District Four, at 198 acres, is the largest of the districts and also has the longest planning horizon. Key design considerations include:

1. Maintain flexibility to allow for a master planned corporate campus or a single large industrial/commercial tenant.
2. Realign Kimmie St to create larger lots that can take advantage of I-5 frontage.
3. Buffer industrial/flex uses from school uses to the south.
4. Provide potential future location for ball fields.
5. Preserve densest stands of existing trees and use them as a site amenity.
6. Extend road network to west to increase marketable land.

**DESIGN APPROACH**

1. Maintain flexibility to allow for a master planned corporate campus or a single large industrial/commercial tenant.
2. Realign Kimmie St to create larger lots that can take advantage of I-5 frontage.
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**DESIGN PRINCIPLES**

**APPLICATION**

- **Buildings**: 634,000 sf
- **Parking**: 1,170,000 sf
- **Open Space**: 386,000 sf
- **Wooded Area**: 658,000 sf
- **Floor-Area Ratio**: 0.39
- **Lot Coverage**: 0.47
- **Retail**: 226,000 sf
- **Office**: 1,259,000 sf
- **Land**: 87.9 acres

**BUILDOUT - KEY METRICS**

- **Buffer incompatible uses**: Maintain portions of existing tree cover to buffer school and bus terminal from industrial activity to the east and north.
- **Facilitate commerce**: Proposed roads increase site circulation and a dedicated freight route will help to reduce conflicts with other users.
- **Retain tenants**: The school and bus terminal have long-term leases and are anticipated to remain in the district for the foreseeable future.
- **Open space network**: Wooded areas create a unique sense of place and offer opportunities for recreation.
- **Environmental sustainability**: Parking lots throughout the study area will be required to incorporate LID techniques and wooded buffers provide ecosystem services and recreation opportunities. Additionally, sitewide stormwater facilities will increase permeability and reduce flood risks.

**LEGEND**

- Potential Building Locations
- Proposed Storm Ponds
- Recreational/Open Space
- Wooded Area
- Industrial
- Commercial
- Flex
- Roads - Conceptual
- Roads - Existing
- Current Alignment
- Study Area Boundary

**GOLD COURSE**

**VAN RUSCH GOLF SCHOOL**

**POSSIBLE SPORTS FIELD LOCATION**