



**2. CORPORATE BOULEVARD COMMERCIAL DISTRICT**

- Area includes commercial, office and residential
- Mix of new and older structures
- Signage includes billboards and large commercial signs
- Consistent setbacks
- Connected sidewalk system in area
- Landscaped parking areas and landscaped median
- Above ground utilities along College Drive
- Buried or consolidated utilities along Corporate Boulevard
- Marriott Hotel tallest structure, other buildings consistent in building height

**3. CORPORATE BOULEVARD DEVELOPMENT DISTRICT**

- New developments including commercial, office and residential
- Open space along Corporate with some agriculture use
- Consistent monument signage, building materials, and building height
- Pedestrian amenities including sidewalks and crosswalks
- Utilities are underground or consolidated
- Landscaped parking areas and green median

**1. COLLEGE DRIVE DISTRICT**

- Primarily commercial and office area
- Large scale commercial with sidewalks along College Drive
- Mostly older structures
- Signage includes billboards and large commercial signs
- No consistent setback or building materials
- Landscaped parking areas along Constitution Avenue
- Minimal landscaping and above ground utilities along College Drive
- Consistent building height

**ANALYSIS MAP**

- College Drive District
- Corporate Boulevard Commercial District
- Corporate Boulevard Development District
- Streams & Other water bodies
- Growth Center Boundary



# Growth Center 10 - College Dr. and Corporate Blvd.

July 16, 2004

