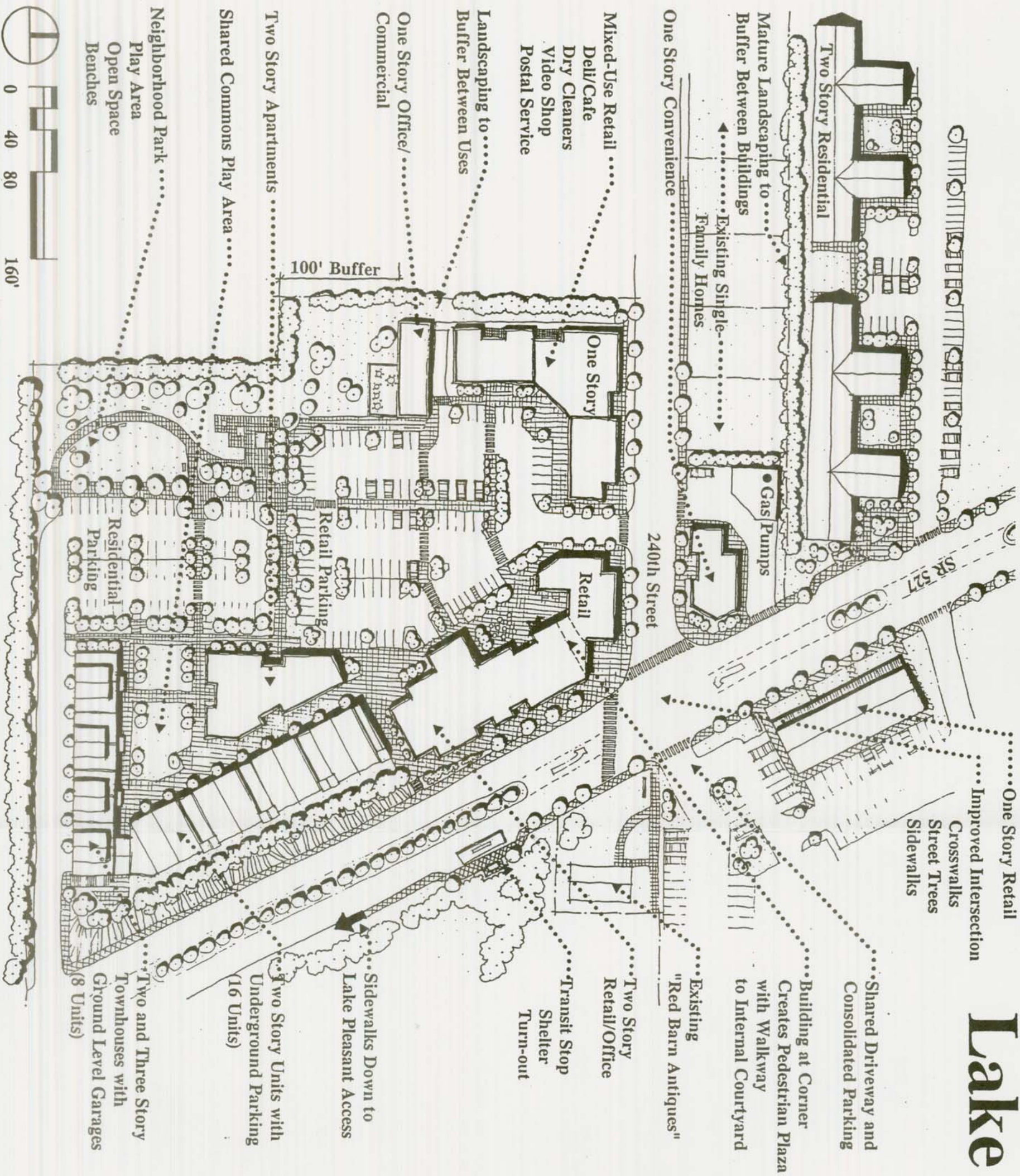


Lake Pleasant Village (Conceptual)



The challenge here is to transform an underutilized, auto-oriented strip development, at the 240th St./SR 527 intersection, into a focused, community-based center. A viable neighborhood center could be developed by:

- Infilling new retail and office buildings that orient to the street.
 - Developing multi-family residences and greenbelts at the rear of the sites to complement nearby single-family houses.
- A mix of housing and small scale commercial activities is key to the development's success. Street improvements emphasizing pedestrian urban design elements and site access would be a good first step in the area's transformation.

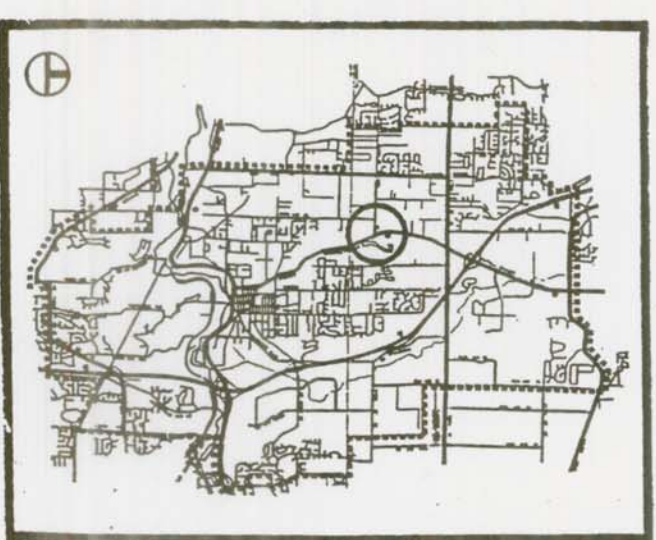


Figure ED3