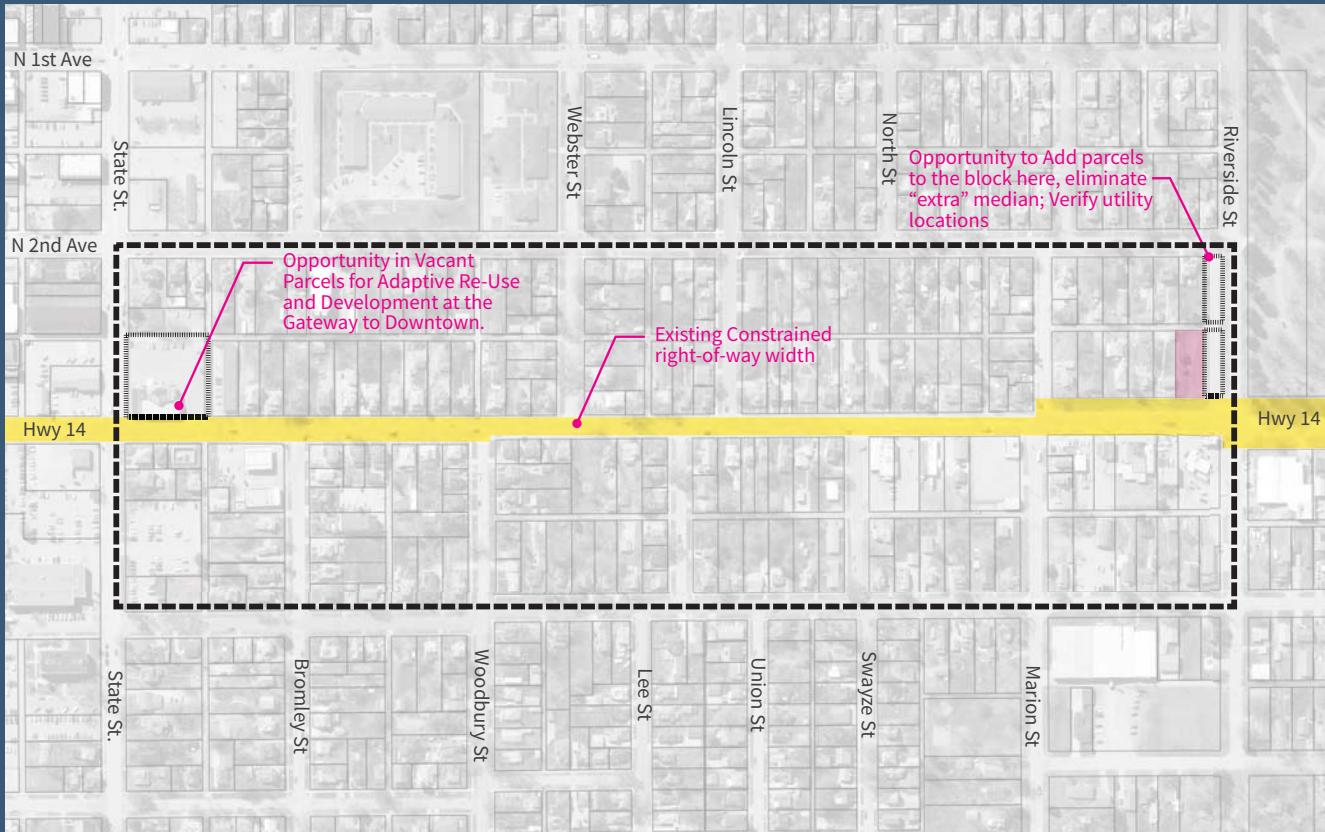


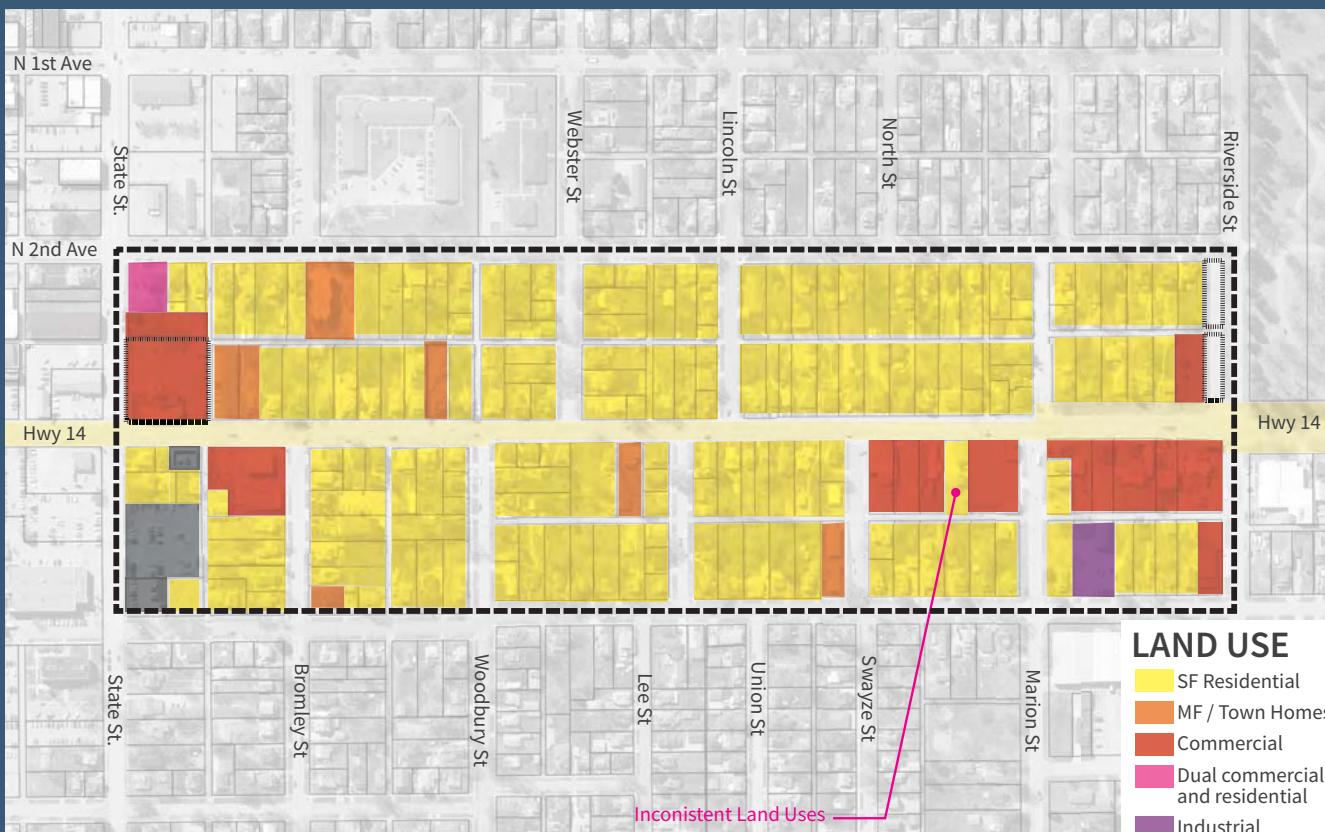
## EXISTING CONDITIONS



## NOTES

- The neighborhood between the Riverside Park/the Cemetery and Main Street is primarily residential.
- Opportunities to add parcels and develop vacant or underutilized parcels.
- The Highway 14 right-of-way corridor is narrow along this study area, not allowing for on-street parking, sidewalks, or street trees.

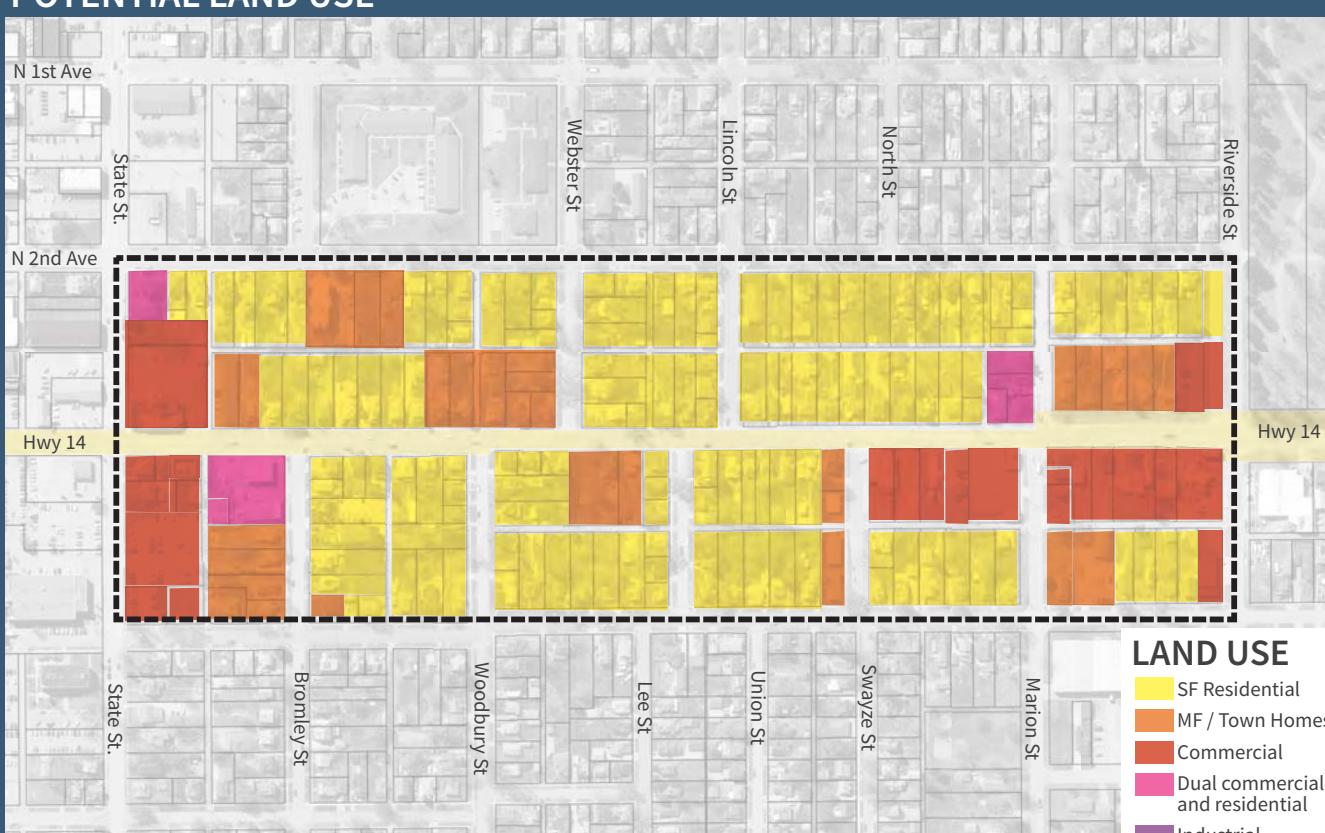
## EXISTING LAND USE



## NOTES

- Although this area is mostly residential, some inconsistent land uses arise with adjacencies of single-family residential and commercial and single-family residential and industrial.

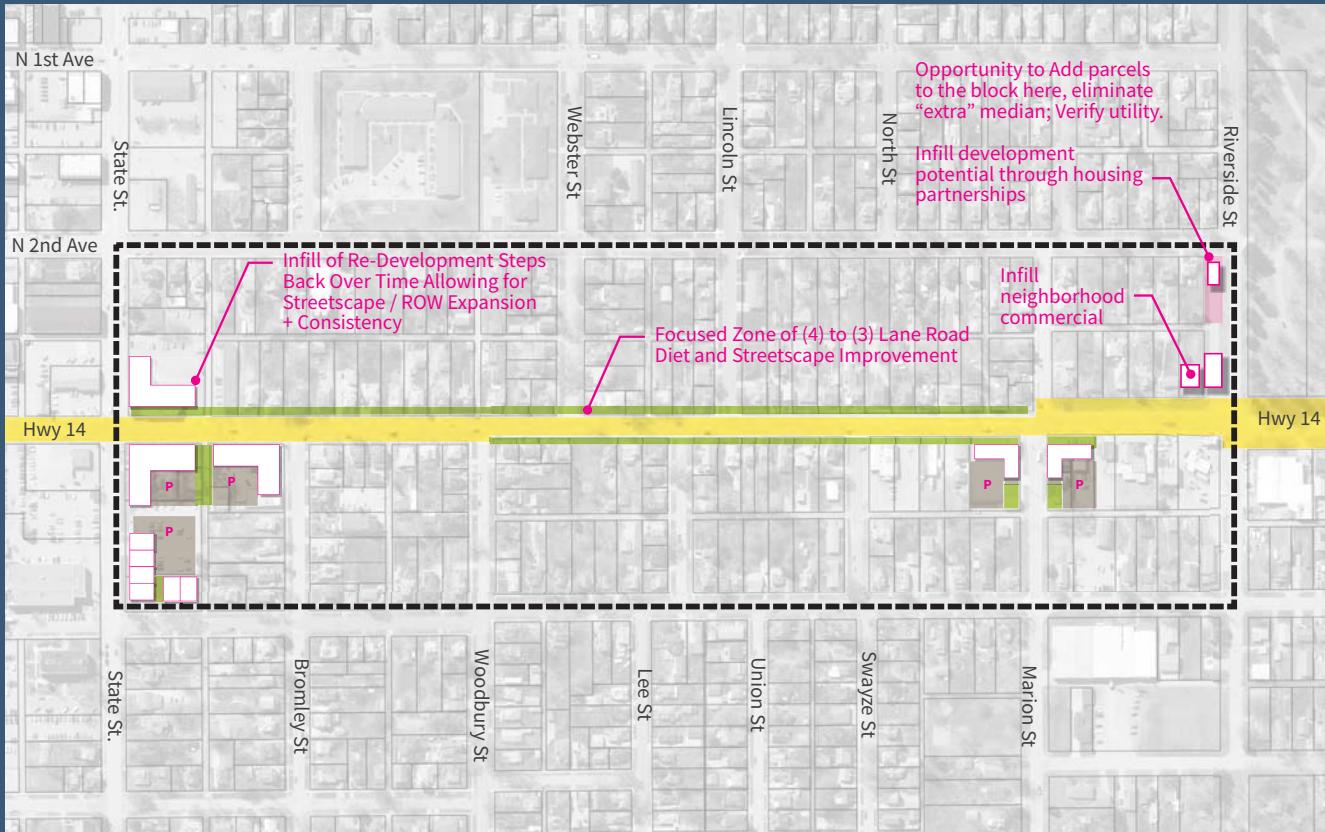
## POTENTIAL LAND USE



## NOTES

- As redevelopment occurs, organize zoning to be compatible with adjacent uses.

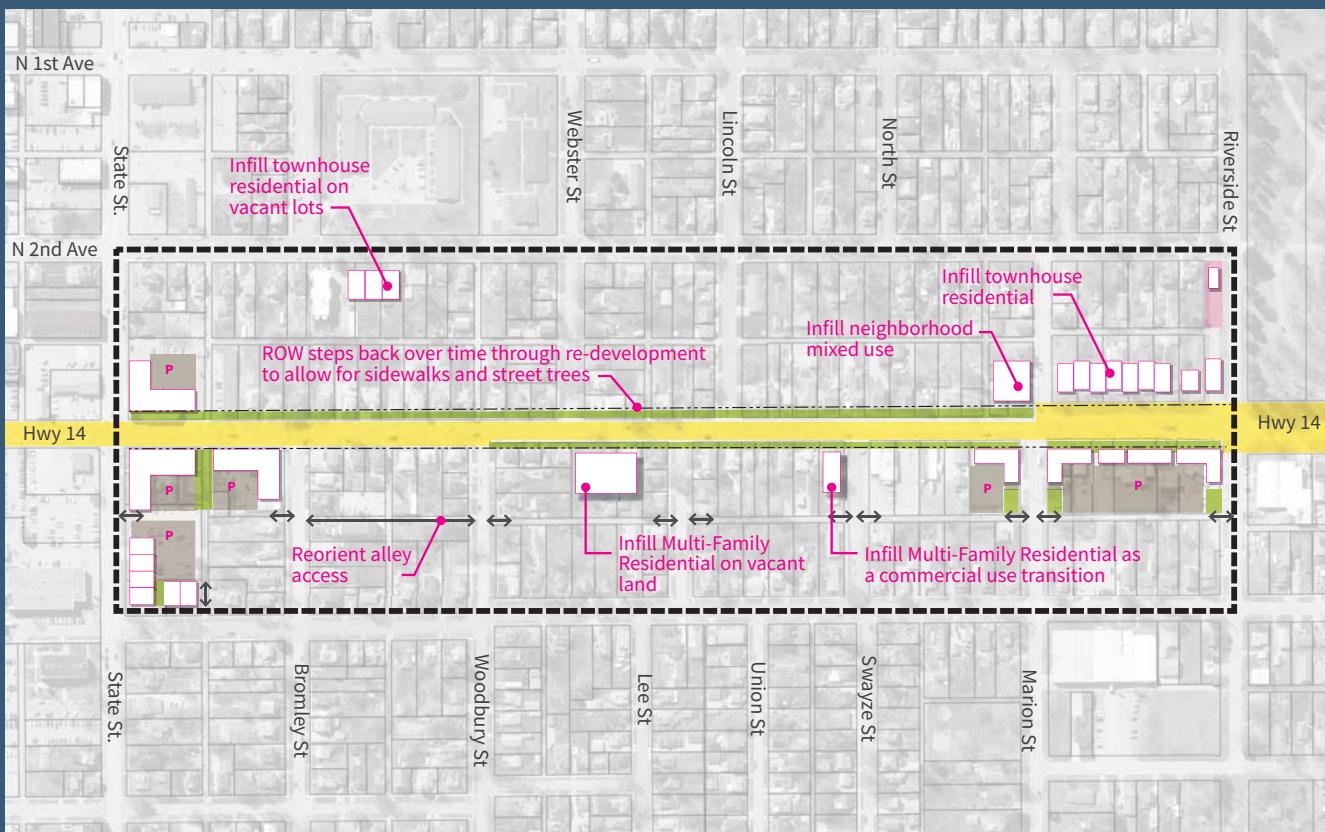
## 1 TO 5 YEAR POTENTIAL OPPORTUNITY



## NOTES

- Initiate development at each end of this area, adjacent to the north gateway and downtown.
- Expand the right-of-way in this study area to allow for on-street parking, sidewalks, and street trees.
- Review development plans to ensure that
  - buildings are oriented along a "build to" line, which may be the right-of-way line or a small setback line.
  - Eliminate curb cuts along Highway 14 and instead use consolidated access to shared parking from the cross streets.

## 10 TO 20 YEAR POTENTIAL OPPORTUNITY



## NOTES

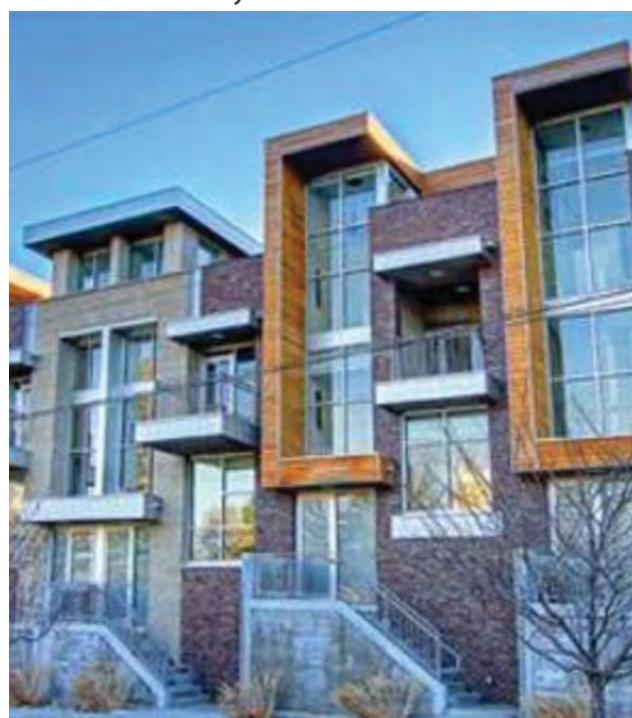
- Convert vacant or underutilized land to townhouse or multi-family units.
- Reorient all alley ways to be north to south instead of east to west as a strategy to consolidate turning movements from Highway 14 and also provide access to future parking areas.
- Goal of retaining residential viability just north of downtown core.

## CHARACTER IMAGERY

## PUBLIC ART MURALS



## TOWNHOUSE, CONTEMPORARY



## TOWNHOUSE, TRADITIONAL

