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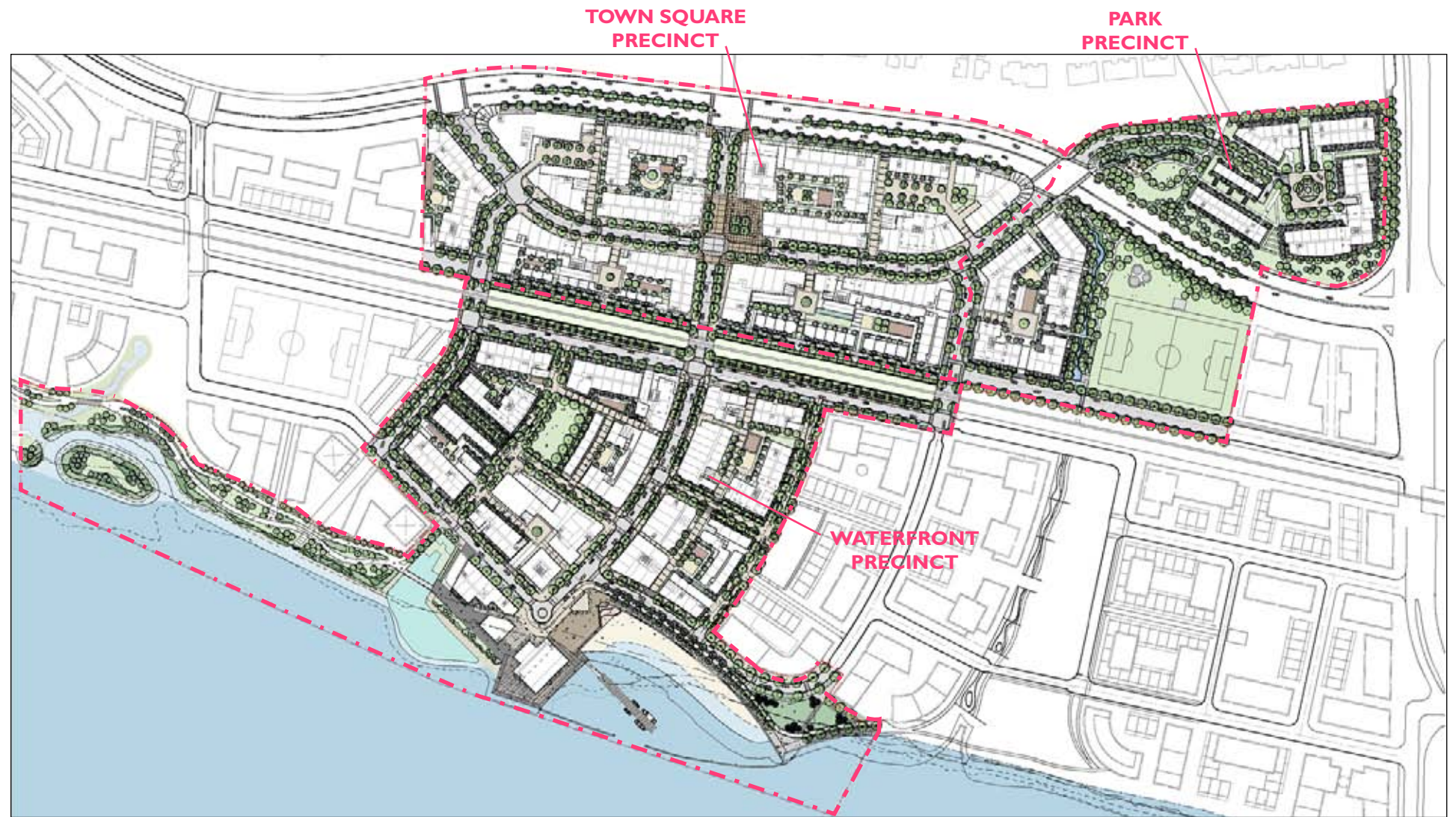
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INTRODUCTION



Phase I Public Realm Plan

Three precincts, each with its own distinctive identity, provide the rich diversity of character and scale found in urban areas that have evolved over time. While the Town Square Precinct establishes the signature commercial and social core visible from Marine Way, the Waterfront Precinct anchors the community at the river, every building and open space linked visually and physically with the water. Connecting these two areas is the High Street its curving frontage attracting visitors to the river and multiple east-west pedestrian routes linking outlying blocks to this prime mixed use street. The Park Precinct forms the gateway both to EFL and the City of Vancouver as well as connecting the existing upland communities to the development.

The following sections 2.1 through 2.4 provides an overview of sitewide building massing, heights, shadow analysis and defines the public view of Mount Baker from Everett Crowley Park. Section 2.5 outlines massing parameters that apply to the individual development parcels. Section 3.0 addresses the individual blocks that make up each precinct.

