Euclid Avenue
Photo Simulations
PROGRESS DRAFTS
10/21/2013

MIG

Study Area - 1 - Existing Conditions

View from Euclid Avenue and SR94 off-ramp looking southwest

Study Area - 1 - Conceptual Development

View from Euclid Avenue and SR94 off-ramp looking southwest

Land Use - Community Commercial w/Residential
(30-40 du/ac; non-residential FAR=1.0)

Study Area - 2 - Existing Conditions

View from Euclid Avenue and Guymon Street looking north

Study Area - 2 - Conceptual Development

View from Euclid Avenue and Guymon Street looking north

Land Use - Neighborhood Commercial w/ Residential

(15-29 du/ac; non residential FAR=1.0)