

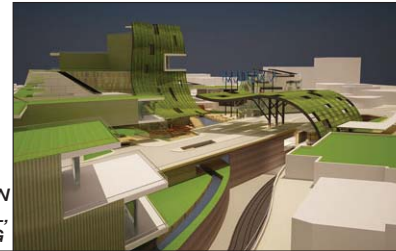
site

Limits to Growth & Car Free Living

Inglewood: A Spatial Ecology Development includes a large vacant gray field parcel of land (approx. 4.2 acres) at the north end of an underutilized downtown commercial corridor and immediately adjacent to a future light rail line. The location and future potential of the site make this site ideal for a Living Cities Development with opportunities of revitalization, transit oriented development on gray field land, adaptive reuse, and car free living.

SINGLE OCCUPANCY AT DENSITY RING #3 ONLY. RING #3 < 50% AREA OF CITY

TRANSPORTATION STATION PROVIDES ACCESS TO LIGHT RAIL, BUS, TRAM, TAXI AND BICYCLING



CAR FREE LIVING

- NEW LIGHT RAIL LINE
- NEW TRANSPORTATION STATION
- SINGLE OCCUPANCY RESTRICTION (DENSITY RING #3)**
- NEW TRANSIT ORIENTED DEV. ON GRAY FIELD ZONE***
- PEDESTRIAN PATHS*
- BIKE & JOGGING PATHS*

CAR FREE LIVING PROVISIONS

- * PEDESTRIAN PATHS CONNECT THE NEIGHBORHOOD TO THE LIVING CITY DEVELOPMENT & THE MARKET STREET COMMERCIAL CORRIDOR
- ** SINGLE OCCUPANCY <50% OF CITY
- *** INGLEWOOD: A SPATIAL ECOLOGY DEVELOPMENT PROVIDES TRANSIT ORIENTED DEVELOPMENT FOR THE ENTIRE CITY

NEIGHBORHOOD DISTRICTS

- 1 MARKET STREET CORRIDOR
- 2 MUNICIPAL
- 3 SOUTH MARKET
- 4 EAST MARKET
- 5 FLORENCE CORRIDOR / CENTINELA PARK
- 6 NORTH PARK



LIGHT RAIL CONNECTION TO L.C.D.

PARK & RIDE

REVITALIZATION ON OPEN GRAY FIELD

I.S.E. WITH DOWNTOWN TROLLEY



LIMITS TO GROWTH

- NEIGHBORHOOD DISTRICTS
- MARKET STREET REVITALIZATION/REDEVELOPMENT*
- DEVELOPMENT DENSITY RING #1: F.A.R. = 2.0
- DEVELOPMENT DENSITY RING #2: F.A.R. = 1.5
- DEVELOPMENT DENSITY RING #3: F.A.R. = 1.0
- NON-DEVELOPMENT (GREEN ZONE)**
- NEW TRANSIT ORIENTED DEV. ON GRAY FIELD ZONE***
- ECOLOGY STATION ON EXISTING PUBLIC SITES****

PROPOSED DEVELOPMENT TYPES

- * REVITALIZATION
- **NON-DEVELOPMENT
- *** NEW TRANSIT ORIENTED DEVELOPMENT ON GRAY FIELD ZONE
- ****ADAPTIVE REUSE

