

## TABLE OF CONTENTS

|                                                                |            |
|----------------------------------------------------------------|------------|
| <b>INTRODUCTION.....</b>                                       | <b>1-1</b> |
| ORGANIZATION .....                                             | 1-1        |
| USE OF THIS REPORT .....                                       | 1-2        |
| Public Outreach .....                                          | 1-3        |
| KEY ISSUES .....                                               | 1-5        |
| Existing Conditions Report Findings .....                      | 1-5        |
| Key Issues from Community/Stakeholder Workshops.....           | 1-7        |
| Comments on Planning Options .....                             | 1-7        |
| Options Review .....                                           | 1-7        |
| NEXT STEPS .....                                               | 1-8        |
| <b>LAND USE OPTIONS DESCRIPTIONS .....</b>                     | <b>2-1</b> |
| OVERVIEW .....                                                 | 2-1        |
| LAND USE OPTION 1: COMMERCIAL SERVICES EMPHASIS .....          | 2-2        |
| Land Use Features .....                                        | 2-2        |
| Circulation Features .....                                     | 2-2        |
| Design Features .....                                          | 2-2        |
| Implementation Issues.....                                     | 2-2        |
| LAND USE OPTION 2: HOUSING AND MIXED-USE INFILL EMPHASIS ..... | 2-6        |
| Land Use Features .....                                        | 2-6        |
| Circulation Features .....                                     | 2-6        |
| Design Features .....                                          | 2-6        |
| Implementation Issues.....                                     | 2-6        |
| LAND USE OPTION 3: REGIONAL COMMERCIAL TENANTS EMPHASIS .....  | 2-10       |
| Land Use Features .....                                        | 2-10       |
| Circulation Features .....                                     | 2-10       |
| Design Features .....                                          | 2-10       |
| Implementation Issues.....                                     | 2-10       |
| Develop Summary .....                                          | 2-14       |
| <b>COMPARATIVE EVALUATION.....</b>                             | <b>3-1</b> |
| INTRODUCTION .....                                             | 3-1        |
| REGIONAL POSITION .....                                        | 3-1        |
| TRANSPORTATION .....                                           | 3-2        |
| COMMUNITY IMAGE AND DESIGN .....                               | 3-6        |
| ECONOMIC DEVELOPMENT.....                                      | 3-9        |
| ECONOMIC FEASIBILITY .....                                     | 3-12       |
| <b>ROADWAY CROSS SECTIONS .....</b>                            | <b>4-1</b> |
| INTRODUCTION .....                                             | 4-1        |
| EXISTING CROSS SECTIONS.....                                   | 4-1        |
| POTENTIAL FUTURE CROSS SECTIONS.....                           | 4-4        |
| POTENTIAL STREET IMPROVEMENTS—BIRD'S EYE VIEW .....            | 4-6        |

## LIST OF TABLES

|                                                                  |      |
|------------------------------------------------------------------|------|
| TABLE 2-1 RESIDENTIAL AND COMMERCIAL BUILD-OUT SCENARIOS .....   | 2-14 |
| TABLE 3-1 ESTIMATED CHANGE IN ANNUAL TAX INCREMENT REVENUE ..... | 3-11 |
| TABLE 3-2 ESTIMATED CHANGE IN ANNUAL SALES TAX REVENUE .....     | 3-11 |