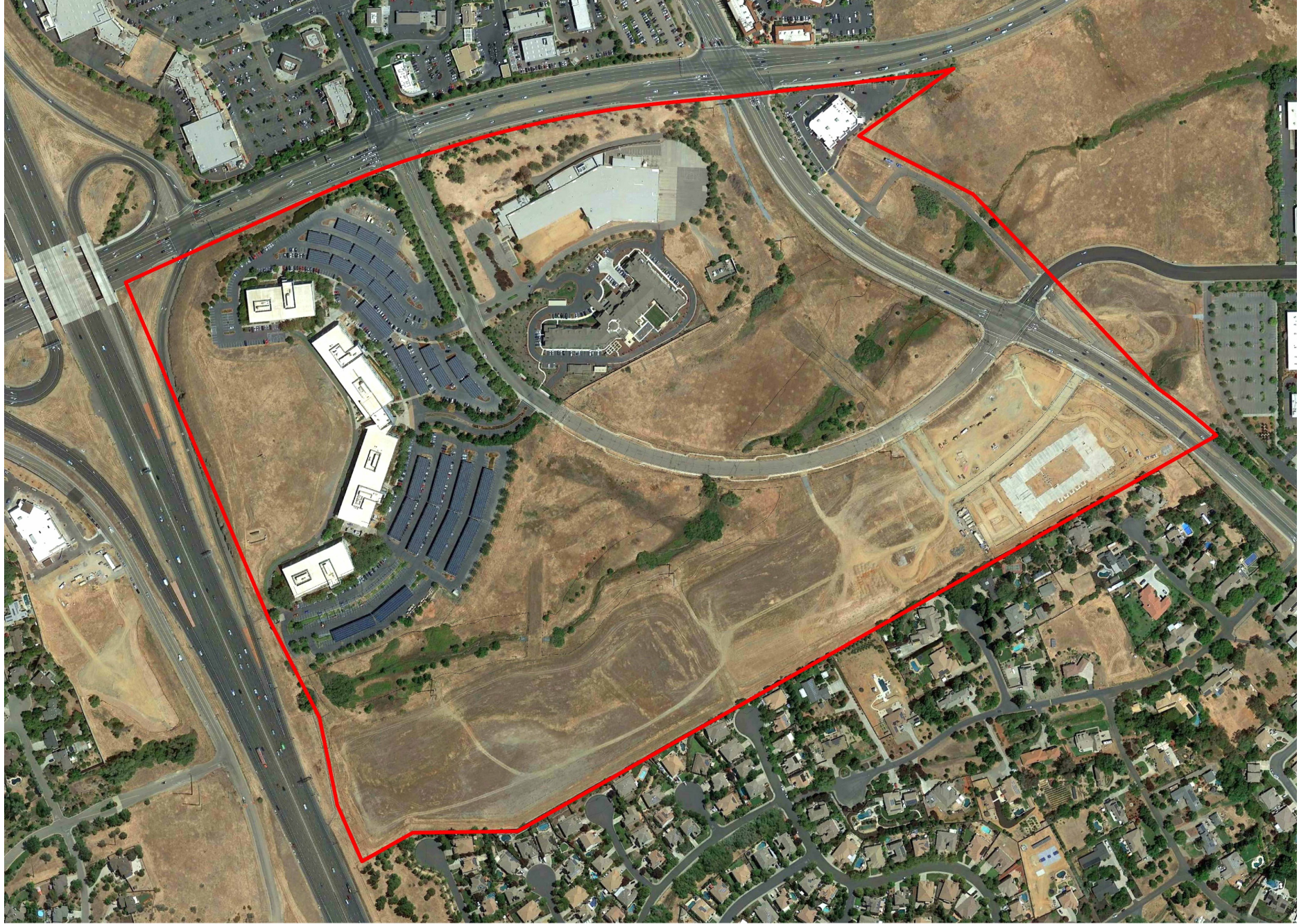




TOWN CENTER WEST

MIXED USE DEVELOPMENT REVIEW

PD 9502

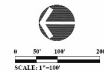






LAND USE KEY	
■	COMMERCIAL 6.048 CONVENTION CENTER
■	HOTEL & CONVENTION CENTER 60' HEIGHT LIMIT
■	AGE RESTRICTED SENIOR APARTMENTS 60' HEIGHT LIMIT
■	AGE RESTRICTED SENIOR APARTMENTS 60' HEIGHT LIMIT
■	AGE RESTRICTED SENIOR APARTMENTS 60' HEIGHT LIMIT
■	RECREATION AREA W/ HEALTH CENTER
■	60' LANDSCAPE BUFFER

* ALL BUILDING HEIGHTS TO
REMAIN CONSISTENT WITH PD-95-02

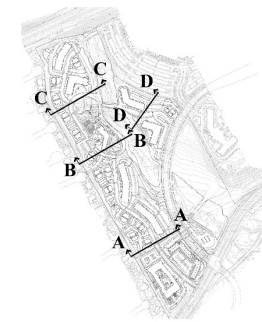




PROPOSED MIXED USE DEVELOPMENT



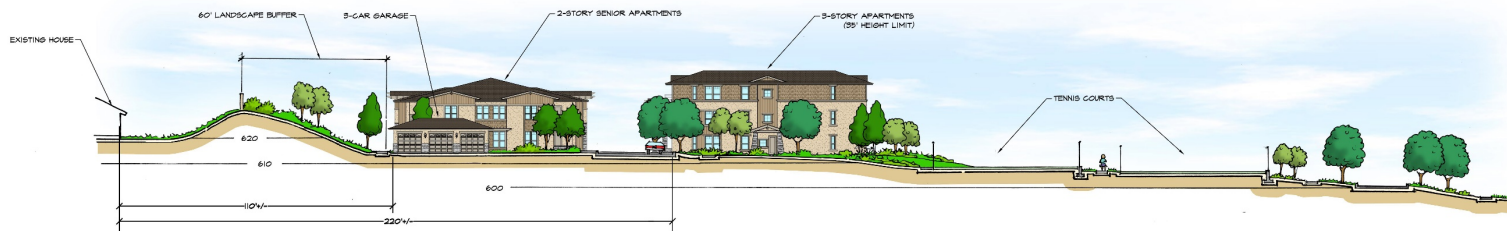
SECTION A-A



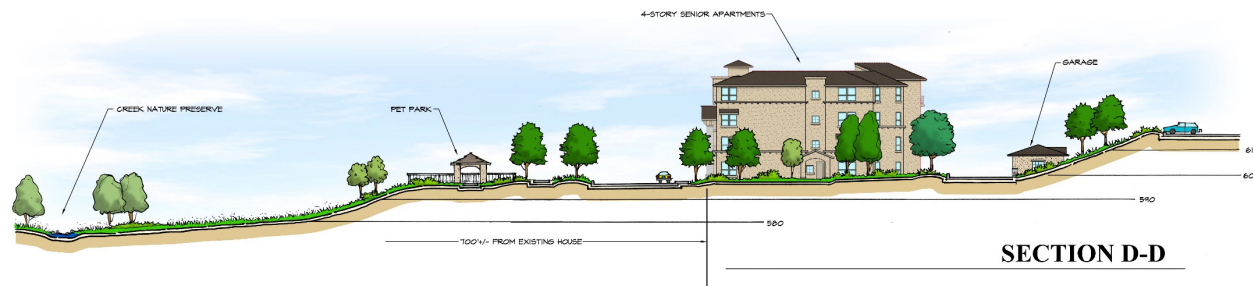
VICINITY MAP



SECTION B-B



SECTION C-C



SECTION D-D



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
PROFESSIONAL OFFICE



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
MEDICAL OFFICE



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
R&D / LIGHT MANUFACTURING



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

RECREATION & HEALTH CENTER



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

2-STORY AGE RESTRICTED SENIOR APARTMENTS



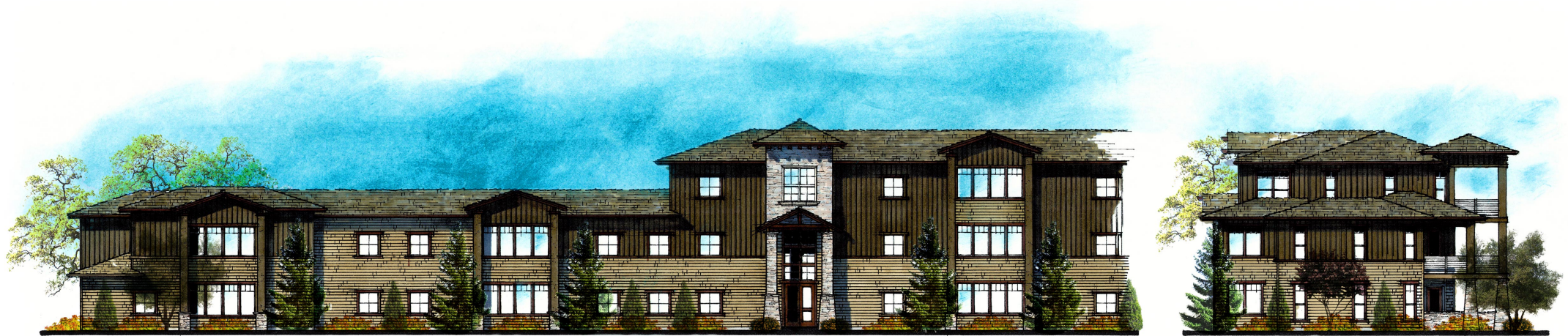
TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

2-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

2&3-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

2&3-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

3-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

3-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

3-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
MAINTENANCE BUILDINGS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

COMMERCIAL / RETAIL / RESIDENTIAL



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE

COMMERCIAL / RETAIL

Proposed Mixed use Benefits

- Provides housing options for seniors that do not currently exist in El Dorado County
- Creates strong neighborhood character
- Will significantly reduce traffic volumes from what is currently approved for the site
- Provides a desirable buffer between the existing residential neighborhood and the more intense commercial services to the East
- Enhances the walkable community concept
- Takes advantage of the existing infrastructure to connect Town Centers East and West
- Retains commercial development needed to keep tax dollars within El Dorado County
- The Proposal is consistent with the goals and objectives of the General Plan
- Increases employment opportunities
- Enhances and stimulates surrounding businesses
- Hotel and Conference Center will provide T.O.T revenue and stimulate economic development for El Dorado County