NAVARRE TOWN CENTER

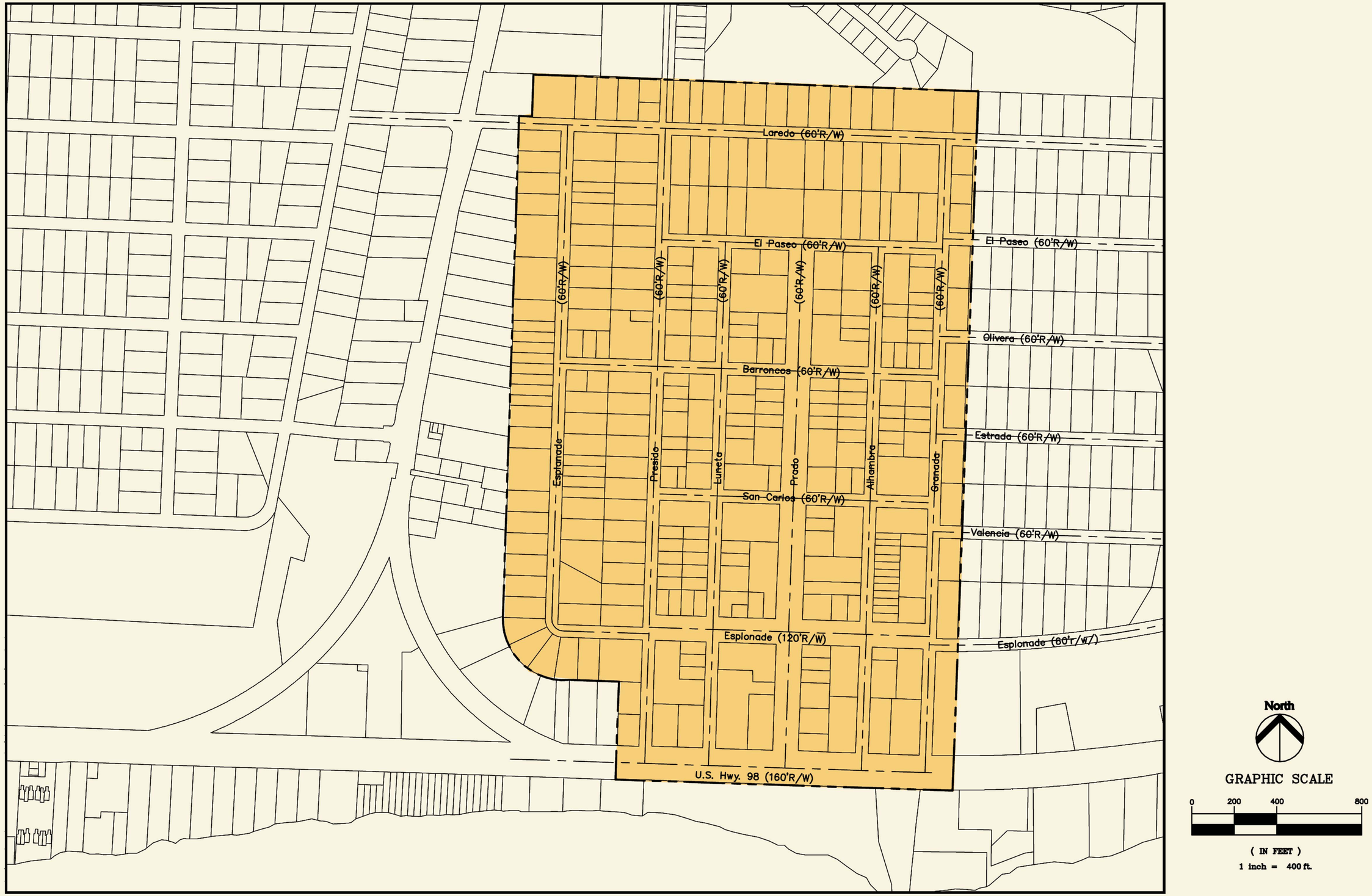
PHASE I
MASTER PLANNING

PRELIMINARY STUDY
&
ALTERNATIVES ANALYSIS

PBSJ

MAY 15, 2006

DRAFT

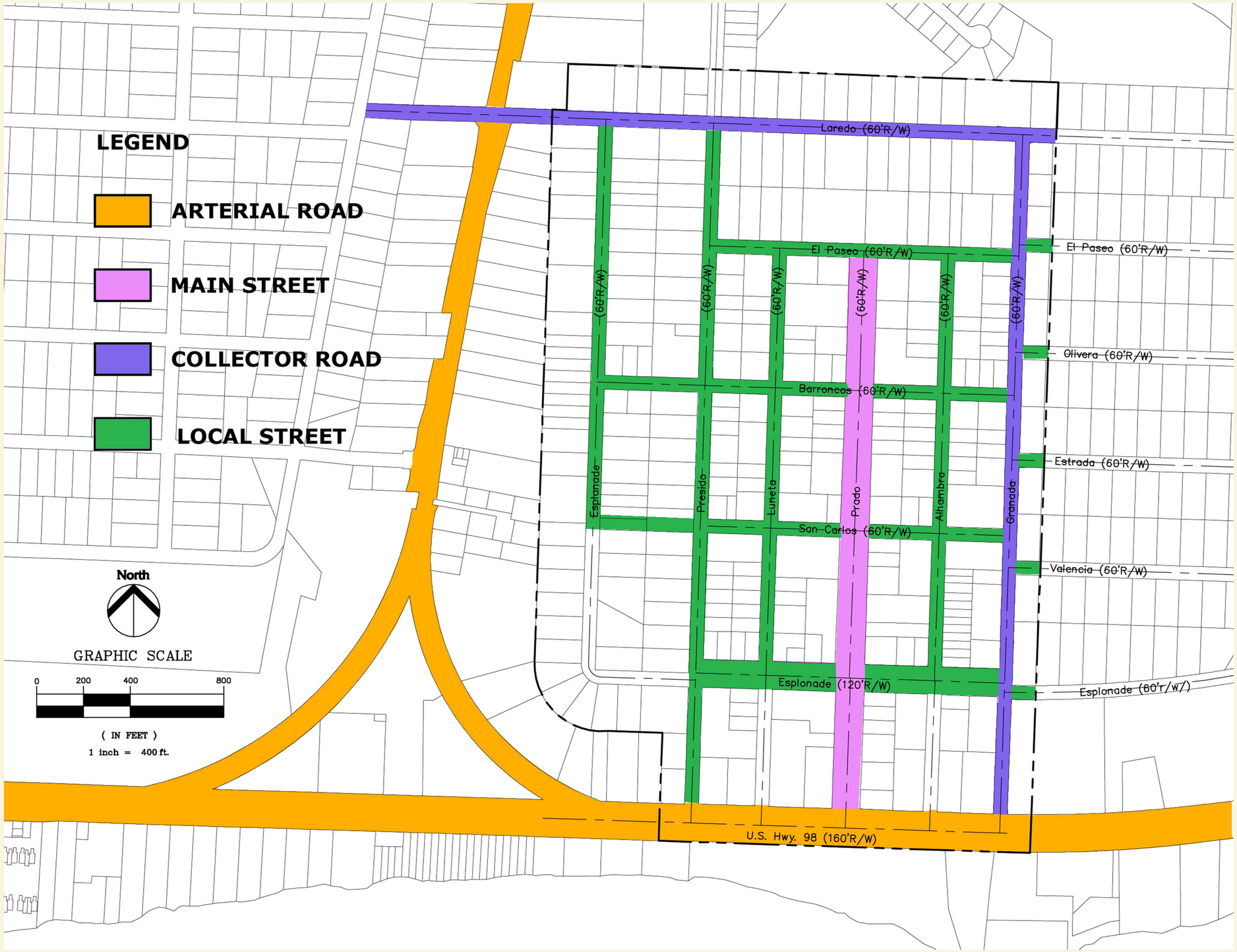


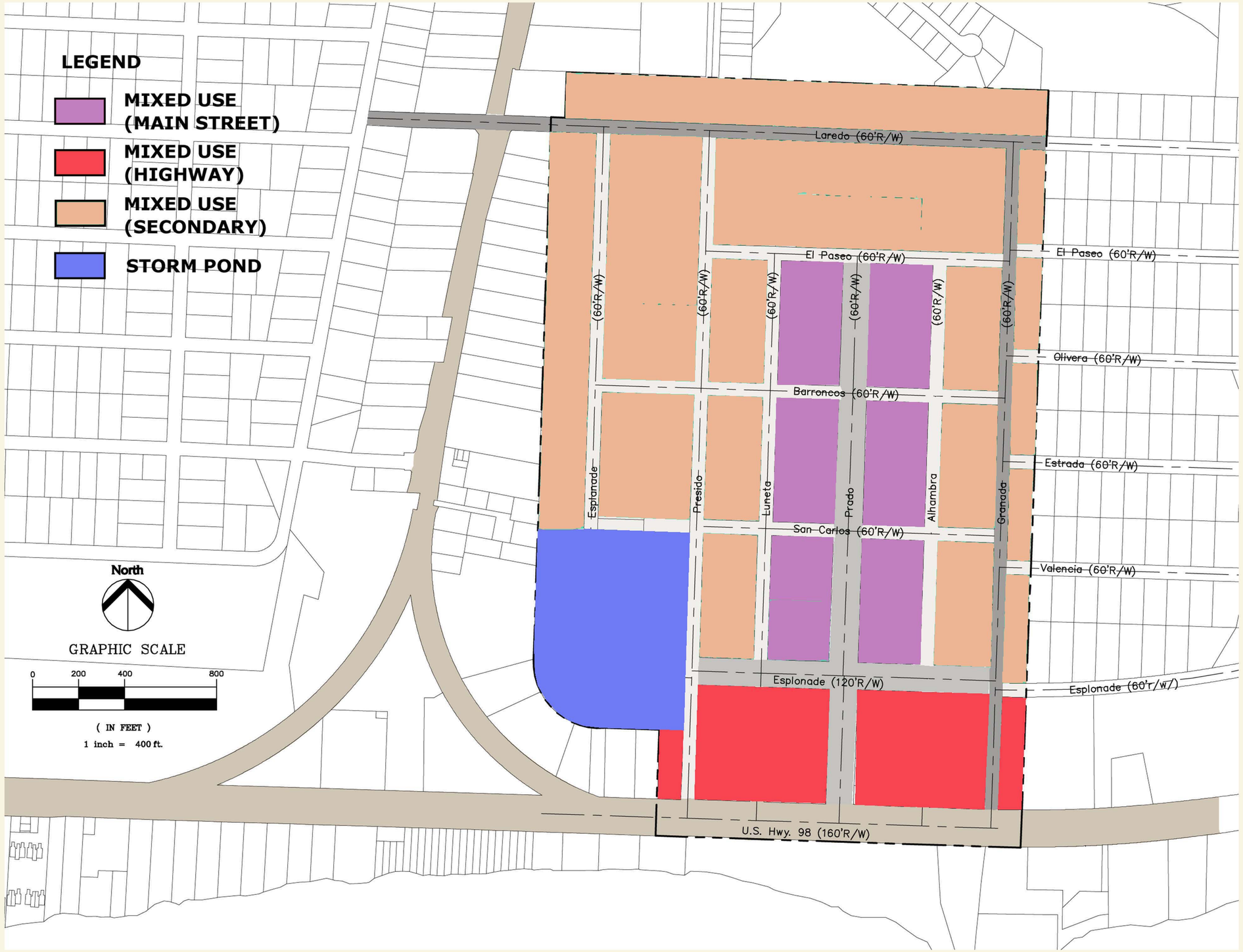
PBSJ

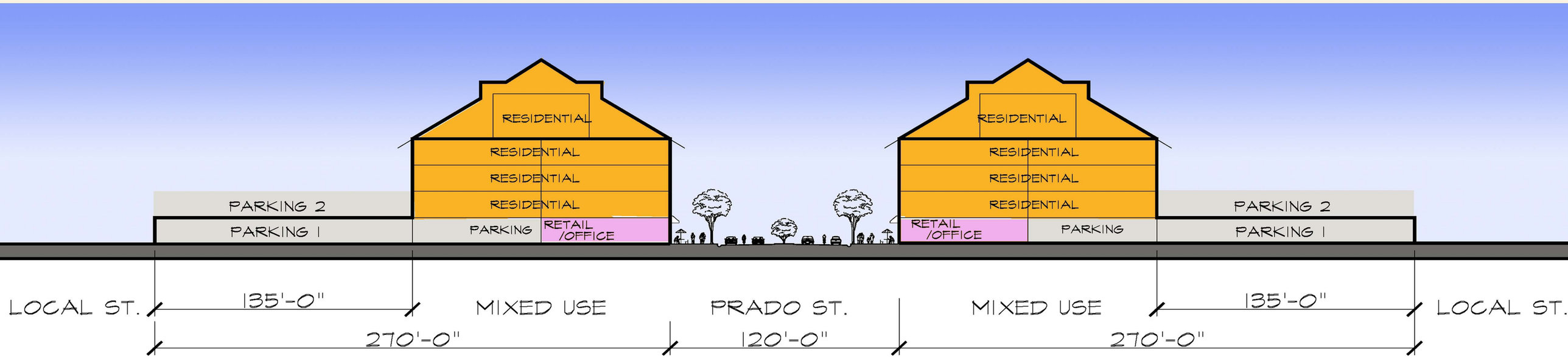
Phase One Town Center Area

May 15, 2006

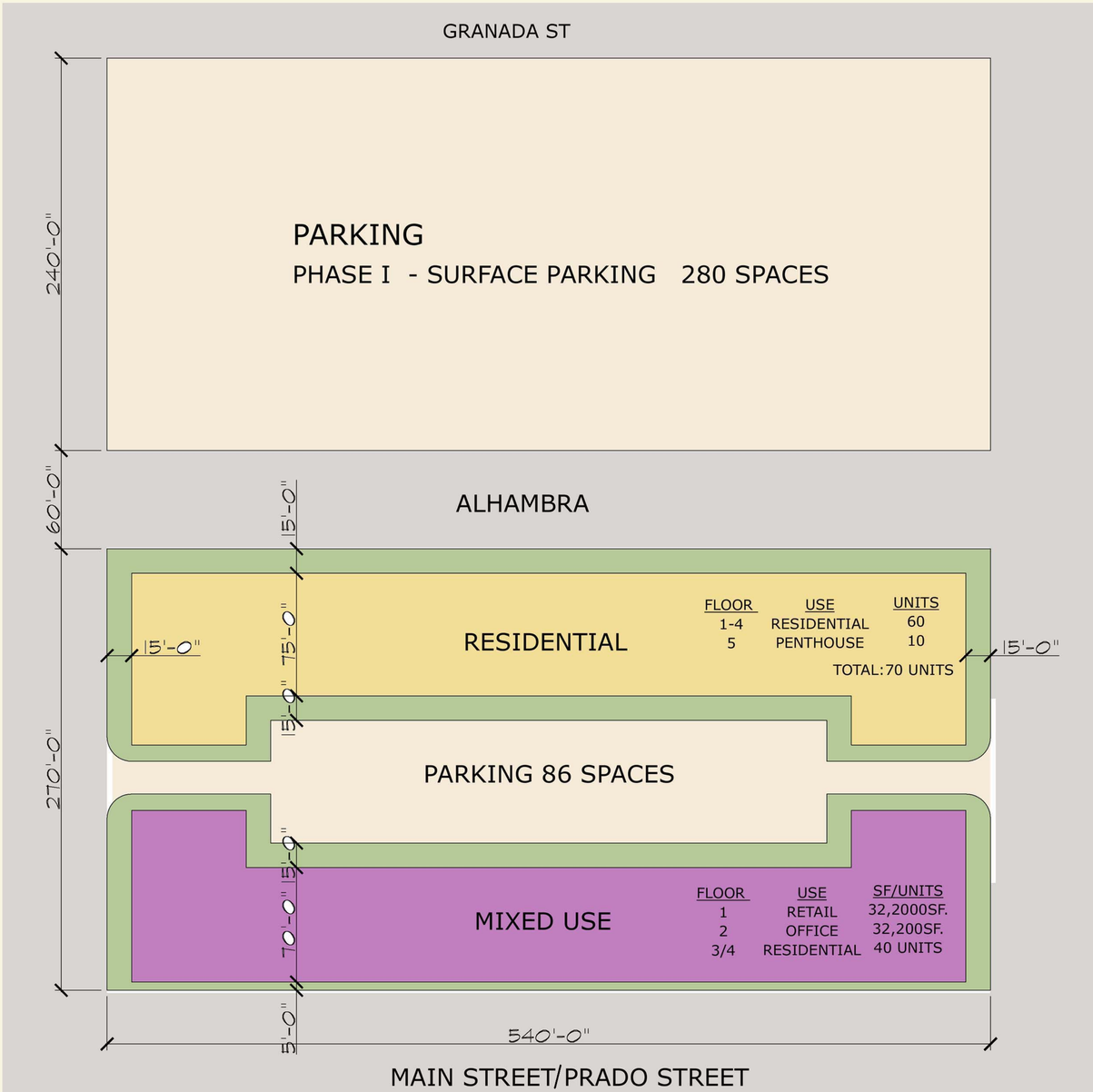
Navarre Town Center

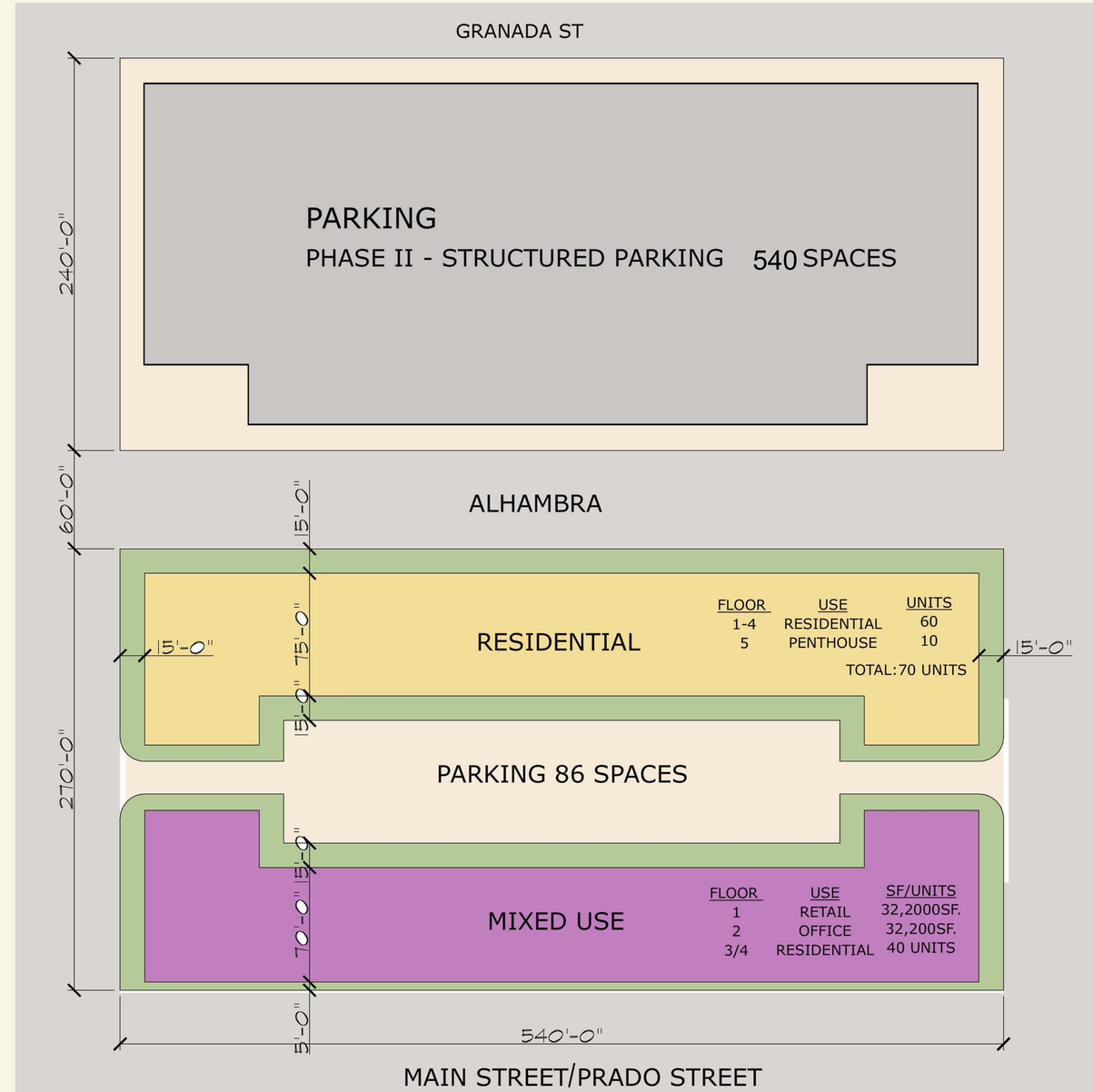

LEGEND
ARTERIAL ROAD
MAIN STREET
COLLECTOR ROAD
LOCAL STREET
North
GRAPHIC SCALE
0
200
400
800
(IN FEET)
1 inch = 400 ft.
Laredo (60'R/W)
El Paseo (60'R/W)
El Paseo (60'R/W)
Olivera (60'R/W)
Barroncos (60'R/W)
Estrada (60'R/W)
San Carlos (60'R/W)
Valencia (60'R/W)
Esplanade (120'R/W)
Esplanade (60'R/W)
U.S. Hwy. 98 (160'R/W)
(60'R/W)
Esplanade
Presido
Luneta
Prado
Alhambra
Granada


LEGEND
MIXED USE (MAIN STREET)
MIXED USE (HIGHWAY)
MIXED USE (SECONDARY)
STORM POND
North
GRAPHIC SCALE
0 200 400 800
(IN FEET)
1 inch = 400 ft.
Laredo (60'R/W)
El Paseo (60'R/W)
El Paseo (60'R/W)
Olivera (60'R/W)
Barroncos (60'R/W)
Estrada (60'R/W)
San Carlos (60'R/W)
Valencia (60'R/W)
Esplonade (120'R/W)
Esplonade (60'r/w/)
U.S. Hwy. 98 (160'R/W)
Esplanade
Presido
Luneta
Prado
Alhambra
Granada
(60'R/W)



MIXED USE MAIN STREET (PRADO ST.)





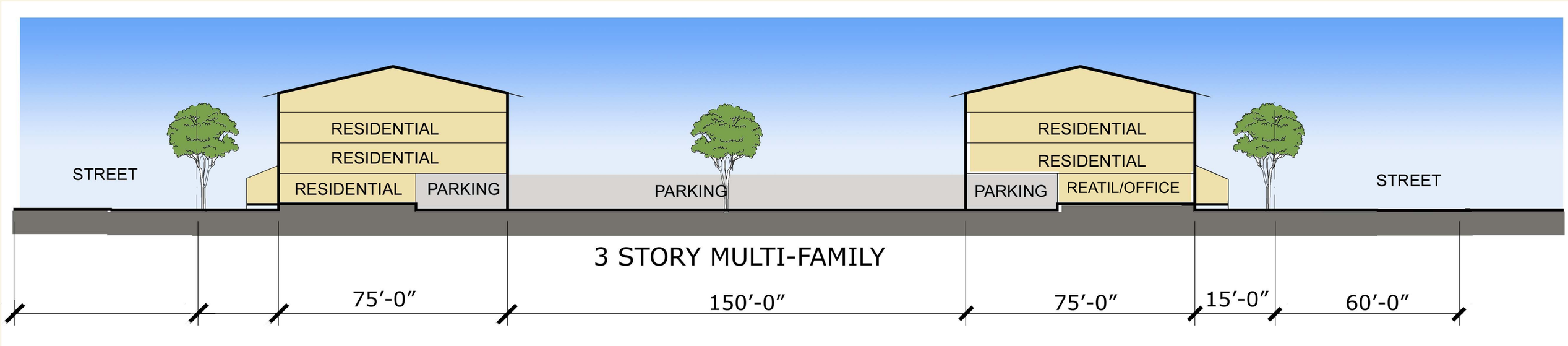
NOTE: TOTAL PARKING (PHASE I AND PHASE II) 540 SPACES

LEGEND

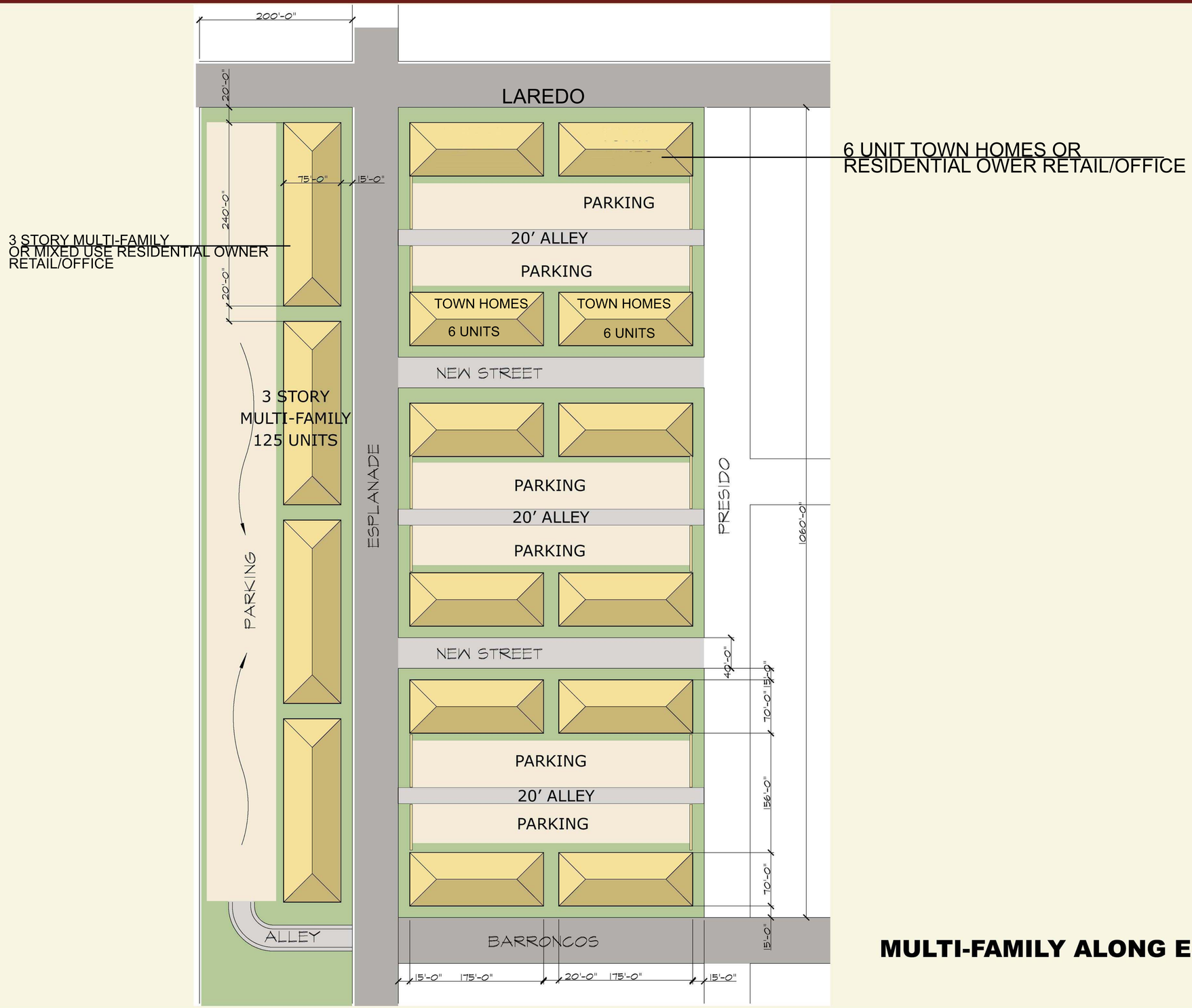
* ARCHITECTURAL ICON

* * SECONDARY ARCHITECTURAL FEATURE

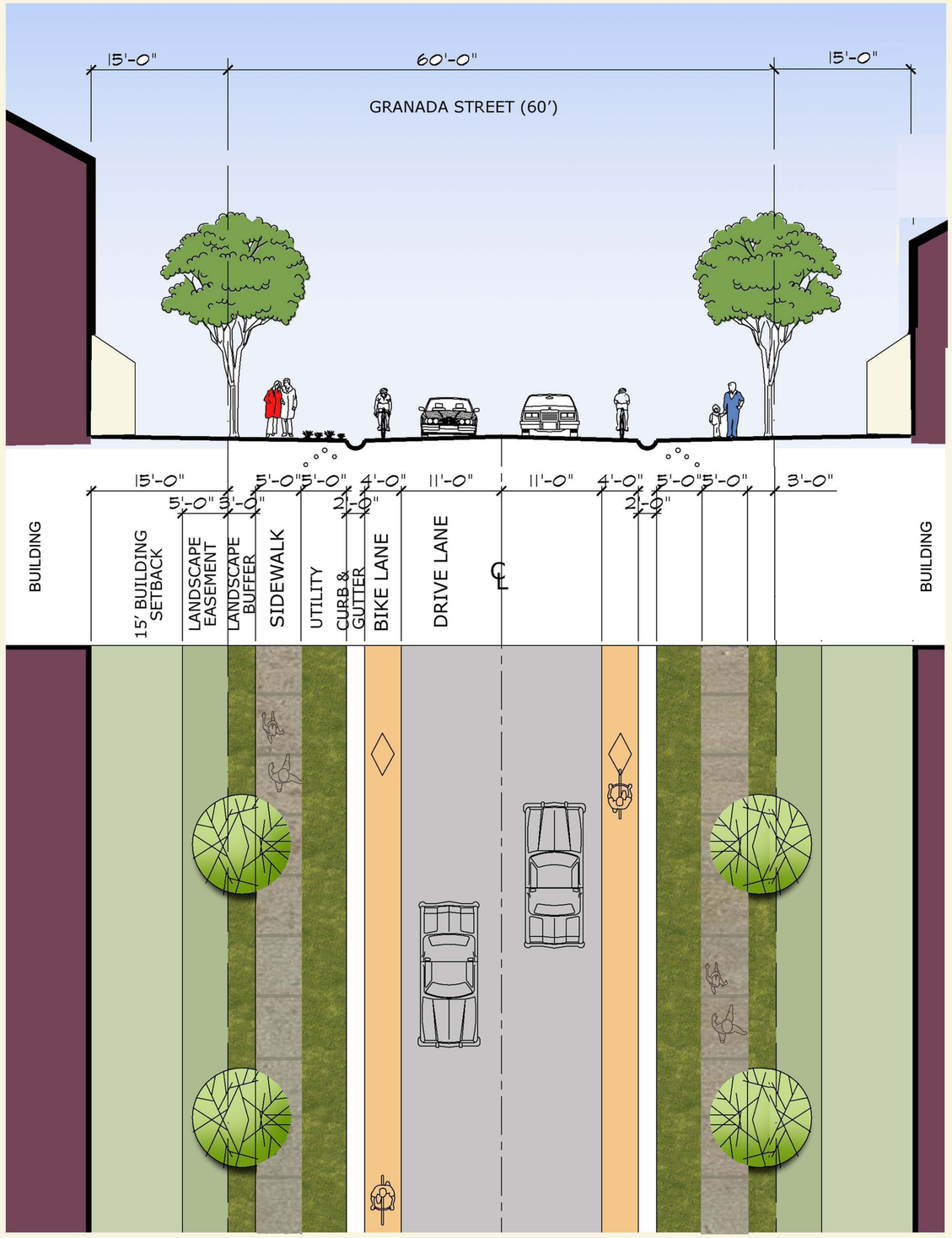
HIGHWAY MIXED USE AT US 98 AND PRADO



3 STORY MULTI-FAMILY / MIXED USE SECTION

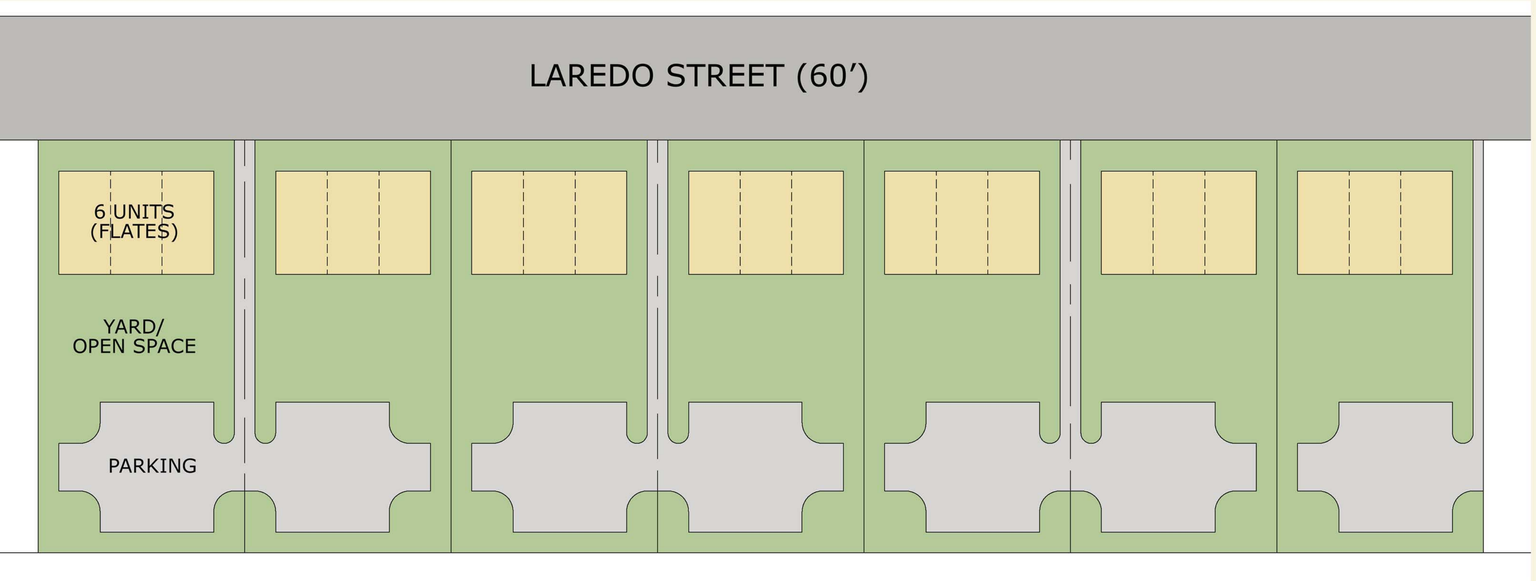


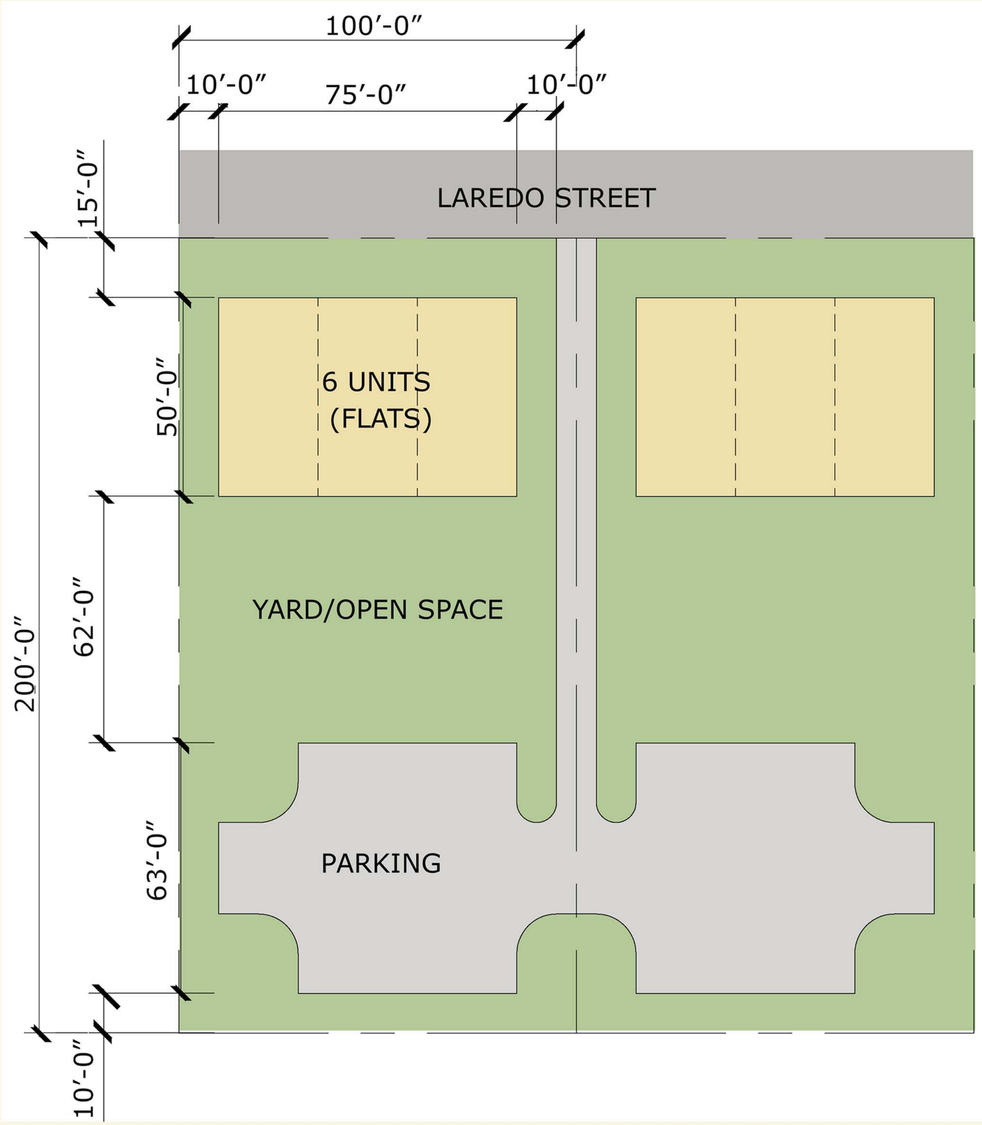
MULTI-FAMILY ALONG ESPLANADE / LAREDO



GRANADA STREET -- COLLECTOR STREET W/ BIKE LANES (60')

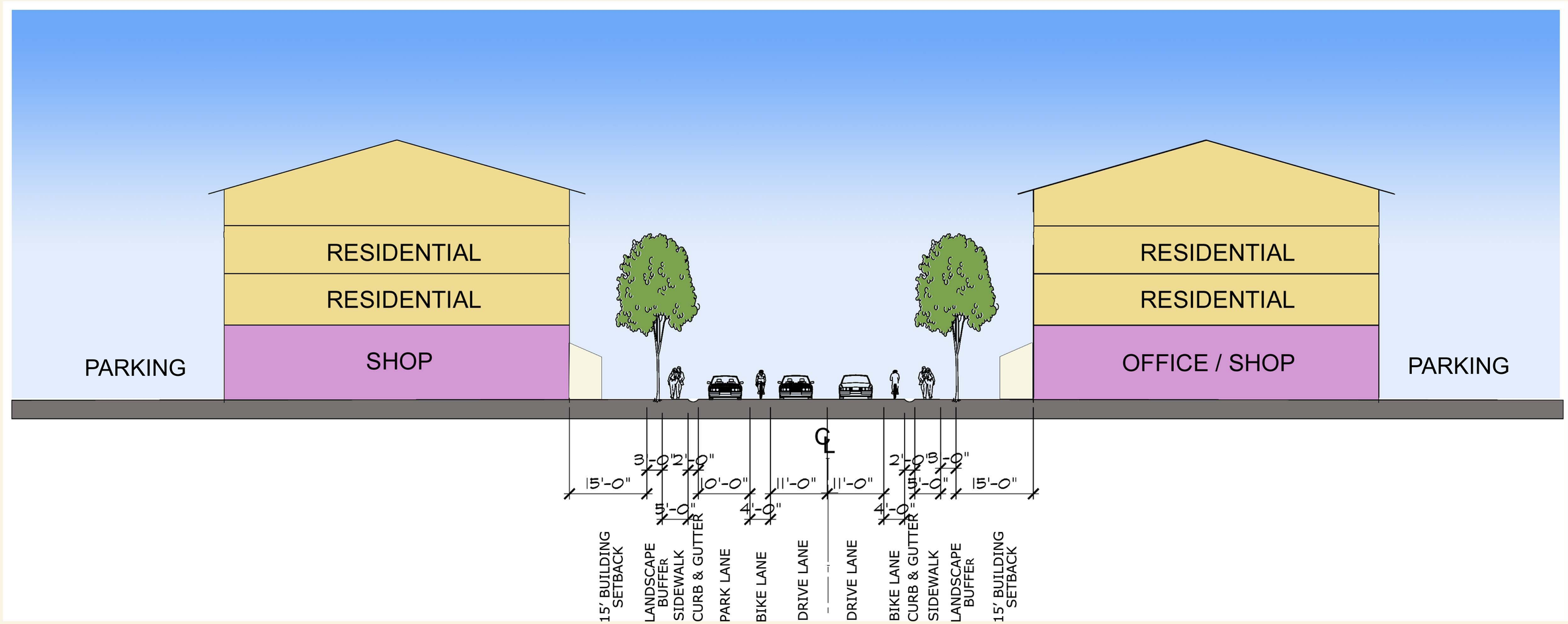
RECOMMENDED ALTERNATIVE



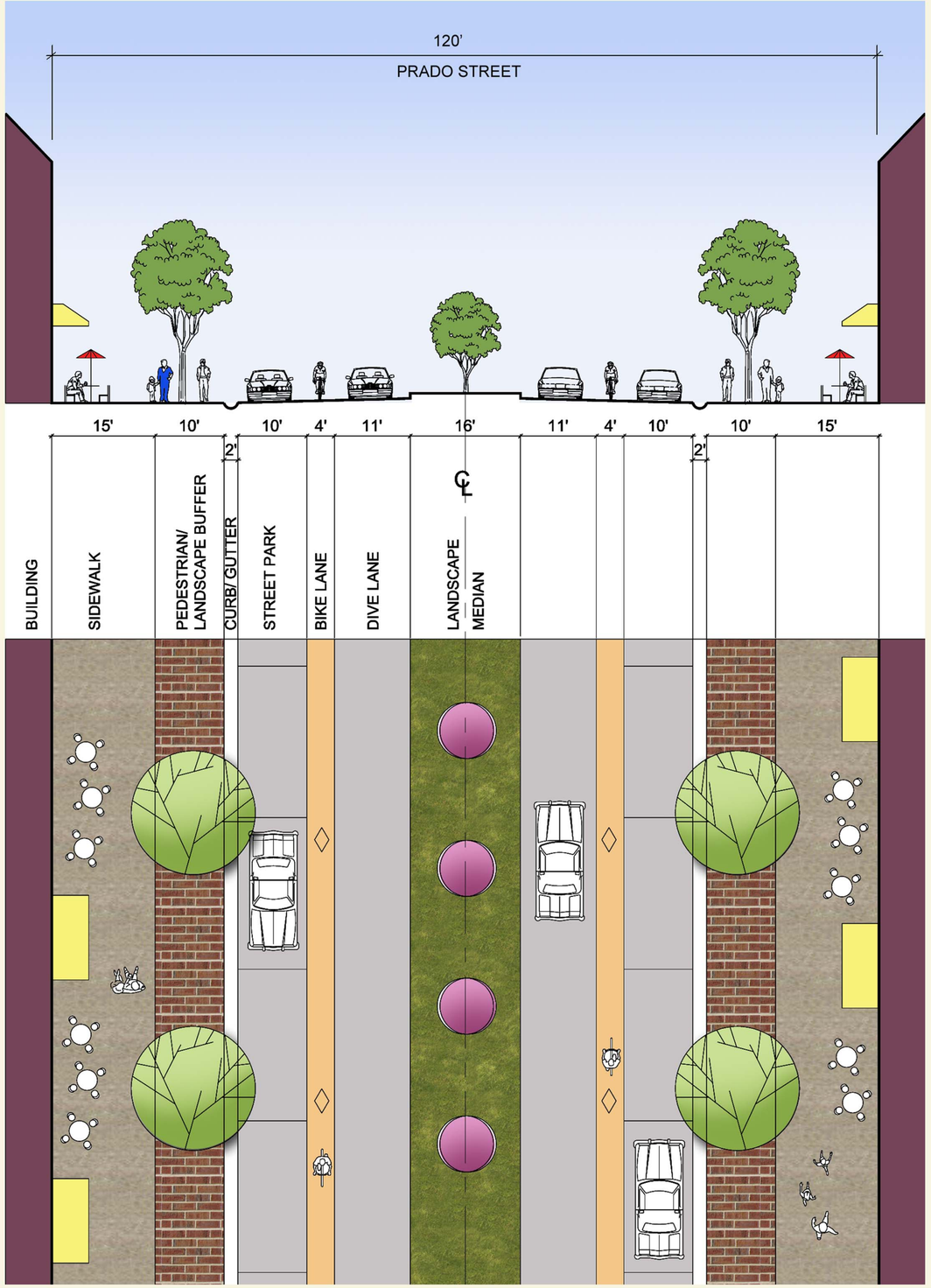


2 STORY RESIDENTIAL WITH 6 UNITS/BUILDINGS
OR
GROUND FLOOR RETAIL/ OFFICE WITH RESIDENTIAL ABOVE

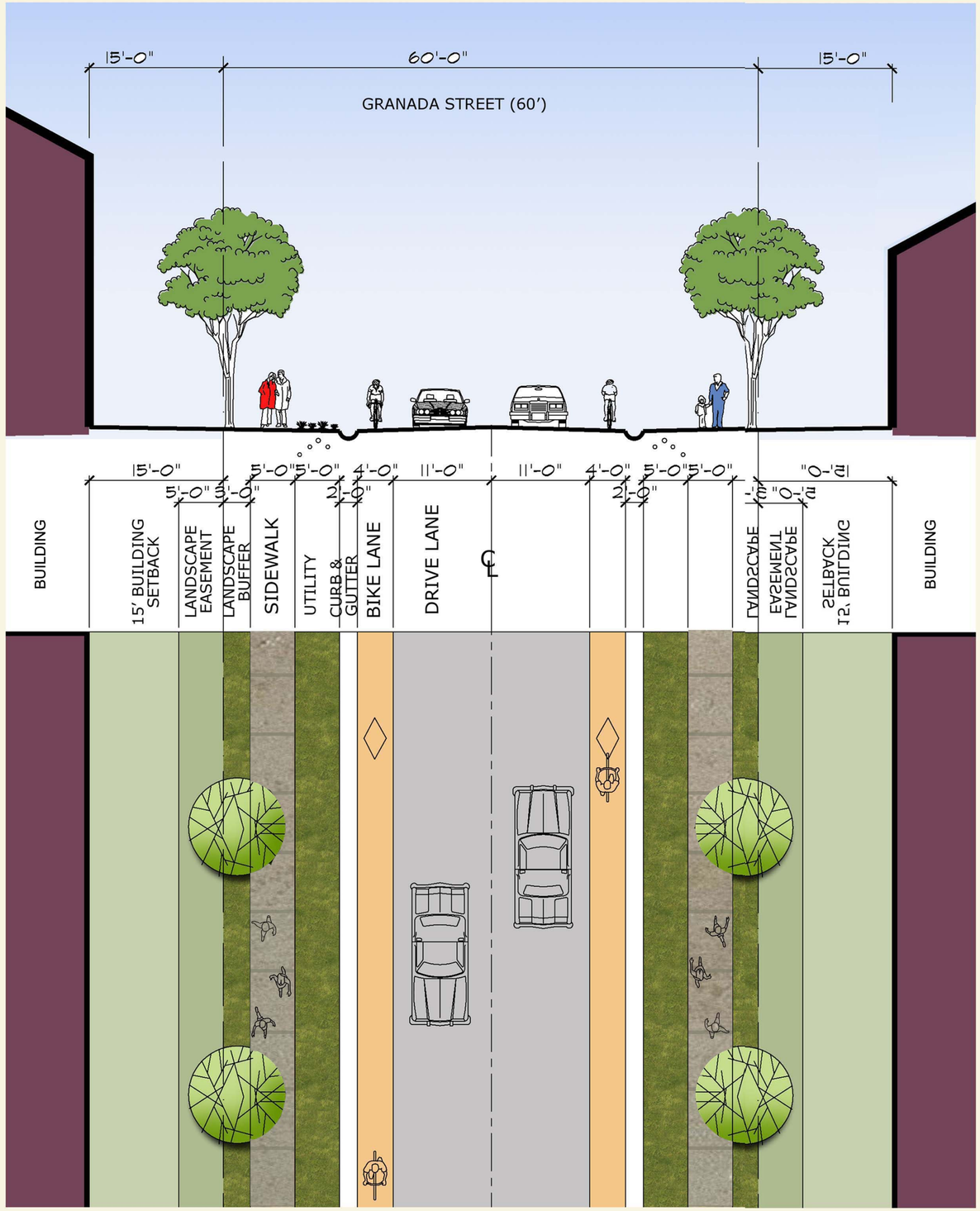
MULTI FAMILY ALONG / MIXED USE LAREDO



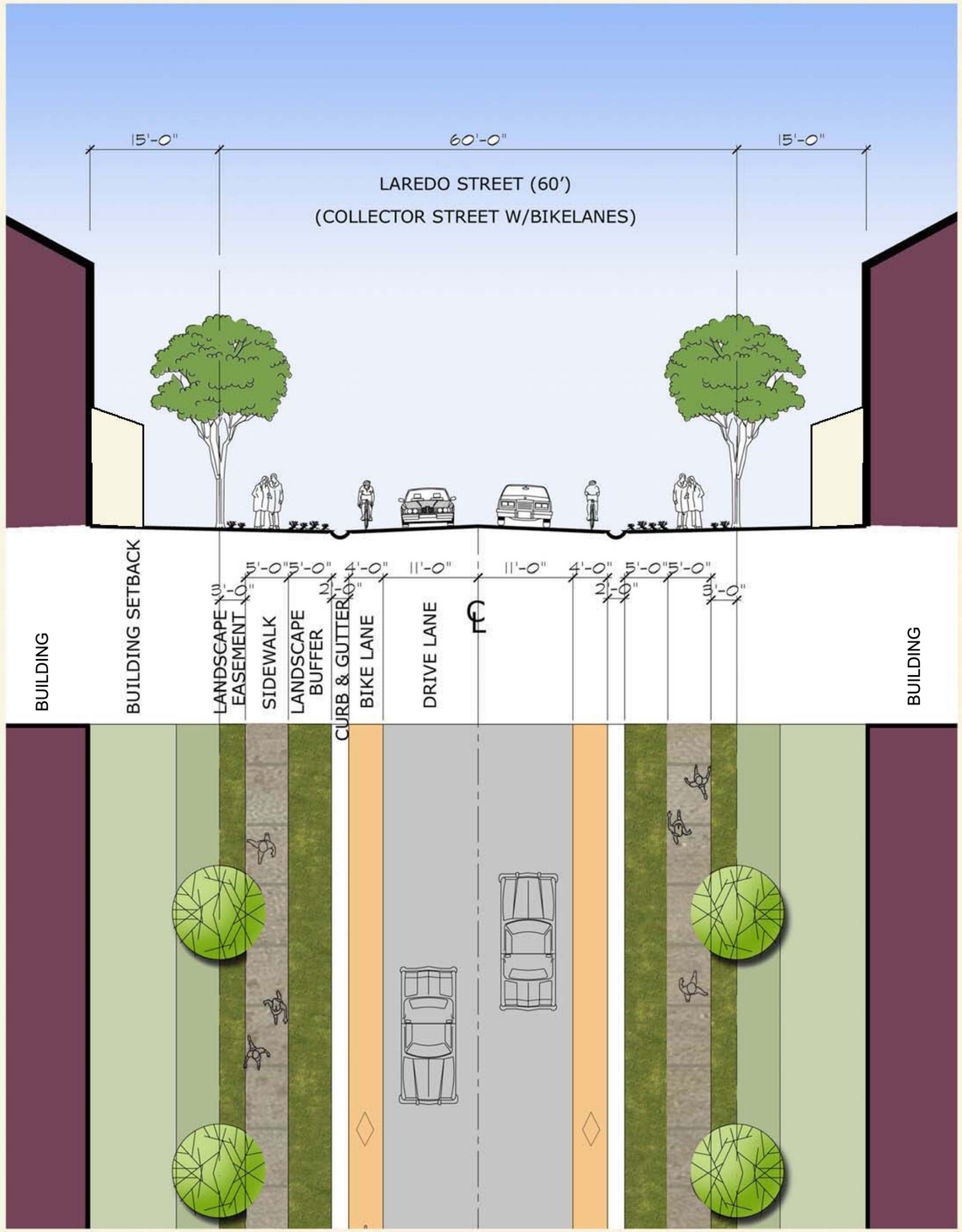
LOCAL STREET



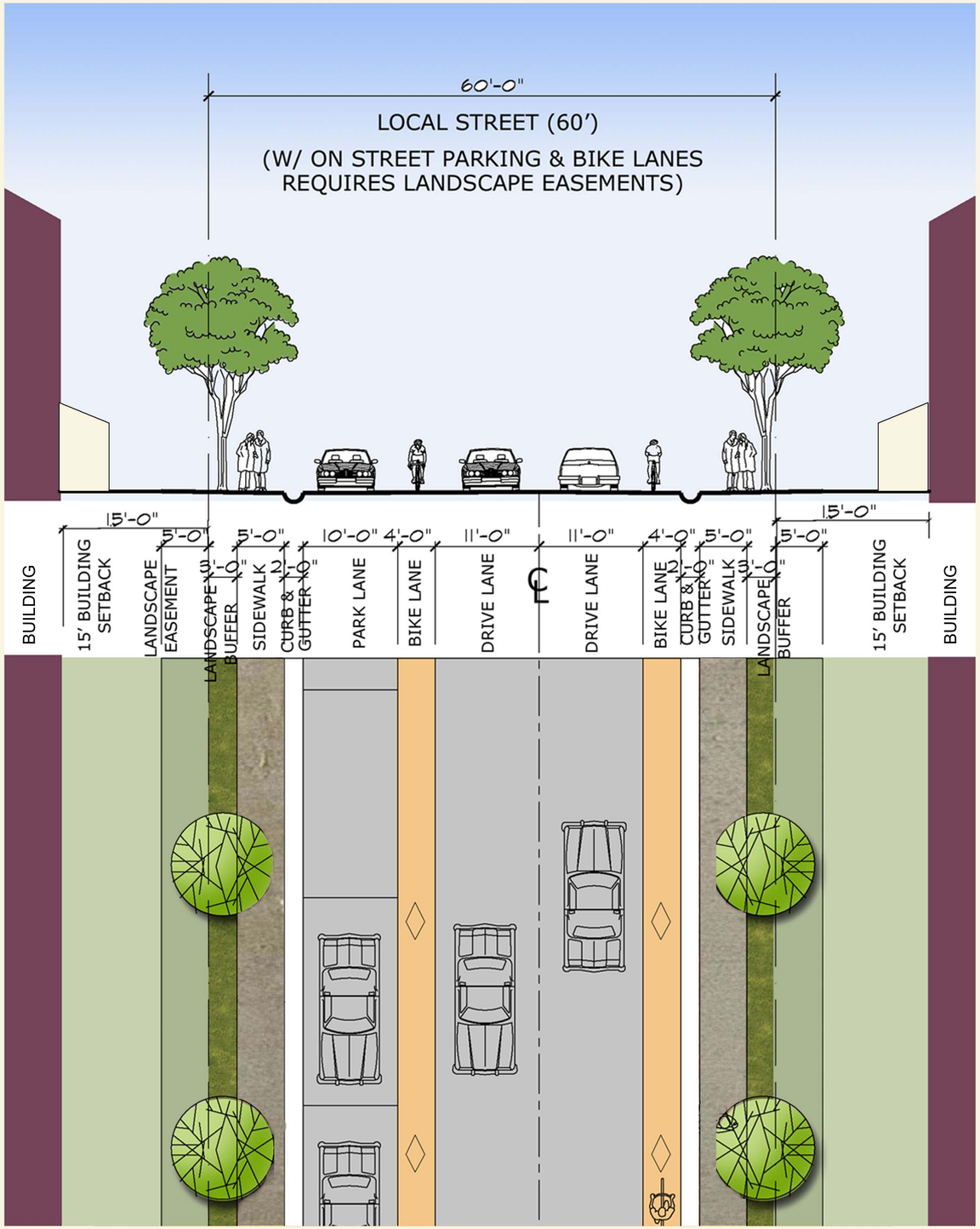
PRADO STREET -- MAIN STREET (120')



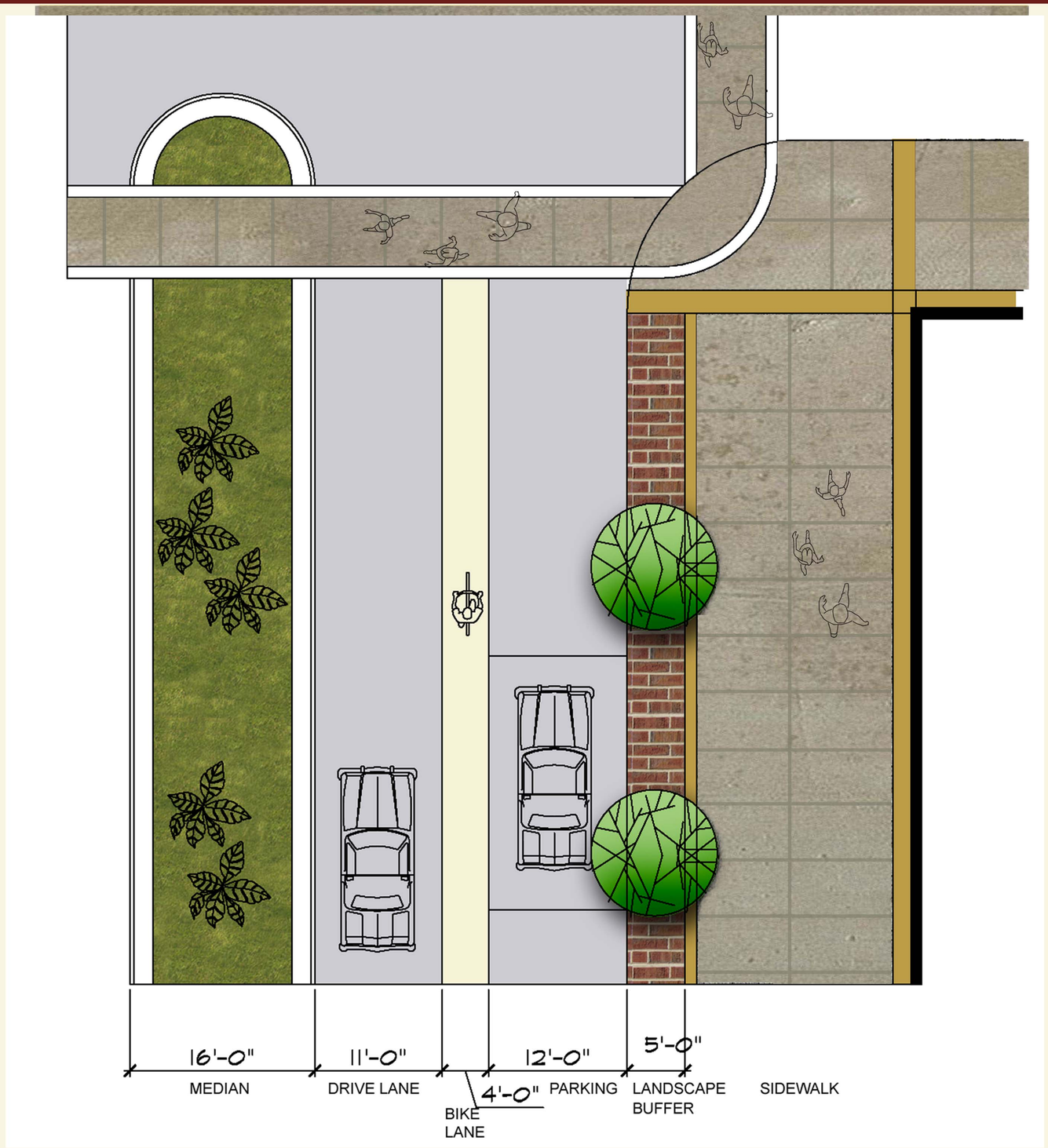
GRANADA STREET -- COLLECTOR STREET W/ BIKE LANES (60')
RECOMMENDED ALTERNATIVE



LAREDO STREET --
COLLECTOR STREET W/ BIKE LANES (60')
RECOMMENDED ALTERNATIVE



RECOMMENDED
LOCAL STREET - ALTERNATIVE



SIDEWALK AT INTERSECTION

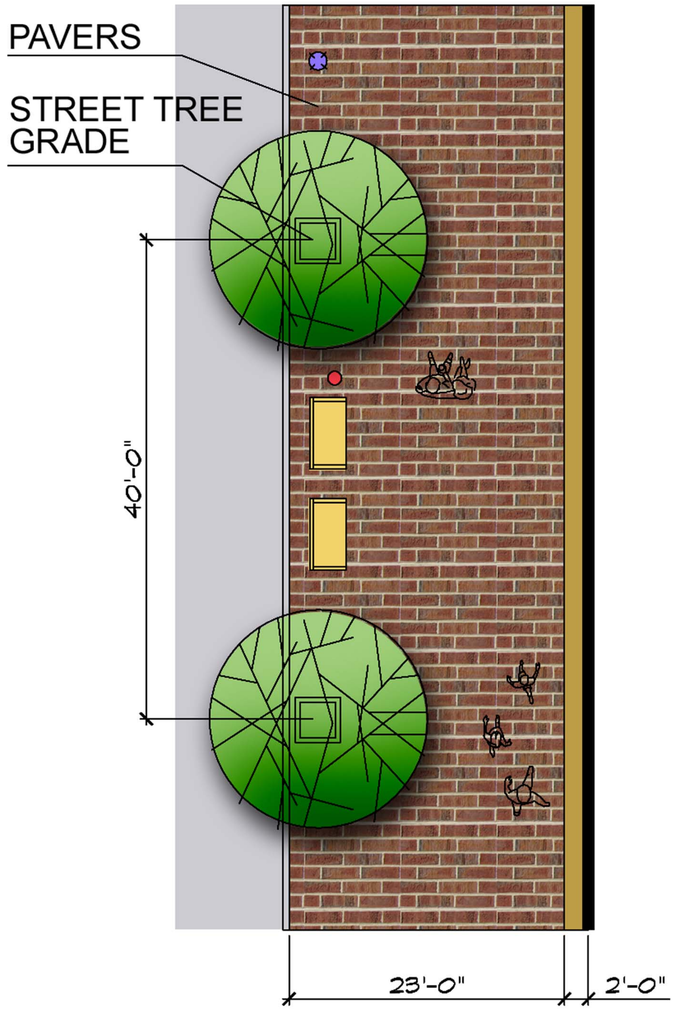
LEGEND

STREET BENCH

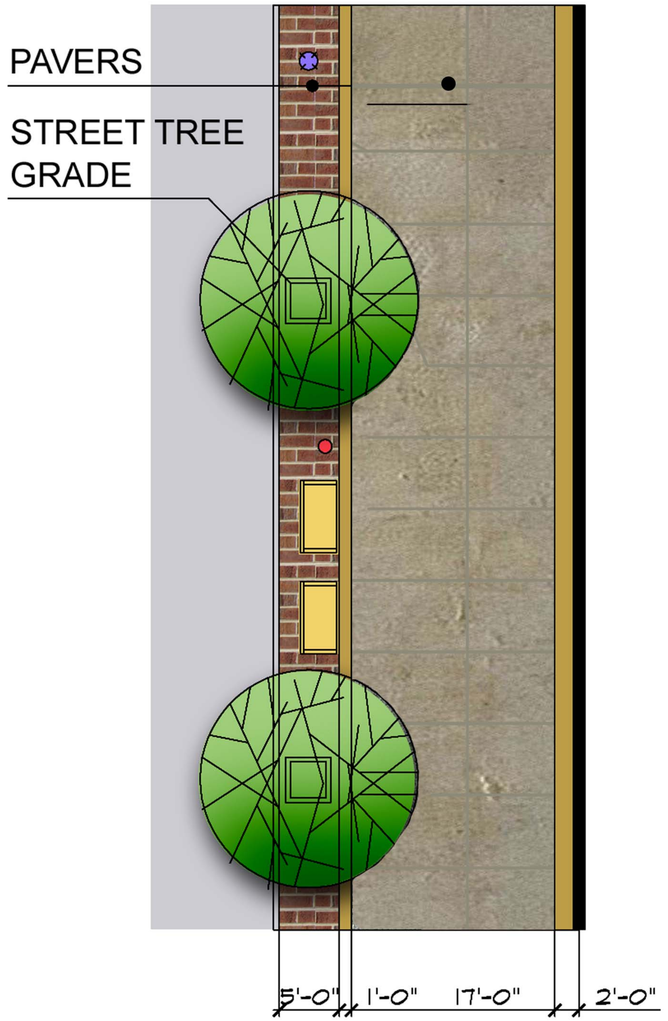
STREET LIGHT POLE

STREET TRASH RECEPTACLE

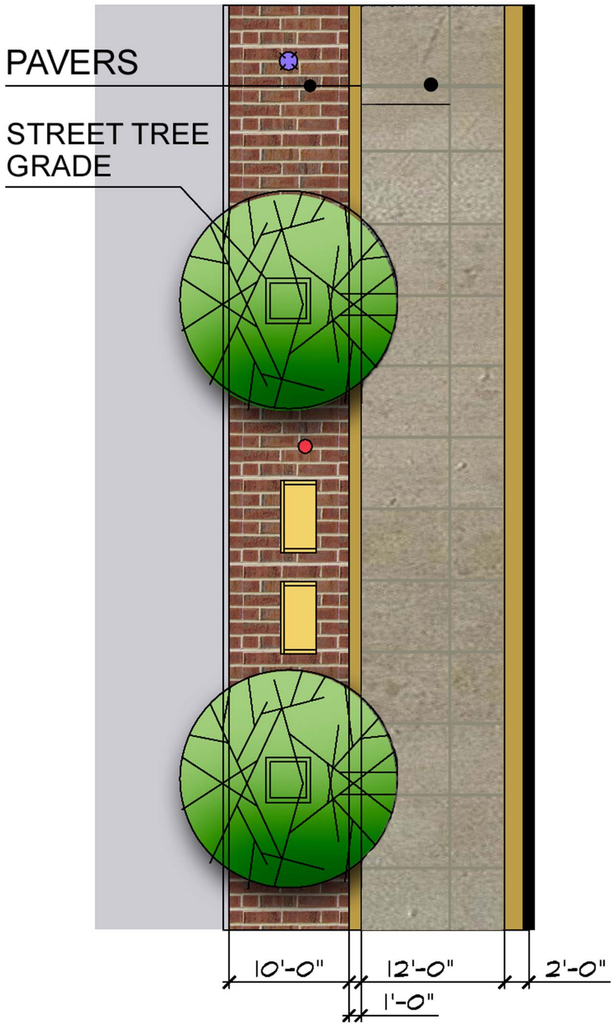
STREET CONCRETE HEADER BAND



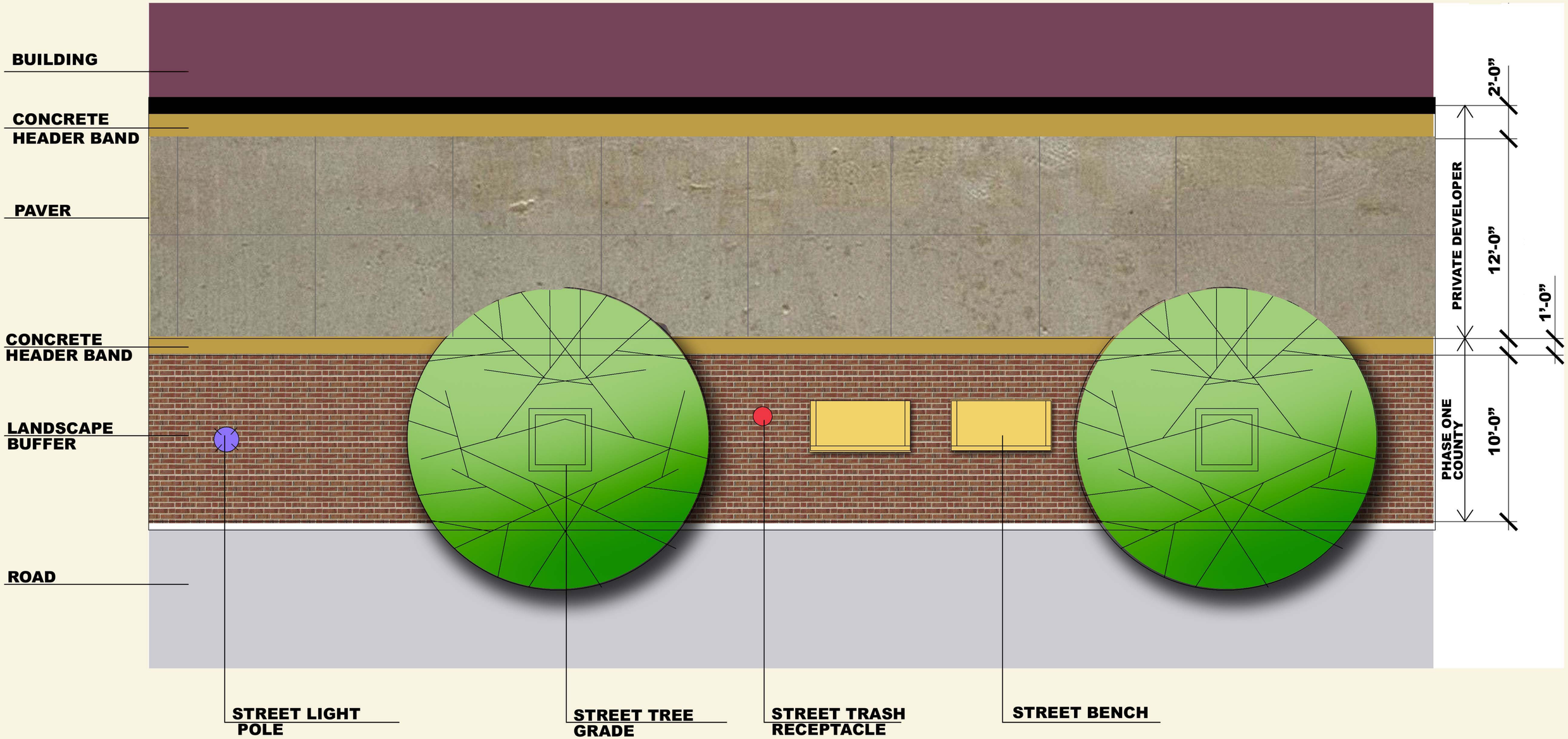
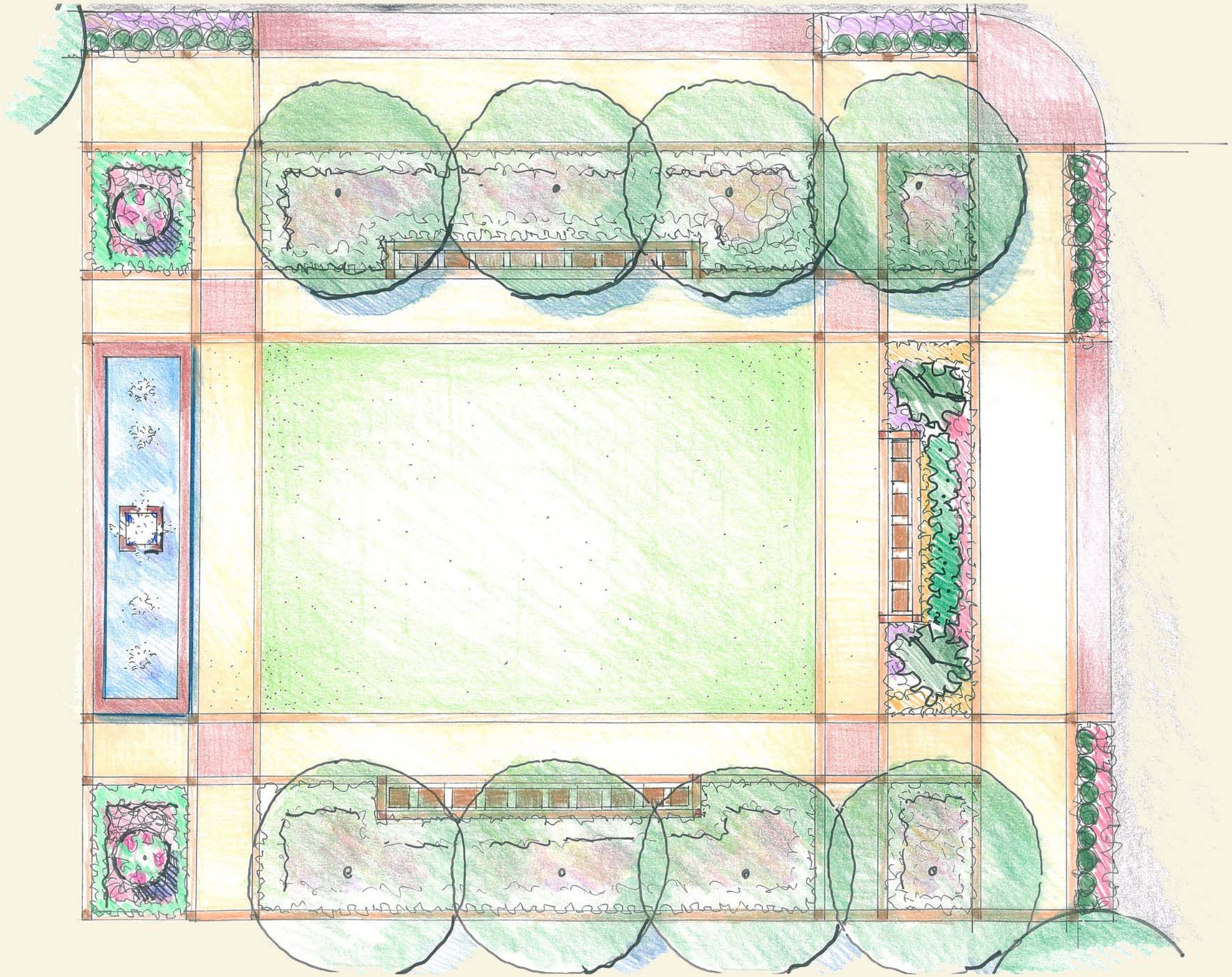
SIDEWALK ALTERNATIVE 1



SIDEWALK ALTERNATIVE 2



SIDEWALK ALTERNATIVE 3



RECOMMENDED ALTERNATIVE