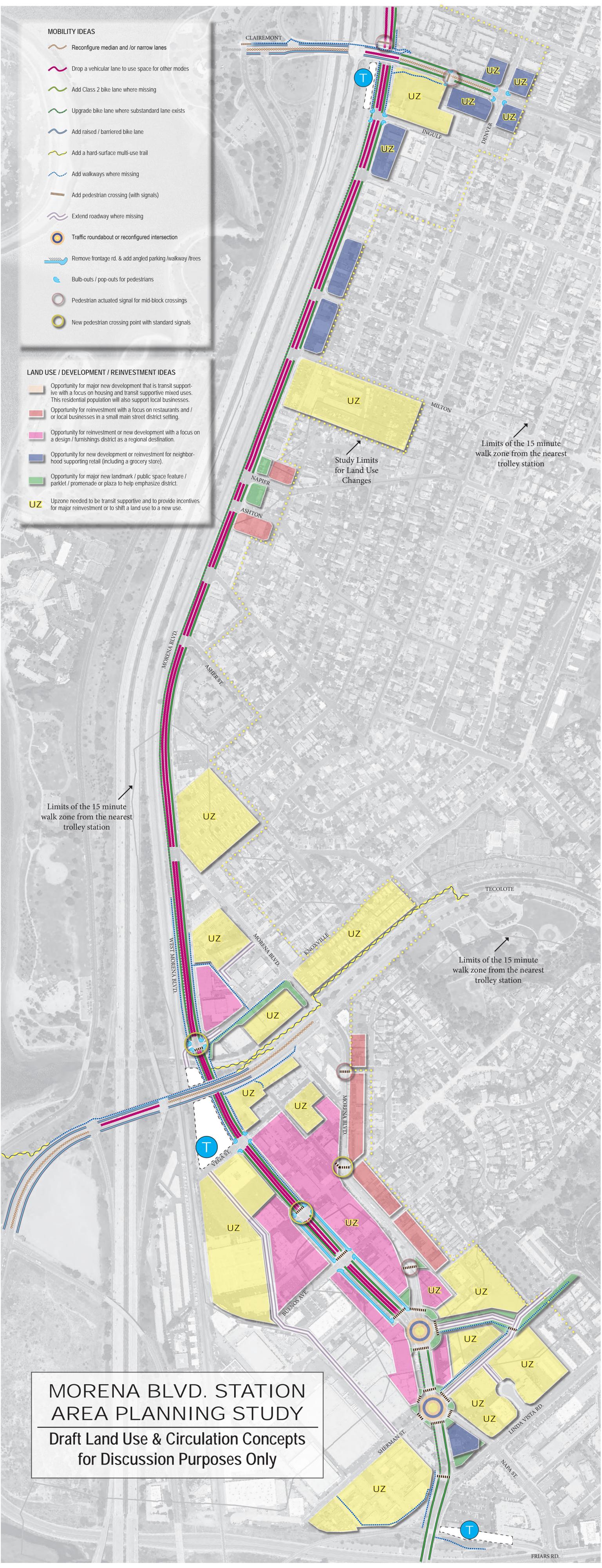


**MOBILITY IDEAS**

-  Reconfigure median and /or narrow lanes
-  Drop a vehicular lane to use space for other modes
-  Add Class 2 bike lane where missing
-  Upgrade bike lane where substandard lane exists
-  Add raised / barriered bike lane
-  Add a hard-surface multi-use trail
-  Add walkways where missing
-  Add pedestrian crossing (with signals)
-  Extend roadway where missing
-  Traffic roundabout or reconfigured intersection
-  Remove frontage rd. & add angled parking /walkway /trees
-  Bulb-outs / pop-outs for pedestrians
-  Pedestrian actuated signal for mid-block crossings
-  New pedestrian crossing point with standard signals

**LAND USE / DEVELOPMENT / REINVESTMENT IDEAS**

-  Opportunity for major new development that is transit supportive with a focus on housing and transit supportive mixed uses. This residential population will also support local businesses.
-  Opportunity for reinvestment with a focus on restaurants and / or local businesses in a small main street district setting.
-  Opportunity for reinvestment or new development with a focus on a design / furnishings district as a regional destination.
-  Opportunity for new development or reinvestment for neighborhood supporting retail (including a grocery store).
-  Opportunity for major new landmark / public space feature / parklet / promenade or plaza to help emphasize district.
-  **UZ** Upzone needed to be transit supportive and to provide incentives for major reinvestment or to shift a land use to a new use.



Limits of the 15 minute walk zone from the nearest trolley station

Study Limits for Land Use Changes

Limits of the 15 minute walk zone from the nearest trolley station

Limits of the 15 minute walk zone from the nearest trolley station

**MORENA BLVD. STATION AREA PLANNING STUDY**  
**Draft Land Use & Circulation Concepts**  
 for Discussion Purposes Only