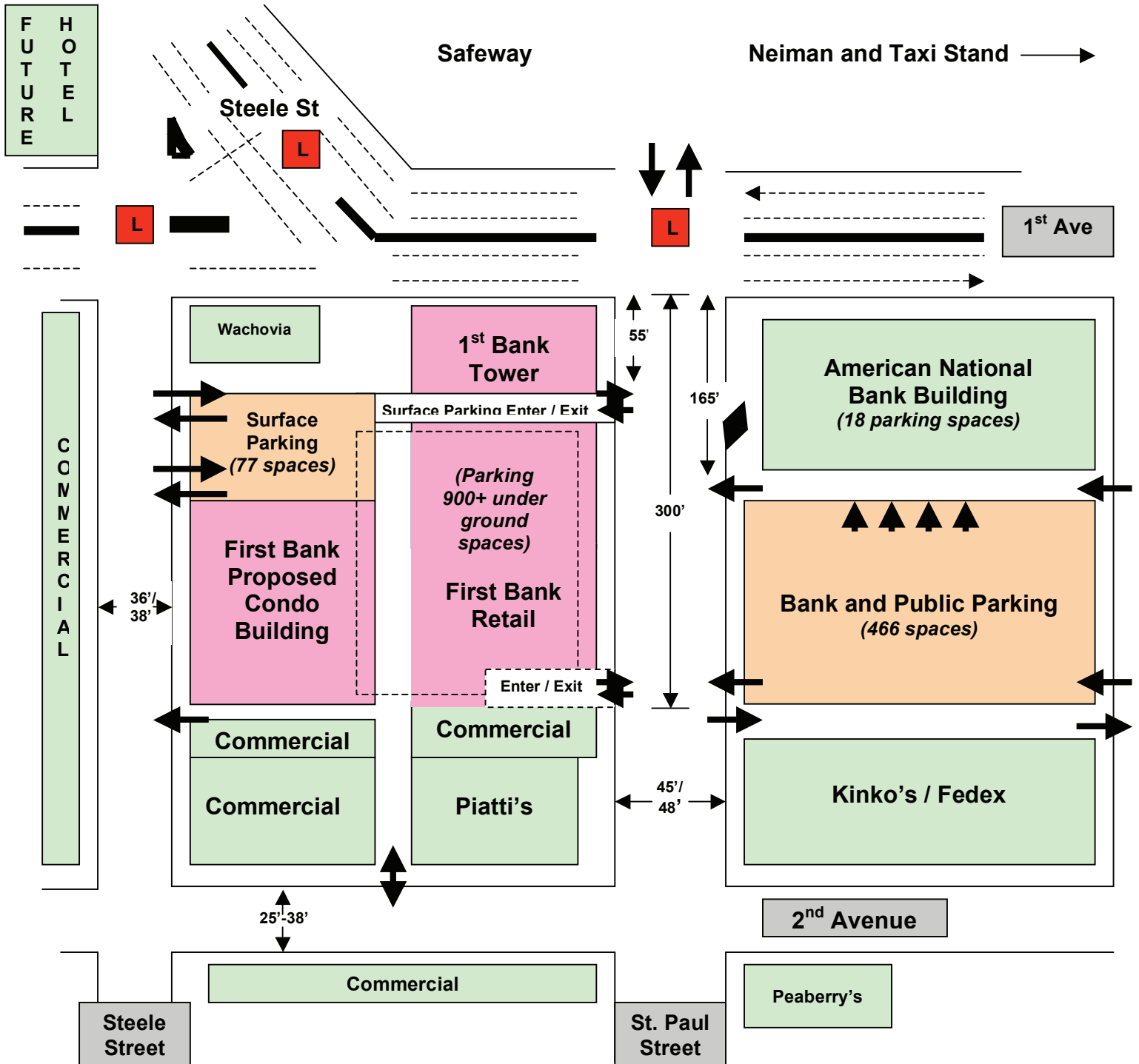


1st Bank Project Site – The Perfect Traffic Storm

Where will the traffic go – toward 1st or 2nd Avenue?



Red Light



<u>Development</u>	<u>Zoning</u>	<u>Height</u>	<u>FAR</u>
Clayton Lane	C-MU-30	130' Max	1.5
North Creek	PUD	96'	2.1
Fillmore Place	PUD	86'	1.9
American National	PUD	126' Max	1.7
1 st Bank Project	PUD	130'	3.6