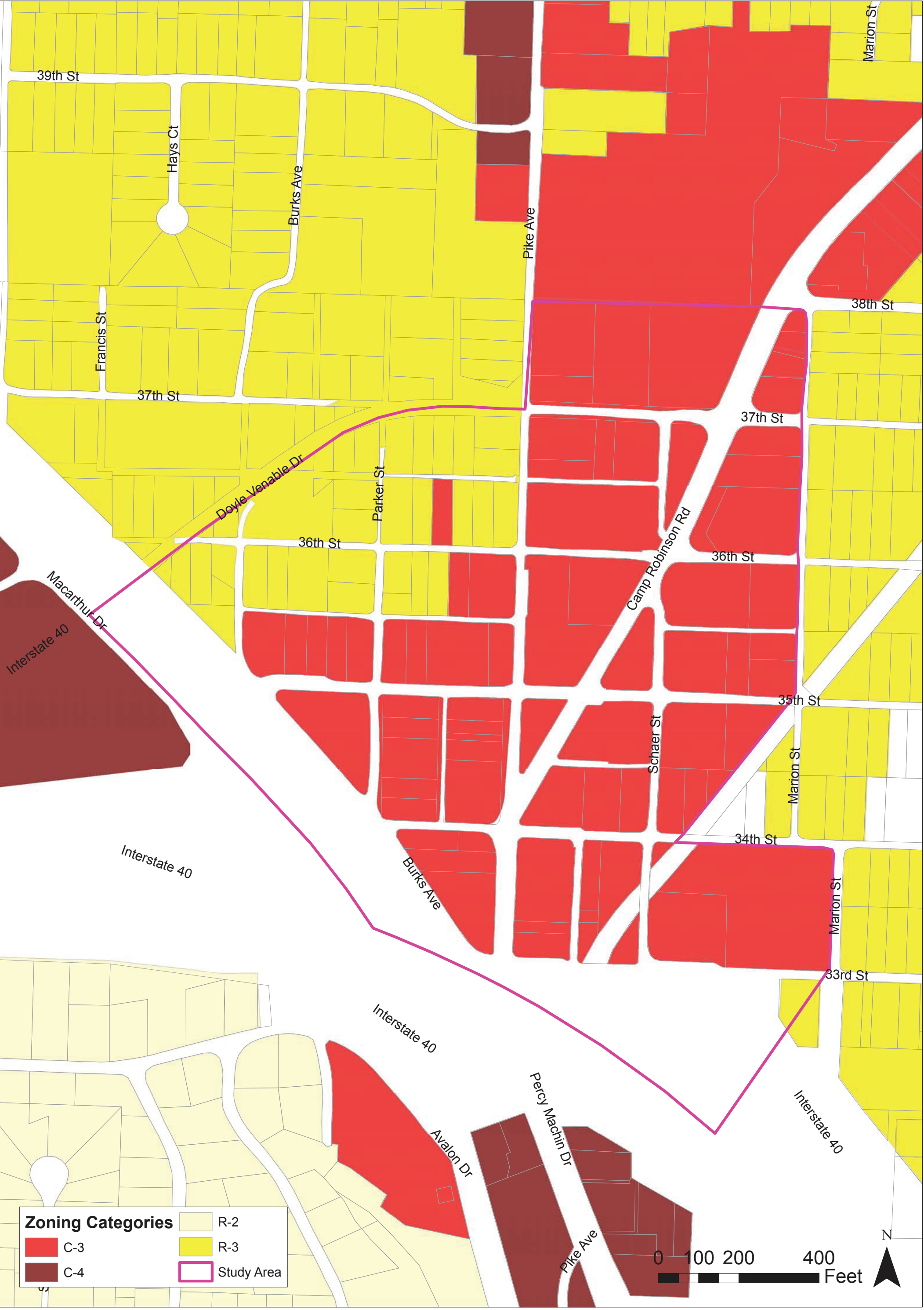
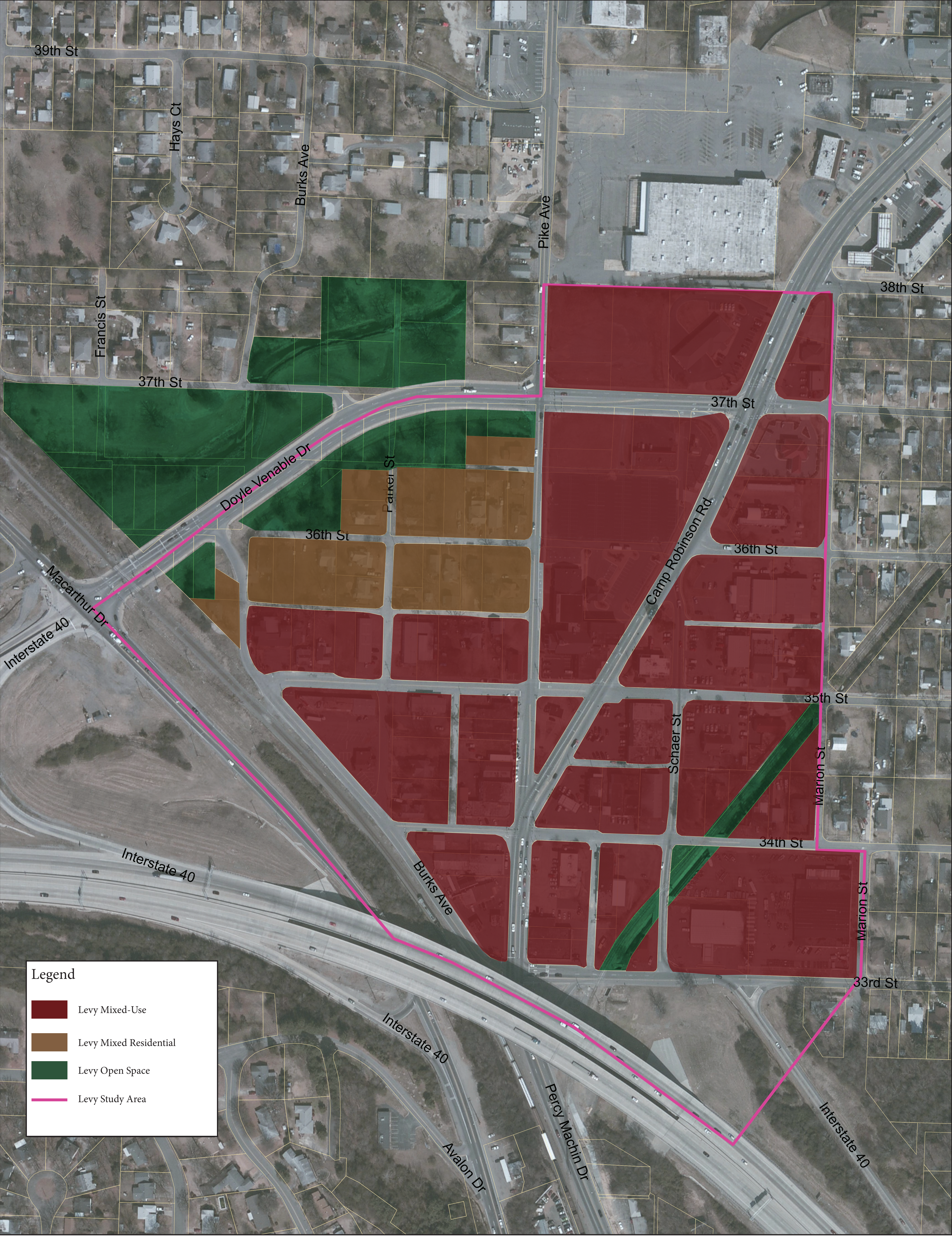


Existing Zoning



Proposed Zoning Overlay



Existing Built Environment



Typical home with front porch close to street



Low-rise Commercial with historic roots



Entry gateway is lacking in a feeling of place



Successful Local Businesses



Hostile pedestrian environment



Iconic historic firehouse

Mixed-Use - Proposed Building Types



Retail-Residential Mixed Use



Outdoor Dining



Walkable Retail Frontage



Retail-Office Mixed Use



Live/Work Attached Buildings



Corner Mixed-Use Building



Adaptive Reuse

Mixed Residential



Live/Work Detached Buildings



Multi-Unit Residential - 8 units



Multi-Unit Residential - 3 units



Townhomes



Duplex Homes



Front Porch Single Family Homes