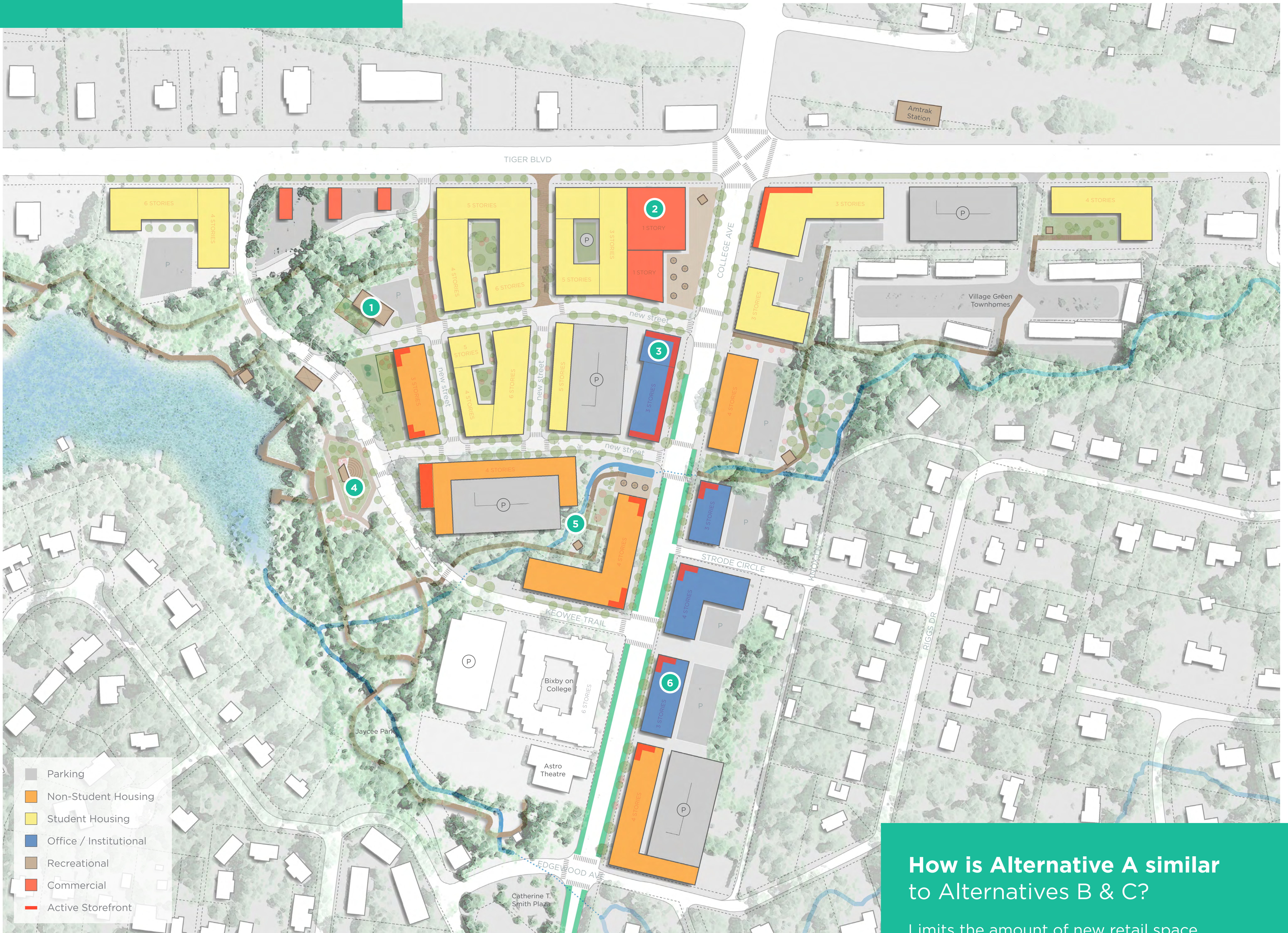


Alternative A



How is Alternative A similar to Alternatives B & C?

Limits the amount of new retail space.

Sites student housing to limit its impact on College Avenue & Abernathy Park.

Steps density and height down toward Abernathy Park & surrounding neighborhoods.

Incorporates bike & pedestrian improvements envisioned in the Downtown Corridor Plan.

Emphasizes College Avenue as walkable retail environment, with unique amenities and destinations near Abernathy Park.

Significant new parking for both visitors and new residents.

What is different?

Larger focus on innovation, coworking, and startup supports (including local foods market).

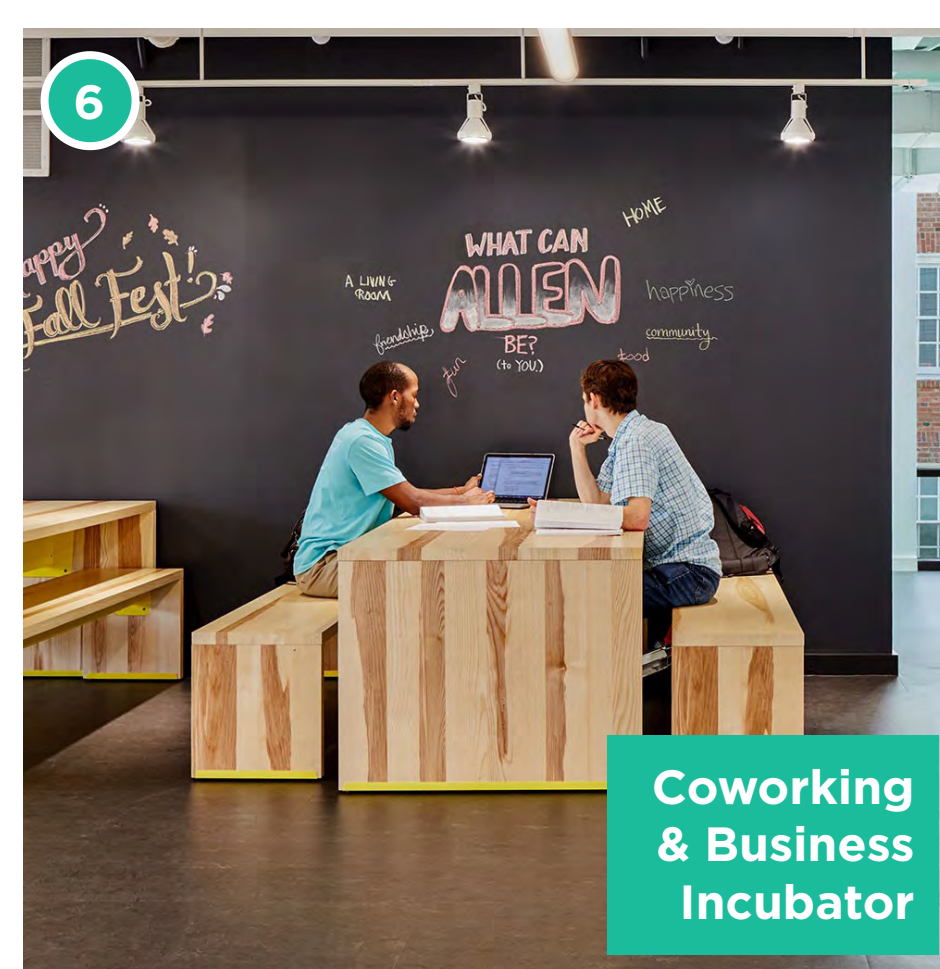
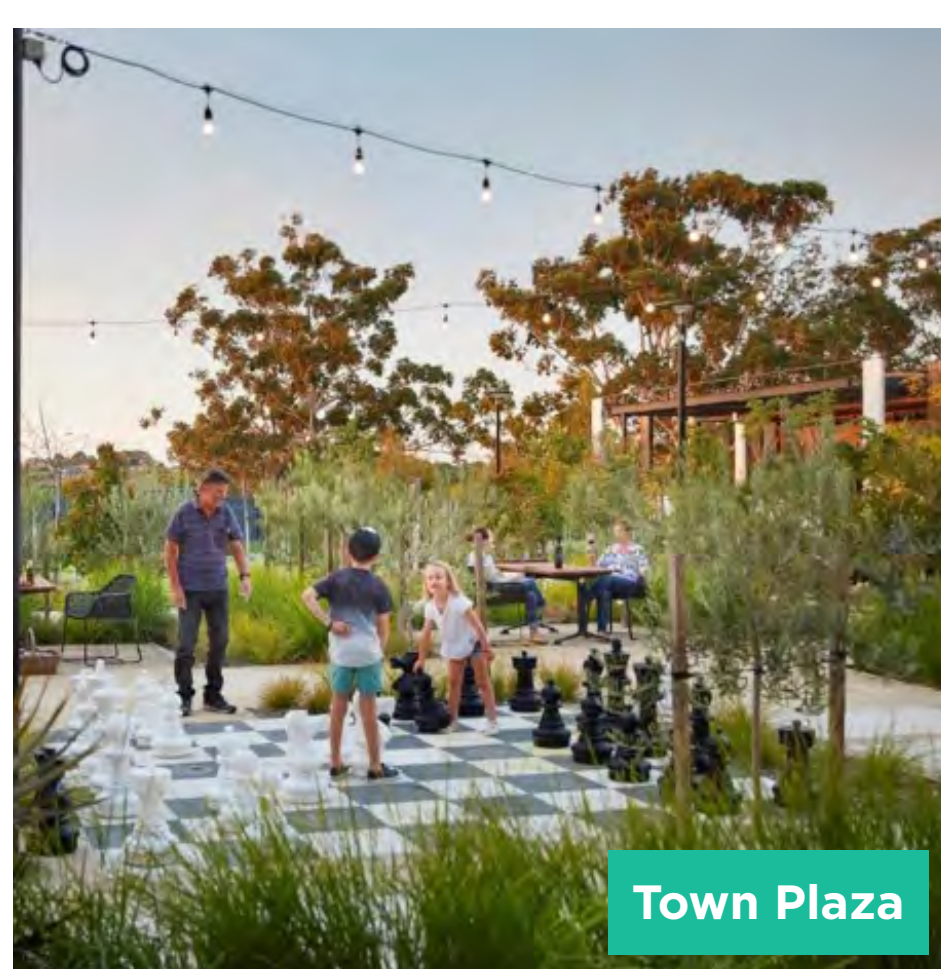
Outdoor stage in Abernathy park.

More, relatively smaller parking structures.

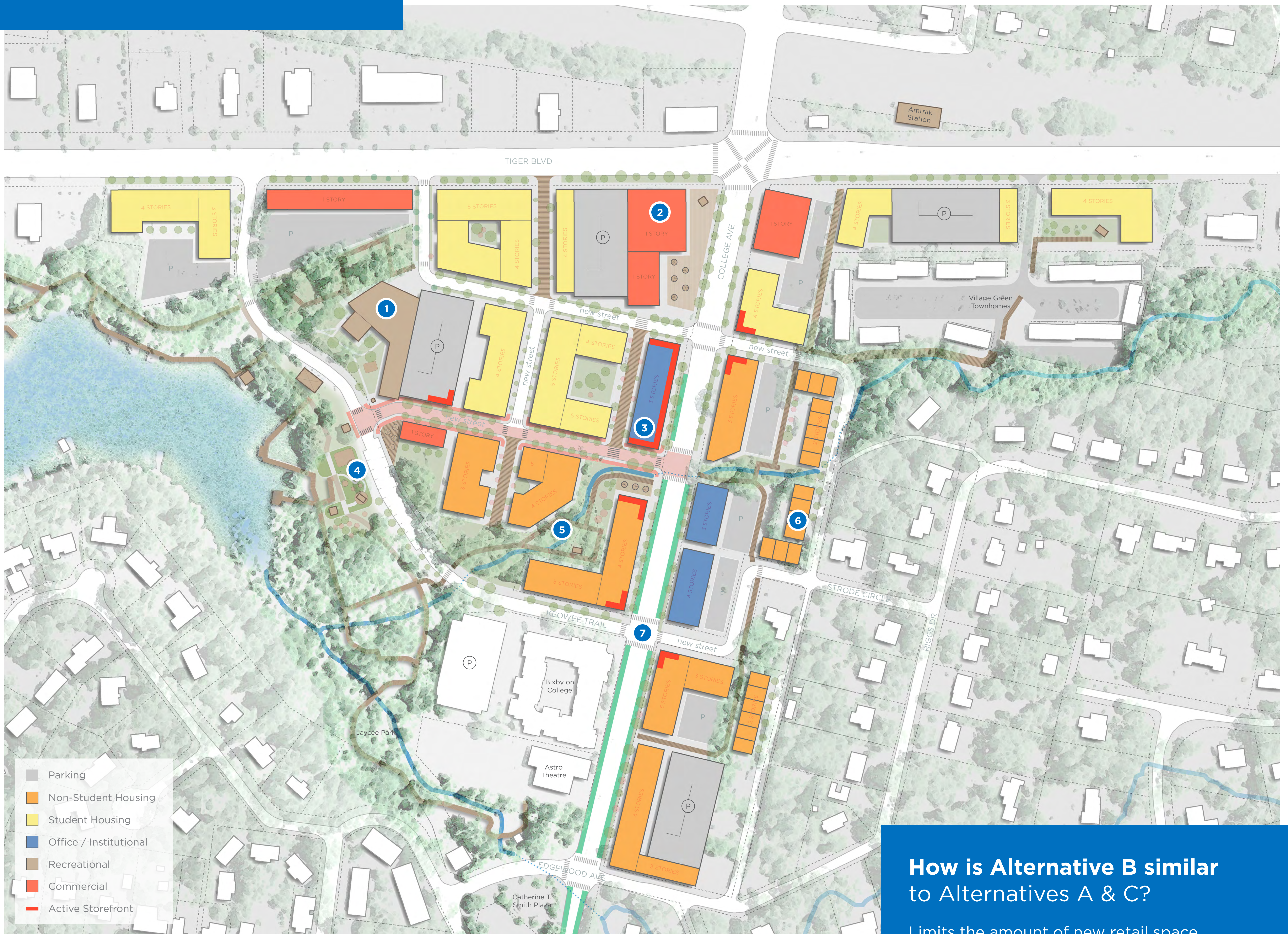
Drive-through uses consolidated into smaller area with shared access.

No new vehicular connections into neighborhood east of College Avenue.

Less new non-student housing.



Alternative B



How is Alternative B similar to Alternatives A & C?

Limits the amount of new retail space.

Sites student housing to limit its impact on College Avenue & Abernathy Park.

Steps density and height down toward Abernathy Park & surrounding neighborhoods.

Incorporates bike & pedestrian improvements envisioned in the Downtown Corridor Plan.

Emphasizes College Avenue as walkable retail environment, with unique amenities and destinations near Abernathy Park.

Significant new parking for both visitors and new residents.

What is different?

Focus on ecology-oriented amenities and destinations (e.g., ecology center, nature playscape).

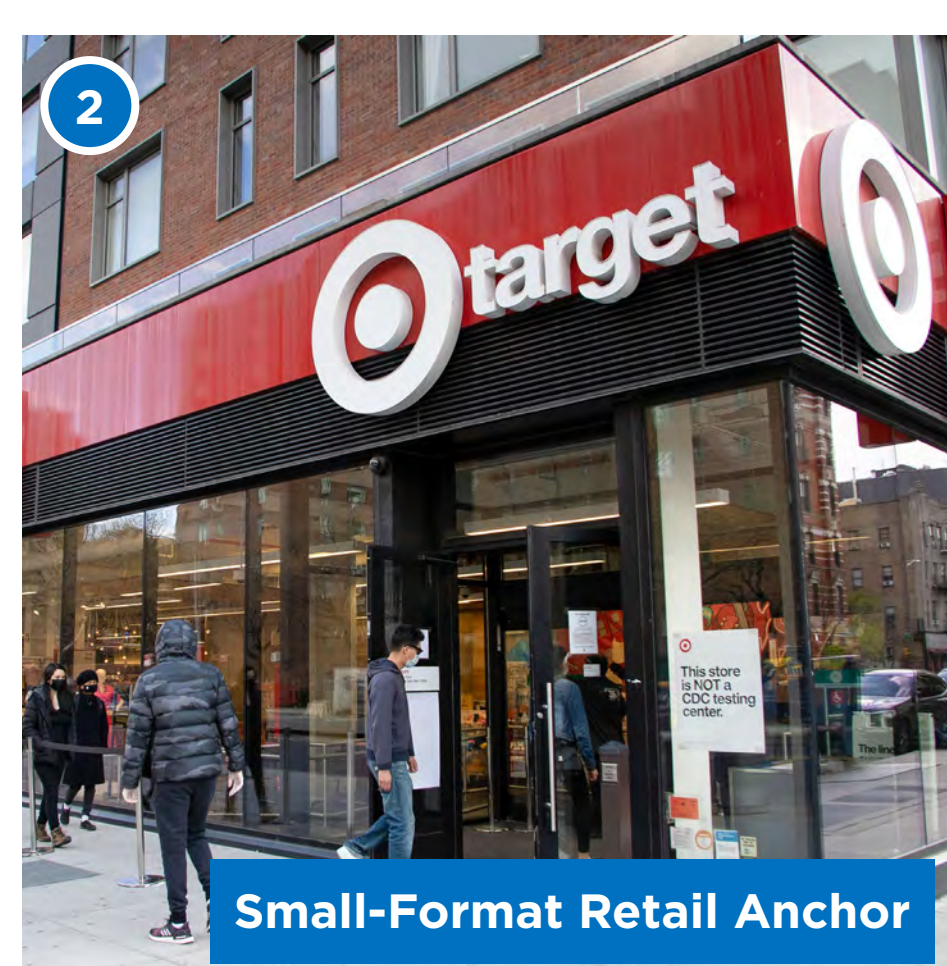
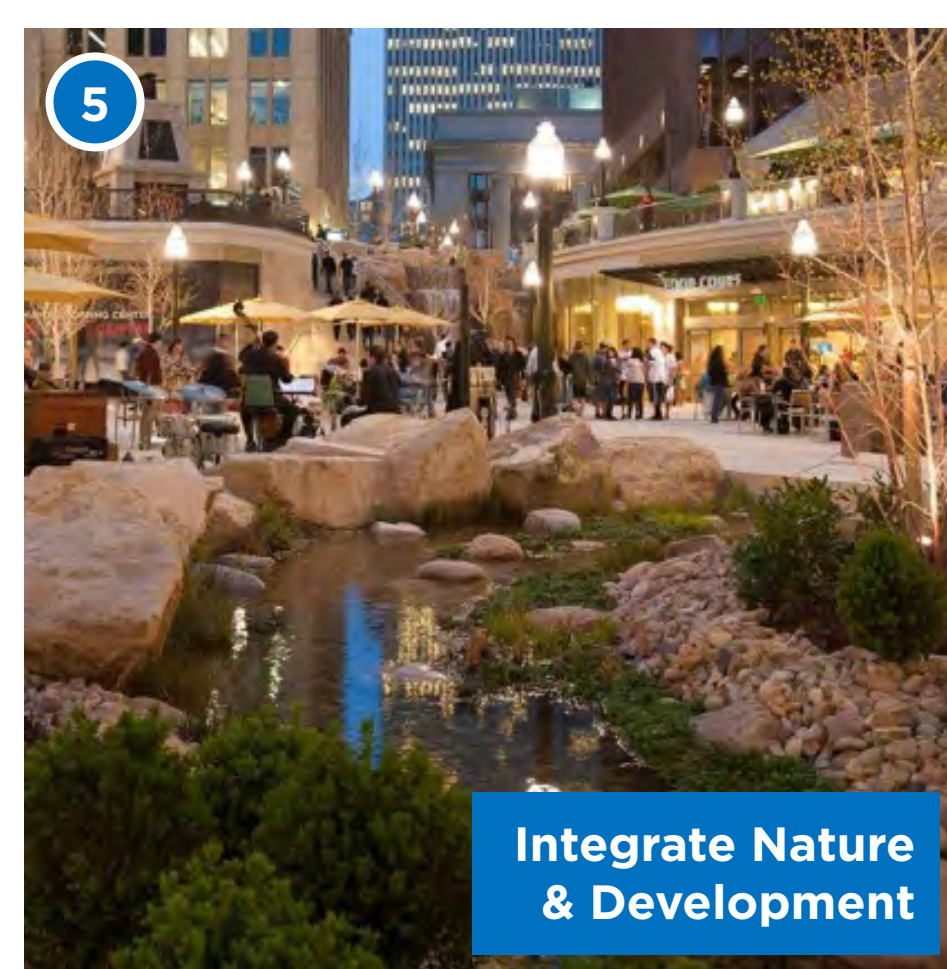
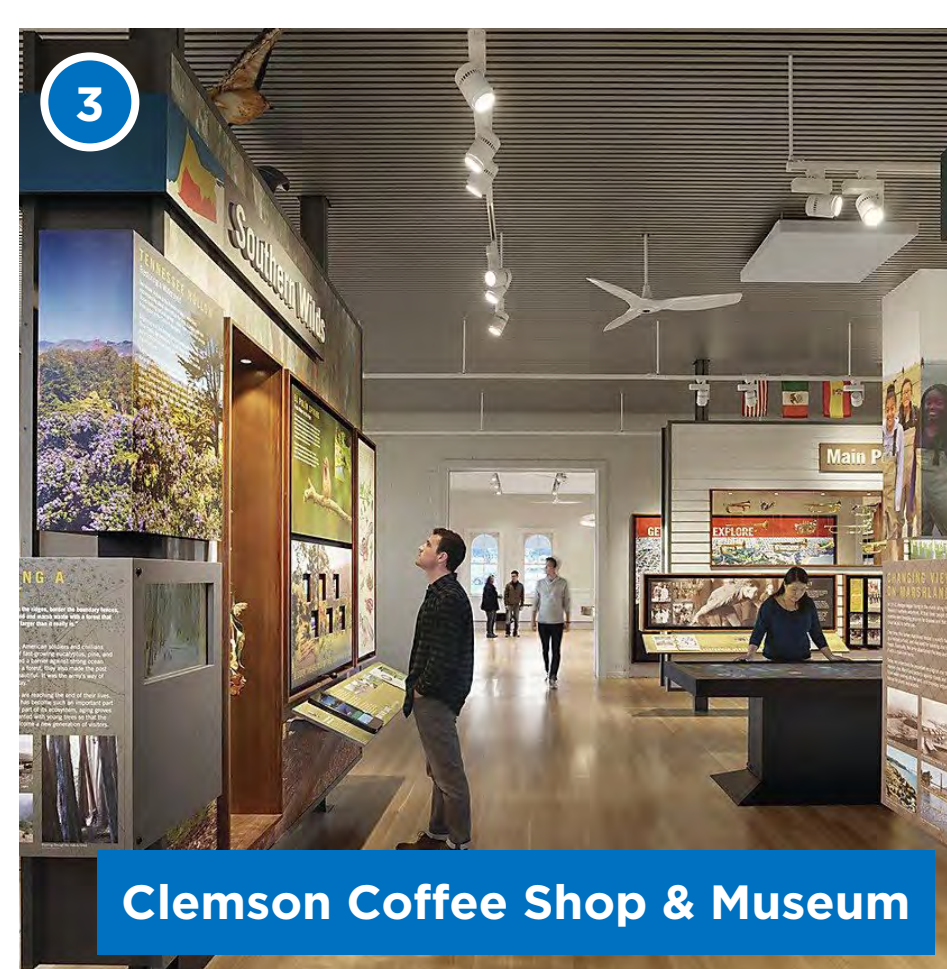
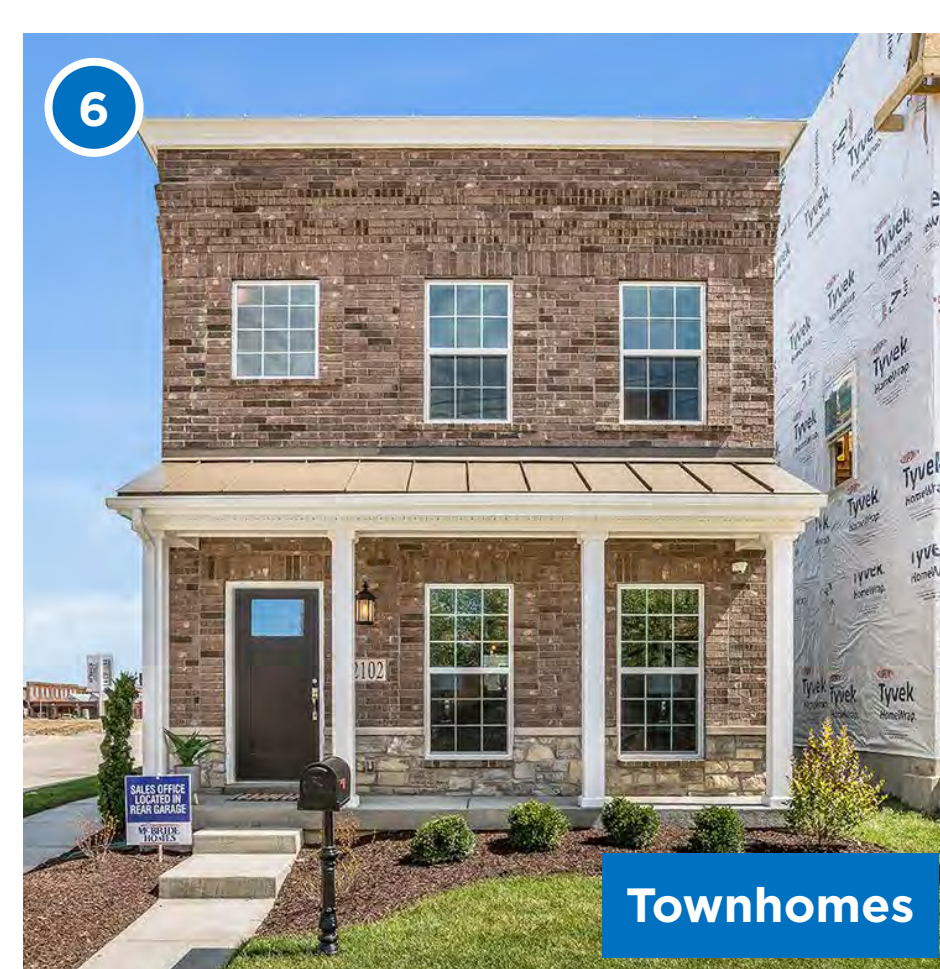
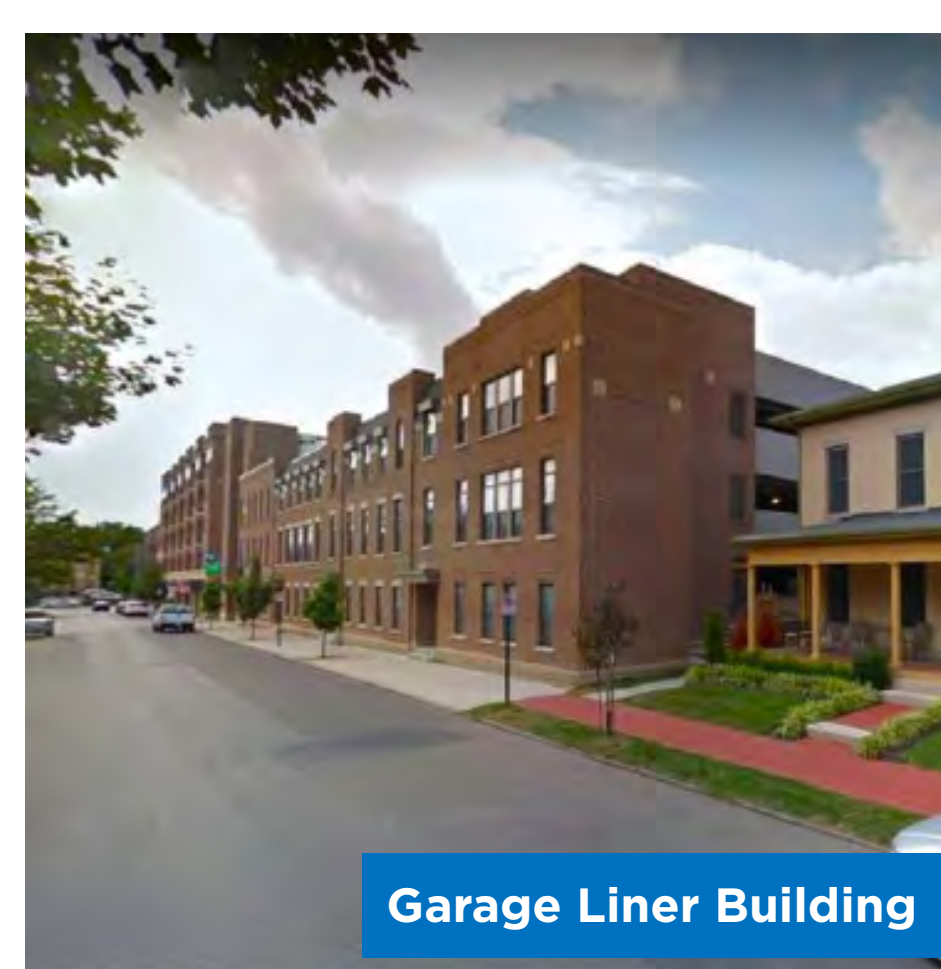
Less office & more housing on College Ave.

Consolidates drive-through retail on Tiger Blvd. into a single in-line retail building.

Different street connections to Strode Circle & Knox Lane.

New townhomes on Knox Lane.

Fewer, relatively larger parking structures.



Alternative C



How is Alternative C similar to Alternatives A & B?

Limits the amount of new retail space.

Sites student housing to limit its impact on College Avenue & Abernathy Park.

Steps density and height down toward Abernathy Park & surrounding neighborhoods.

Incorporates bike & pedestrian improvements envisioned in the Downtown Corridor Plan.

Emphasizes College Avenue as walkable retail environment, with unique amenities and destinations near Abernathy Park.

Significant new parking for both visitors and new residents.

What is different?

Relatively more new open space.

Converts a large portion of Keowee Trail to green space, and bike- & pedestrian-only access.

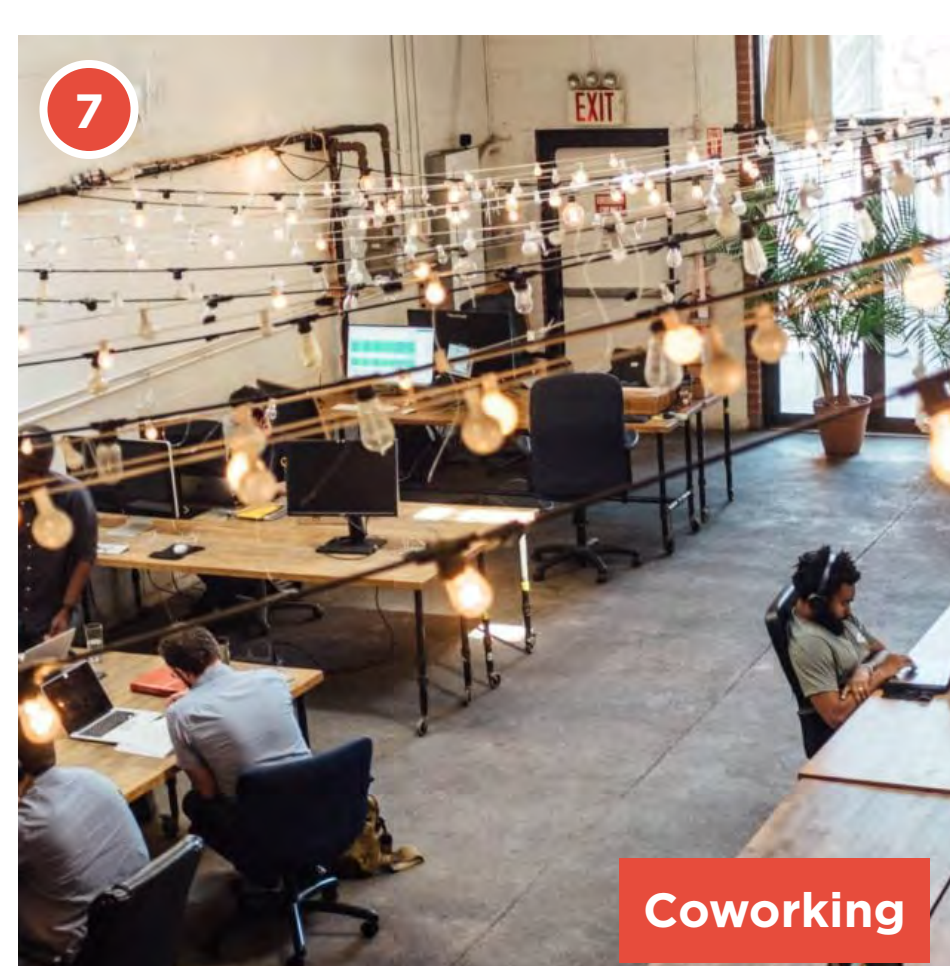
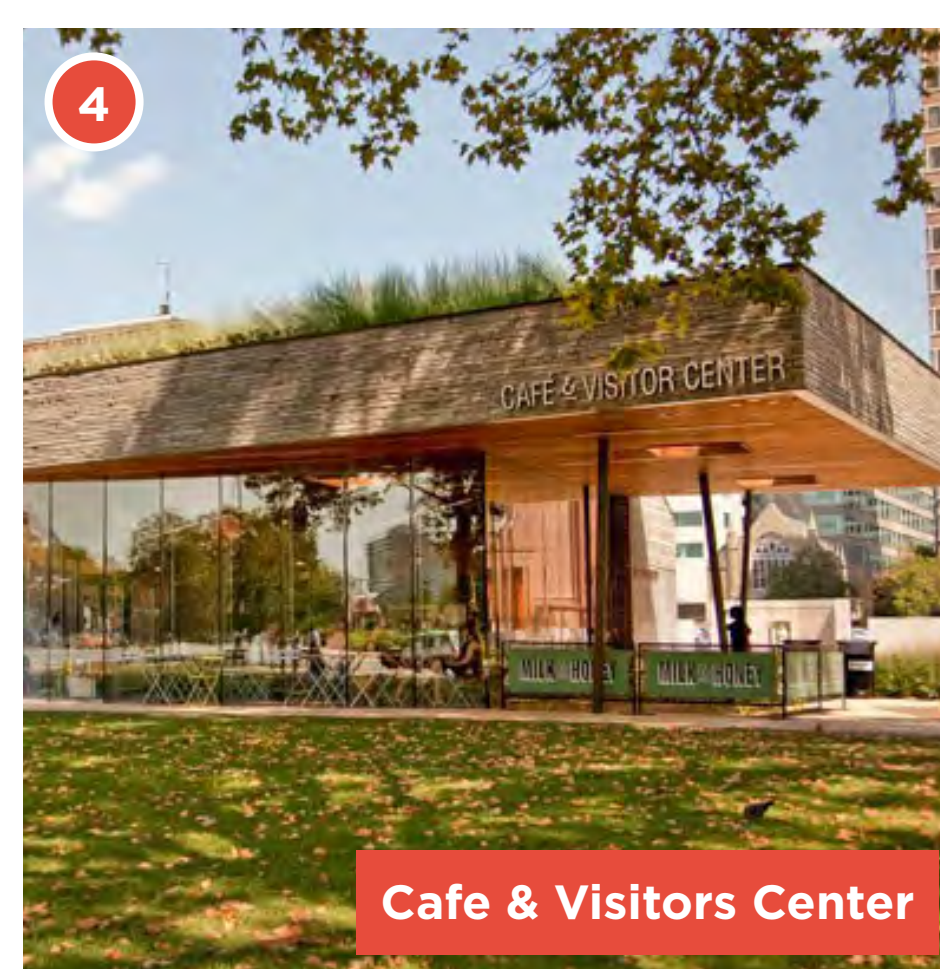
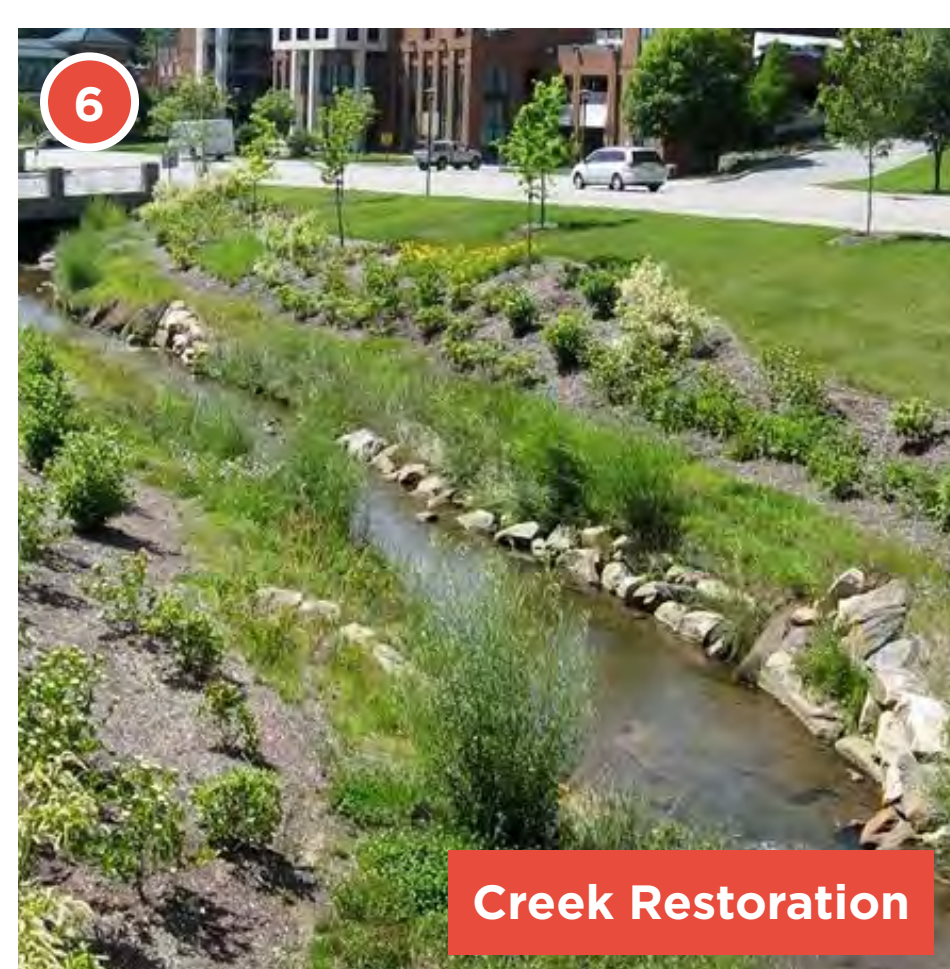
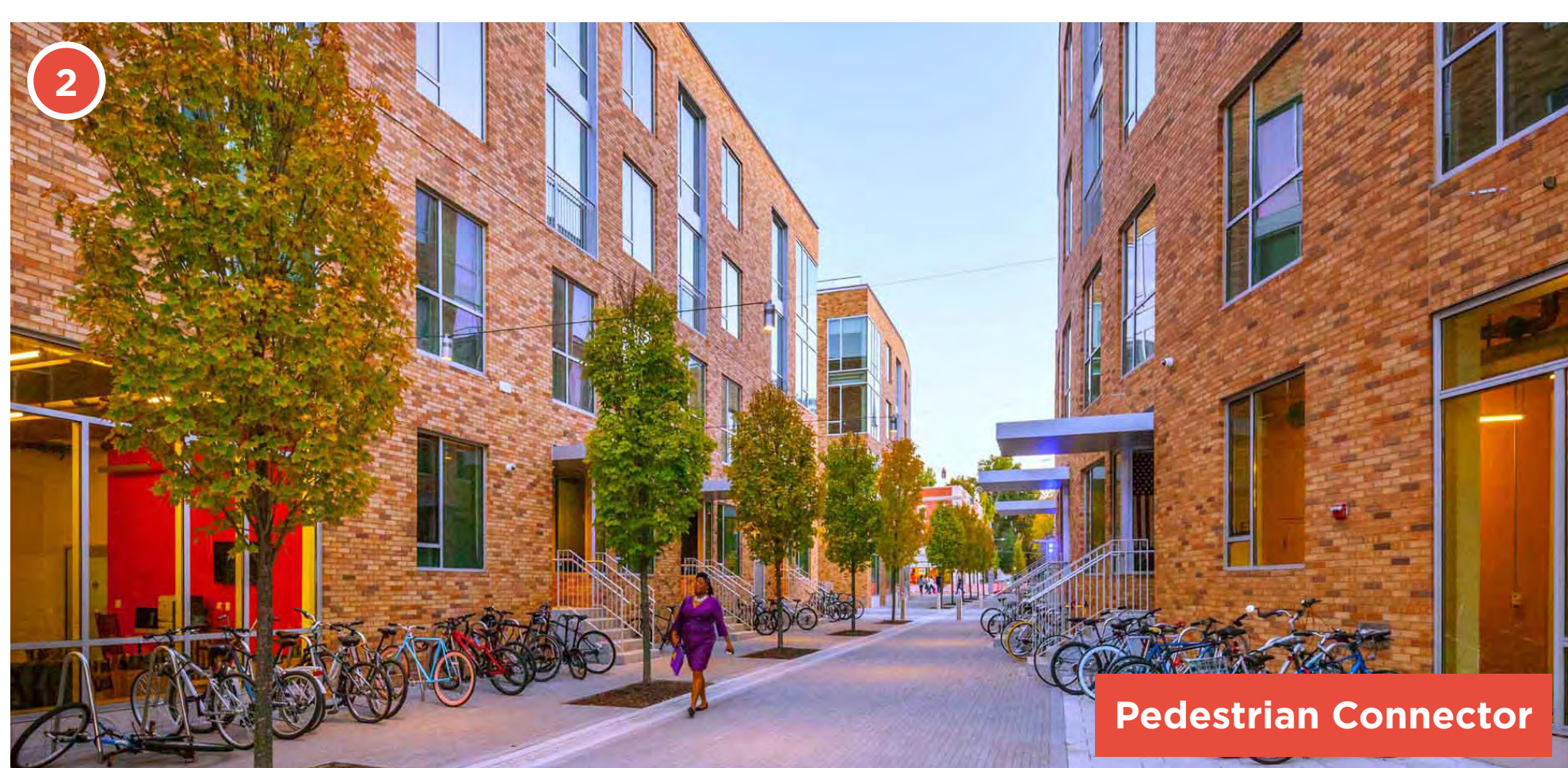
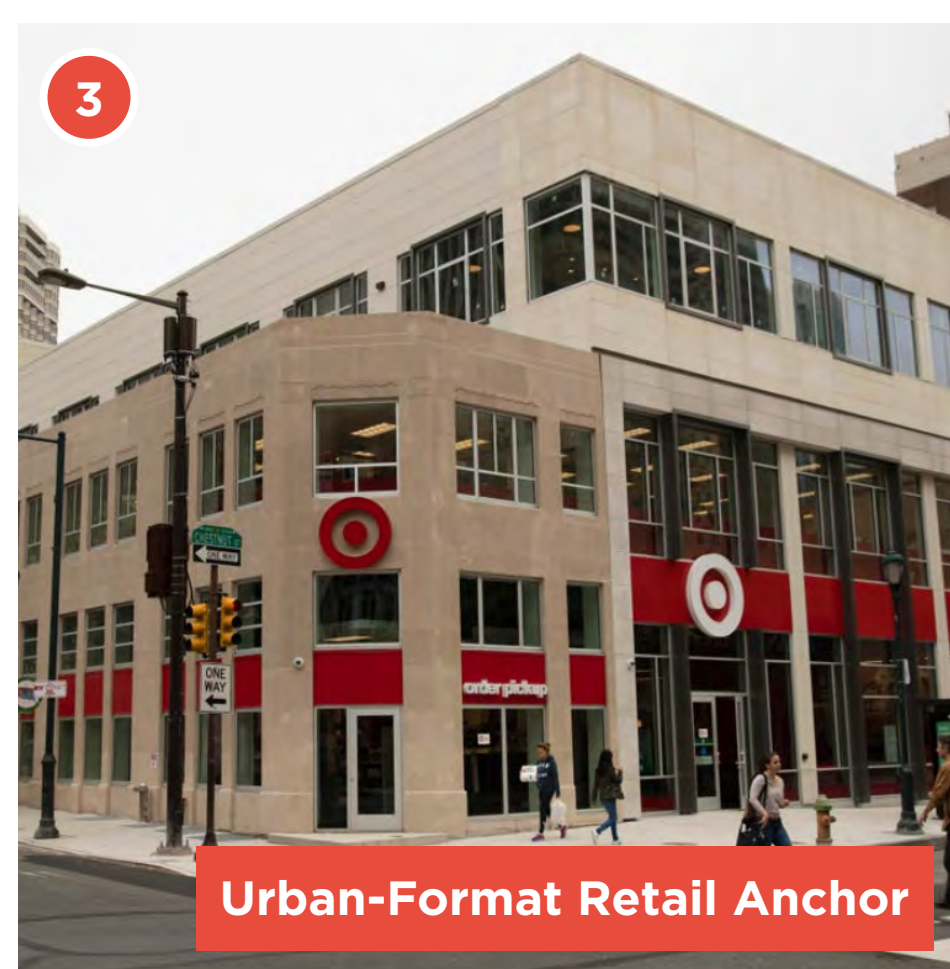
Relatively more student housing to pay for more ambitious infrastructure & green space improvements.

Consolidates drive-through retail on Tiger Blvd. into a single, large in-line retail building.

Different street connections to Strode Circle & Knox Lane.

Small number of townhomes on Knox Lane.

Less new parking overall.



Uptown Today

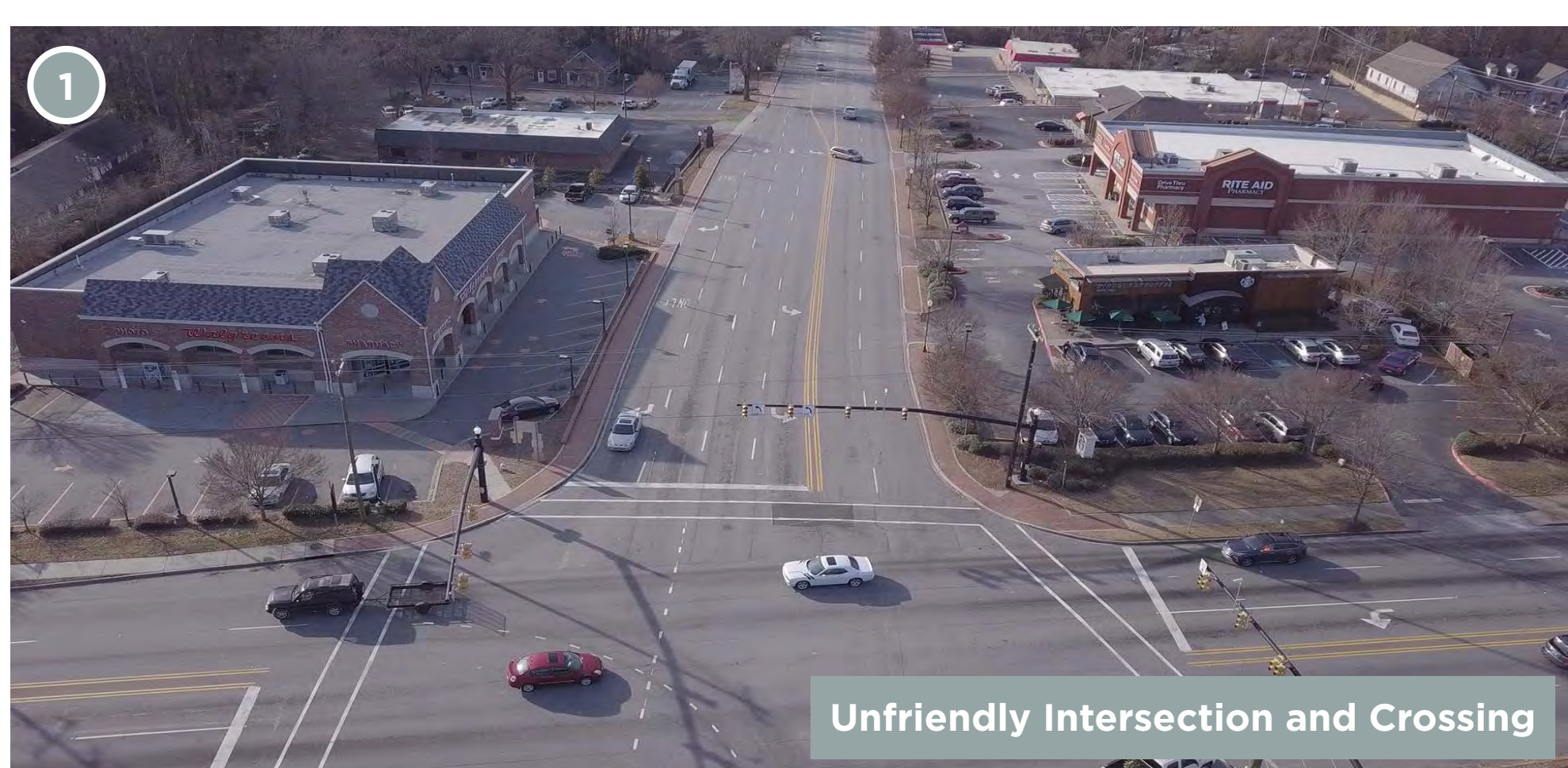


What will make change possible in Uptown?

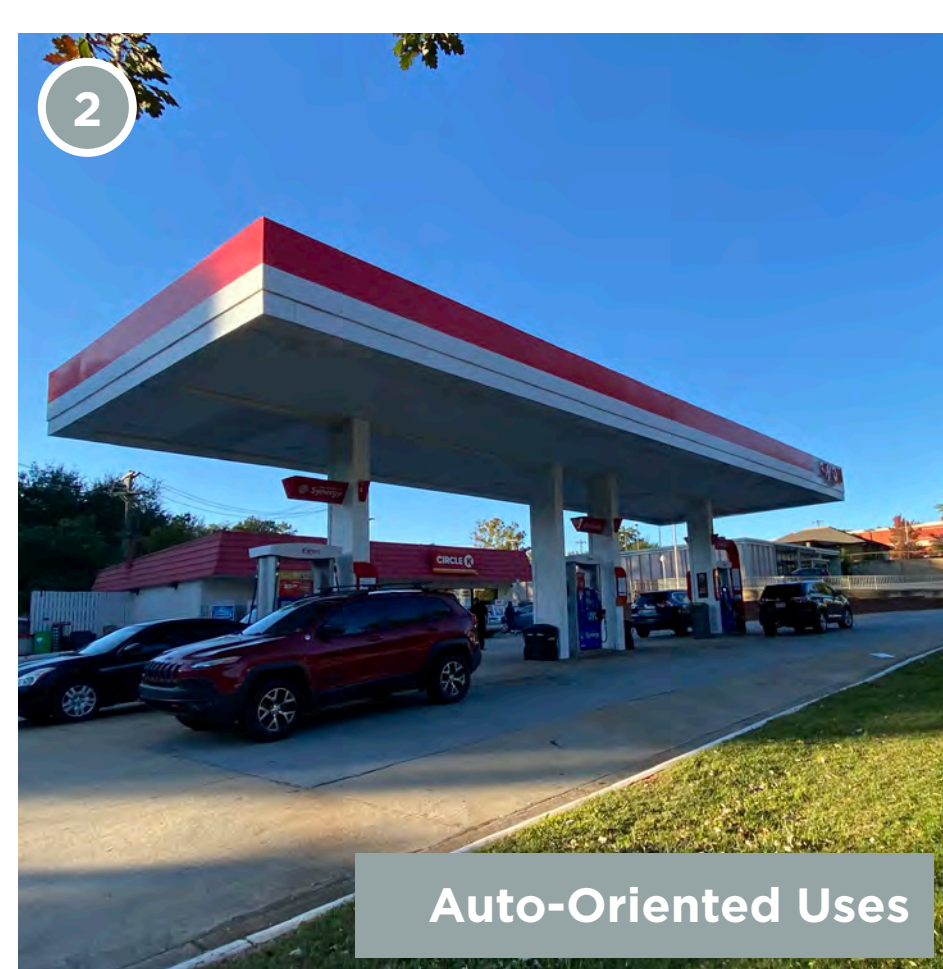
Uptown today is a complex area composed of underutilized drive-through properties on Tiger that generate significant traffic, a public realm full of curb cuts, large blocks, and narrow sidewalks, and limited destinations for either residents or visitors. Yet land values are also quite high, making land purchase for coordinated development a challenge.

But the opportunity for Uptown to be something different—a more vibrant, welcoming place that celebrates Lake Hartwell—will take some creativity. The alternatives shown today incorporate three big ideas needed to make something else a reality in Uptown:

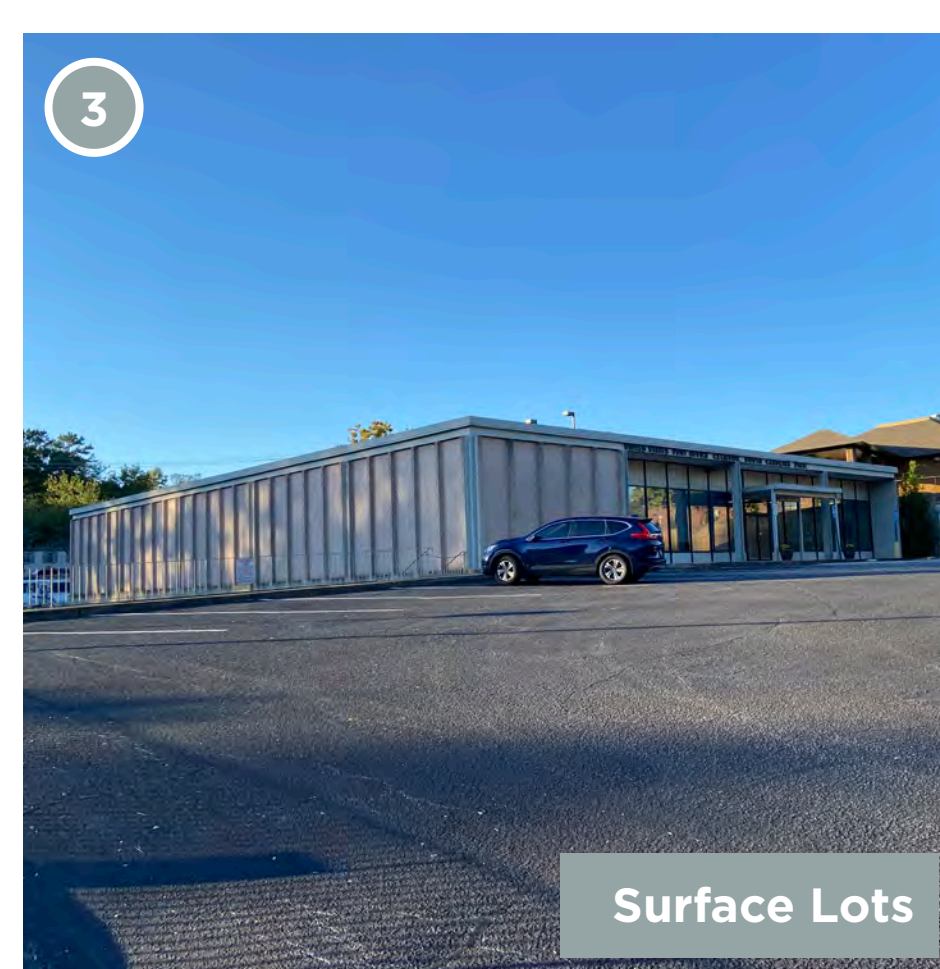
- ① **Including student housing** in a way that limits its impact and finances community benefits;
- ② **A new street grid** that minimizes curb cuts and improves accessibility while mitigating traffic increases on Tiger; and
- ③ **A coordinated development vision** that generates appropriate returns to property owners while advancing community priorities.



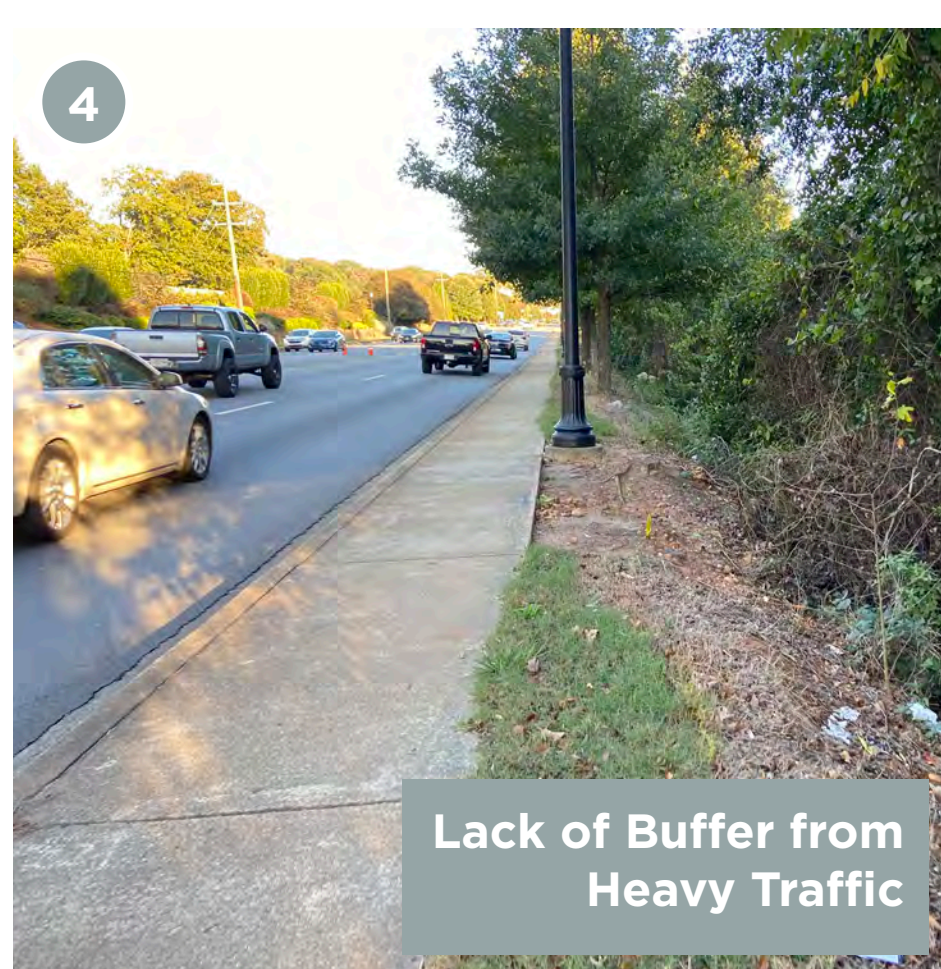
Unfriendly Intersection and Crossing



Auto-Oriented Uses



Surface Lots



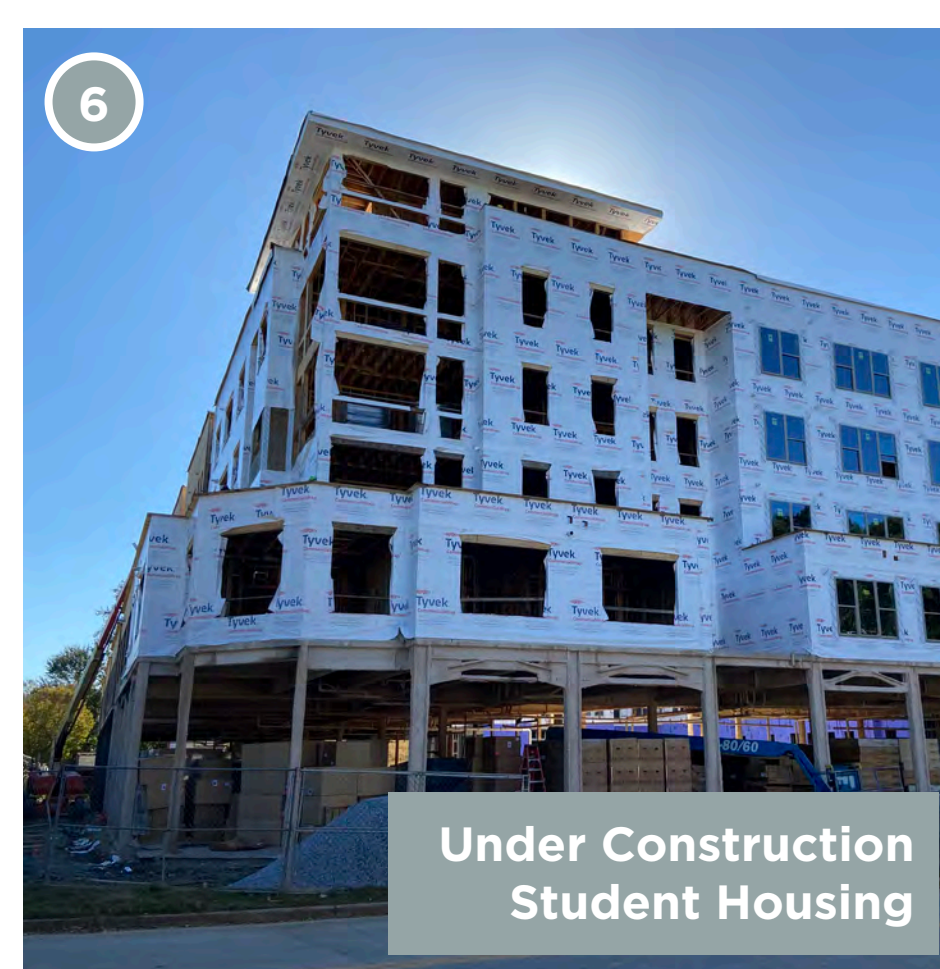
Lack of Buffer from Heavy Traffic



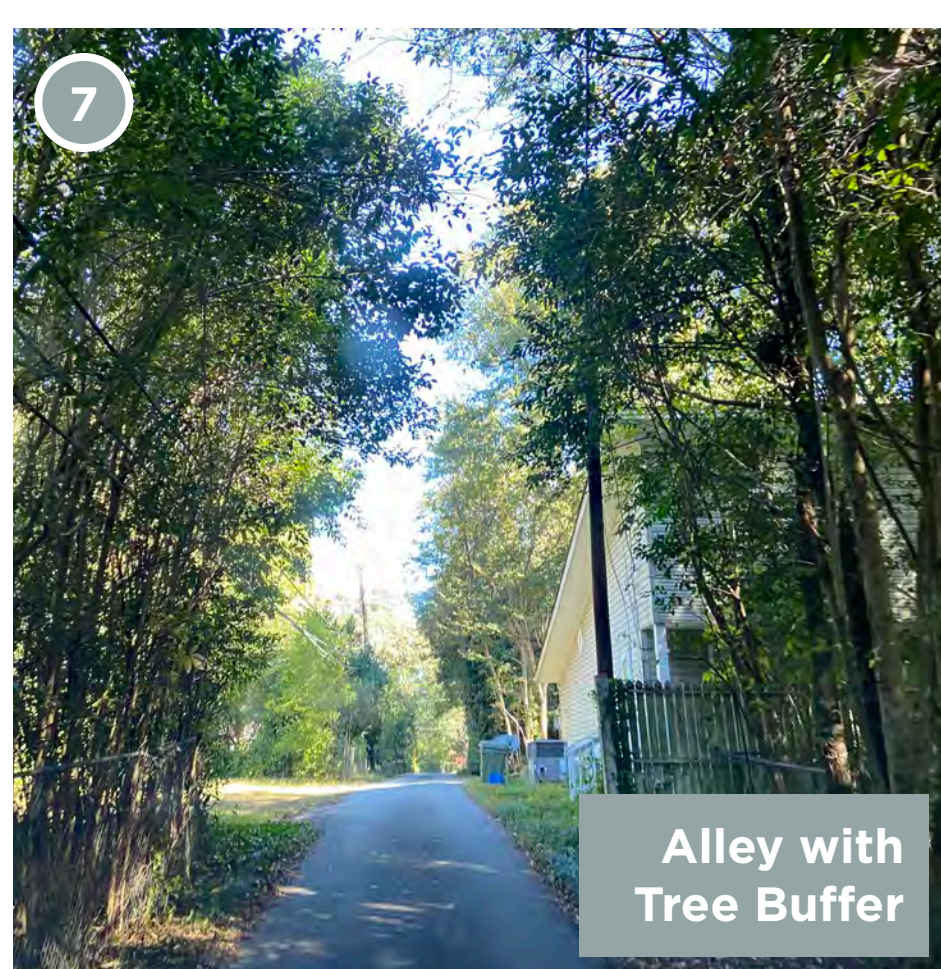
Narrow Sidewalk



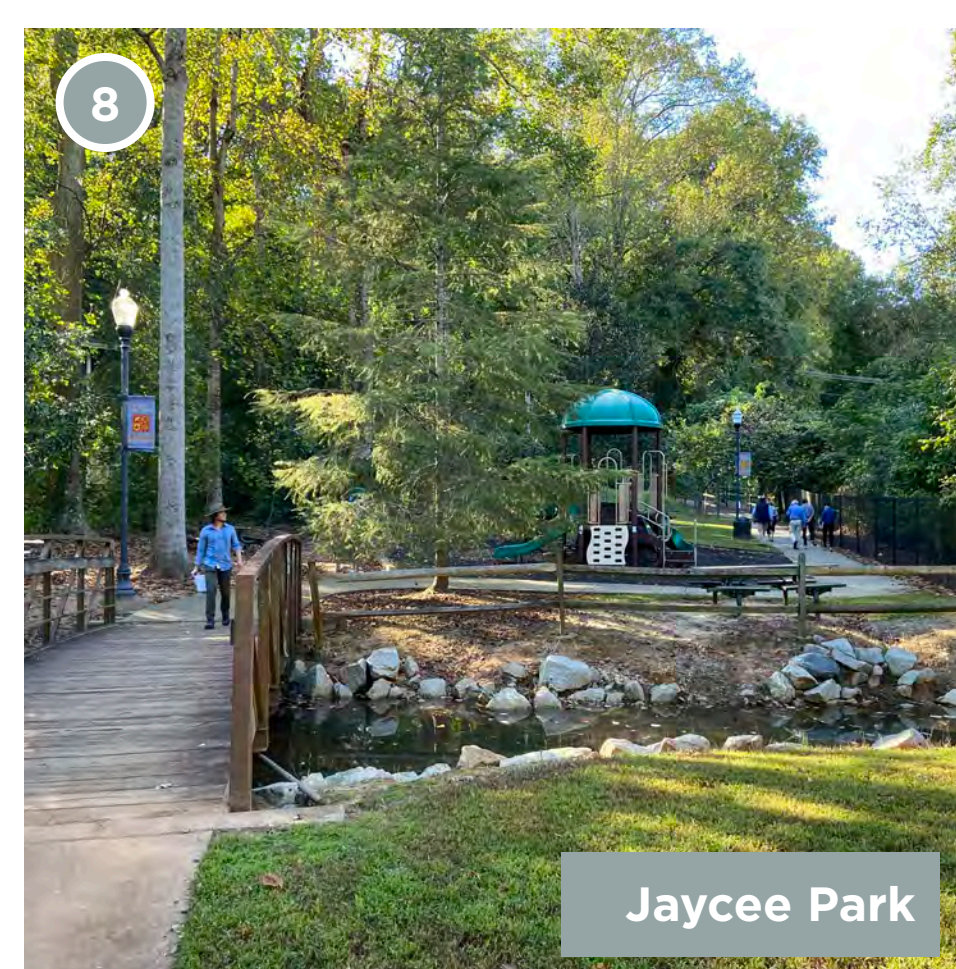
Numerous Curb Cuts



Under Construction Student Housing



Alley with Tree Buffer



Jaycee Park



Larry W. Abernathy Waterfront Park