Iron Horse Historical Timeline

1997: Mobility 2020 identifies Cotton Belt Corridor for commuter rail service
2005: Environmental Assessment
2007: NRH Comprehensive Plan
2008: Federal Notice of Intent
2009: Final Draft Environmental Impact Study
2009: TOD Zoning Code Created
Approximate Distance from Station to Various Locations

<table>
<thead>
<tr>
<th>To Location</th>
<th>Feet</th>
<th>Miles</th>
<th>Walk Time</th>
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<tbody>
<tr>
<td>A</td>
<td>2,575</td>
<td>0.50</td>
<td>10 Minutes</td>
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<tr>
<td>B</td>
<td>2,100</td>
<td>0.40</td>
<td>7 Minutes</td>
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<tr>
<td>C</td>
<td>1,450</td>
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<tr>
<td>D</td>
<td>1,825</td>
<td>0.35</td>
<td>6 Minutes</td>
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<tr>
<td>E</td>
<td>1,625</td>
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Proposed Iron Horse Station Transit-Oriented Mixed-Use Development

Context Plan
Proposed Iron Horse Station Transit-Oriented Mixed-Use Development

Concept Plan

Phase I:
328 Residential Units
26,000 SF Commercial Ready Space

Phase II:
4,000 SF Phase 2 Commercial
Open Space Plan

- Pedestrian Promenades along Iron Horse Blvd
- Pedestrian Promenade along Browning Dr.
- 3 Pocket Plazas
- 3 Paseos (open-air pedestrian passages)
- 3 Linear Greens with dog park
- 4 times the requirement

Interactive Children’s Play Area

Dog Park

Linear Green

Monument Seating Area
Building Type Illustrations: 4-story Mixed-Use
Building Type Illustrations: 4-story Mixed-Use

Prominent Architectural Elements
Building Type Illustrations: 4-story Residential
Building Type Illustrations: 3-story Residential
Building Type Illustrations:  *Phase 2 Commercial*
PREVIOUSLY APPROVED CONCEPT WITH 12% OPEN SPACE

SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS
IRON HORSE TOD MIXED USE DISTRICT

PROPOSED PHASES:

EXPANSION PLAN

EXPANSION PLAN

EXPANSION PLAN

EXPANSION PLAN

SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS
IRON HORSE TOD MIXED USE DISTRICT

PROPOSED CONCEPT WITH 15% OPEN SPACE

CONCEPT PLAN - PHASE 1

HORSE SCULPTURE

Landscape Legend:

- Trees
- Water Features
- Parking Lots
- Housing
- Open Space
- Roads
- Utilities
Carson plan- 1,510 sq.ft., 2 bedroom
Zoe plan- 1,943 sq.ft., 3 bedroom

Hampton plan- 1,670 sq.ft., 3 bedroom
Dalton plan- 1,944 sq.ft., 3 bedroom
**Carson** plan - 1,510 sq.ft., 2 bedroom

**Dalton** plan - 1,944 sq.ft., 3 bedroom
The Fountains at Iron Horse
The Fountains at Iron Horse
The Fountains at Iron Horse
The Fountains at Iron Horse
THANK YOU