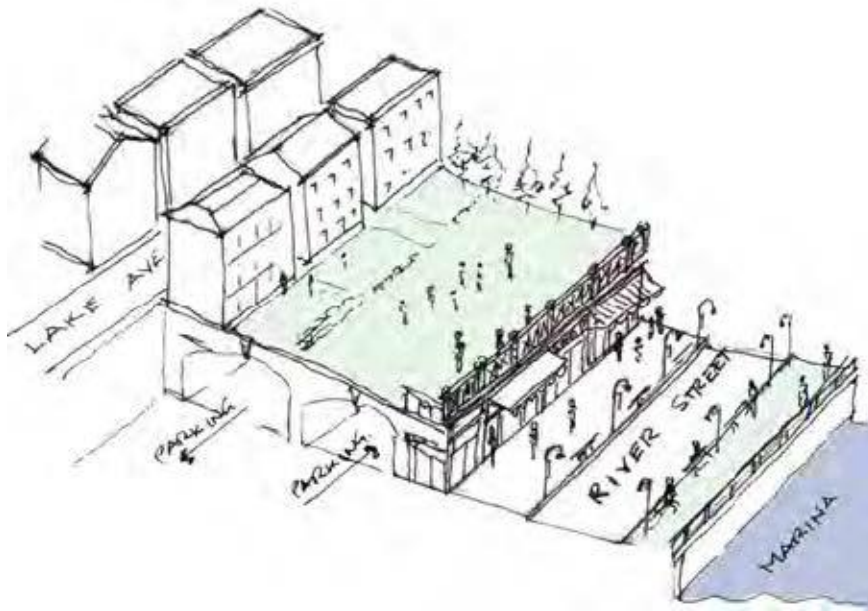
- New terraced, mixed-use building with condos and commercial spaces, preserved view sheds and canopy parking (on Parcel 1, sloping eastward from Lake Ave. on west side of marina)



Port Terminal Building & Marina_existing view facing south



Terraced mixed-use w/ canopy parking_Lake Ave./Portside Dr./River St./Corrigan

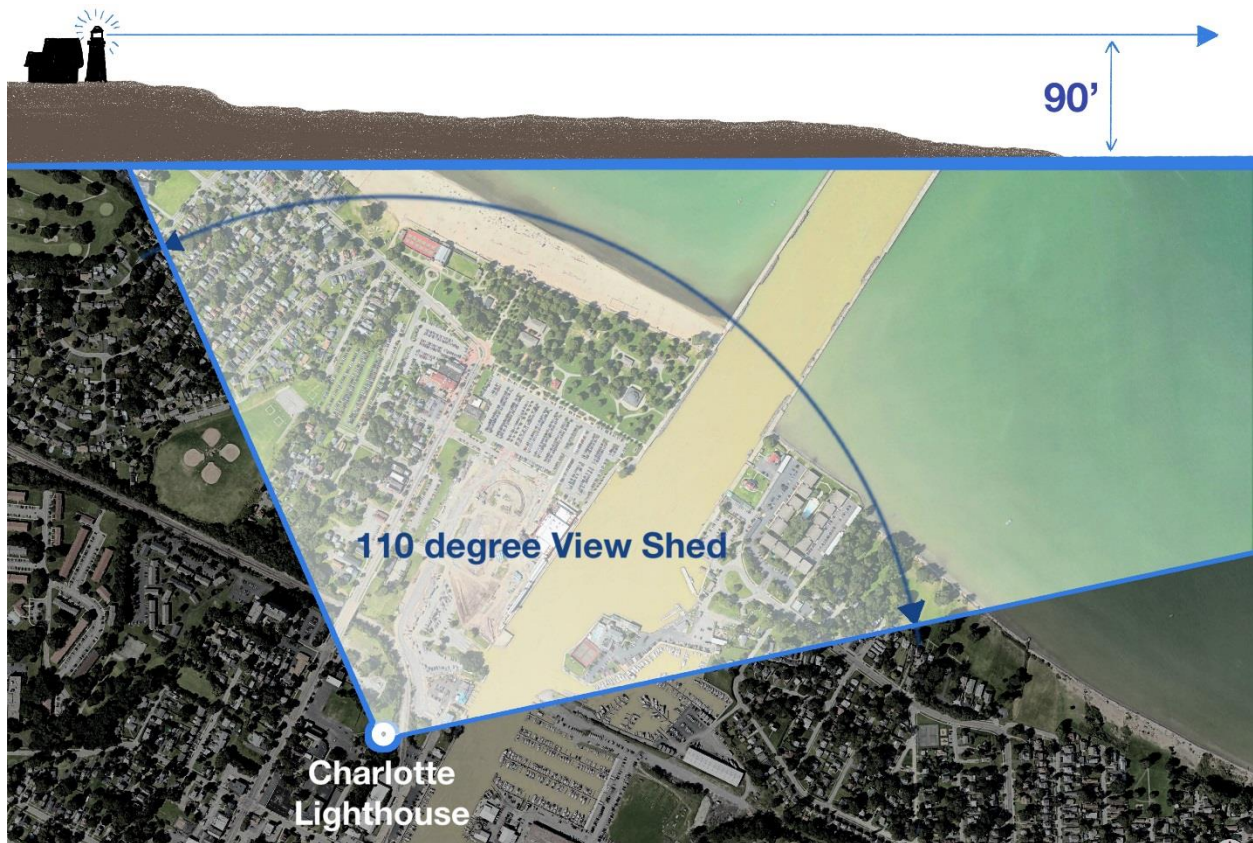


Terraced mixed-use w/ canopy parking_Lake Ave./Portside Dr./River St./Corrigan





N. River St. – Parcels 1 & 2



Development must be in compliance with U.S. Coast Guard regulations regarding the lighthouse view shed

Public Domain Priorities (pertaining to Parcel 1 & 2)

- 1 Revise Marina District Zoning Code to lower building heights in accordance with lighthouse beam requirements
- 2 New mixed-use terraced canopy building on Parcel 1 (Lake Ave./Portside Dr./Corrigan St.)
- 3 Mixed-use building on Parcel 2 (southeast corner Lake Ave./Portside Dr.) with park maintenance equipment on lower level; townhouses and commercial spaces on upper levels