

Alternative 2:

Moderately Aggressive Land Use Focus

LAND USE / DEVELOPMENT / REINVESTMENT IDEAS

- Opportunity for new development that is transit supportive with a focus on housing & transit supportive mixed uses. This residential population will help support local businesses.
- Opportunity for major new development that is transit supportive with a focus on higher density employment office space.
- Opportunity for reinvestment with a focus on restaurants and / or local businesses in a small main street district setting.
- Opportunity for reinvestment or new development with a focus on a design / furnishings district as a regional destination.
- Opportunity for major new landmark / public space feature / parklet / promenade or plaza to help emphasize district.
- Land uses that will stay mostly the same

UZ Upzone needed to be transit supportive & provide incentives for major reinvestment or to shift a land use to a new more transit supportive use.

3 floors with tuck under / surface parking Note for general height with floors ranging from 12'-15' for ground floor retail, 10'-12' for housing & 11'-14' for office / second note refers to surface parking at ground level or tuck under building ground level parking or structured parking at grade (screened) or below ground level.

