



## REDEVELOPMENT COMMISSION MEETING UPDATE

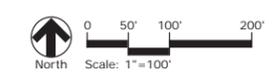


**KEYNOTE LEGEND**

- ① Civic Green
- ② Overlook Park
- ③ Bridge
- ④ Creek Eddy
- ⑤ Pedestrian Street
- ⑥ Creek Trail
- ⑦ Trailhead
- ⑧ Parking Plaza
- ⑨ Parking
- ⑩ Signature Building
- ⑪ Town Hall
- ⑫ Mixed Use Building 'A'
- ⑬ Mixed Use Building 'B'
- ⑭ Mixed Use Building 'C'
- ⑮ Condominiums
- ⑯ Sculptural Play Experience
- ⑰ Shade/Performance Structure
- ⑱ Sensory Plaza (Water & Lights)
- ⑲ Gateway Plaza
- ⑳ Art Wrapped Building

**LAND USE KEY**

- COMMERCIAL/ RETAIL (Higher Density)
- MIXED-USE (Higher Density)
- RESIDENTIAL (Lower Density)
- SMALL SCALE INFILL (Low Density)
- CIVIC USE (Low Density)
- PRIVATE BUILDING
- PUBLIC/PRIVATE BUILDING (3 Story, Ground Floor Comm/Retail)
- PARK



**CONCEPTUAL OVERALL PLAN 'A'**

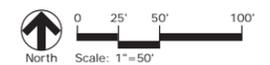


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**BUILDING USE LEGEND**

- ⑩ **Signature Building**
  - 1 1/2 Stories / 4,600 SF
  - Ground Floor Retail/Comm.
- ⑪ **Town Hall**
  - 3 Stories / 12,000 SF
  - Public Restroom for Civic Green
- ⑫ **Mixed Use 'A'**
  - 3 Stories / 21,900 SF
  - Ground Floor Retail/Comm.
  - 20 Units - Top Floors
- ⑬ **Mixed Use 'B'**
  - 3 Stories / 10,200 SF
  - Ground Floor Retail/Comm.
  - 6 Units - Top Floors
- ⑭ **Mixed Use 'C'**
  - 3 Stories / 15,000 SF
  - Ground Floor Retail/Comm.
  - 10 Units - Top Floors
- ⑮ **Condominium**
  - 3 stories / 2,500 SF per unit
  - 8 Units
  - Garage



**CONCEPTUAL DETAILED PLAN 'A'**



**KEYNOTE LEGEND**

1	Civic Green
2	Overlook Park
3	Bridge
4	Creek Eddy
5	Pedestrian Street
6	Creek Trail
7	Trailhead
8	Parking Plaza
9	Parking
10	Signature Building
11	Town Hall
12	Mixed Use Building 'A'
13	Mixed Use Building 'B'
14	Mixed Use Building 'C'
15	Condominiums
16	Sculptural Play Experience
17	Shade/Performance Structure
18	Sensory Plaza (Water & Lights)
19	Gateway Plaza
20	Art Wrapped Building

**NORTH VIEW - PROPOSED PLAN 'A'**



**Existing**

**BIRD'S EYE VIEWS - PLAN 'A'**



**Planning Credits**

**Town of Yorktown - Town Council Members**

- Rich Lee - President
- Robert Ratchford - Vice President
- Laura Vise
- Robert Flanagan
- Rick Glaub
- Daniel Flanagan
- Lon Fox

**Town of Yorktown - Redevelopment Commission Members**

- Jason Brooks (President)
- Ted Johnson (Vice President)
- Patti Decker (Secretary)
- Ted Johnson
- Keith Gary
- Pat LaVelle
- Brad Bookout
- Terry Murphy (Past President)

**Town of Yorktown - Town Staff**

- Pete Olson - Town Manager
- Todd Blevins - Assistant to the Town Manager

**Planning Team**

- Veridus Group - Client Representative
- Context Design - Lead Consultant
- Hageman Group - Real Estate and Finance
- US Architects - Architect and Design Support



**Executive Summary**

**The Downtown Redevelopment (or Revitalization) Plan!**

The Yorktown Redevelopment Commission (YRC) set forth in 2016 to create a Downtown Redevelopment Plan with clear goals, exciting program elements, build-able design direction, realistic budgets, and implementation strategies. Previous planning studies developed program lists that are carried forward within this plan, but modified per continuous review with the YRC - see the Proposed Plan.

The following Benefits to Downtown Planning were shared at Community Engagement events and during YRC review sessions:

- Build upon the abundance of existing community assets
- Long-term economic sustainability (while addressing challenges of tax caps)
- Enhance viable properties and address vacant or dilapidating buildings
- Implement proven concepts to enhance commercial tax base
- Live, work, play (here!) - Provide desired amenities for residents
- Create a vibrant downtown that attracts new business and retains employers
- Keep discretionary spending in Yorktown - restaurants, etc.
- Provide opportunities for great public open space and vibrant and functional architecture
- Improve quality of life for all residents while potentially increasing property values

**Redevelopment Vision Principles - The Baseline**

In order to help guide the redevelopment of downtown, the following principles were derived from discussion in meetings with the Yorktown Redevelopment Commission and have subsequently been adopted as the driving force behind this study.

1. Create a social and economic hub for the Town of Yorktown. A central hub in downtown Yorktown to root social interactions and economic development. From this hub, develop and connect to places to live, work and play in the community.
2. Develop a destination downtown Yorktown. A downtown Yorktown that attracts and draws visitors into the core of the Town to experience the culture, enjoy the social events and patronize the local businesses.
3. Create a multi-generational attraction. With Yorktown Schools as a keystone of our community and Morrow's Meadow the premier community destination, create a space which connects these two community assets to the downtown core. Furthermore, this connection needs be suitable for multi-generational with a strong focus on young families.
4. Develop a project which creates a "culture" unique to Yorktown. Create and nurture a culture, unique to Yorktown, where residents feel a sense of pride and belonging with this project at the core. A place where residents to want to live, work, learn and play in the community.

**Process - Collaboration, Engagement, Creativity, and Getting to a Plan**

The YRC and Design Team established the following process to complete this study. The process was adapted at certain points to respond to new ideas, address items needing additional focus, and providing adequate review and discussion so that the implementation could be seamless once exciting design ideas were well received. An example of this adaptation was a meeting with local real estate experts that informed concepts, Pro-forma study, and re-invigorated discussions about taking action.

- Data Gathering and Project Preparation
- Economic Development, Inventory / Analysis
- Community Engagement - Open House and July 4th
- Conceptual Land Planning

Economic Development Pro Forma  
Schematic Plan and Cost Estimates  
Finalize Booklet - Package Text and Graphics

#### **The Plan - Design Concepts to Guide the Action**

The best way to discuss the achievements of the Downtown Plan is to describe them based on the Vision Principles. The community, YRC, and design team all helped to craft Principles and used them to explore design options and ultimately finalize a plan that will help to make the Vision a reality.

##### Social and Economic Hub

The Plan includes a Civic Green that connects Smith Street to Canal and therefore the core of downtown to the Park. The orientation of the Civic Green draws attention to visitors and physically connects a main thoroughfare and downtown neighborhoods. Multi-functional green spaces like this have been at the root of many successful downtown plans that have been a catalyst for subsequent civic, private, residential, and commercial redevelopment and infill development. The Green speaks to the benefits of a "live, work, play" strategy and includes memorable special features including a shade/performance structure, sensory plaza, and gateway plaza.

Another element to keep downtown on a regular basis is the inclusion of the Town Hall. Early in the process, the design team challenged the YRC to consider the benefits of putting the bustling civic services in the core of downtown, adjacent to green space. If this component can be an early addition along with the Civic Green, it will help to keep a consistent stream of people downtown and therefore provide opportunities for residential and commercial to flourish.

##### Develop A Destination Downtown

The core of the community is the adjacency of Morrow's Meadow, Downtown, and the Schools. Connecting these elements physically and programmatically is essential to the Plan in the long-term. The Overlook Park, Bridge, and Signature Building are the elements that fuse the connections. The YRC was careful to make sure that plans were first and foremost serving the community, but realize that unique features that can attract visitors are essential to economic development.

In this case a "Signature Building" of a unique architectural character and location is proposed to be a local restaurant. The concept would be to invite a private developer to create a place with inviting indoor and outdoor spaces where all locals feel welcome and visitors are attracted to its unique character. The adjacency of this building and site are complimented by the special features - shade/performance structure, sensory plaza, and bridge to the park. In creating destinations, ample parking is always a land use balance. The YRC and design team discussed parking counts and have conceptually included what would be needed for the types of public and private developments in consideration.

##### Create A Multi-Generational Attraction

Among many attributes, Yorktown is known for its great schools, families, and youth athletics. The Plan includes features that are designed to provide all residents with needed amenities, but puts a focus on serving the young families of the community that will continue to live, work, and play in Yorktown and strengthen the community and downtown in the long term. Several physical connections are noted that will provide new opportunities for children and parents to safely move between the trails / schools and park / downtown.

##### Create A "Culture" Unique to Yorktown

One of the observations the Design Team emphasized at the outset was the great opportunity to build on the incredibly unique natural features including the White River and Buck Creek alongside Morrow's Meadow. The Plan seeks to preserve the great physical features,

enhance others, and create new that aide in achieving all the other Vision Principles. Further enhancing these places can only strengthen the downtown and the opportunities both can provide the community for events, recreation, special features, and tourism. This concept was the driving force in encouraging a sense of pride in the community and the great potential for redevelopment, or revitalization, that is possible. The Plan recommends a robust enhancement of native plant communities along river and creek slopes that provide a layer of beautification and encourages some engagement with water.

Within the realm of the built environment, pedestrian-friendly streets are recommended to complement the Civic Green and promote a feeling of the Park reaching out into downtown. Streets that are comfortable to drive, walk, and bike, and can be sectioned off for special purposes create a sense of place, which allows residential to become a reality and commercial to flourish.

#### **Action - Making the Plan a Reality**

Implementation and Action Items are critical in taking the Plan from paper to built works. At the time of this Plan being officially adopted, the YRC has already begun to research, execute tasks, and seek further counsel. Early in the process, the Design Team and YRC made a point to recognize that the Downtown Plan must continue to be reviewed, refreshed, evaluated, and energized immediately after it is adopted and even during early implementation. This is reflected within the living document of the Action Plan, which includes immediate (2017), short-term (1-3 years), near-term (3-5 years), and long-term (5+ years) steps. Re-assessing and adapting on this rhythm is a formula that successful communities have come to know well.

The Design Team and YRC have also discussed the importance of transitioning from this study into further design exploration and alignment with other ongoing studies in late 2016 and early 2017. It is critical for the Downtown Plan to be in concert with goals and ideas within the Comprehensive Plan, Parks Master Plan, and other Town plans involving infrastructure and Community Enhancement - Arts, Trails, Schools, Sports, and beyond.



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- ⑦ Trail Head
- ⑧ Signature Building 02
- ⑨ Parking/Access
- ⑩ Signature Building 01
- ⑪ Town Hall
- ⑫ Mixed Use Project 'A'
- ⑬ Mixed Use Building 'B'
- ⑭ Mixed Use Building 'C'
- ⑮ Residential
- ⑯ Sculptural Play Experience
- ⑰ Shade/Performance Structure
- ⑱ Sensory Plaza
- ⑲ Gateway Plaza
- ⑳ Art Wrapped Building
- ㉑ Mixed Use Building 'D'
- ㉒ Mixed Use Building 'E'
- ㉓ Courtyard / Games
- ㉔ Main Path / Events
- ㉕ Streetscape / Dining / Gathering
- ㉖ Access Control
- ㉗ Smith Street Connection

**BUILDING LEGEND**

*Approximate First Level Square Footage Noted*

- ⑧ **Signature Building 02**
  - 1.5 - 2 Levels / 5,000 sf
  - Retail / Comm. (Food Service)
- ⑩ **Signature Building 01**
  - 1.5 Levels / 5,000 sf
  - Retail / Comm. (Food Service)
- ⑪ **Town Hall**
  - 2 Levels / 5,000 sf
  - Civic w/ Shared Presentation Space
- ⑫ **Mixed Use 'A'**
  - 2-3 Levels / 30,000 sf
  - Retail / Comm. / Parking (Anchor Business)
- ⑬ **Mixed Use 'B'**
  - 2-3 Levels / 7,000 sf
  - Retail / Comm. / (potential Res.)
- ⑭ **Mixed Use 'C'**
  - 2-3 Levels / 8,500 sf
  - Retail / Comm. / (potential Res.)
- ⑮ **Residential Units**
  - 2-3 Levels / 2,250 sf (per unit)
  - Res. (6-8 Units w/ garages)
- ㉑ **Mixed Use 'D'**
  - 2-3 Levels / 30,000 sf
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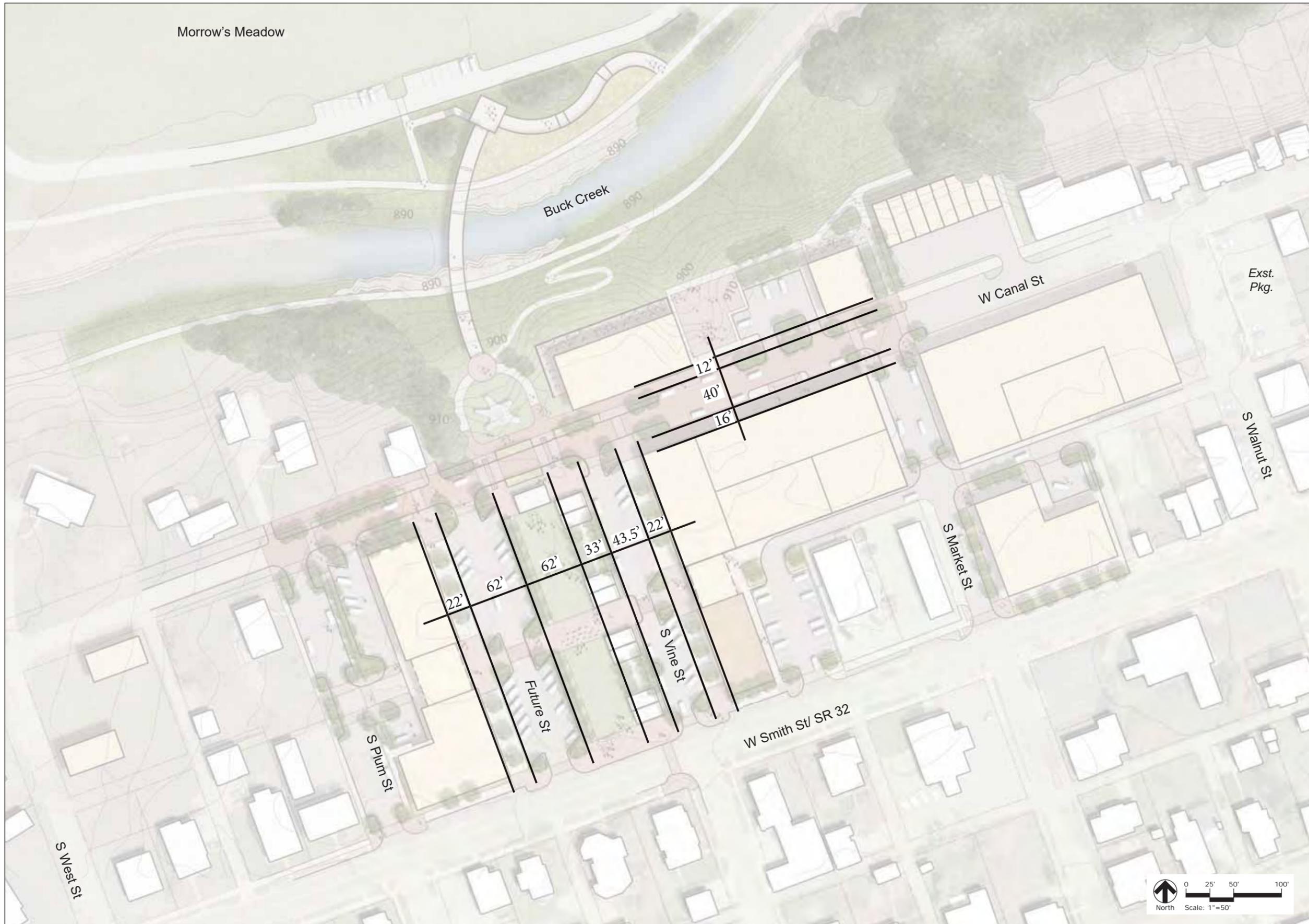


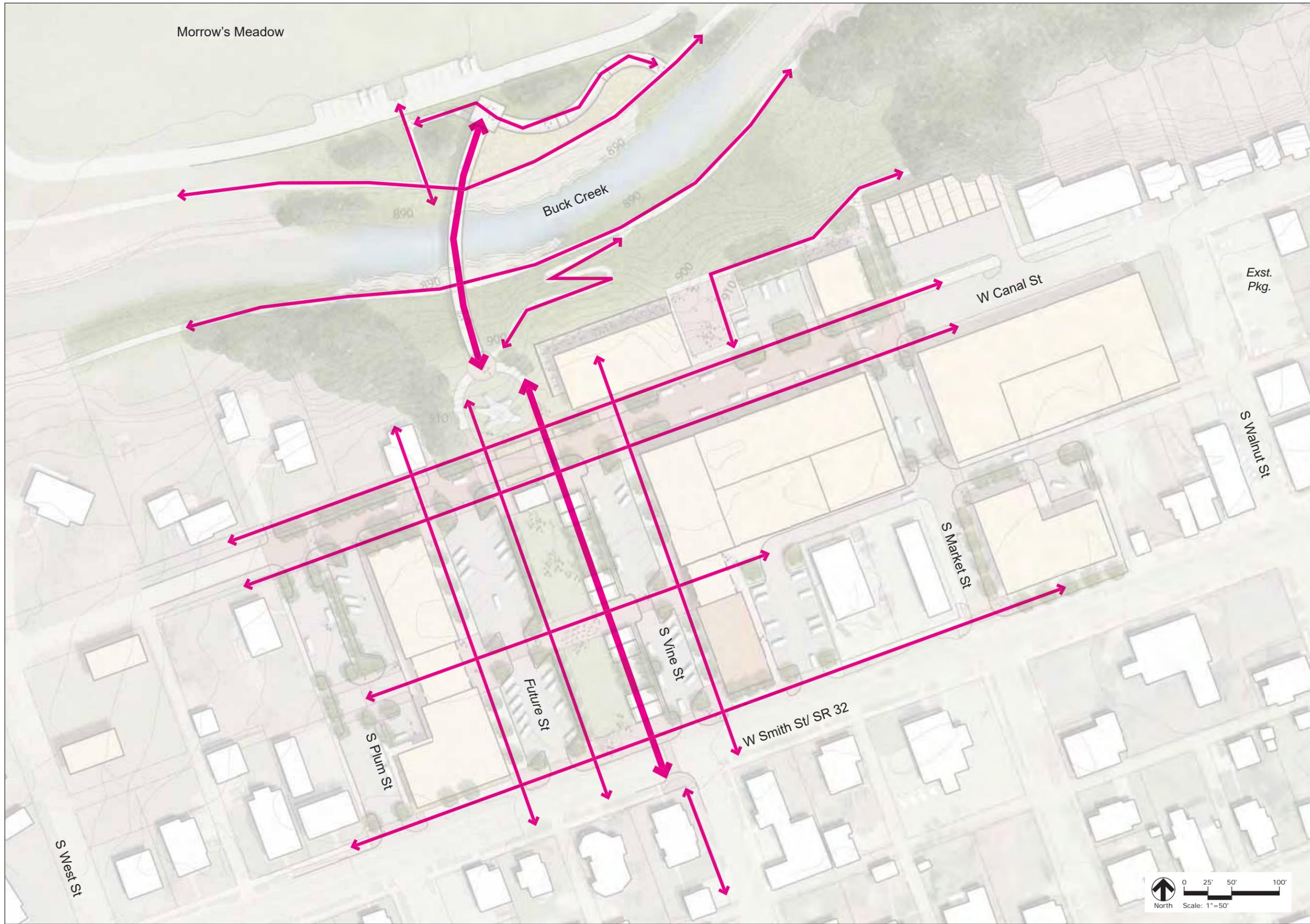


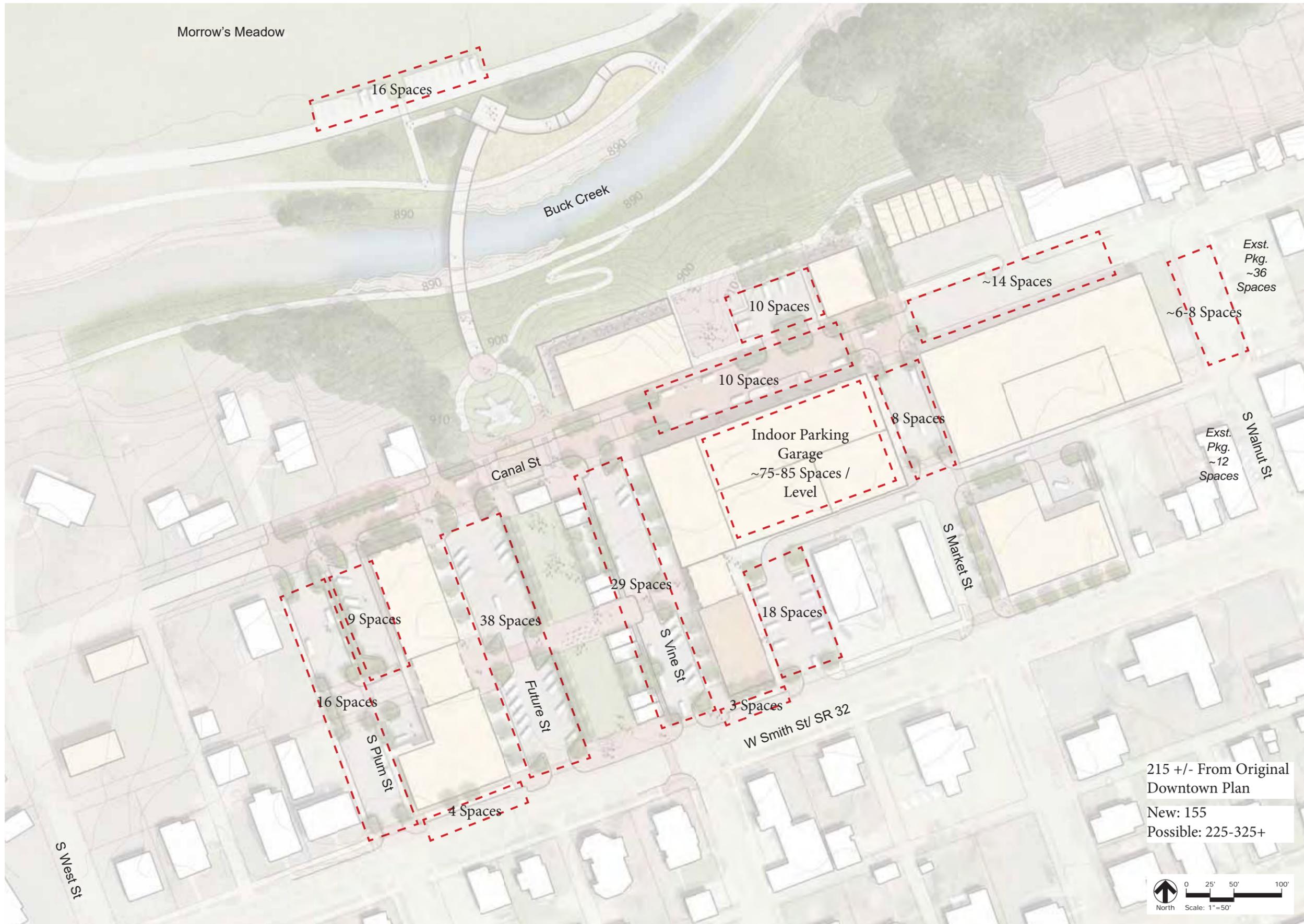
\*U1  
Include Utilites

\*U2  
Includes Utilites + Buried Electrical &  
Private Connections

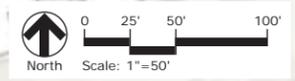
Morrow's Meadow

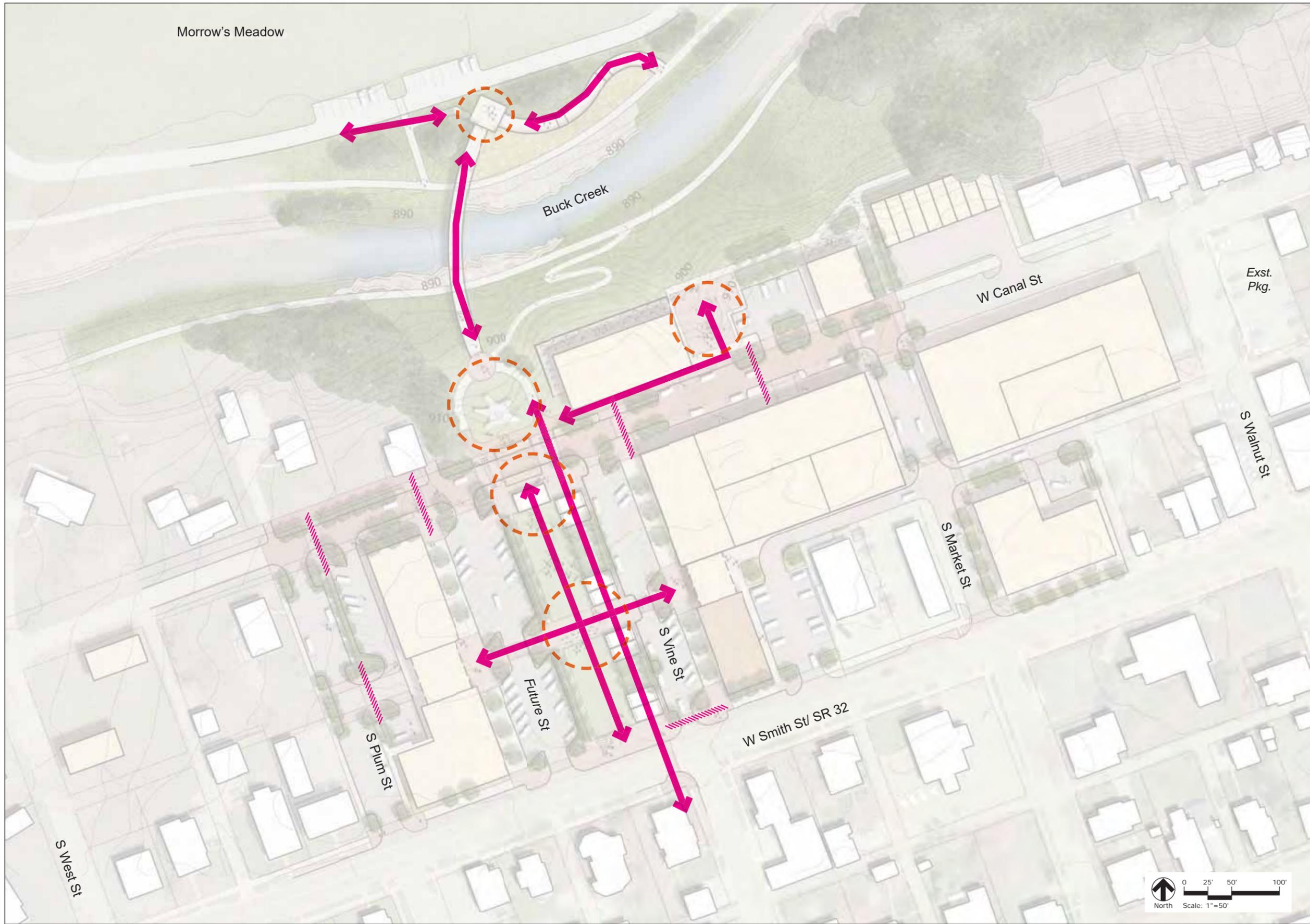


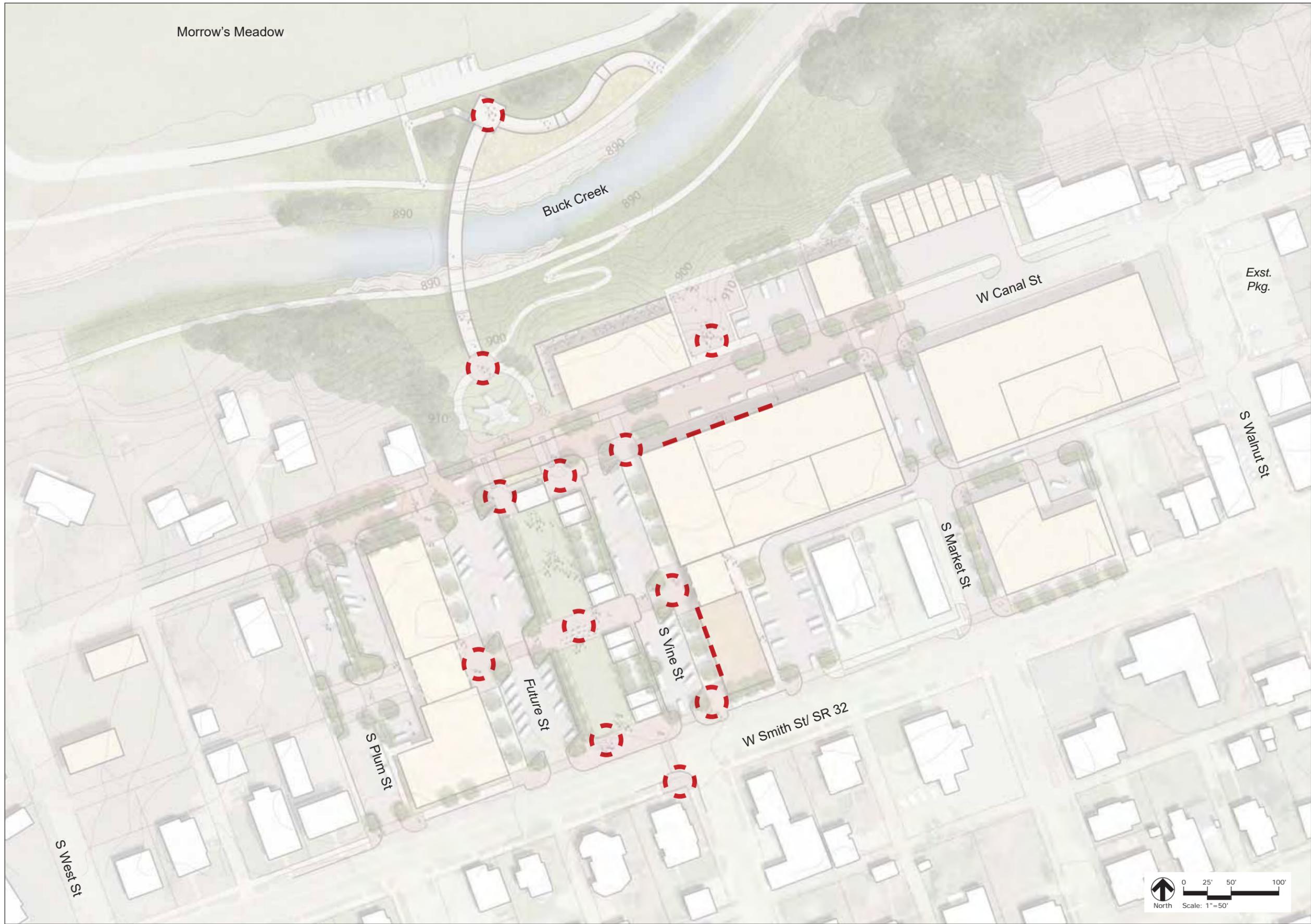




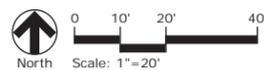
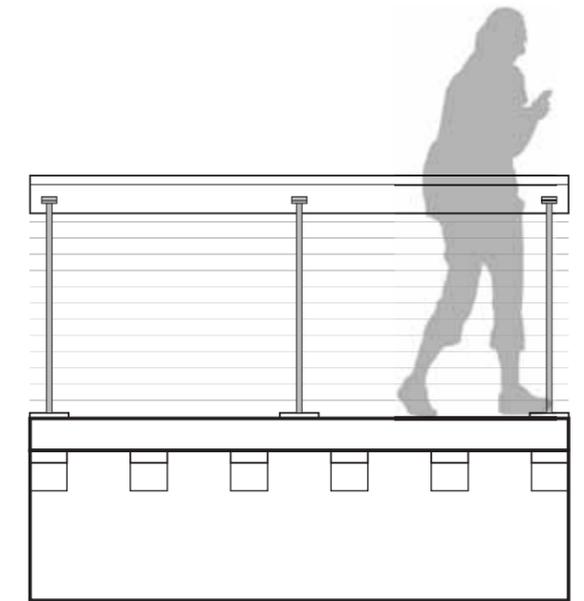
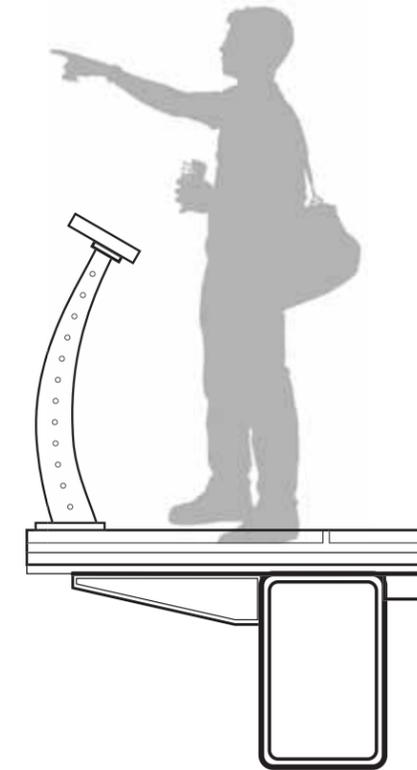
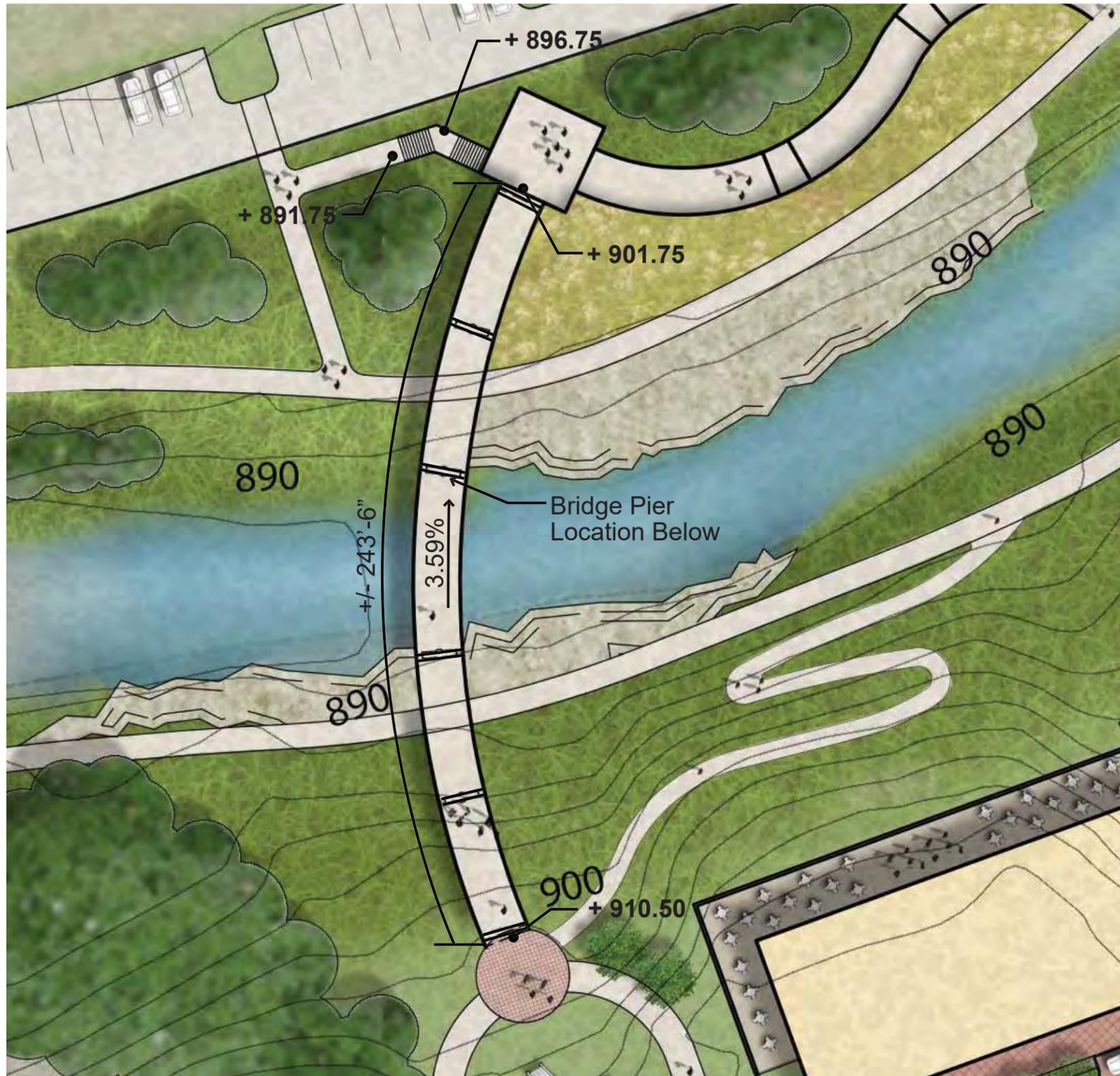
215 +/- From Original  
Downtown Plan  
New: 155  
Possible: 225-325+

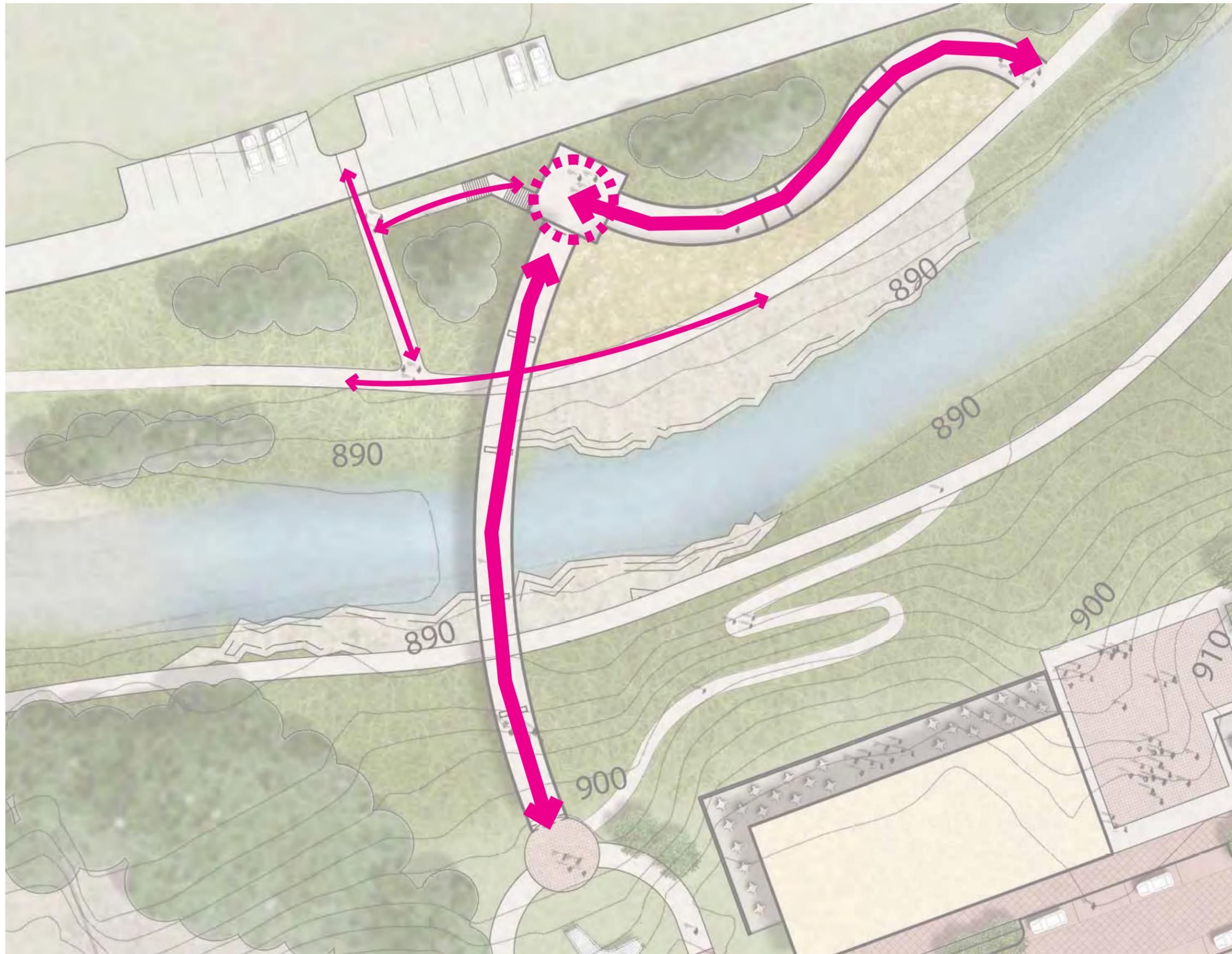




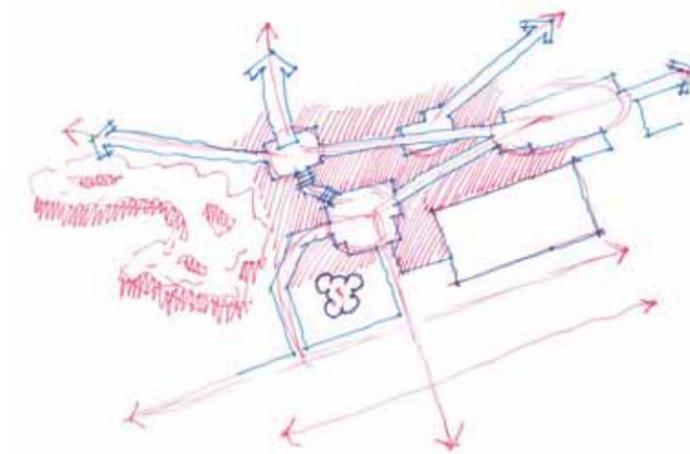
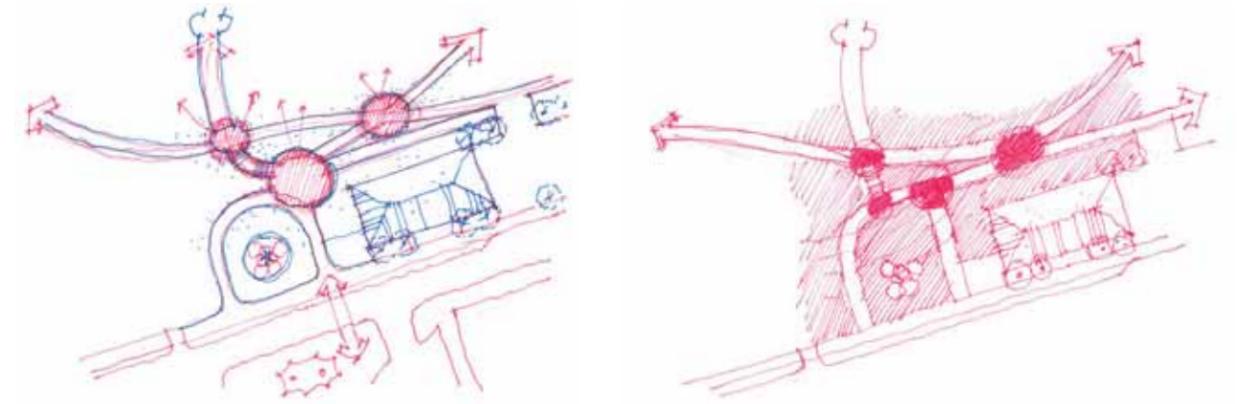
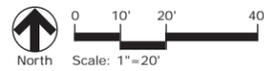
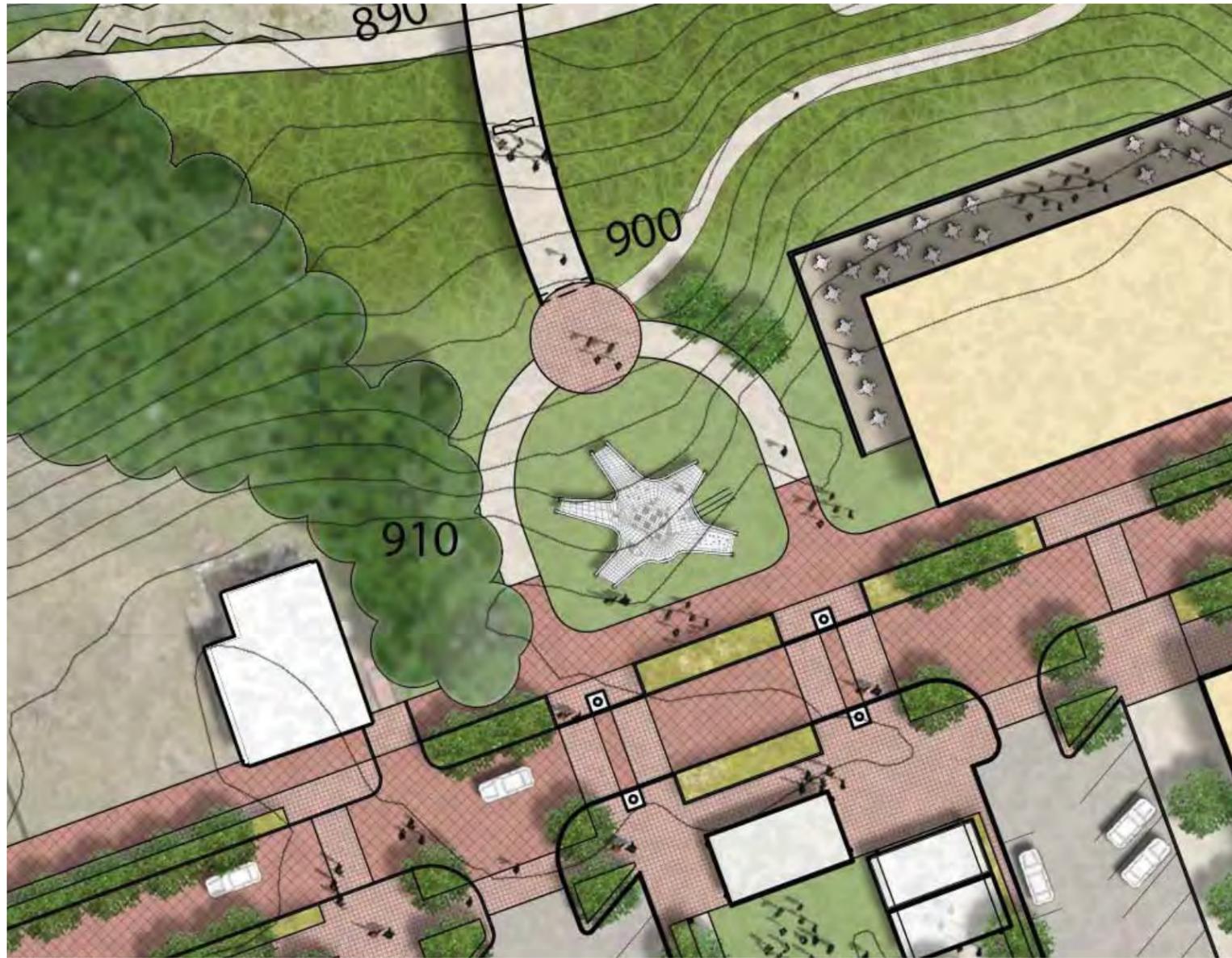






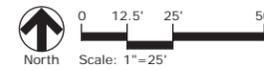
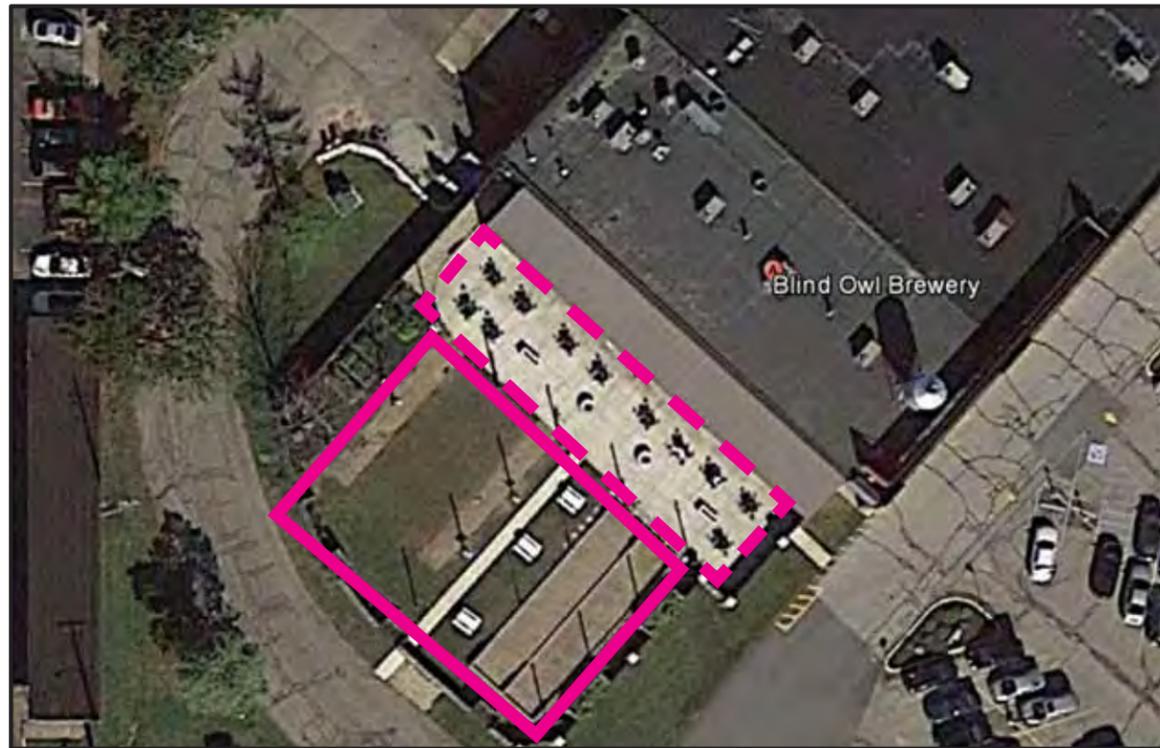




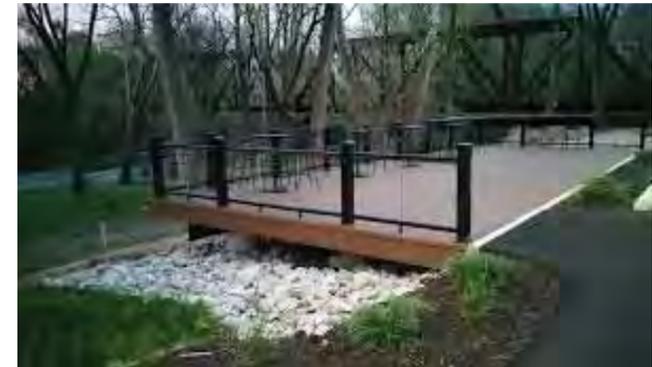
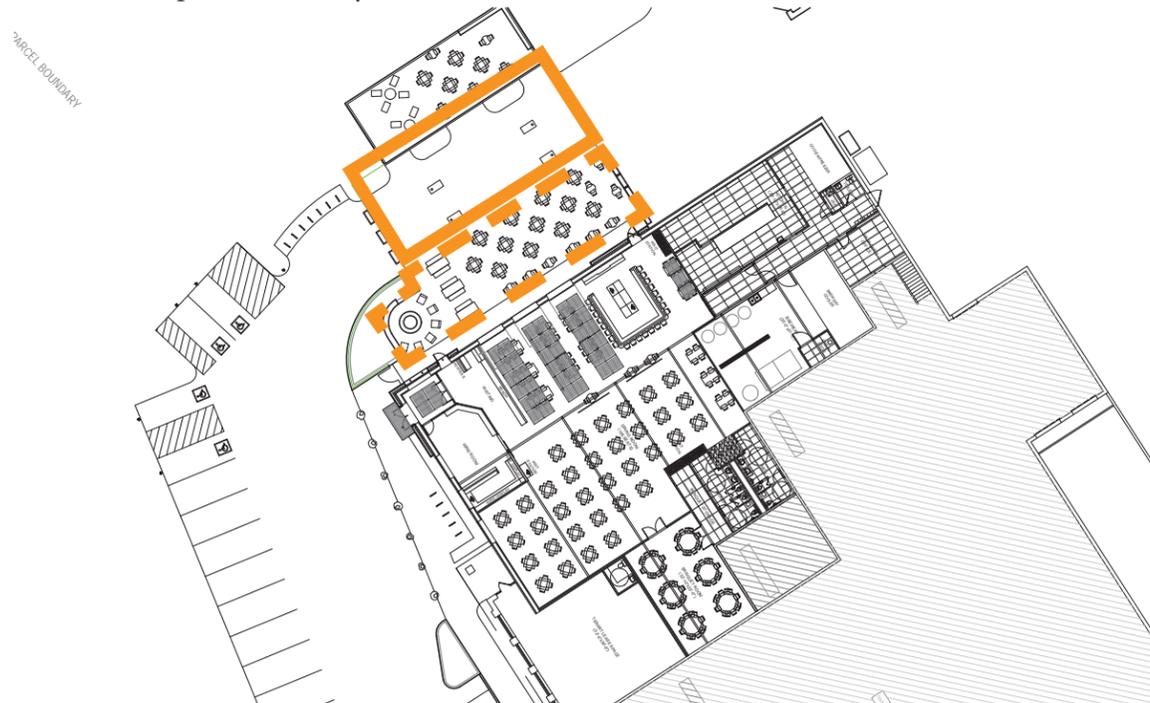


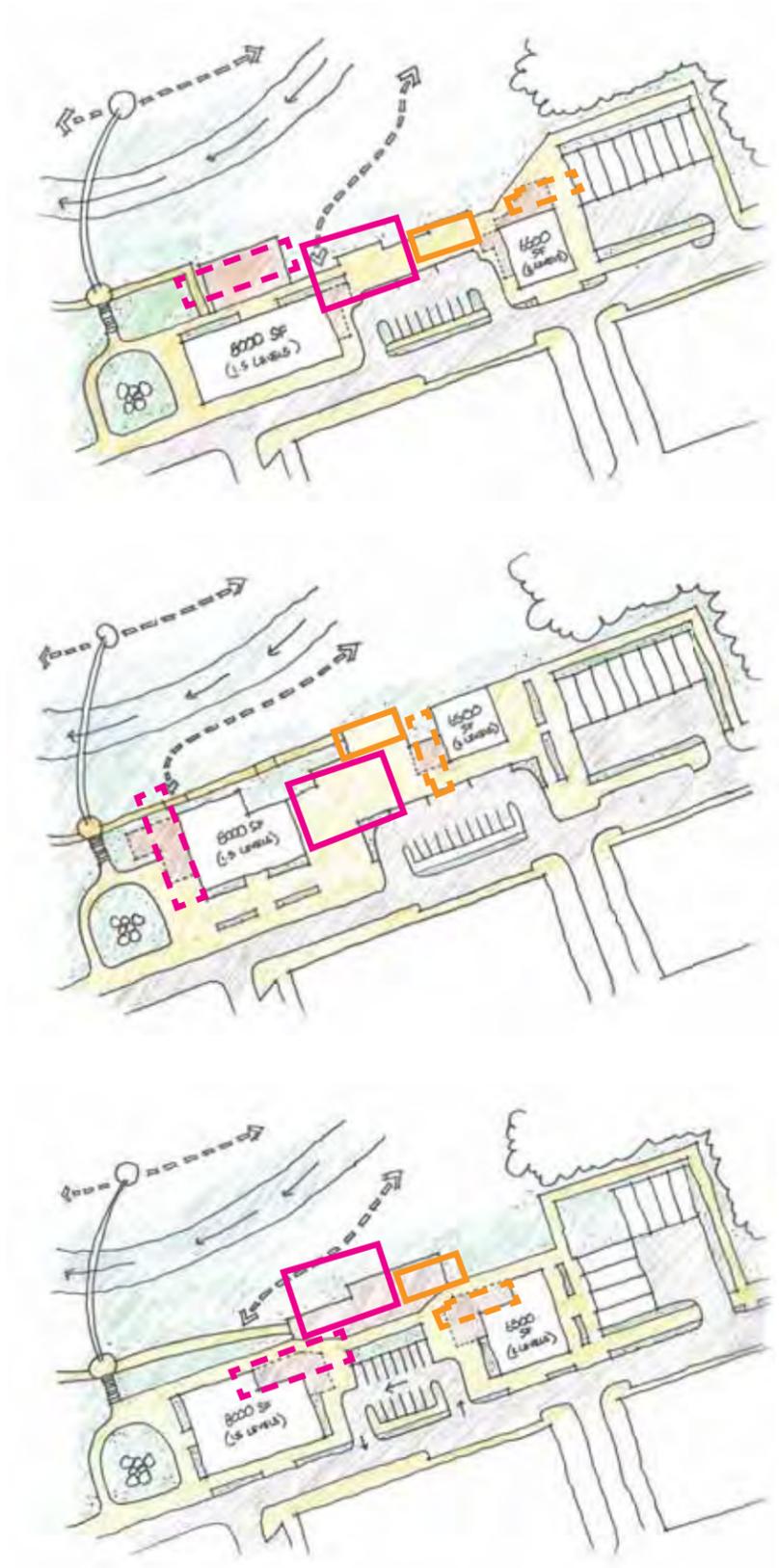
# Relative Size Comparison

Blind Owl Brewery, Indianapolis, IN

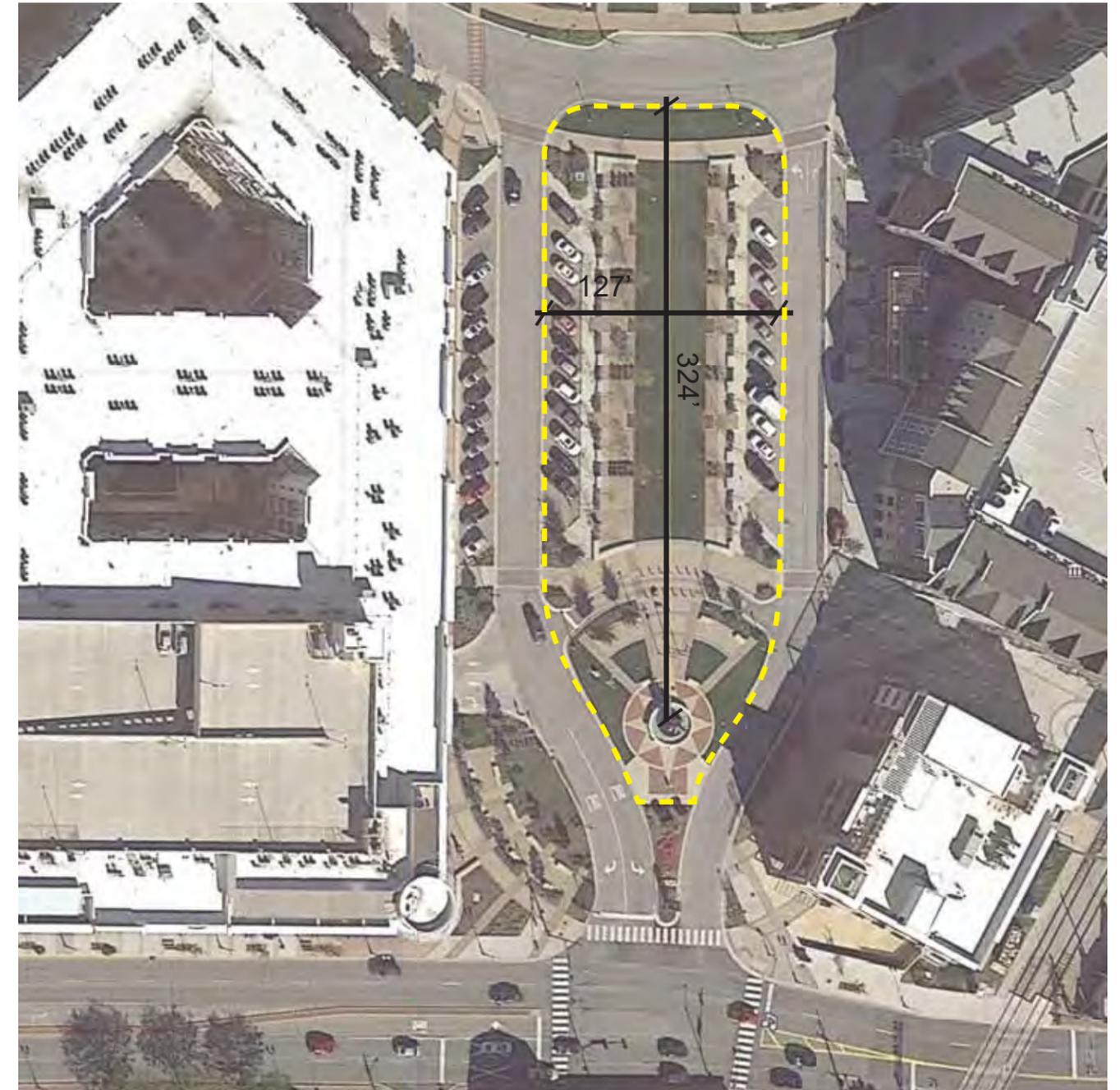


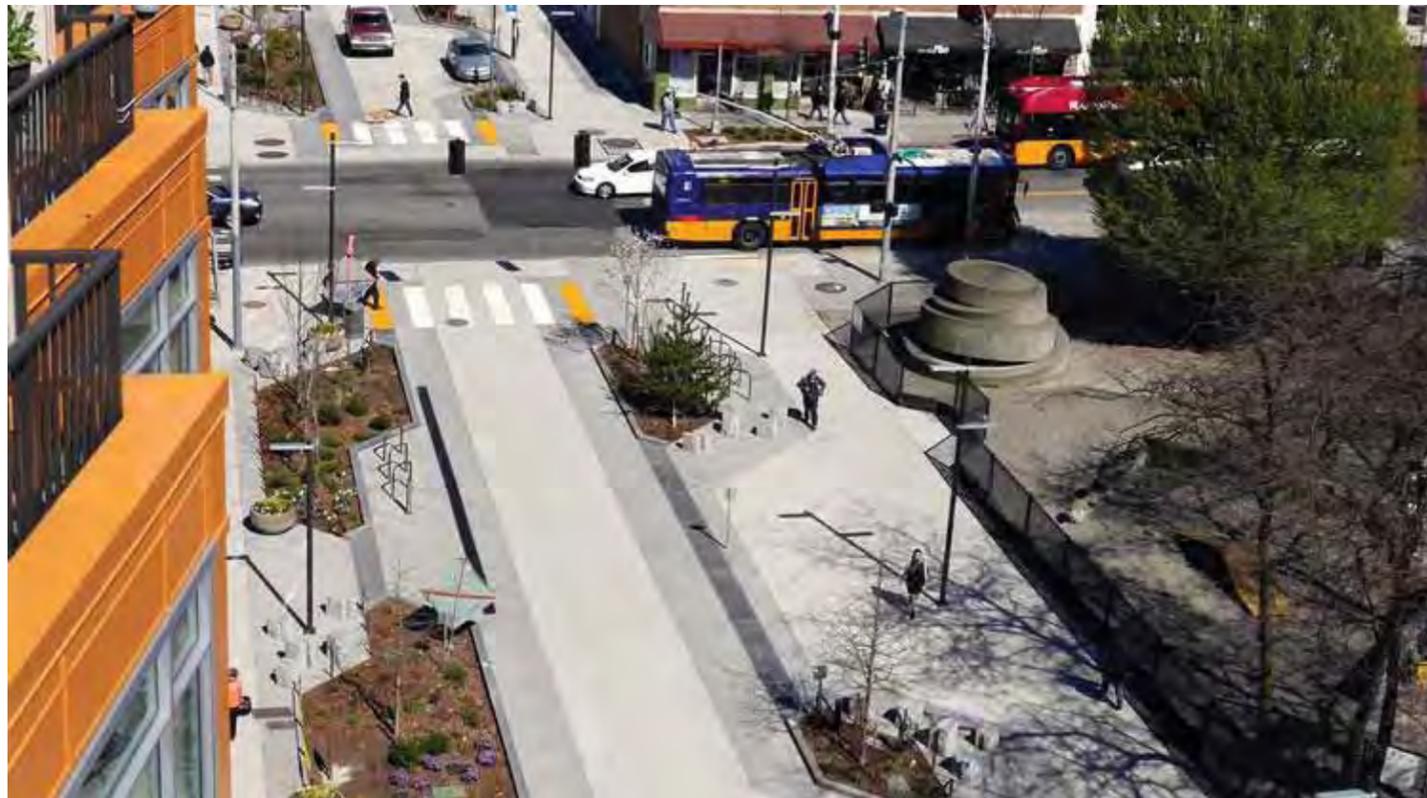
Riverfront Tap Room, Shelbyville, IN

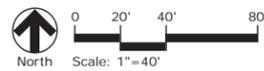




FISHERS CENTRAL GREEN











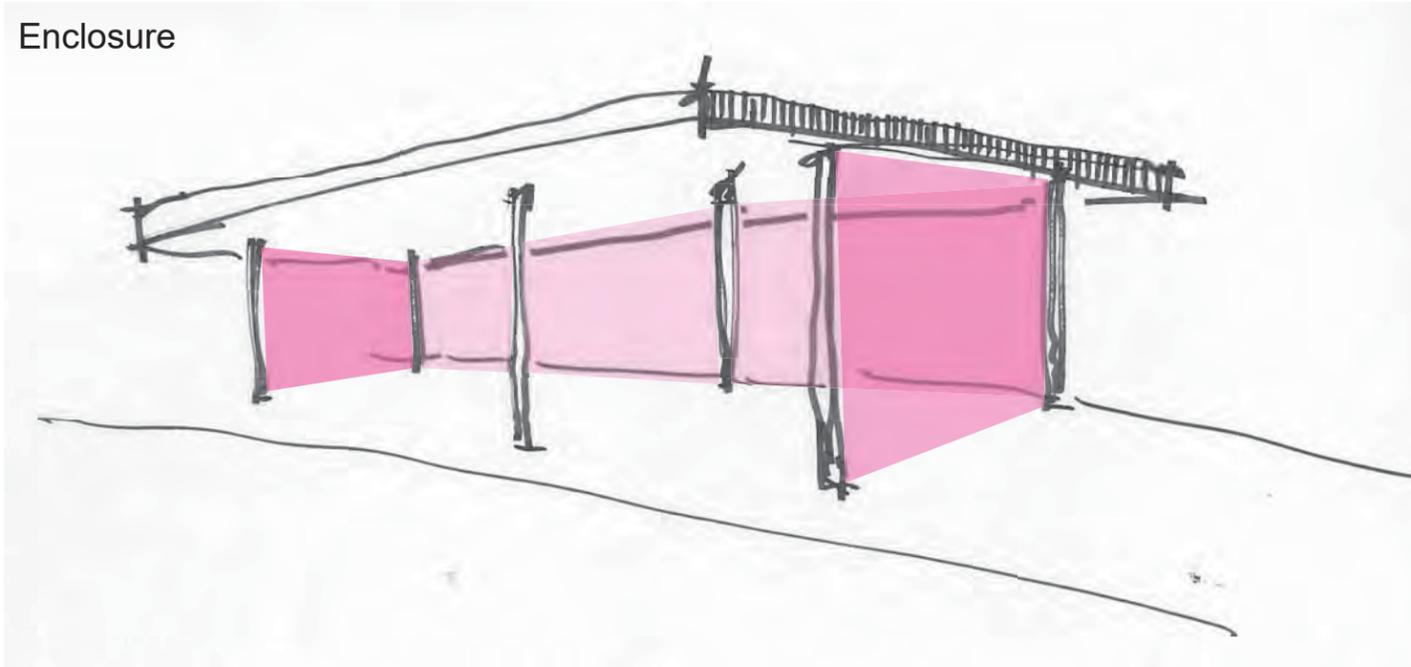


SHADE / PERFORMANCE STRUCTURES | 2017/12/21

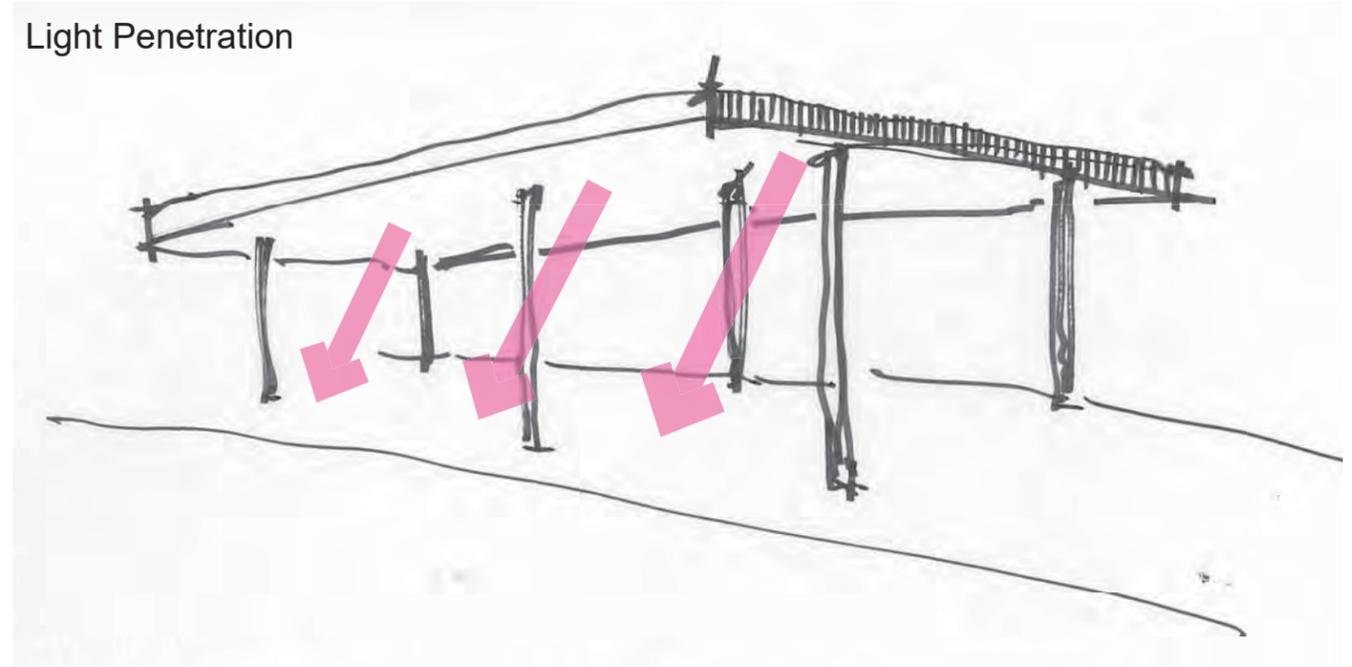


OVERHEAD STRUCTURES | 2017/12/21

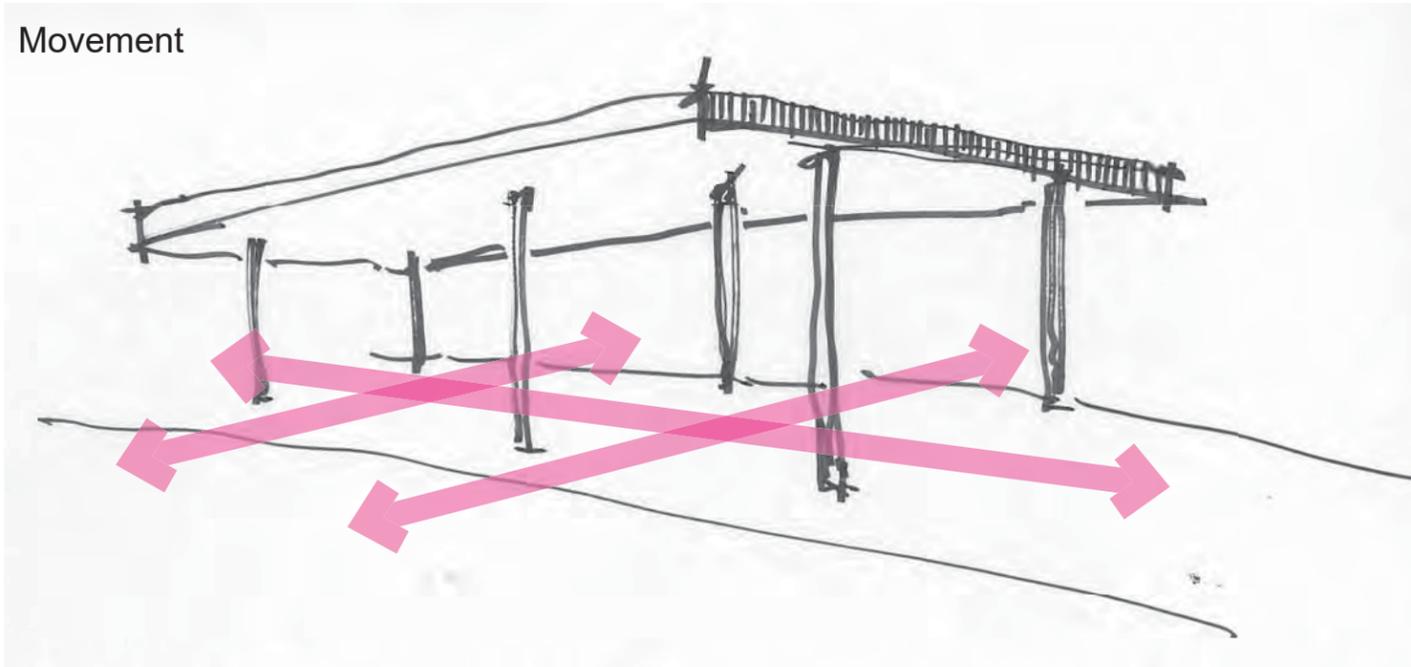
Enclosure



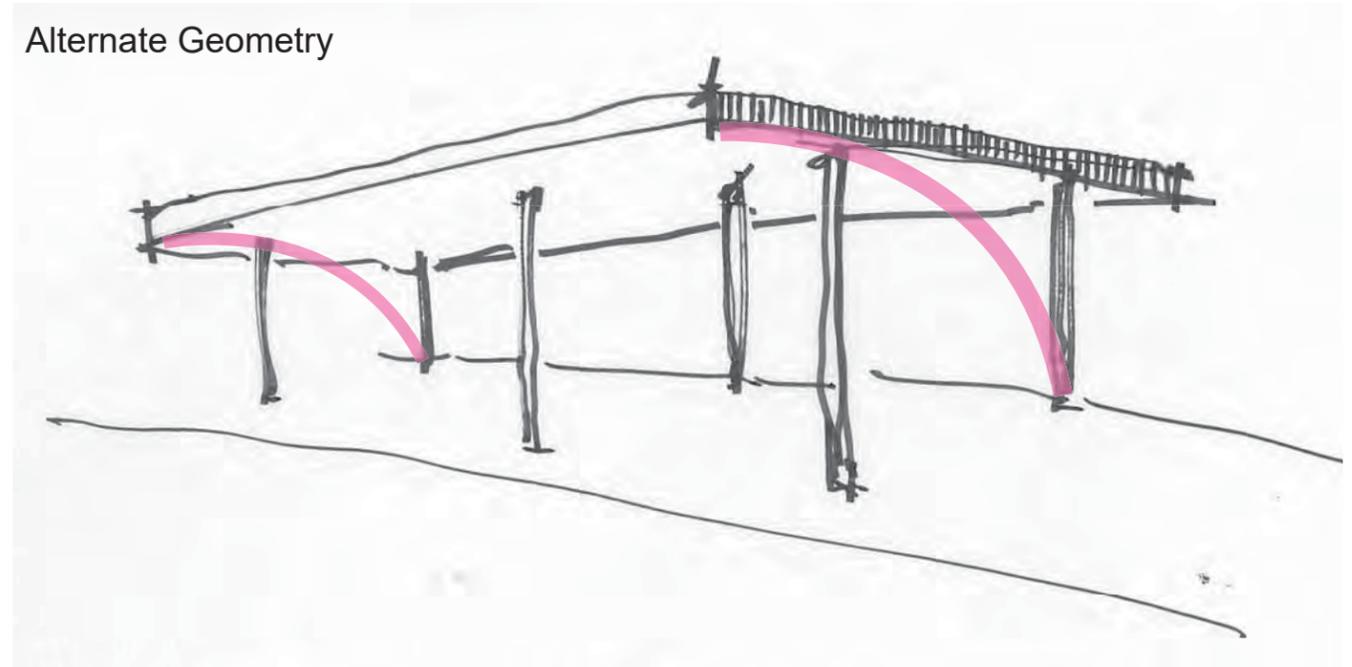
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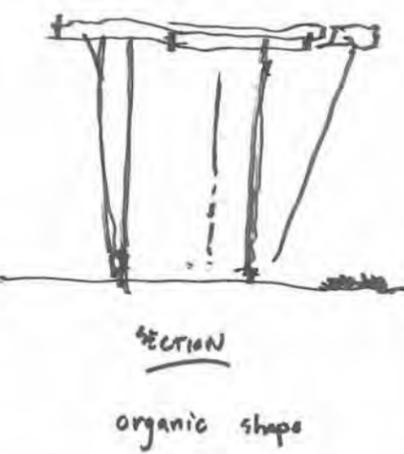
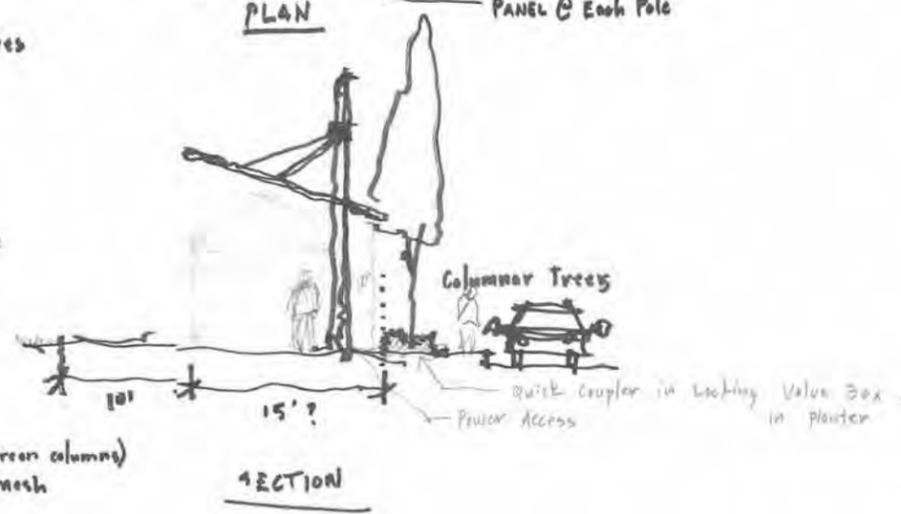
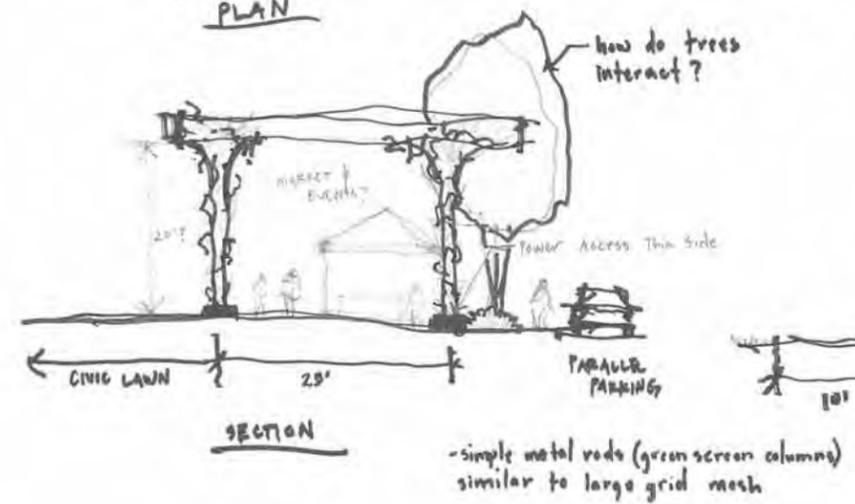
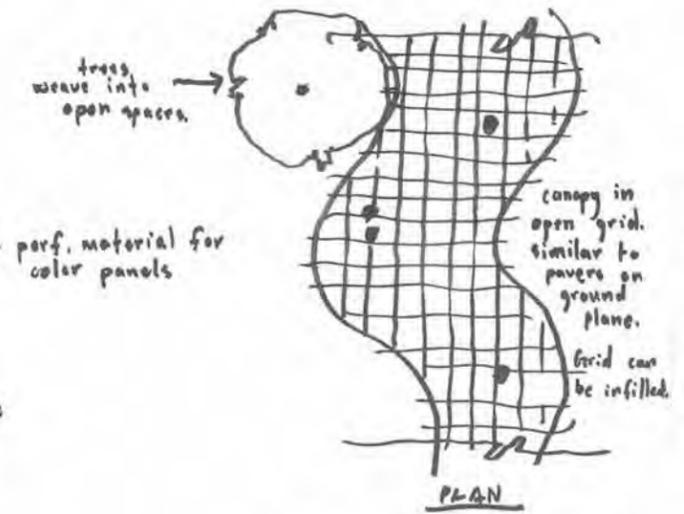
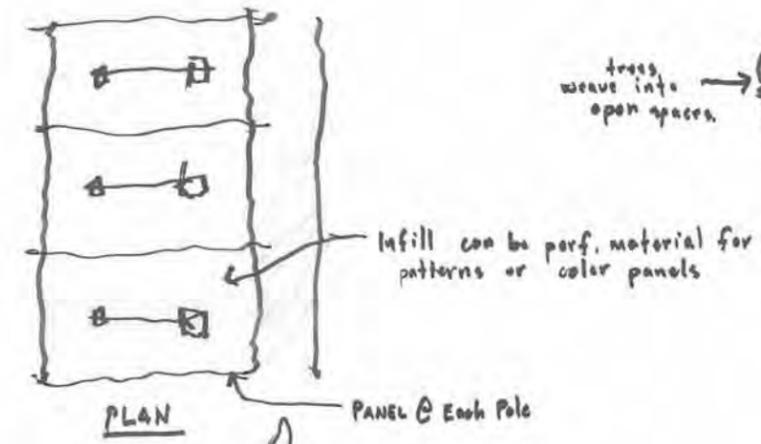
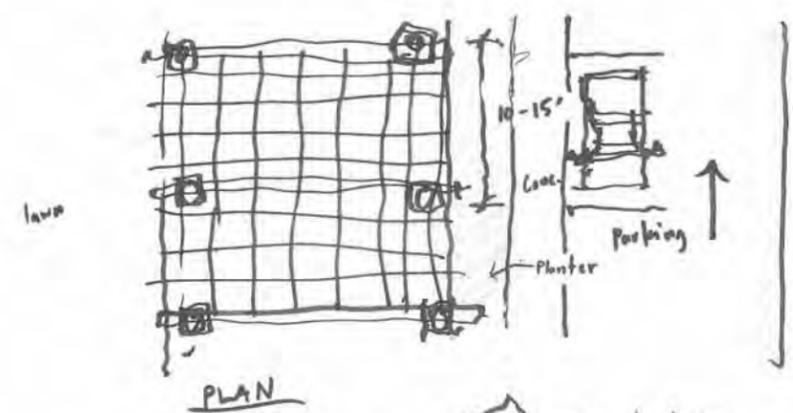
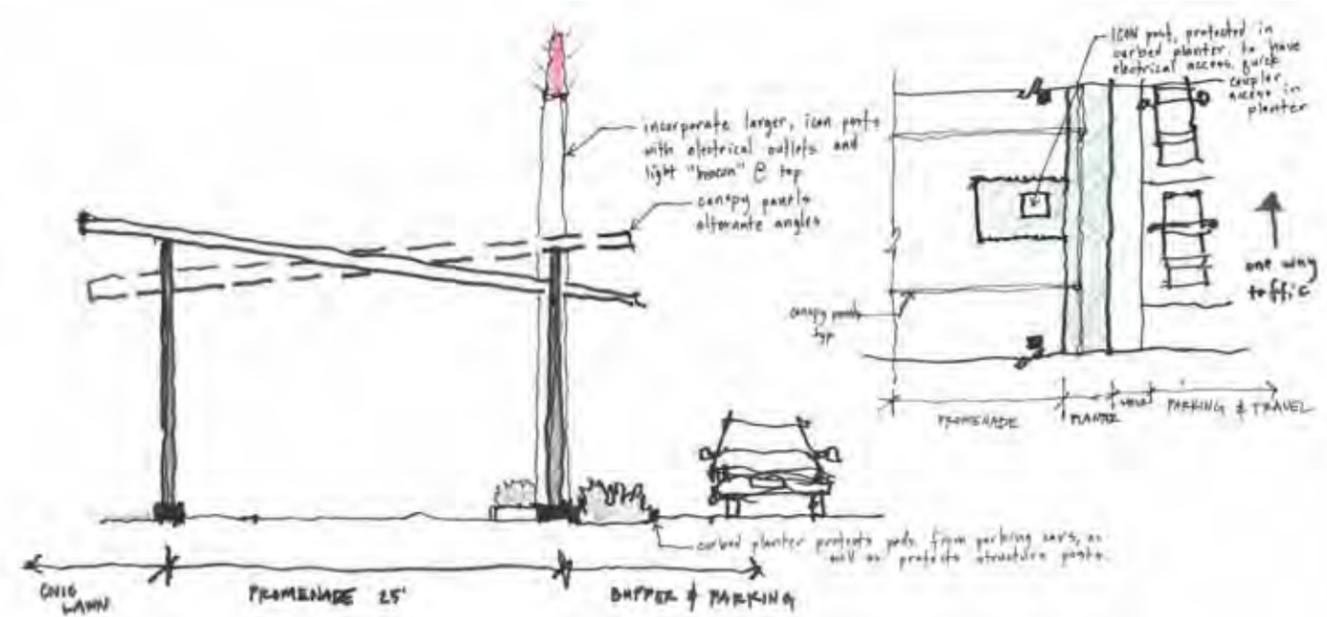
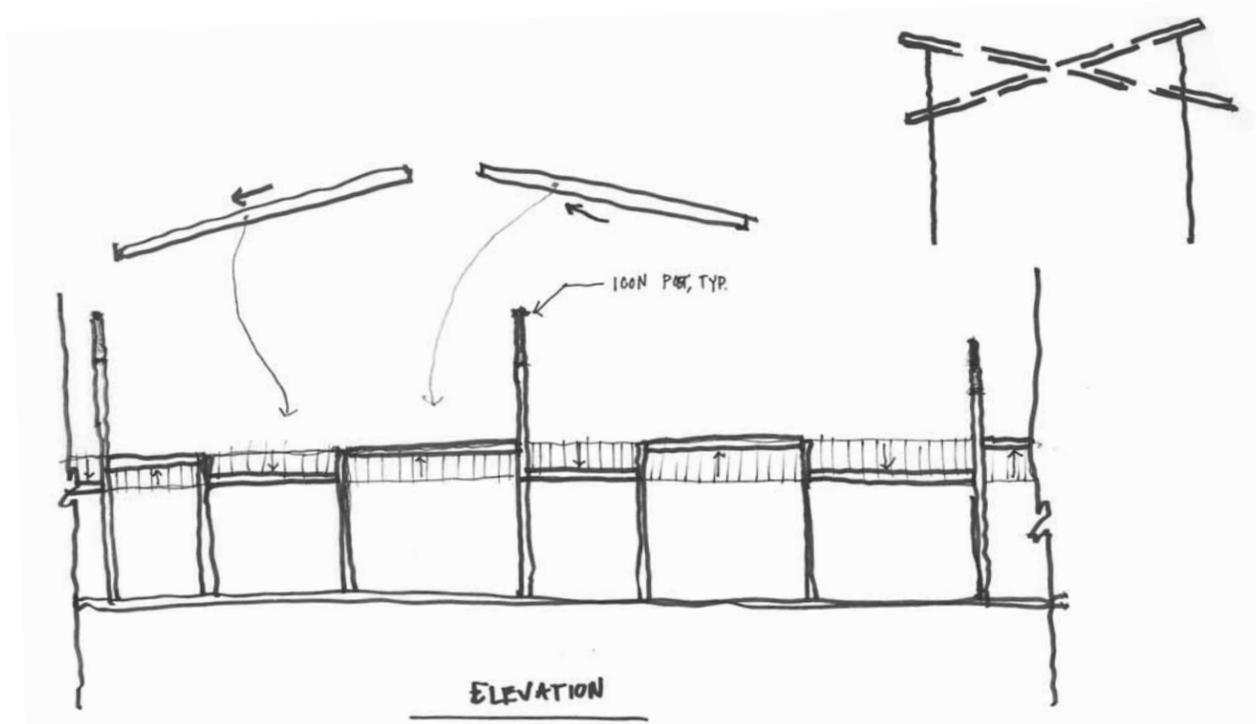


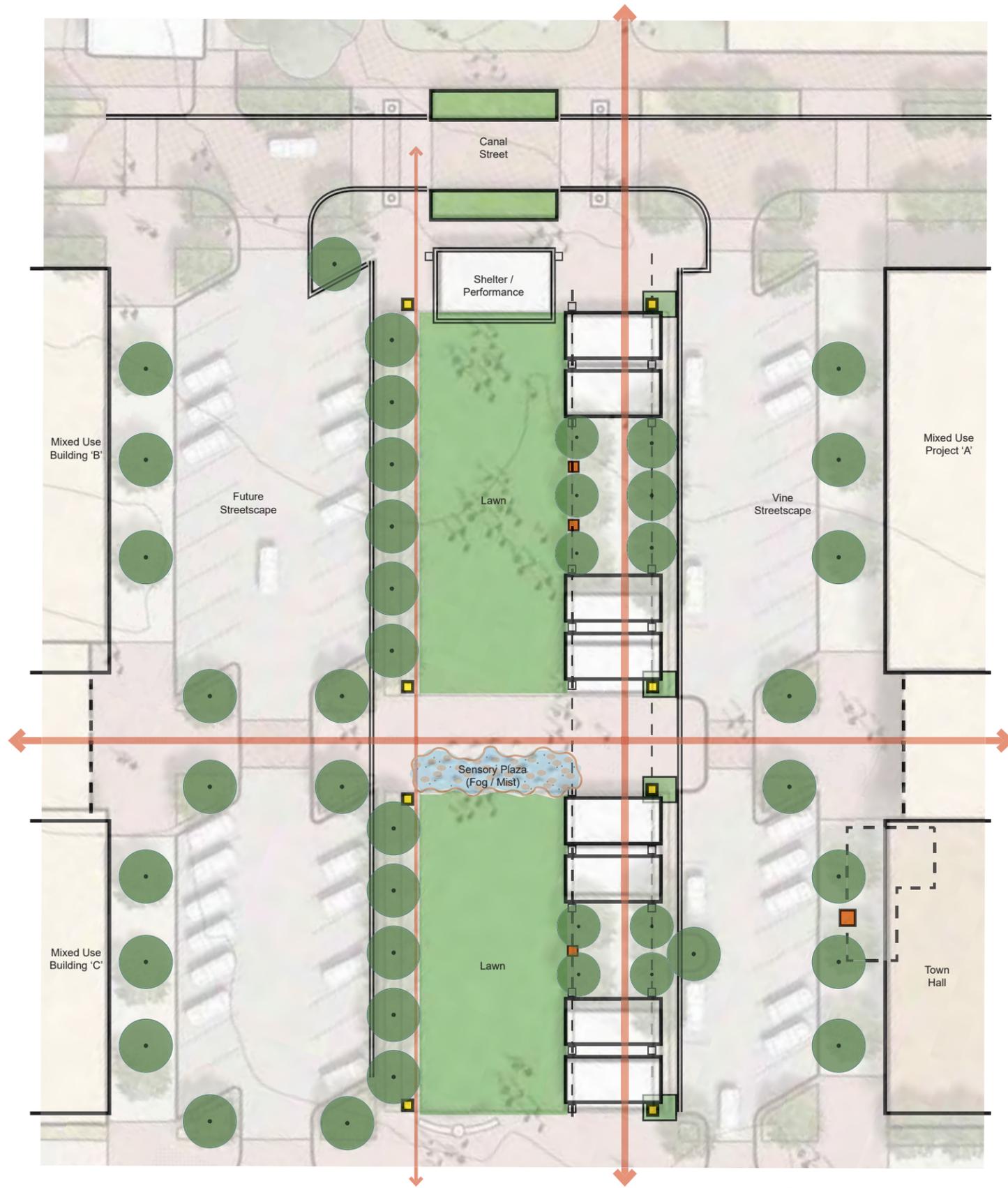
Movement



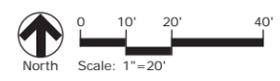
Alternate Geometry







- Legend**
- Major Circulation
  - Minor Circulation
  - Shade Tree
  - Flush Curb
  - Curbed Storm Planter
  - Column, Major (Lighted, etc.)
  - Column, Minor
  - Fire Place
  - Curbed Planter
  - Shade Structure
  - Public Rest Room & Amenities

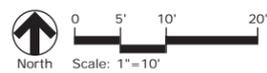
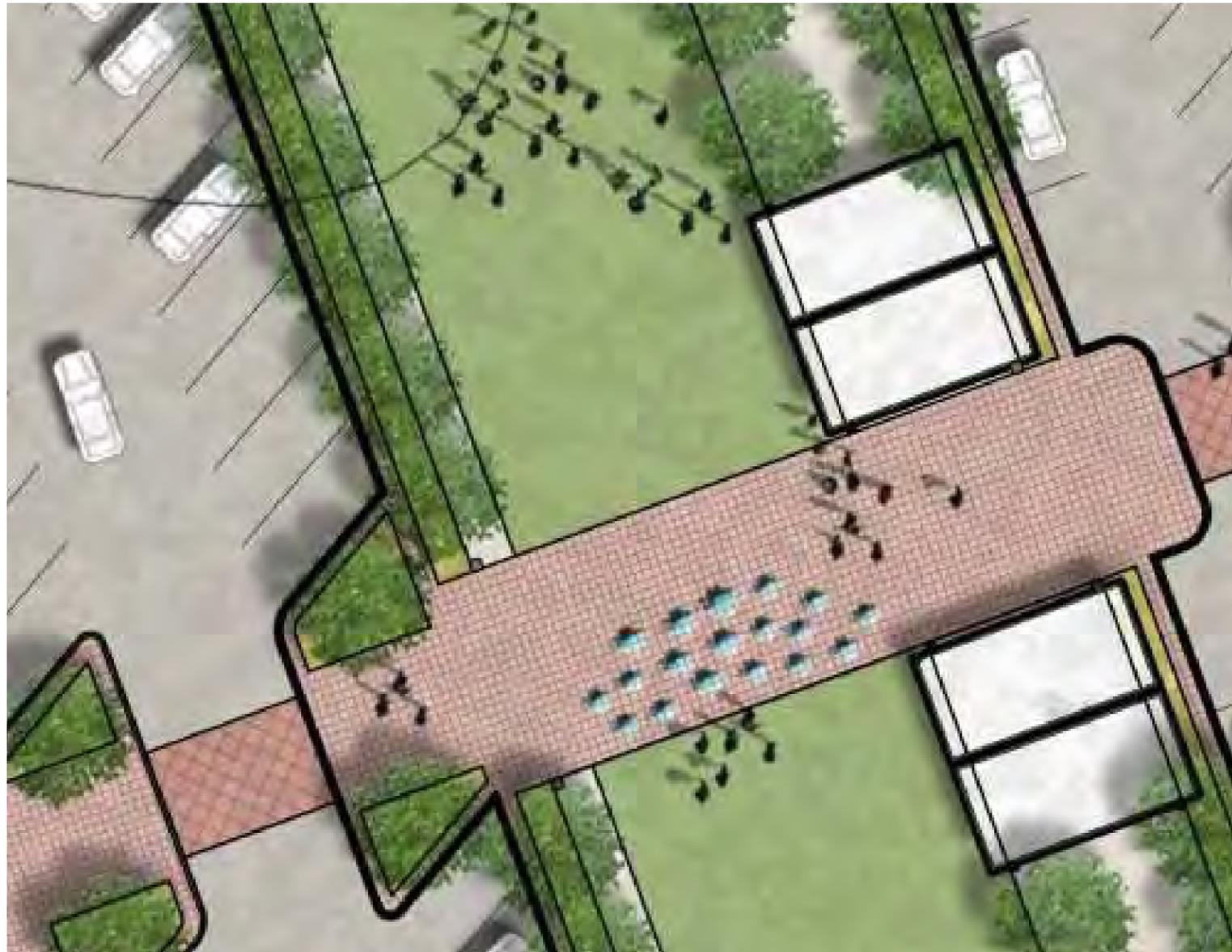


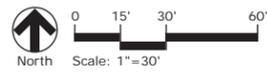


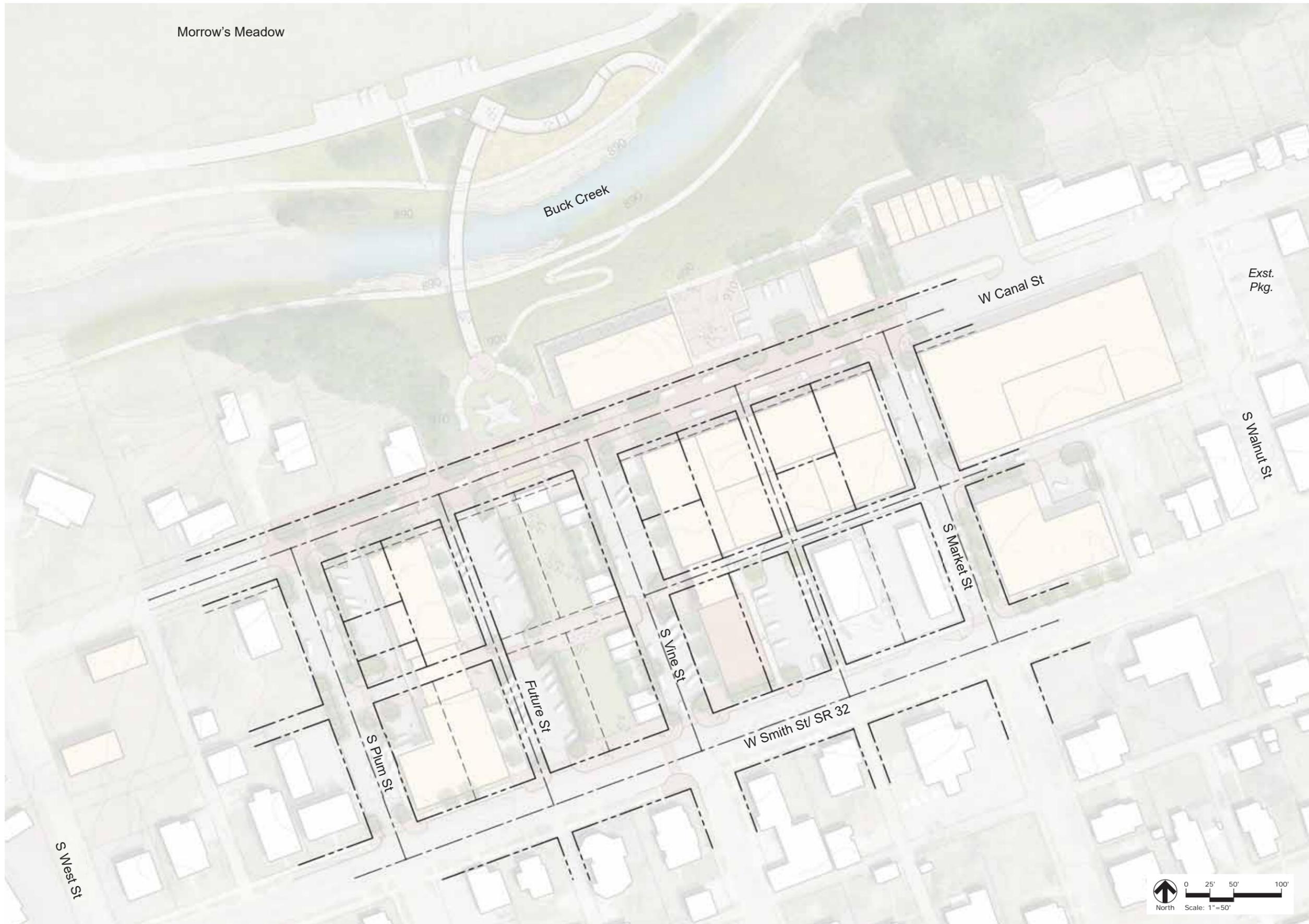
Legend

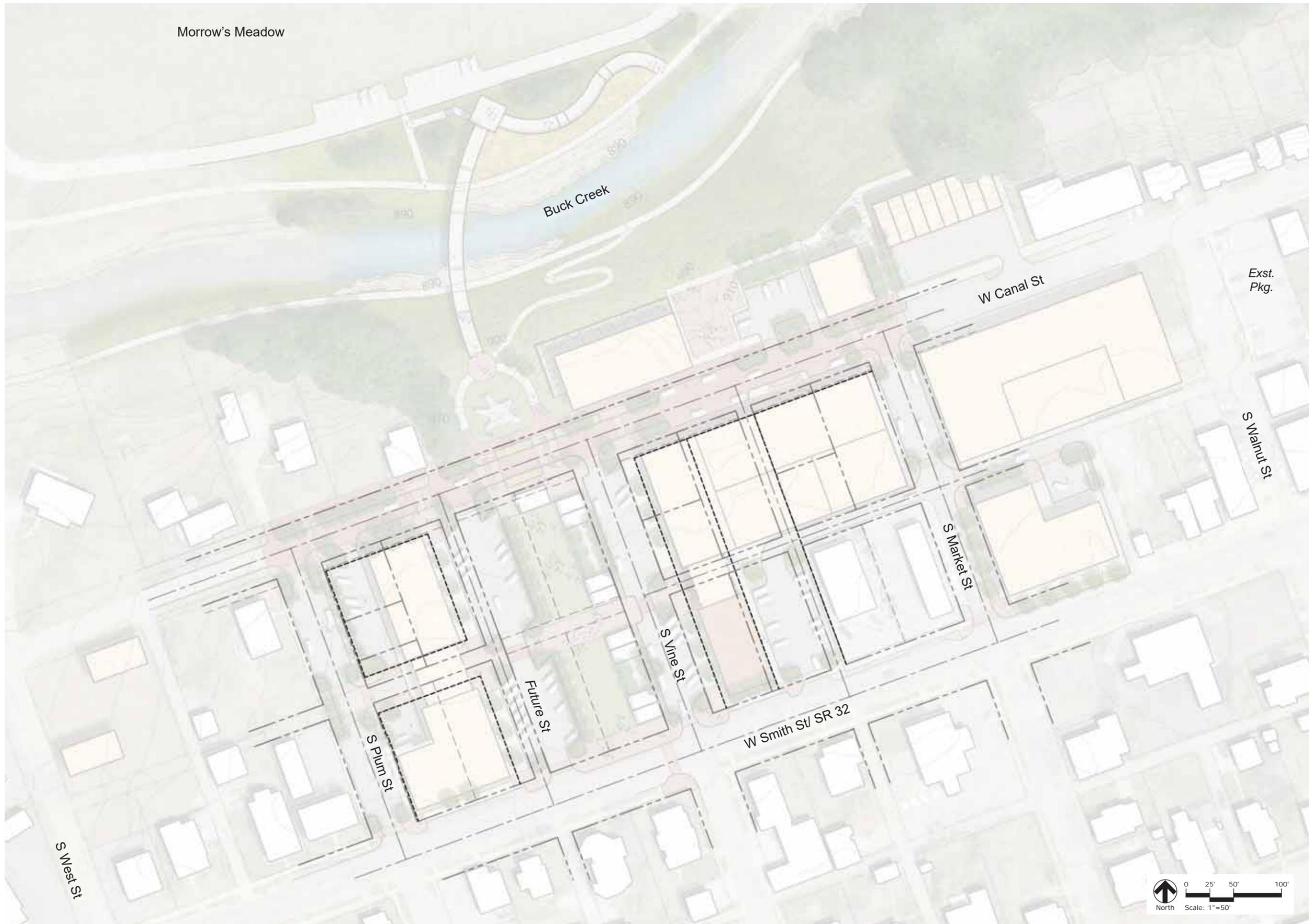
-  Major Circulation
-  Shade Tree
-  Column, Major (Lighted, etc.)
-  Fire Place
-  Curbed Planter
-  Public Rest Room & Amenities
-  Outdoor Dining
-  Outdoor Seating / Benches



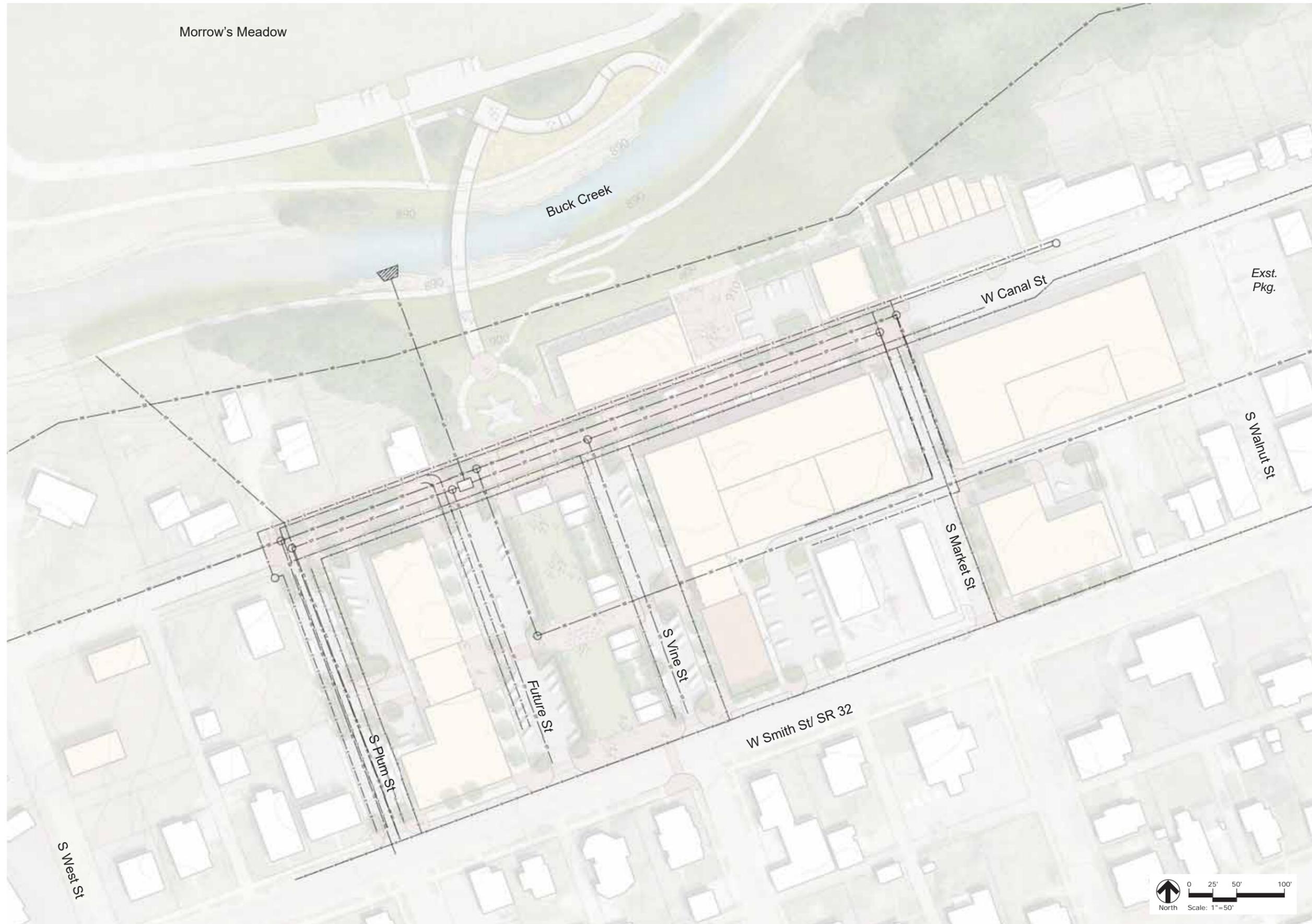








Morrow's Meadow





\*U1  
Include Utilites

\*U2  
Includes Utilites + Buried Electrical &  
Private Connections



**KEYNOTE LEGEND**

- ① Civic Green
- ② Overlook Park
- ③ Bridge / Landing & Ramp
- ④ Creek Eddy
- ⑤ Pedestrian Street
- ⑥ Creek Trail
- ⑦ Trail Head
- ⑧ Signature Building 02
- ⑨ Parking/Access
- ⑩ Signature Building 01
- ⑪ Town Hall
- ⑫ Mixed Use Project 'A'
- ⑬ Mixed Use Building 'B'
- ⑭ Mixed Use Building 'C'
- ⑮ Residential
- ⑯ Sculptural Play Experience
- ⑰ Shade/Performance Structure
- ⑱ Sensory Plaza
- ⑲ Gateway Plaza
- ⑳ Art Wrapped Building
- ㉑ Mixed Use Building 'D'
- ㉒ Mixed Use Building 'E'
- ㉓ Courtyard / Games
- ㉔ Main Path / Events
- ㉕ Streetscape / Dining / Gathering
- ㉖ Access Control
- ㉗ Smith Street Connection

**BUILDING LEGEND**

*Approximate First Level Square Footage Noted*

- ⑧ **Signature Building 02**  
• 1.5 - 2 Levels / 5,000 sf  
• Retail / Comm. (Food Service)
- ⑩ **Signature Building 01**  
• 1.5 Levels / 5,000 sf  
• Retail / Comm. (Food Service)
- ⑪ **Town Hall**  
• 2 Levels / 5,000 sf  
• Civic w/ Shared Presentation Space
- ⑫ **Mixed Use 'A'**  
• 2-3 Levels / 30,000 sf  
• Retail / Comm. / Parking (Anchor Business)
- ⑬ **Mixed Use 'B'**  
• 2-3 Levels / 7,000 sf  
• Retail / Comm. / (potential Res.)
- ⑭ **Mixed Use 'C'**  
• 2-3 Levels / 8,500 sf  
• Retail / Comm. / (potential Res.)
- ⑮ **Residential Units**  
• 2-3 Levels / 2,250 sf (per unit)  
• Res. (6-8 Units w/ garages)
- ㉑ **Mixed Use 'D'**  
• 2-3 Levels / 30,000 sf  
• Res. / (potential Retail / Comm.)
- ㉒ **Mixed Use 'E'**  
• 2-3 Levels / 10,000 sf  
• Retail / Comm. / (potential Res.)