

Exhibits submitted from the public to the Planning Board  
on November 10, 2014

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From: Paul Boehm  
To: Mary McGlone  
Sent: Mon, Nov 10, 2014 12:02 pm  
Subject: Tonight's Littleton Planning Board Meeting

Thank you for two updates. I teach a class on Monday nights so I cannot attend. However, feel free to share my concerns.

As a long time tenant in the Oakbrook Shopping Center, I am still concerned about the impact on parking (convenient for my veterinary clients) that this development may have. I am also concerned that the loss of parking behind my office on what will become a service access route for the new building will be problematic for me and my staff. (Currently I have 4-5 employees that need close in parking. With the DMV's 6 or so employees, we will have 10-12 cars parking in front where clients and customers would normally park. I have been assured by our landlord that the parking near our businesses will not be impacted. That may be true, but if it is wrong, it will be too late to change back.) If there are trucks moving along this path, taking my patients outside may be compromised. Other than the potential benefit to the restaurants, I don't see much added value to the rest of the tenants currently in the shopping center.

Respectfully,

Paul M. Boehm, DVM


Highland Animal Hospital

303-794-1515

PS: The parking lot today is more than 75% full.

**From:** Nextdoor Oakbrook <reply@r.email.nextdoor.com>  
**To:** mcglone101 <mcglone101@aol.com>  
**Subject:** Re: IMPORTANT!! Planning Board 11/10 - Oakbrook Shopping Center  
**Date:** Sun, Nov 9, 2014 3:29 pm

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 Holly Rahbar, Oakbrook

Mary, I am so sorry that we will be unable to attend, but thank you so much for representing us. Here's our response:

As residents of the Oakbrook subdivision for 29 years, we have accepted that there will be development on the former Marathon Oil Property. Many of the neighborhood residents have put in many hours working through various proposals, and we have always tried to be reasonable.

The prospect of a 4 story assisted living complex will just bring more congestion into an area that is rapidly becoming more and more congested. Ever since the hospital was built and expanded (and expanded), there has been increased traffic, and this will of course increase with the new development. But any proposal that involves dense housing in an area that is already reaching capacity is just not feasible. Through traffic in our neighborhood will surely increase. It will drive away the good citizens that have been loyal to this area for so many years and get away from what you are trying to accomplish.

My Mother was in assisted living 4 blocks from this development, and there are many such facilities in the area. Maybe a compromise such as a two story building is what should be considered, but a four story structure is not in keeping with what was promised nor is it what this area needs.

Holly and Sia Rahbar  
7961 S. Logan St.  
Littleton, CO 80122

# Protest

The undersigned, as a resident of the City of Littleton, Colorado and of majority age, does hereby support the current terms and conditions of the Oakbrook Shopping Center Site Development Plan (FKA Highland Square/Oakbrook Commercial Center Site Development Plan dated August 11, 1983, as recorded in the Real Property Records of Arapahoe County, Colorado in Book 73, Page 65) and further amended by the July 9, 1984 Site Development Plan, as it relates to Parcel 1-B, and hereby specifically protests and objects to any change in the PD-C use (currently zoned Retail Commercial) and/or any increase of the maximum building height as to Parcel 1-B such as those changes described and proposed in the June 2, 2014 Oakbrook Assisted Living Application as submitted by Bonaventure, LLC, or any such application amendment which violates the use and/or height restrictions of the current plan.

Printed Name: ERIC MCELLORE Signature: [Signature] Date: 8.30.14  
Address: 517 E. PHILLIPS DR N Littleton, Colorado 80122.

Printed Name: Mary M McElone Signature: [Signature] Date: 8.30.14  
Address: 517 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Jeff Idrees Signature: [Signature] Date: 8-30-14  
Address: 337 E PHILLIPS DR N Littleton, Colorado 80122.

Printed Name: Donald Johnson Signature: [Signature] Date: 8-30-14  
Address: 548 E Phillips Dr. N Littleton, Colorado 80122.

Printed Name: Robert Van Gorder Signature: [Signature] Date: 8/30/14  
Address: 557 E Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Chad Fielding Signature: [Signature] Date: 8/30/14  
Address: 609 E. Phillips Dr. South Littleton, Colorado 80122.

Printed Name: Deena Patel Signature: [Signature] Date: 8/30/14  
Address: 629 E Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: LEONARD A. TAYLOR Signature: [Signature] Date: 8/30/14  
Address: 659 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: EILEEN M. INGLE Signature: [Signature] Date: 8-30-14  
Address: 659 E Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: Dan Callahan Signature: [Signature] Date: 8/30/14  
Address: 789 E Phillips Dr. S Littleton Littleton, Colorado 80122.

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Printed Name: Janice Perry Signature: [Signature] Date: 8/30/14  
Address: 6088 E. Phillips DR N Littleton, Colorado 80122.

Printed Name: Timothy D. Kirby Signature: [Signature] Date: 8/30/2014  
Address: 620 E Phillips Dr N Littleton, Colorado 80122.

Printed Name: Karen Kirby Signature: [Signature] Date: 8/30/2014  
Address: 620 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Jennifer Johnson Signature: [Signature] Date: 8/30/2014  
Address: 507 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Donna Rothchild Signature: [Signature] Date: 8/30/14  
Address: 687 E Phillips Dr 77, Littleton, Colorado 80122.

Printed Name: Eric Hansen Signature: [Signature] Date: 8/30/14  
Address: 757 E Phillips Dr N Littleton, Colorado 80122.

Printed Name: KARI HANSEN Signature: [Signature] Date: 8/30/14  
Address: 757 E PHILLIPS DR N Littleton, Colorado 80122.

Printed Name: Karen Harper Signature: [Signature] Date: 8-30-14  
Address: 797 E Phillips Dr N Littleton, Colorado 80122.

Printed Name: ALAN TUCHFELD Signature: [Signature] Date: 8/30/14  
Address: 507 E PHILLIPS DR N Littleton, Colorado 80122.

Printed Name: Katharine E. Kennedy-Tuchfeld Signature: [Signature] Date: 8/30/14  
Address: 507 E. Phillips Dr. N. Littleton, Colorado 80122.



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Printed Name: Inghisa Johnson Signature: [Signature] Date: 8/30/14  
Address: 246 E Phillips Dr. N. Littleton Colorado Littleton, Colorado 80122.

Printed Name: Jeffrey D. Cazier Signature: [Signature] Date: 9/1/14  
Address: 8265 S Logan Ct. Littleton CO Littleton, Colorado 80122.

Printed Name: Katherine Parris Signature: [Signature] Date: 9/1/14  
Address: 538 E. Phillips Dr. N Littleton Littleton, Colorado 80122.

Printed Name: LORI CAZIER Signature: [Signature] Date: 9/1/14  
Address: 8265 S Logan Ct Littleton, Colorado 80122.

Printed Name: Christina Plucas Signature: [Signature] Date: 9/1/14  
Address: 548 E Phillips Dr. N Littleton, Colorado 80122.

Printed Name: Bailey Halaska Signature: [Signature] Date: 9/7/14  
Address: 8278 S. Pennsylvania Ct Littleton, Colorado 80122.

Printed Name: Nick Halaska Signature: [Signature] Date: 9/7/14  
Address: 8278 S. Pennsylvania Ct Littleton, Colorado 80122.

Printed Name: Lisa Ashford Signature: [Signature] Date: 9-7-14  
Address: 8267 S. Pennsylvania Littleton, Colorado 80122.

Printed Name: Debi Christensen Signature: [Signature] Date: 9/7/14  
Address: 8247 S. Pennsylvania Ct. Littleton, Colorado 80122.

Printed Name: Debi Christensen Signature: [Signature] Date: 9/7/14  
Address: 8247 S. Pennsylvania Ct Littleton, Colorado 80122.

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Printed Name: Roland C. Hea Signature: [Signature] Date: 9/7/2014  
Address: 779 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: Rebecca A Hea Signature: [Signature] Date: 9.7.14  
Address: 779 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: Brandon Hea Signature: [Signature] Date: 9.7.14  
Address: 779 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: Laurieanne Armstrong Signature: [Signature] Date: 9.7.14  
Address: 770 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Ernest W Armstrong Signature: [Signature] Date: 9.7.14  
Address: 770 E. Phillips Dr S. Littleton, Colorado 80122.

Printed Name: CAROL FEY Signature: [Signature] Date: 9-7-14  
Address: 759 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: Denise Campbell Signature: [Signature] Date: 9-8-14  
Address: 760 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Daniel Ohler-F Signature: [Signature] Date: 9-8-14  
Address: 744 E. Phillips Dr S. Littleton, Colorado 80122.

Printed Name: Sharon K. Milius Signature: [Signature] Date: 9-8-14  
Address: 740 E. Phillips Dr. S. Littleton, Colorado 80122.

Printed Name: RAY MILIUS Signature: [Signature] Date: 9/8/14  
Address: 740 E PHILLIPS DR S Littleton, Colorado 80122.



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Printed Name: Kathy Gilchrist Signature: Kathy Gilchrist Date: 9/8/14  
Address: 730 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Megana Wilson Signature: Megana Wilson Date: 9/8/14  
Address: 729 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Cassie Laderer Signature: Cassie Laderer Date: 9/8/14  
Address: 699 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: PAUL LADERER Signature: Paul Laderer Date: 9/8/14  
Address: 699 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: William S Danner Signature: William S Danner Date: 9/8/14  
Address: 780 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Brita Montoya Signature: Brita Montoya Date: \_\_\_\_\_  
Address: 790 Phillips Dr S Littleton, Colorado 80122.

Printed Name: Jennifer Minerly Signature: Jennifer Minerly Date: 9/9/14  
Address: 770 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: MATT Butler Signature: MATT Butler Date: 9/13/14  
Address: 709 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Kimberly Papka Signature: Kimberly Papka Date: 9/13/14  
Address: 750 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Marvin Papka Signature: Marvin Papka Date: 9/13/14  
Address: 750 E Phillips Dr S Littleton, Colorado 80122.  
Littleton, Co 80122



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Printed Name: WILLIAM LOVATO Signature: [Signature] Date: 9/17/14  
Address: 8236 S. LOGAN CRT. Littleton, Colorado 80122.

Printed Name: BRENDA ESQUEBEL Signature: [Signature] Date: 9/17/14  
Address: 8236 S. LOGAN CRT Littleton, Colorado 80122.

Printed Name: VANAN TROMBUL Signature: [Signature] Date: 9/17/14  
Address: 8266 S. LOGAN CT Littleton, Colorado 80122.

Printed Name: Dayna Wilson Signature: [Signature] Date: 09/17/14  
Address: 8276 So Logan Ct Littleton, Colorado 80122.

Printed Name: Patricia A Tracy Signature: [Signature] Date: 9/18/2014  
Address: 650 E. Phillips Dr So Littleton, Colorado 80122.

Printed Name: Rebekah Adams Signature: [Signature] Date: 9/18/14  
Address: 8296 S Logan Ct Littleton, Colorado 80122.

Printed Name: Tamara Powell Signature: [Signature] Date: 9/18/14  
Address: 650 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: JAN O'NEILL Signature: [Signature] Date: 9/19/14  
Address: 8295 South Logan Court Littleton, Colorado 80122.

Printed Name: Mark [Signature] Signature: [Signature] Date: 9/21/14  
Address: 8296 S. Logan Ct Littleton, Colorado 80122.

Printed Name: David R. Clausen Signature: [Signature] Date: 9/22/14  
Address: 620 E Phillips Dr. Littleton, Colorado 80122.

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Printed Name: David W Schwab Signature: DWS Date: 9/21/14  
Address: 8005 S. Logan Dr Littleton, Colorado 80122.

Printed Name: JIM & Jennifer Peterson Signature: Jennifer Peterson Date: 9/21/14  
Address: 807 E Phillips Dr Littleton, Colorado 80122.

Printed Name: Charles Vanderburg Signature: Charles Vanderburg Date: 9/22/14  
Address: 547 E Phillips Dr Littleton, Colorado 80122.

Printed Name: CAROLE VANDERBURG Signature: Carole Vanderburg Date: 9-22-14  
Address: 547 E Phillips Dr Littleton CO Littleton, Colorado 80122.

Printed Name: John H. Baulek Signature: John H Baulek Date: 10-18-14  
Address: 8125 S. Logan Dr Littleton, Colorado 80122.

Printed Name: Annie Baulek Signature: Annie Baulek Date: 10/18/14  
Address: 8125 S Logan Littleton, Colorado 80122.  
Littleton CO 80122

Printed Name: BRAD CAMP Signature: Brad Camp Date: 10/18/14  
Address: 8105 S LOGAN DRIVE Littleton, Colorado 80122.

Printed Name: Sylvia Sauer Signature: Sylvia Sauer Date: 10/18/14  
Address: 8078 S Logan Dr Littleton, Colorado 80122.

Printed Name: Marcia Videman Signature: Marcia Videman Date: 10/18/14  
Address: 8125 S. Logan Dr. Littleton, Colorado 80122.

Printed Name: Debby Shriver Signature: Deb Shriver Date: 10/18/14  
Address: 8116 S Logan Dr Littleton, Colorado 80122.



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Printed Name: James Peterson Signature: [Signature] Date: 8/2/14  
Address: 507 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Debby Clark Signature: [Signature] Date: 9-7-14  
Address: 597 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Thomas Clark Signature: [Signature] Date: 9/7/14  
Address: 597 E Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Josh Clark Signature: [Signature] Date: 9-7-14  
Address: 597 E. Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Christa Forst Signature: [Signature] Date: 9/7/14  
Address: 610 E Phillips Dr S Littleton, Colorado 80122.

Printed Name: Glenn Jones Signature: [Signature] Date: 10-16-14  
Address: 607 E Phillips Dr Littleton, Colorado 80122.

Printed Name: Kathy Groom-Jones Signature: [Signature] Date: 10/16/14  
Address: 607 E Phillips Dr N Littleton, Colorado 80122.

Printed Name: Dana Luf + Signature: [Signature] Date: 10/18/14  
Address: 608 E Phillips Ct Littleton, Colorado 80122.

Printed Name: Joanne ~~MARK~~ BAKER Signature: [Signature] Date: 10-18-14  
Address: 588 E. Phillips Ct Littleton, Colorado 80122.

Printed Name: Mark Baker Signature: [Signature] Date: 10-18-14  
Address: 588 E. Phillips Ct Littleton, Colorado 80122.

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Printed Name: SANDRA HALDER Signature: [Signature] Date: 10-18-14  
Address: 4714 E Phillips Ct Littleton, Colorado 80122.

Printed Name: Bruce Twyten Signature: [Signature] Date: 10-18-14  
Address: 554 E Phillips Ct Littleton, Colorado 80122.

Printed Name: DAVID L. SCHWESOW Signature: [Signature] Date: 10-19-14  
Address: 8095 S. Logan Dr Littleton Littleton, Colorado 80122.

Printed Name: Gloria Schwesow Signature: [Signature] Date: 10-19-14  
Address: 8095 S. Logan Dr Littleton, Colorado 80122.

Printed Name: Tim Rebitsen Signature: [Signature] Date: 10-19-14  
Address: 501 E. Nichols Dr Littleton, Colorado 80122.

Printed Name: Kathryn Moeller Signature: [Signature] Date: 10-19-14  
Address: 708 E Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Daniel D. Moeller Signature: [Signature] Date: 10-19-14  
Address: 708 E Phillips Dr. N. Littleton, Colorado 80122.

Printed Name: Lean Ferrell Signature: [Signature] Date: 10/25/14  
Address: 8115 S. Logan Dr. Littleton, Colorado 80122.

Printed Name: Carrie Moss Signature: [Signature] Date: 10/25/14  
Address: 8106 S. Logan Dr. Littleton, Colorado 80122.

Printed Name: Bill Wells Signature: [Signature] Date: 10-25-14  
Address: 8054 S. Logan Dr. Littleton, Colorado 80122.



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Printed Name: Brian Moss Signature: [Signature] Date: 10/26/14  
Address: 8106 S. Logan Dr. Littleton, Colorado 80122.

Printed Name: Patrick Ferrie Signature: [Signature] Date: 10/20/14  
Address: 657 east philips Dr. No. 6 Littleton, Colorado 80122.

Printed Name: Stephen P. Kutka Signature: [Signature] Date: 10/25/14  
Address: 8268 S. Pennsylvania Ct Littleton, Colorado 80122.

Printed Name: Harriette W. JTE Signature: [Signature] Date: 10/25/14  
Address: 8237 S. Pennsylvania Ct Littleton, Colorado 80122.

Printed Name: Sammy W. Bartlett Signature: [Signature] Date: 10/25/14  
Address: 8275 S. Logan Ct. Littleton, Colorado 80122.

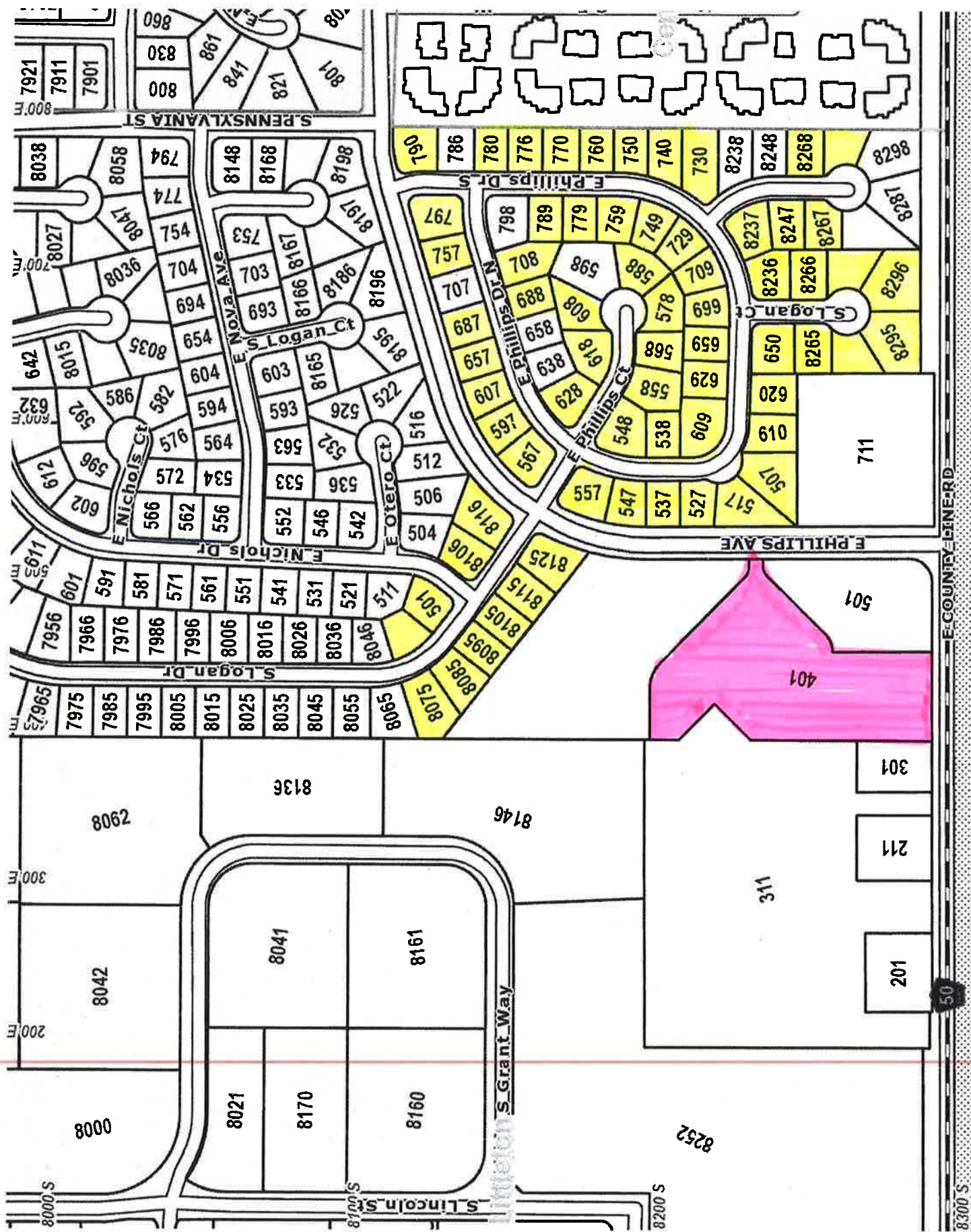
Printed Name: Tammy Smith Signature: [Signature] Date: 10/26/14  
Address: 5188 E. Phillips Ct Littleton, Colorado 80122.

Printed Name: Paul Malinowski Signature: [Signature] Date: 10/26/14  
Address: 8085 S. Logan Dr. Littleton, Colorado 80122.

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Littleton, Colorado 80122.

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Littleton, Colorado 80122.

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Littleton, Colorado 80122.



- **Tonight we ask that you be our representatives in the process and seriously consider our questions and concerns:**

Why the change in city staff opinion from the August 14<sup>th</sup> Technical Review committee report that indicated non-support for the proposed development to the current staff recommendation in front of you tonight supporting, seemingly without reservation, the development? What conditions truly changed?

Has the developer made a sincere effort to address the concerns of the neighborhood? Is there any evidence?

Has the building height actually changed significantly? It changed from a proposed 53' building to a 51' – no matter how you choose to measure it.

Has the original negotiated language on the PD plan been considered and honored?

Does this center best meet the needs of our aging community by placing it in a retail center?

Does this plan best meet the retail needs of the surrounding and outlying community?

And, finally, as those tasked with the responsibility of good governance and good planning, we ask you to take a moment and please ask yourself –

Are we being asked to take action too quickly with only one uncompromising option presented?

Is this really the best we can do?

Submitted by Mary McGlone (517 E Phillips Dr. N. 303-794-4740) on behalf of the Oakbrook neighborhood

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# C. SITE DEVELOPMENT REQUIREMENTS

## 1. BUILDING HEIGHT:

Parcel 1A - 1 story building = 20' maximum height  
3 story building = 50' maximum height

Parcel 1B - 1 story commercial = 20' maximum height  
2 story office = 35' maximum height

## L. STATEMENT OF DEVELOPMENT OBJECTIVES

One of the major objectives to evolve from the development of this Project is the desire to be sensitive to the adjacent neighborhood. This concern is critical to the overall success of the Project. Several objectives have been incorporated into the Project to help in blending the development with adjacent residential use. Those objectives are as follows:

- TRAFFIC IMPACT TO NEIGHBORHOOD:** By incorporating the parcel to the west into the Project and creating the MAJOR ACCESS POINT TO COUNTY LINE ROAD, a conscious effort has been made to channel over 80% of all generated traffic onto the major arterial. Only minor access points occur on Phillips and are to be used primarily for office use and some minor access to retail use. Studies involving the City of Littleton can help the neighborhood develop a plan for traffic movement through the residential streets to EAST PHILLIPS AVENUE without the use of Logan Street thru-traffic.
- LANDSCAPE BUFFERS:** A 50'-0" wide LANDSCAPE/OPEN SPACE BUFFER has been positioned at the north end of the Project adjacent to the residences. We have also indicated the use of a heavily landscaped 30' setback along EAST PHILLIPS AVENUE to help screen the development from the access into/out of the neighborhood. Landscape buffers shall be installed and maintained during initial construction phase. Portions of the site not included in Phase I (primarily Parcel 1A) construction shall be planted with temporary groundcover as an interim landscaping and temporary irrigation system as needed to control erosion, except a portion of the Phillips Avenue buffer adjacent to the office building in Parcel 1B (this shall be an interim landscaping only). The use of landscaped islands throughout the parking areas is done to soften the feeling of a large "parking lot".
- SMALL SCALE/LOW DENSITY:** The development of the Project adjacent to the residential use is designed to be sympathetic to the neighborhood. The two (2) office buildings at the north end of the site are one (1) story in height, and due to the grading concept, will be down in relationship to the adjacent residences. With open space in Parcel 1A approaching 50%, the development of this parcel is very sympathetic to the neighborhood in both scale and density.
- BUILDING HEIGHTS:** The height of the buildings in Parcel 1A and 1B is designed to gradually increase as you move away from the neighborhood. The highest building (approximately 30'-0") is almost 200'-0" from the north property line. In general, the majority of the buildings are one and two story in height.
- PHASING:** The development will be built in three phases over a 5 to 8 year time frame as follows:  
Phase I - Retail in Parcel 1B/Landscape Buffers/Interim Landscaping  
Phase II - Pad A (Office) in Parcel 1B/Final Landscape adjacent to Office Pad  
Phase III - Office Buildings in Parcel 1A

Other concepts utilized in the development of this Project include building siting to maximize the natural contours on site, building materials to harmonize with the character of surrounding development, screening of parking areas with greatest intensity adjacent to the residential areas, and a quality in architectural design of building, site work and graphics to give the Project a strong landmark feeling within the community.

## M. CERTIFICATION

I, Safeway Stores, Inc., Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this plan.

*Robert J. Ambler* Assistant Vice President  
*Thomas J. Vlach* Assistant Secretary

Subscribed and sworn to before me this 15th day of Dec., 1983

Witness my hand and official seal.

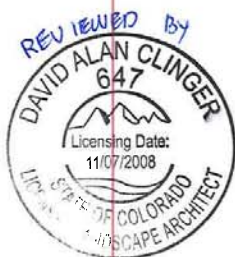
My Commission expires Oct. 31, 1984  
*David H. Zimmerman*  
Notary Public

APPROVED AS TO FORM

City Attorney *Ray L. Burkay*

## SITE DEVELOPMENT PLAN

Date : Aug 11 1983



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Contour Interval 2 Feet

HIGHLAND SQL  
OAKBROOK COM

PRINT FOR DATE

NO REVISION



TITLE

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PO - & ASSOCIATES INCORP  
ALL - ROWN AND WRITTEN IN  
TIC - APPEARING HEREIN SHA  
BE L - IMPLICATED DISCLOSED OF  
WIS - USED WITHOUT WRITTEN

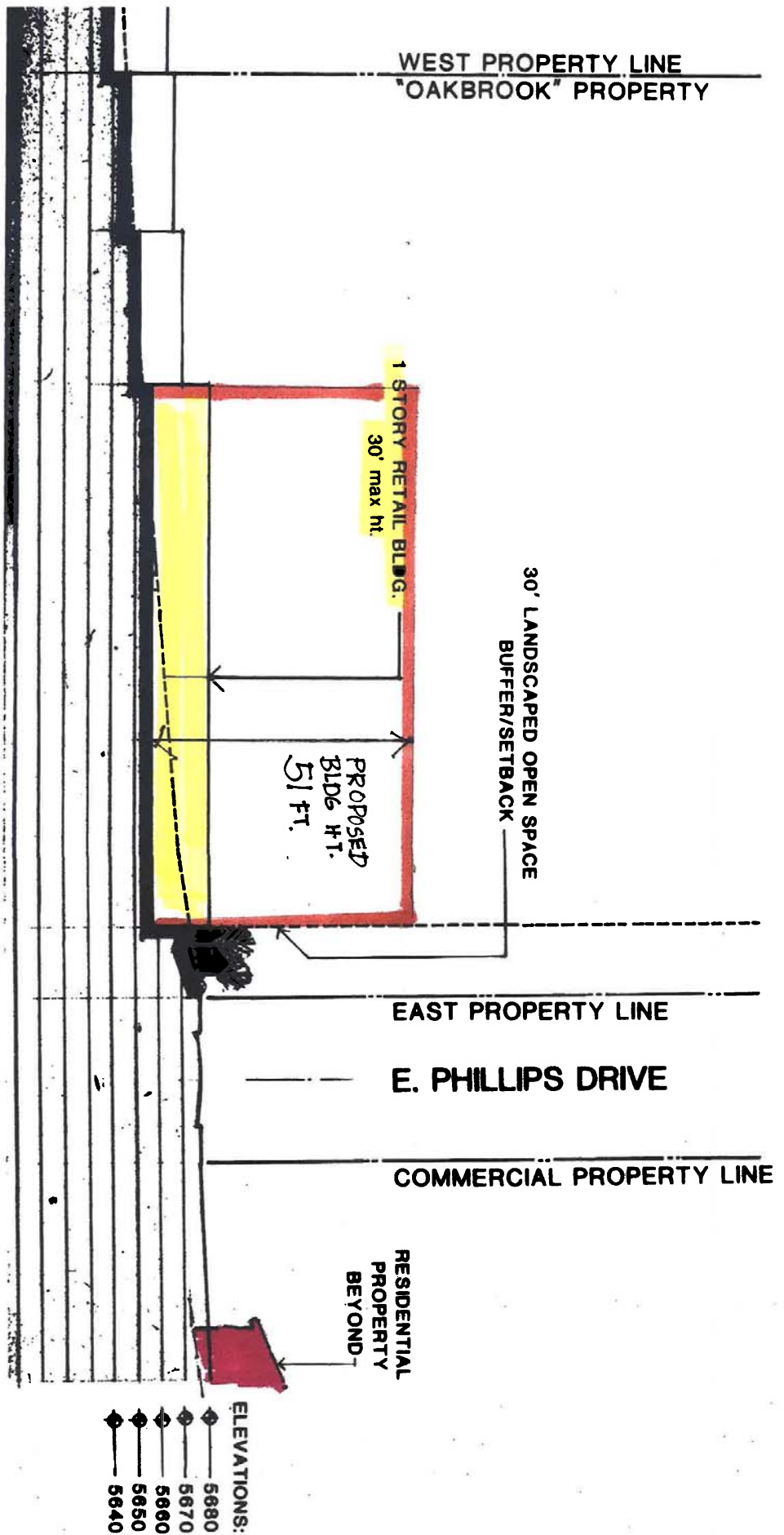
Sheet 1

of 2

73-65

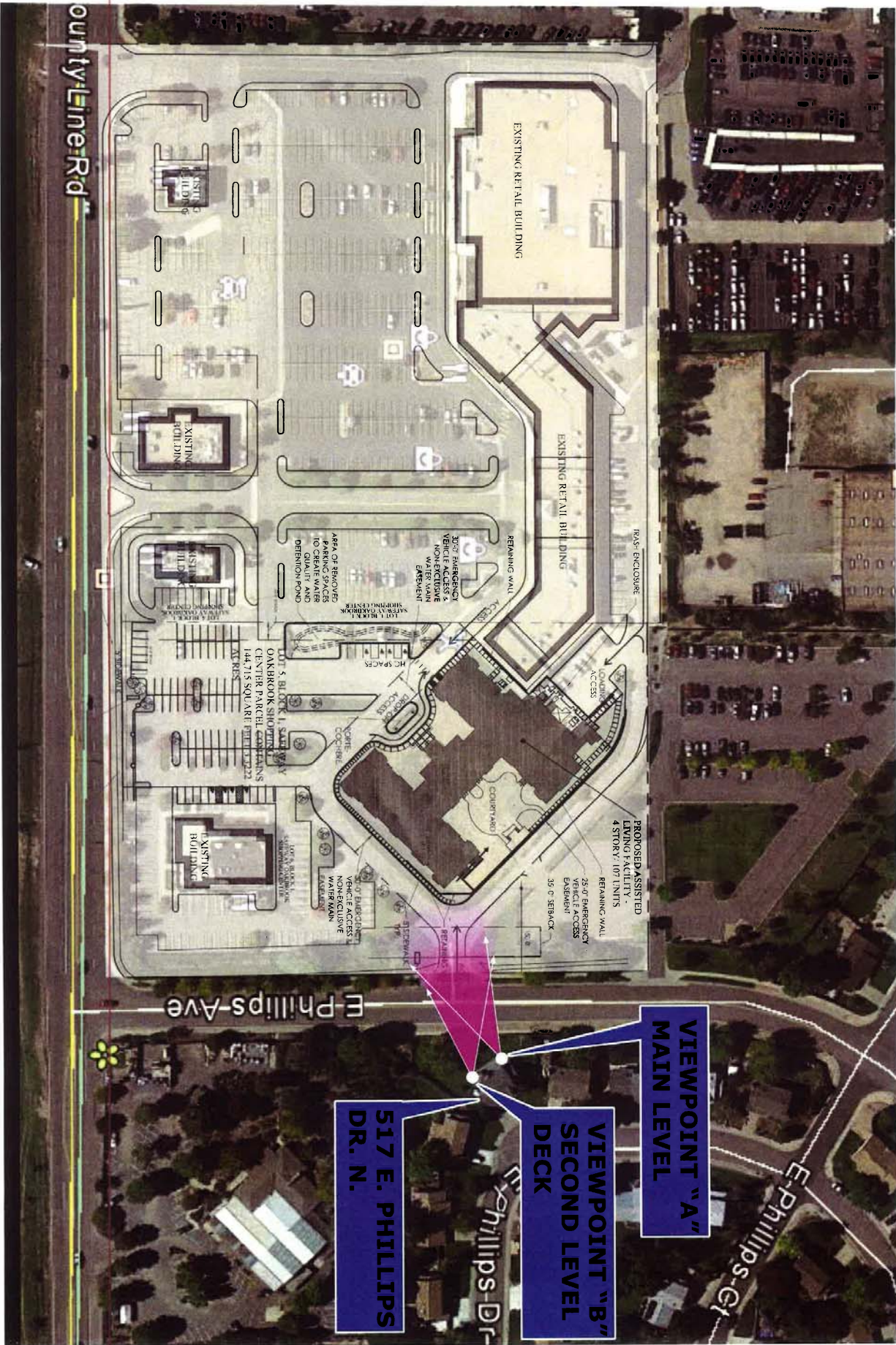






Date : 11 Aug 1983

12



**VIEWPOINT "A"**  
MAIN LEVEL

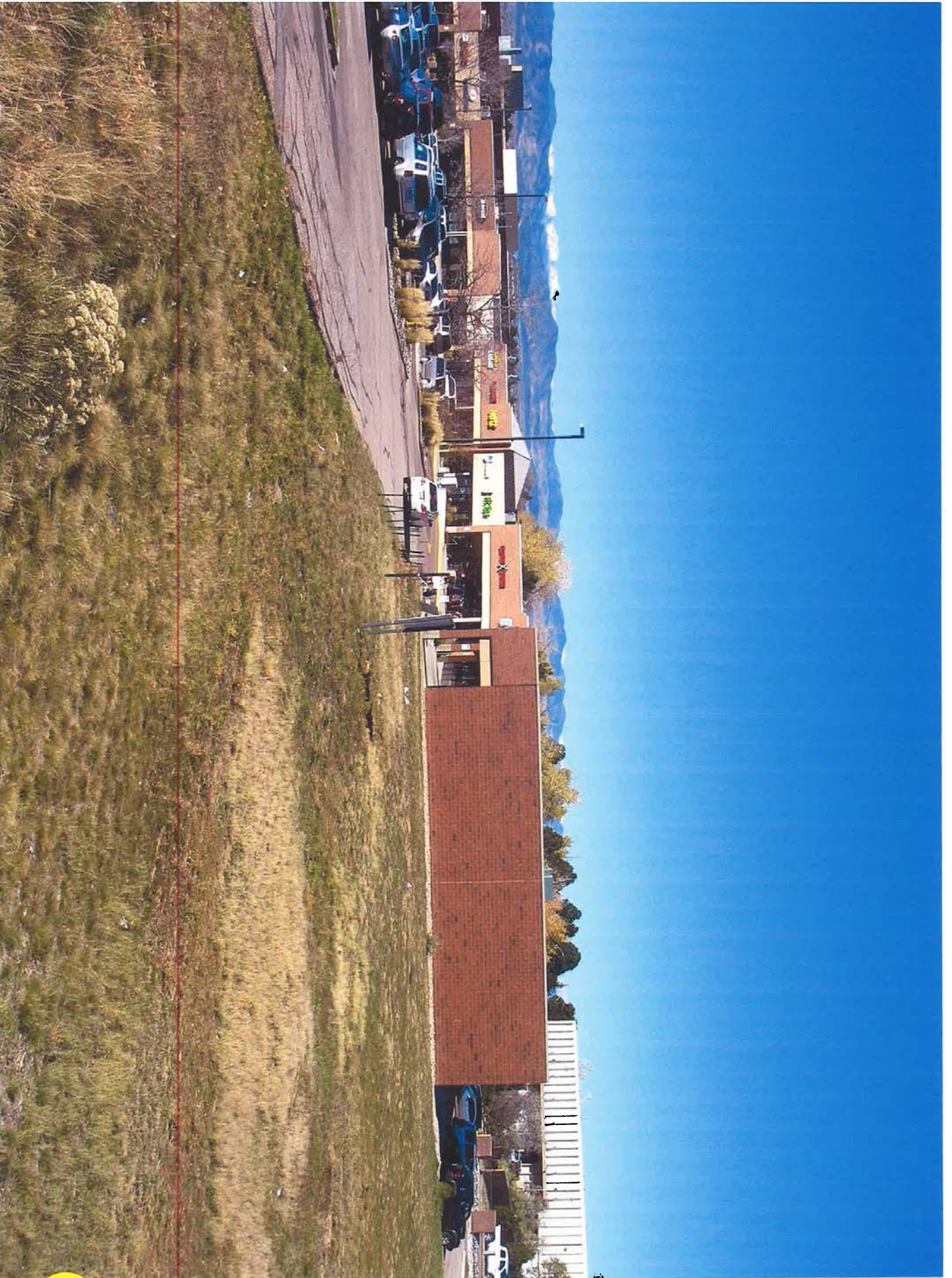
**VIEWPOINT "B"**  
SECOND LEVEL  
DECK

**517 E. PHILLIPS  
DR. N.**

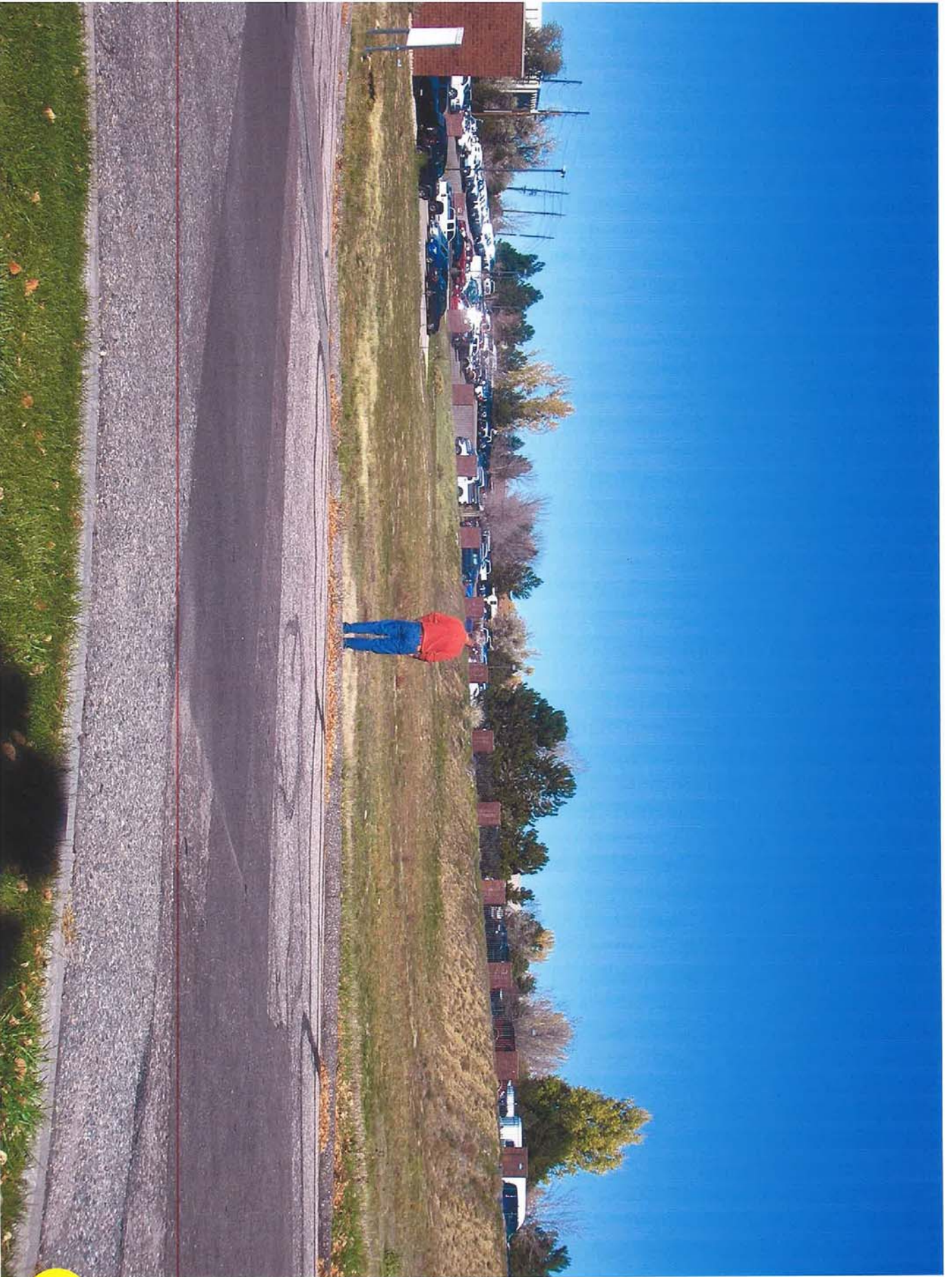
# **NEIGHBOR'S VIEWPOINT KEY MAP**

517 E. PHILLIPS DR. N. LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER

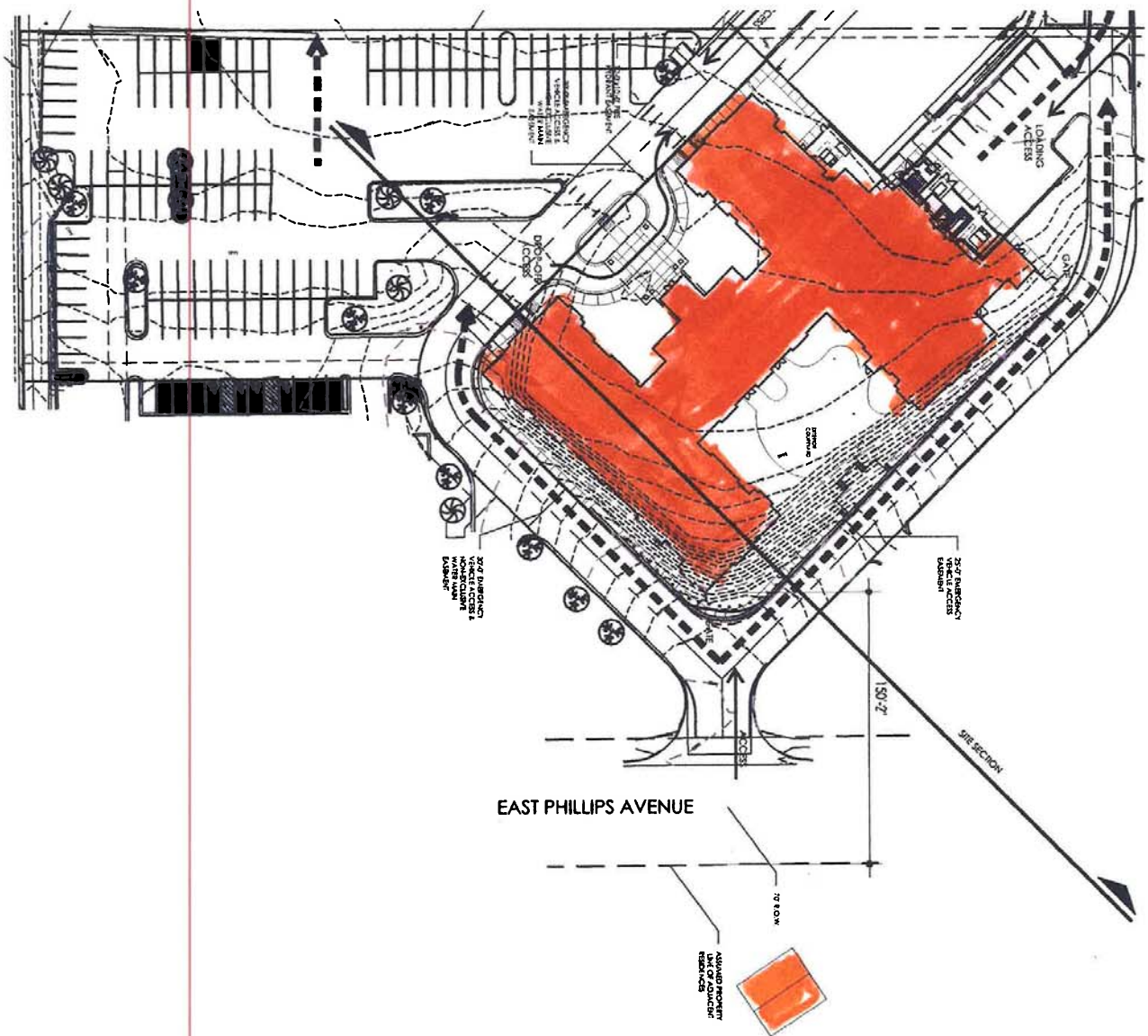












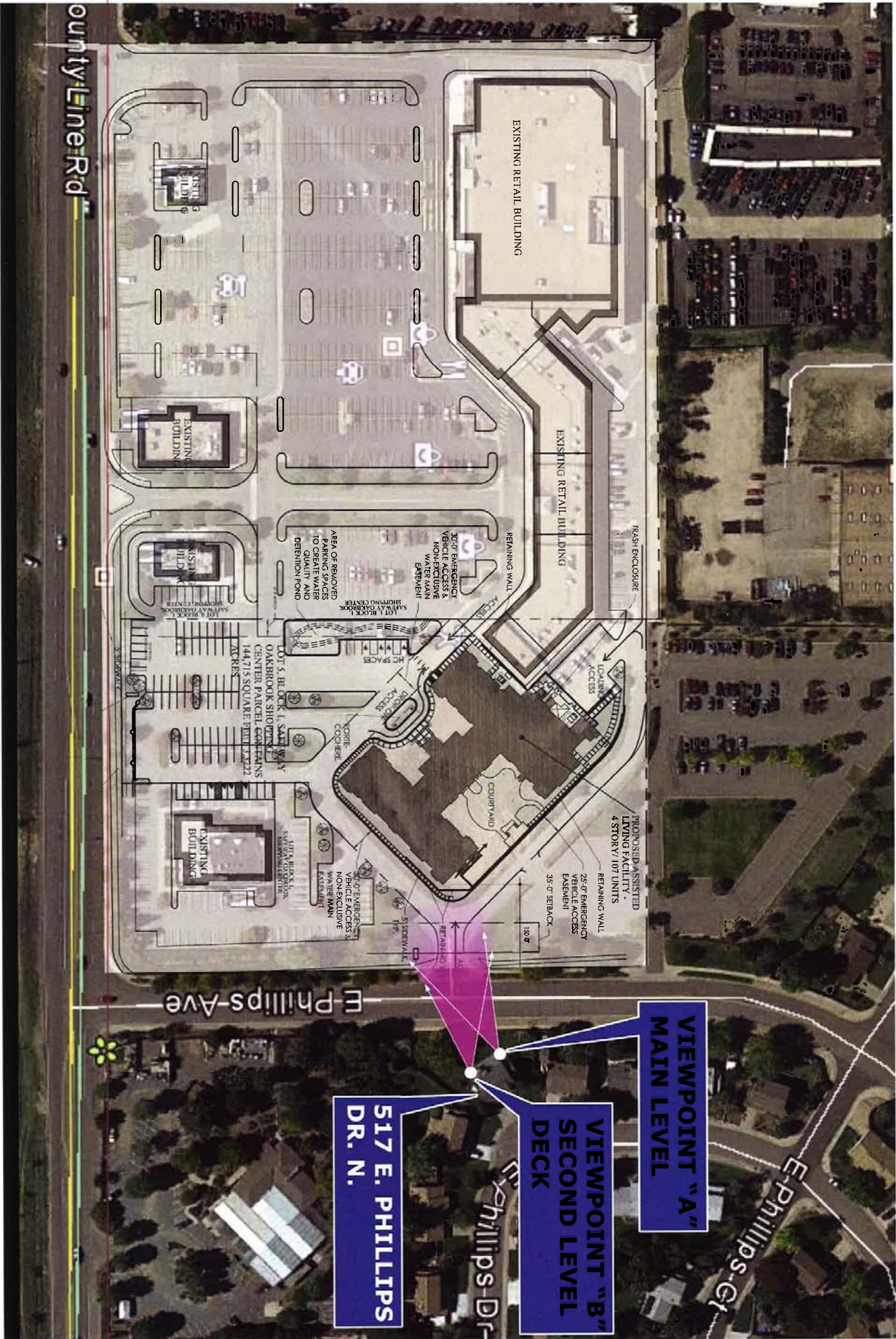












**VIEWPOINT "A"**  
MAIN LEVEL

**VIEWPOINT "B"**  
SECOND LEVEL  
DECK

**517 E. PHILLIPS  
DR. N.**

# **NEIGHBOR'S VIEWPOINT KEY MAP**

517 E. PHILLIPS DR. N. LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER





A

## EXISTING VIEW

517 E. PHILLIPS DR. N. MAIN LEVEL LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER

Visual Enhancements  
www.jhsinc.com

8/4/14

11





A

**VISUAL SIMULATION - OAKBROOK ASSISTED LIVING (LOWERED 2')**

**517 E. PHILLIPS DR. N. MAIN LEVEL LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER**

Reliasa Environments  
www.reliasa.com

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**B**

**EXISTING VIEW**

517 E. PHILLIPS DR. N. SECOND LEVEL DECK LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER





**B**

**VISUAL SIMULATION - OAKBROOK ASSISTED LIVING (LOWERED 2')**

517 E. PHILLIPS DR. N. SECOND LEVEL DECK LOOKING WEST TO PROPOSED AMENDED GENERAL PDP SAFEWAY OAKBROOK SHOPPING CENTER

Visual Environment  
www.visualenv.com

10/10/14