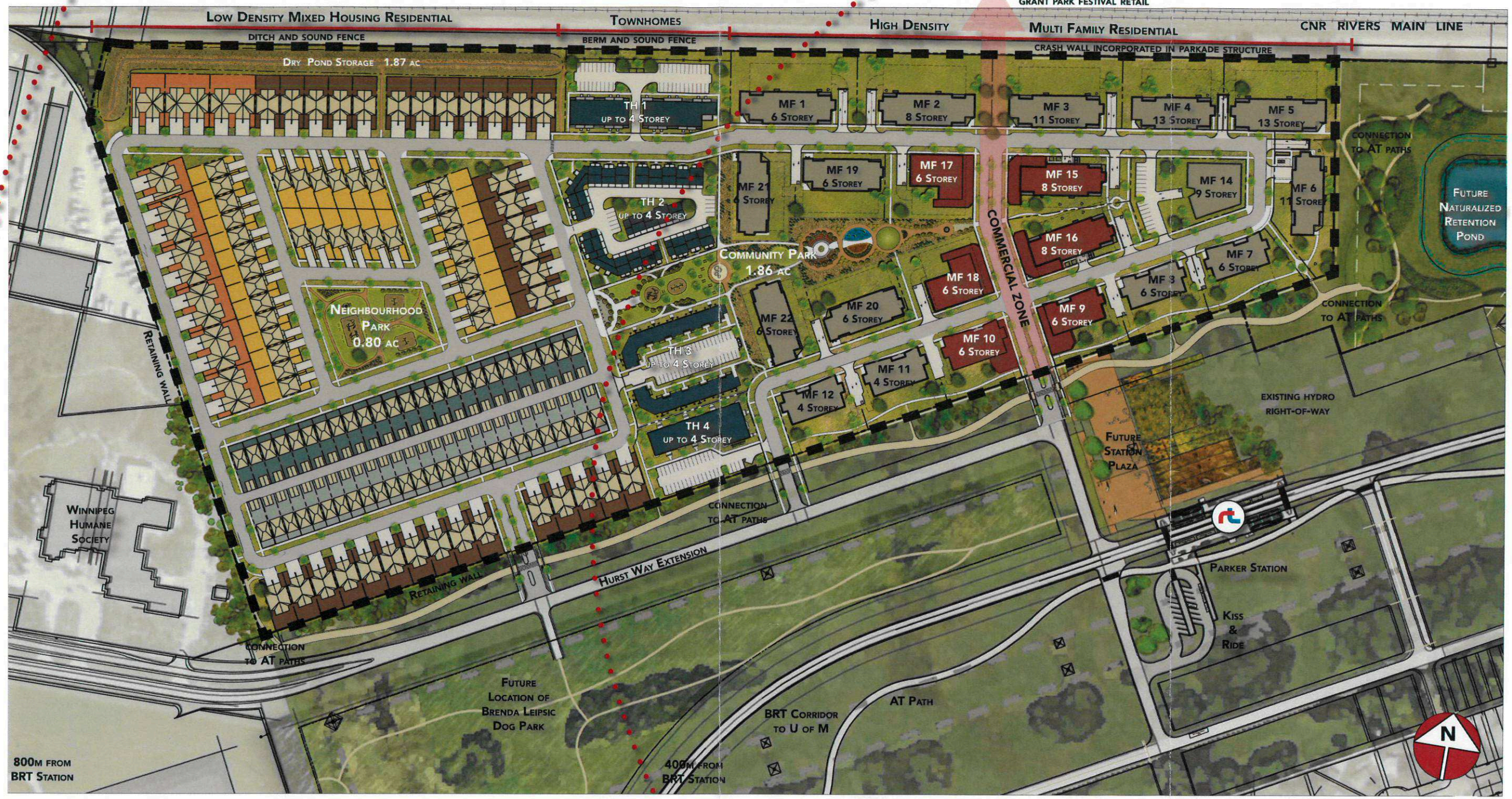


DEVELOPMENT SUMMARY

Low Density Mixed Housing	187 units	12.73 acres
Townhomes Area	161 units	4.93 acres
High Density Multi-Family	1570 units	13.16 acres
Public Reserve Area		4.63 acres
City Right of Way		11.90 acres
Totals	**1918 units**	**47.35 acres**

Lot Types

- 28ft - Single-Family (Backlane)
- 30ft - Single-Family (Backlane)
- 36ft - Single-Family (Front Garage)
- Duplex
- Triplex / Quadplex
- Townhomes
- Multi-Family Residential
- Multi-Family Mixed Use
- Development Property Line

Fulton Grove

DEVELOPMENT PLAN CONCEPT

SEPTEMBER 2018
(REV)

BERM AND SOUND FENCE

CNR RIVERS MAIN LINE

SOUND WALL ON TOP OF PARKADE (WHEN NECESSARY)

CRASHWALL INCORPORATED IN PARKADE STRUCTURES ADJACENT TO RAIL LINE

TH 1
UP TO 4 STOREY

MF 1
6 STOREY

MF 2
8 STOREY

MF 3
11 STOREY

MF 4
13 STOREY

MF 5
13 STOREY

TH 2
UP TO 4 STOREY

MF 21
6 STOREY

MF 19
6 STOREY

MF 17
6 STOREY

MF 15
8 STOREY

MF 14
9 STOREY

MF 6
11 STOREY

PR-1
COMMUNITY PARK
1.86 AC

MF 16
8 STOREY

MF 7
6 STOREY

MF 18
6 STOREY

MF 8
6 STOREY

59'-0" TYP

MF 22
6 STOREY

MF 20
6 STOREY

MF 9
6 STOREY

MF 10
6 STOREY

TH 3
UP TO 4 STOREY

MF 11
4 STOREY

72'-0"

MF 12
4 STOREY

TH 4
UP TO 4 STOREY

AT PATHWAY

FUTURE STATION PLAZA

HISTORICAL CITY ROW

HURST WAY EXTENSION

PARKER STATION

HISTORICAL CITY ROW

N

Lot Types

- Townhomes
- Multi-Family Residential
- Multi-Family Mixed Use

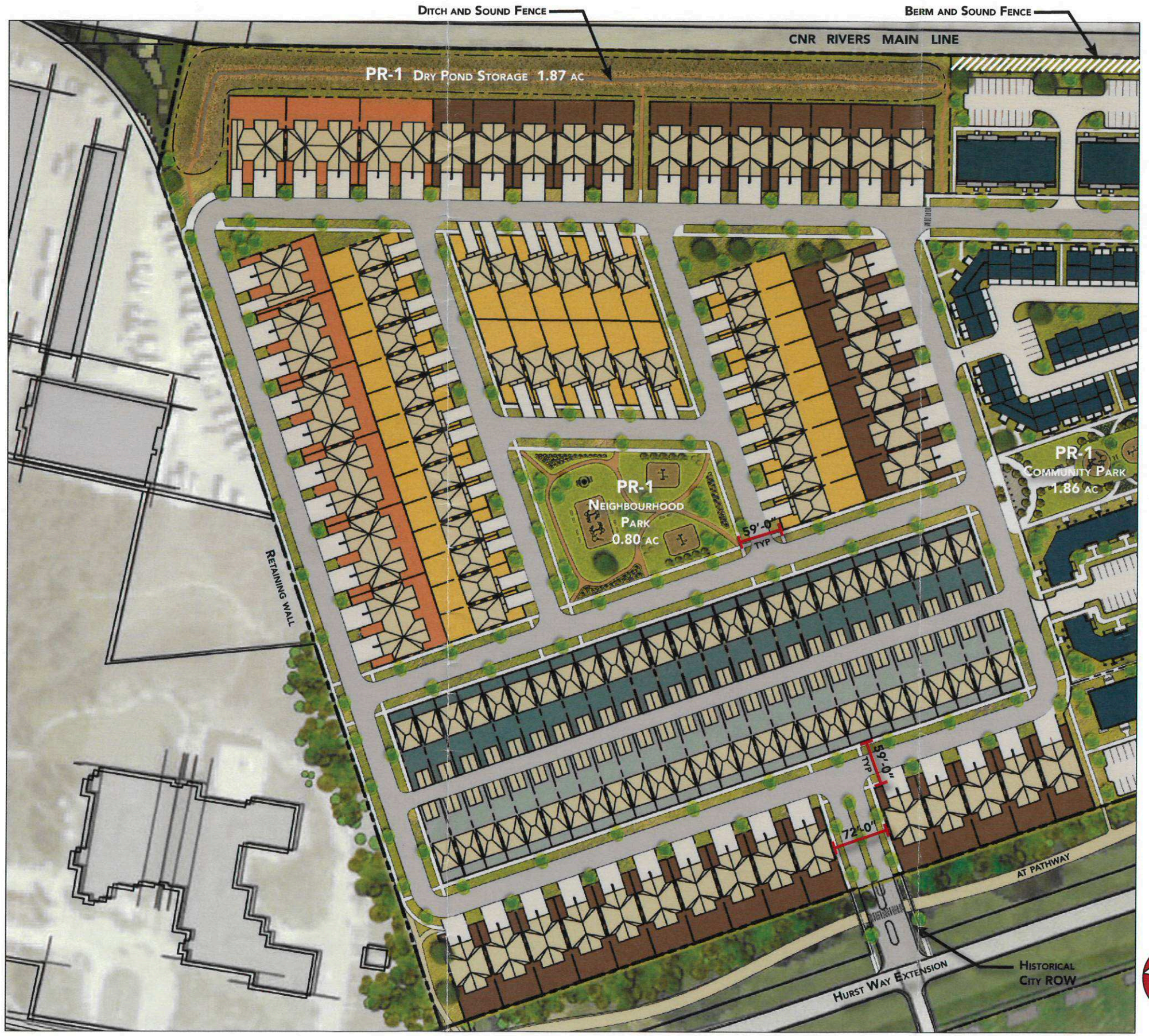
FULTON GROVE - MULTI-FAMILY NET DENSITY

UNITS	ACRES	UNITS/ACRE
1731	18.09	95.69

Fulton Grove

MULTI-FAMILY AREA

SEPTEMBER 2018
(REV)



UNIT TYPES

- 28ft - Single-Family (Backlane)
- 30ft - Single-Family (Backlane)
- 36ft - Single-Family (Front Garage)
- Duplex
- Triplex or Quadplex

FULTON GROVE - LOT INFORMATION

Type	# Lots	# Units
Back Lane (28ft)	27	27
Back Lane (30ft)	25	25
Front Load (36ft)	35	35
Duplexes	33	66
Triplexes	2	6
Quadplexes	7	28
Total		**187**

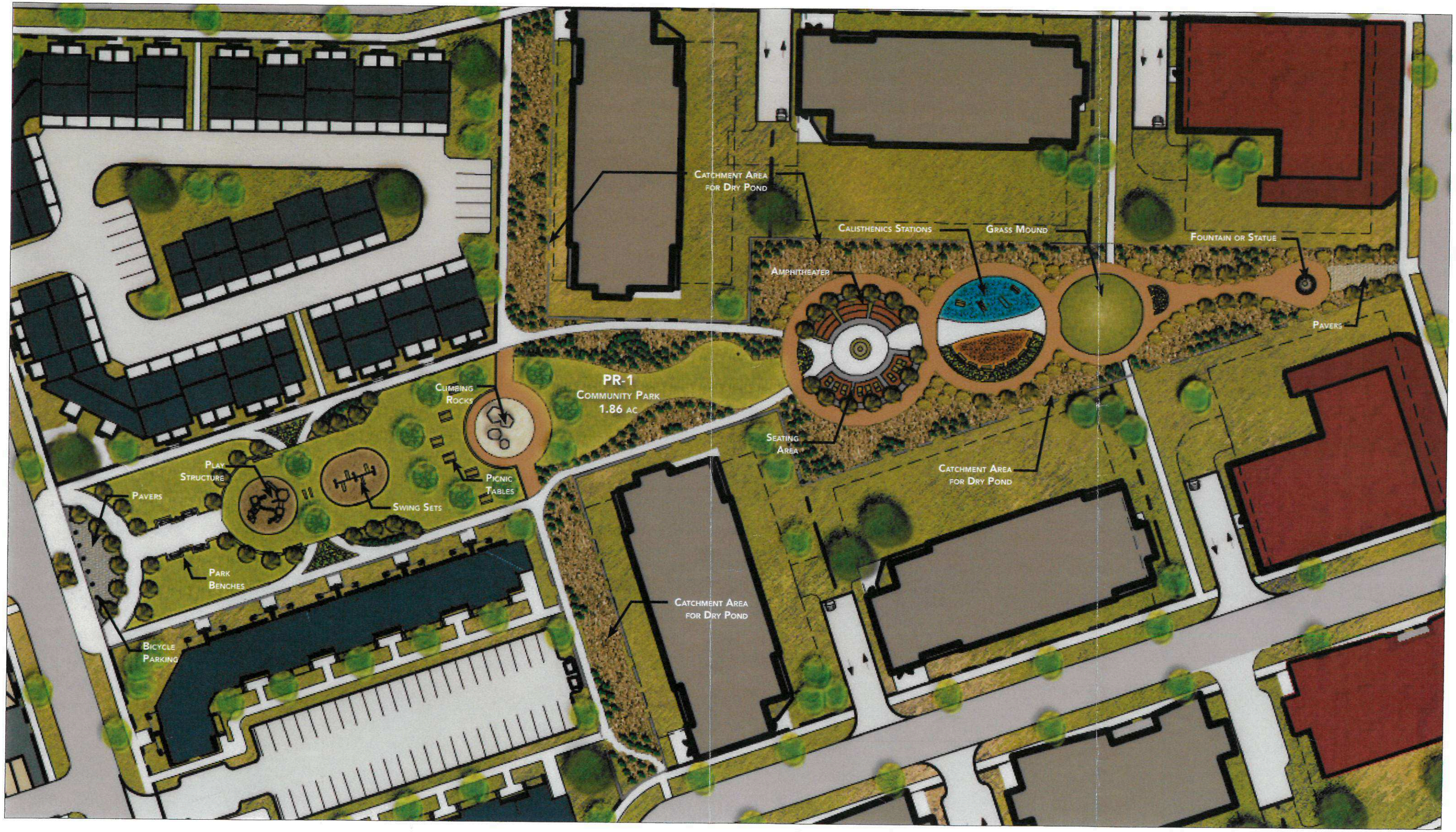
FULTON GROVE - MIXED HOUSING NET DENSITY

Units	Acres	Units/Acre
187	12.73	14.69

Fulton Grove

MIXED HOUSING AREA

SEPTEMBER 2018
(REV)



Fulton Grove

COMMUNITY PARK CONCEPT

September 2018
(REV)