



PROPOSED CONCEPTUAL PLAN





- LEGEND:**
- Main Street District
 - Neighborhood District
 - Village District
 - Parks / Open Space District



LEGEND:

- 1 Main Street District Redev.
- 2 Civic Green
- 3 Neighborhood/Nature Park
- 4 Redevelopment Opportunity
- 5 East Street and Main Redev.
- 6 Infill Dev. / Garage
- 7 Theater Redev.
- 8 Neighborhood Revitalization
- 9 Performance Center
2-3 Stories
Shared Civic Rooms
- 10 Town Hall Expansion
- 11 Gateway Plaza
- 12 West Main Gateway Dev
Mixed-Use
3-5 Stories
Garage Parking
Commercial along Mill St.
- 13 South Town Green Dev.
Mixed Use
3-4 Stories
Garage Parking
Commercial along Krewson
- 14 North Town Green Dev.
Mixed Use
3-4 Stories
Garage Parking
Commercial along Krewson
- 15 Mill Street Dev.
Housing / Relocated
2-3 Stories
Apts and Studio
- 16 Courtyard Apartments
1-2 Stories
Apartments and condos
- 17 Cottage Homes
1-2 Stories
- 18 Multiplex / Flexible Housing
2-3 Stories
Town-homes, Brownstones
Live/work units
- 19 Pedestrian Rd / Enhanced Alley
- 20 Town Green
- 21 Krewson Enhancement
- 22 Trailhead
- 23 Pedestrian Bridge
- 24 Relocated Historic Structures



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LEGEND:

Keynotes

- R2 Low Density Residential
Relocated historic bldgs
- R2 Low Density Residential
*Cottage Homes Clusters
1-2 Stories*
- R4 Med-Density Residential
*Courtyard Apartments
Town Homes / Condos
Walk-up Units
1-2 Stories
Some pull-in parking*
- R5 High-Density Residential
*2-3 Stories
Apartments and Studio
Potential Workforce Housing*
- R6 High-Density Residential & Mixed-Use
*3-5 Stories
Apartments and Studios
Walk-up Units
Potential Workforce Housing
Groundfloor Commercial
Structured Parking Potential*
- Civic / Special Use
*2-3 Stories
Town Hall Expansion
Performance Art Center*
- Transition / Mixed-Use
*2-3 Stories
Town Homes / Brownstones
Pull-in Parking Potential
Live/work Units
Business Incubators*

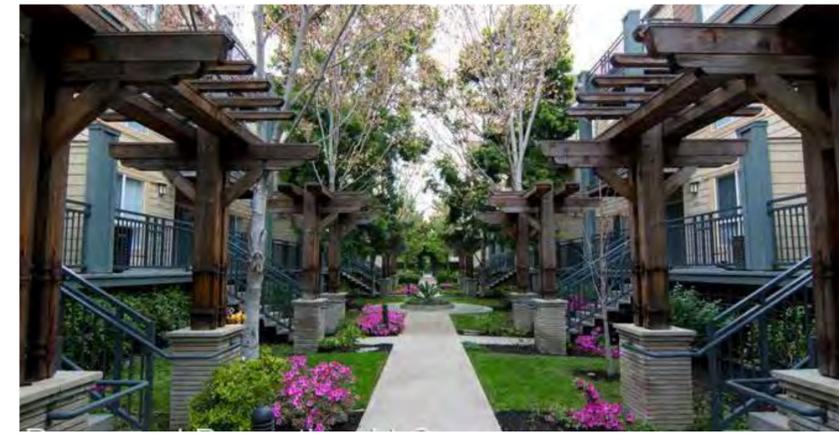


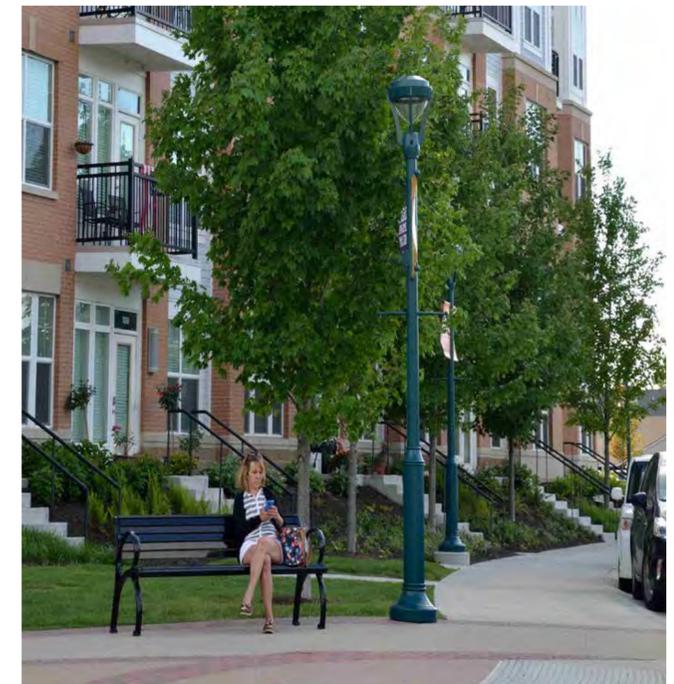
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STREET IMPROVEMENTS

- Street upgrades
- One Way Converted to Two-Way
- Krewson Avenue Enhancements
- Street with Cycle-Track
- Mill Street Enhancements
- West Street Enhancements (Includes Cycle-Track)
- Woonerf / Shared Street



SIDEWALK IMPROVEMENTS

All roads improvements include upgrading or adding a 5' min sidewalk and 6' sidewalk where room allows



INTERSECTION IMPROVEMENTS

Intersections to receive updated curbs, ADA curb ramps, pedestrian landing areas, specialty pavement and crosswalks, where applicable



TRAFFIC CONTROLS

- Existing Traffic Lights - Maintained
- Optional Future Traffic Light
- Traffic Control



ALLEY IMPROVEMENTS

- Alley upgrades / green alley
- Vacated/ Dead-end Alley
- Pedestrian Connection



CONNECTIVITY / CYCLE-TRACK

- Cycle Track
- Bicycle Friendly Street
- - Bicycle Friendly Alley
- Trail / Greenway



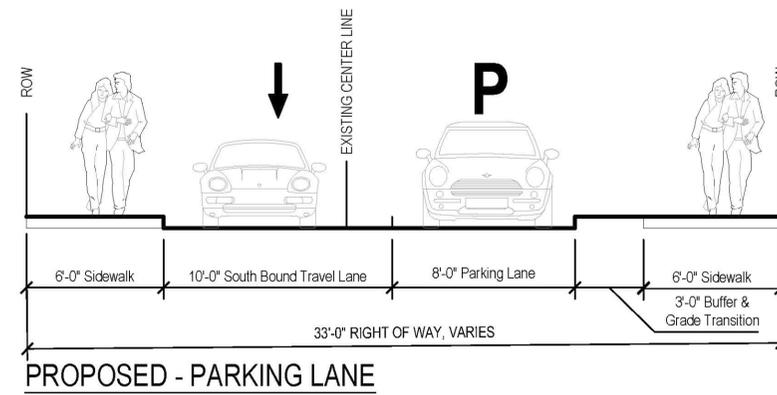
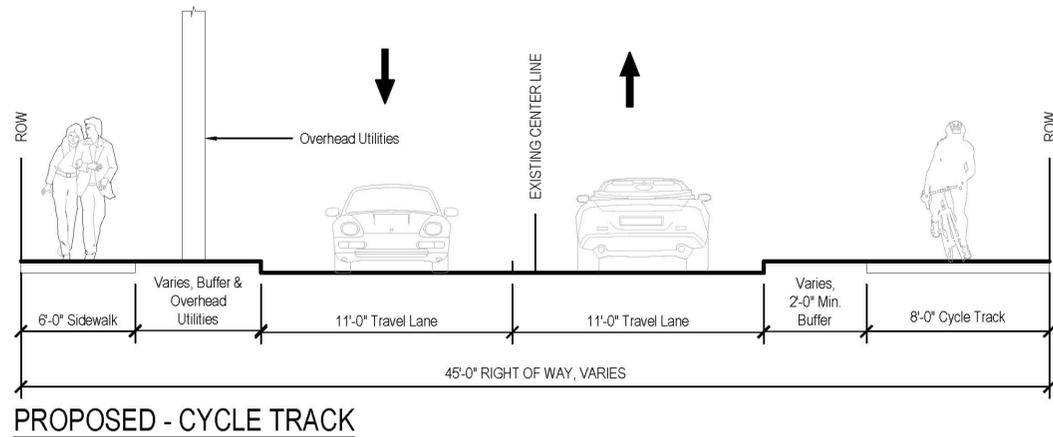
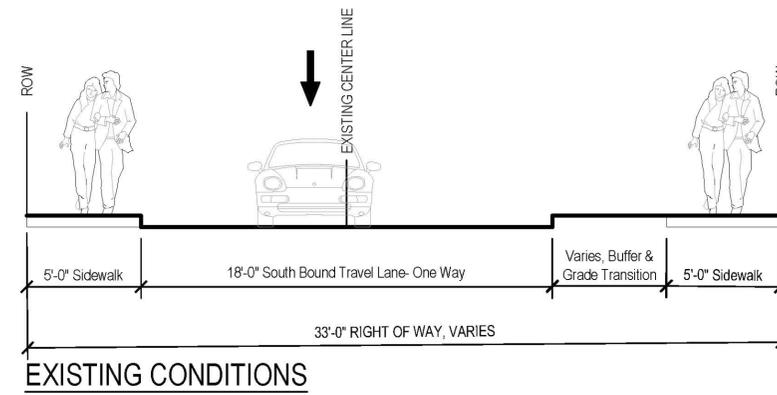
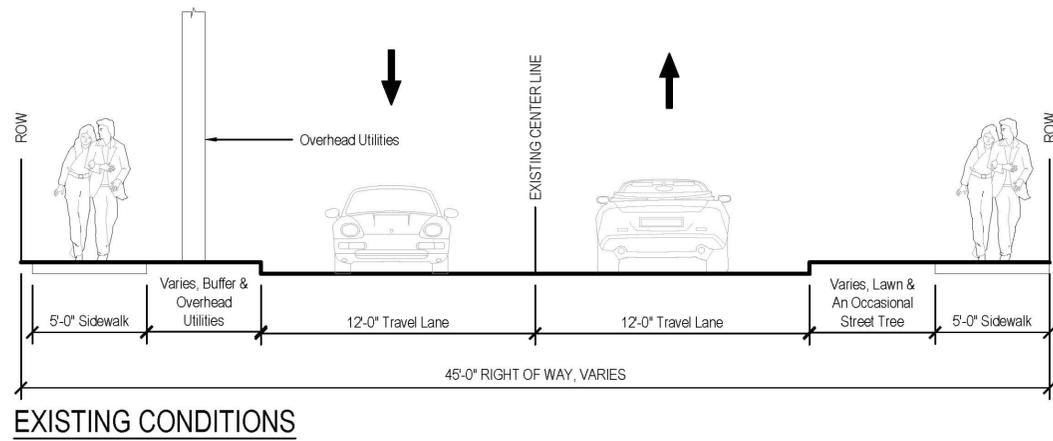
STREET PARKING

- West St.: 55 Parking Spaces
- Mill St.: 152 Parking Spaces
- Vine St.: 92 Parking Spaces
- East St.: 77 Parking Spaces
- Lincoln St.: 72 Parking Spaces
- Elm St.: 25 Parking Spaces
- Krewson St.: 80 Parking Spaces

- Parallel Parking
- Angled Parking
- Woonerf / Shared Street Parking

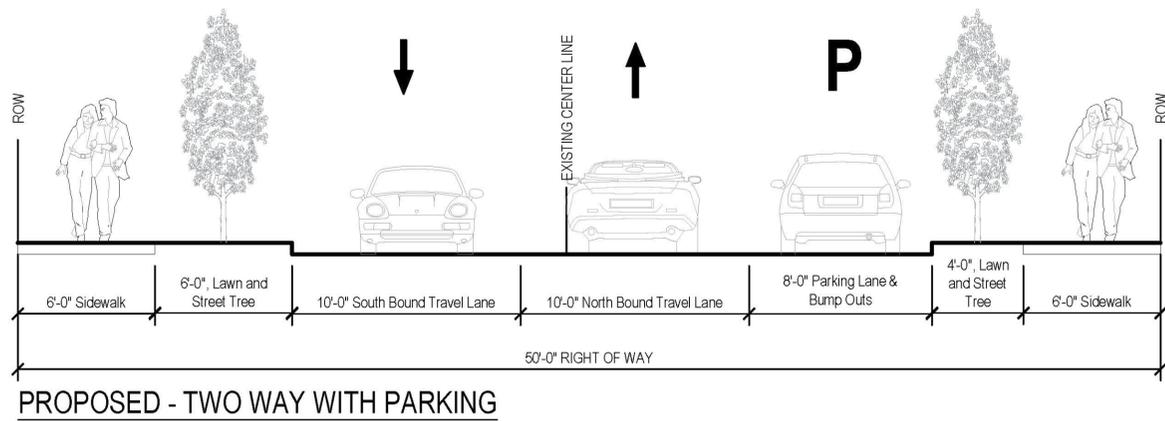
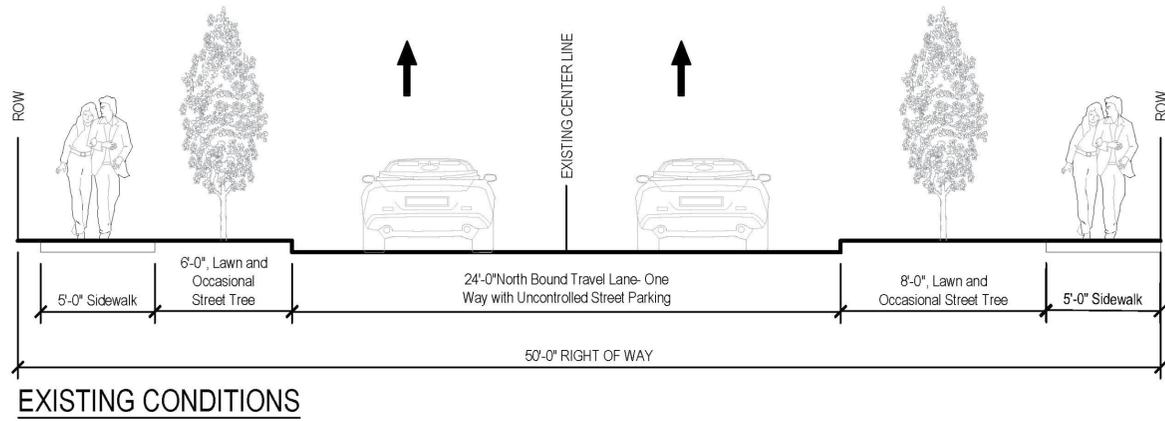


STREET TREES

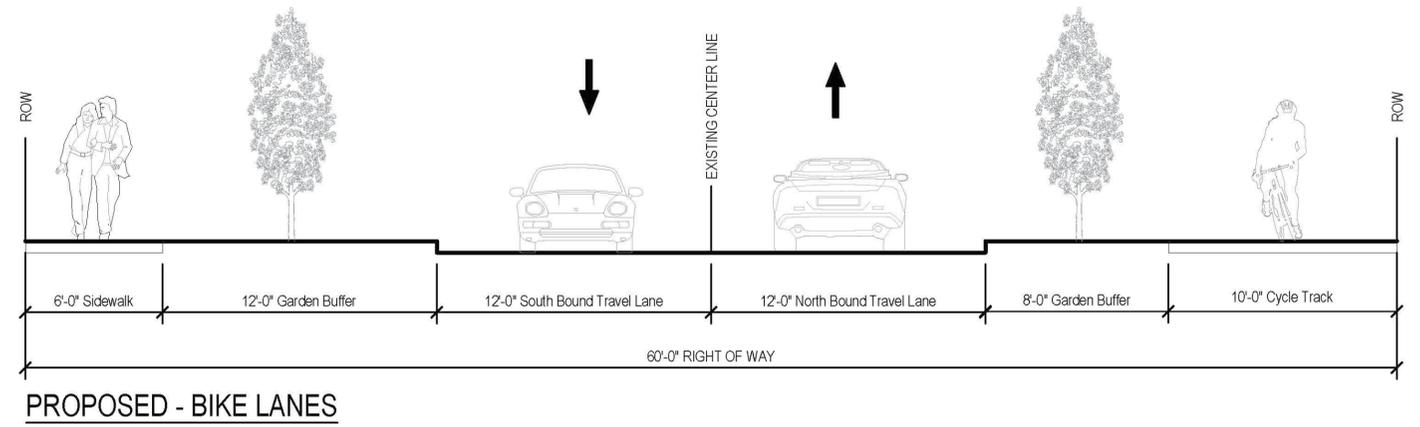
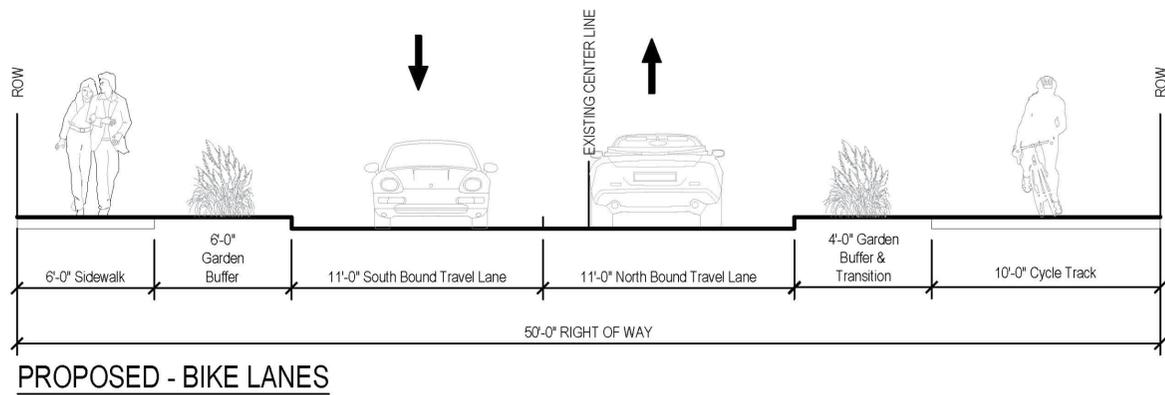
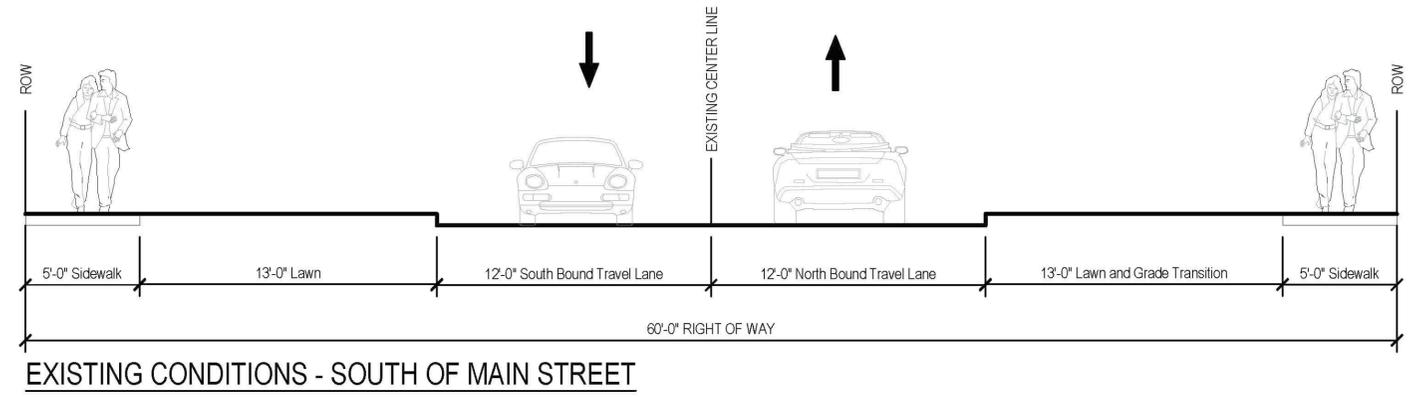
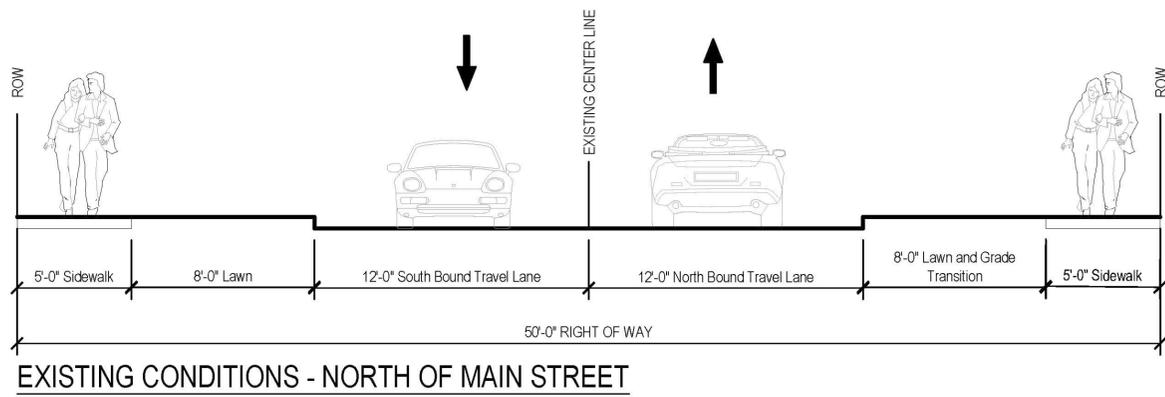


AVON AVENUE CROSS SECTIONS
Scale: 1/4" = 1'-0"

EAST STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"

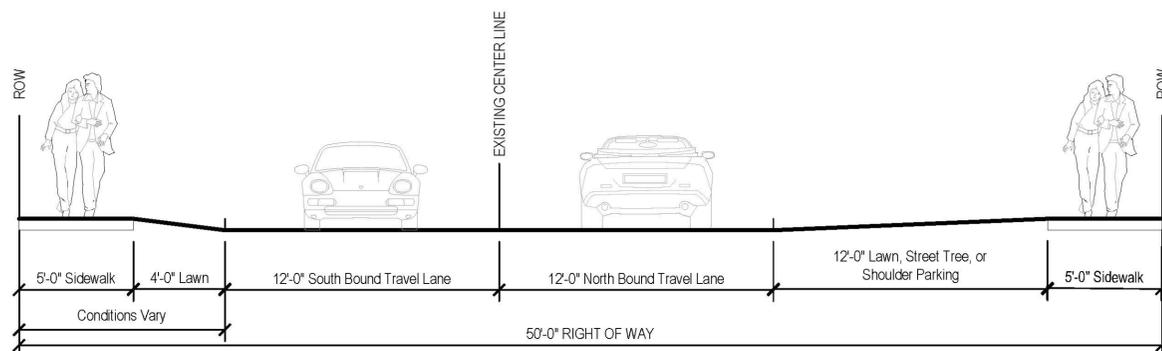


VINE STREET CROSS SECTIONS
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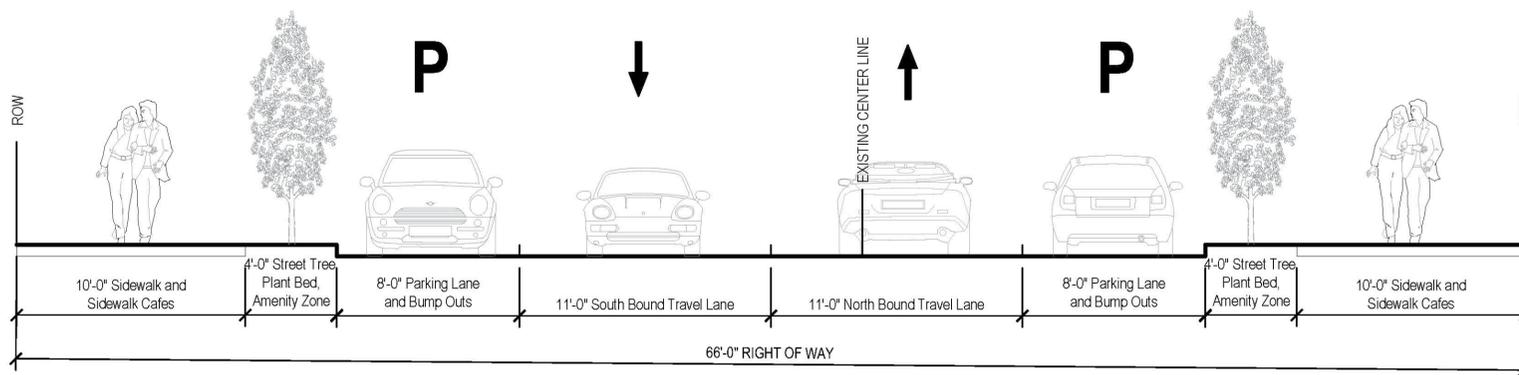


CENTER STREET - NORTH OF MAIN STREET - CROSS SECTIONS
Scale: 1/4" = 1'-0"

CENTER STREET - SOUTH OF MAIN STREET - CROSS SECTIONS
Scale: 1/4" = 1'-0"

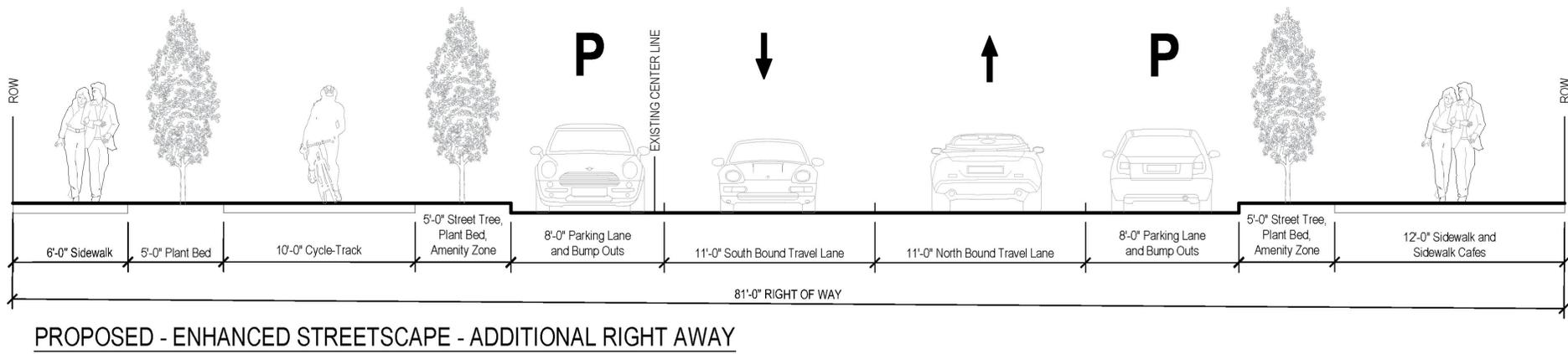
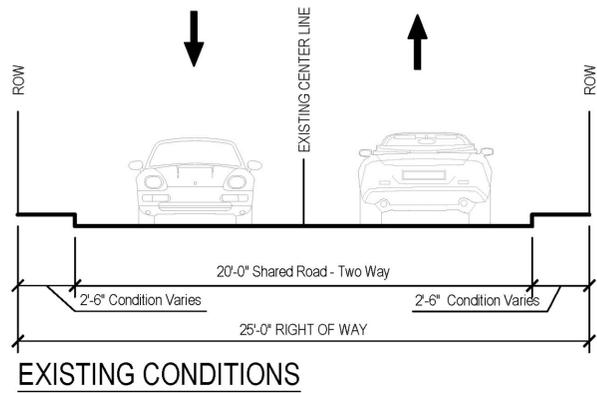


EXISTING CONDITIONS

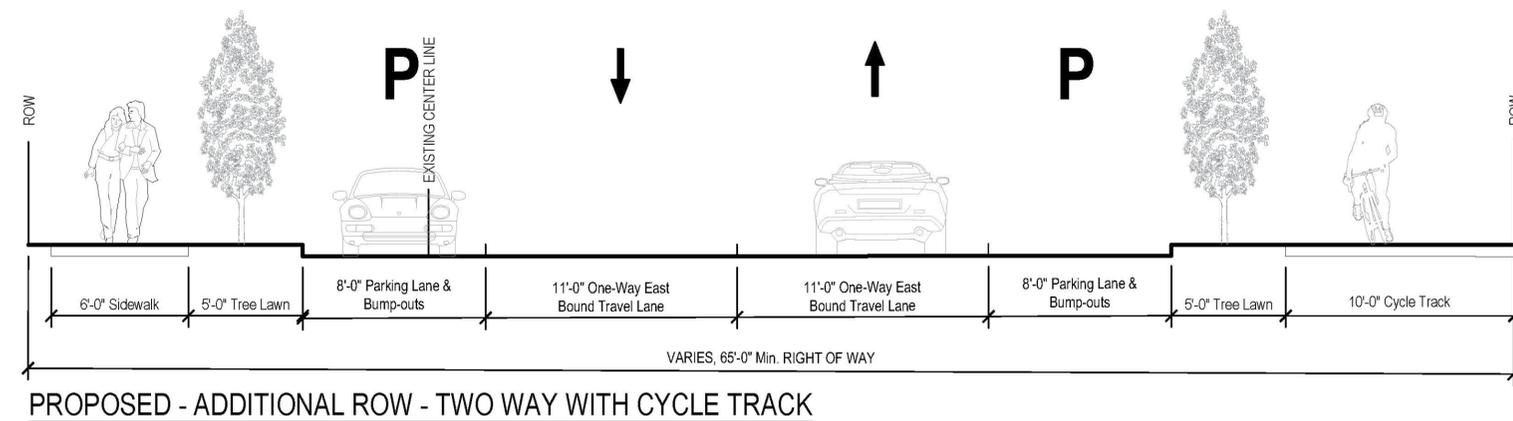
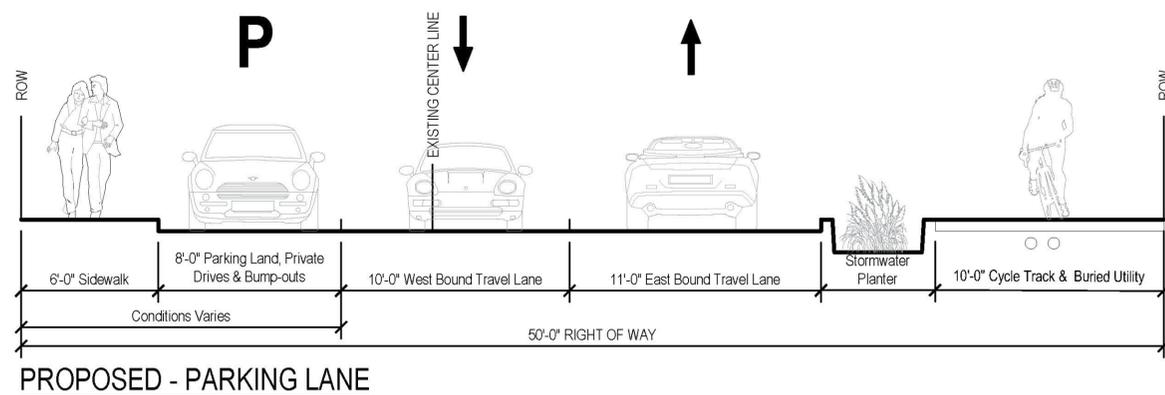
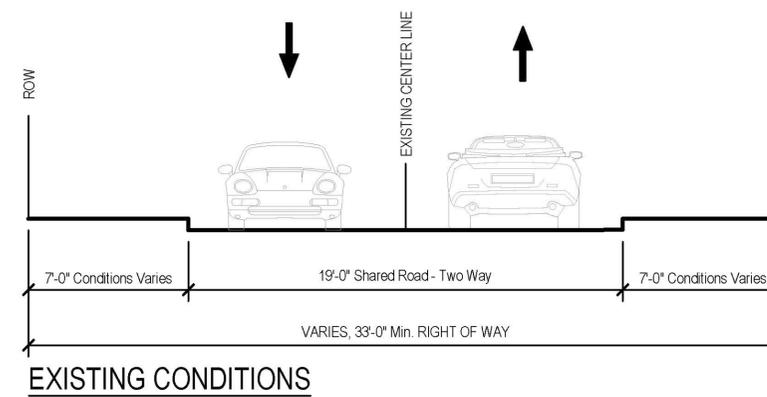
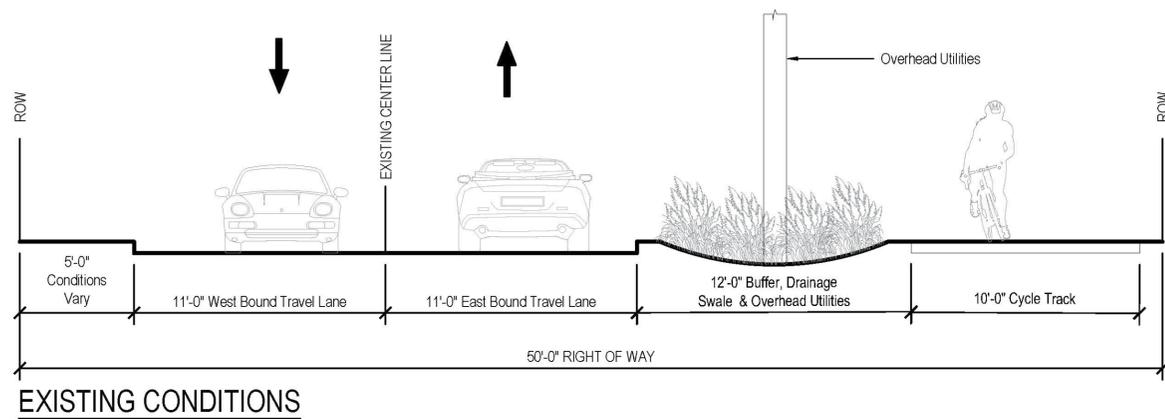


PROPOSED - ENHANCED STREETScape 'A' - ADDITIONAL RIGHT AWAY

MILL STREET CROSS SECTIONS
 Scale: 1/4" = 1'-0"

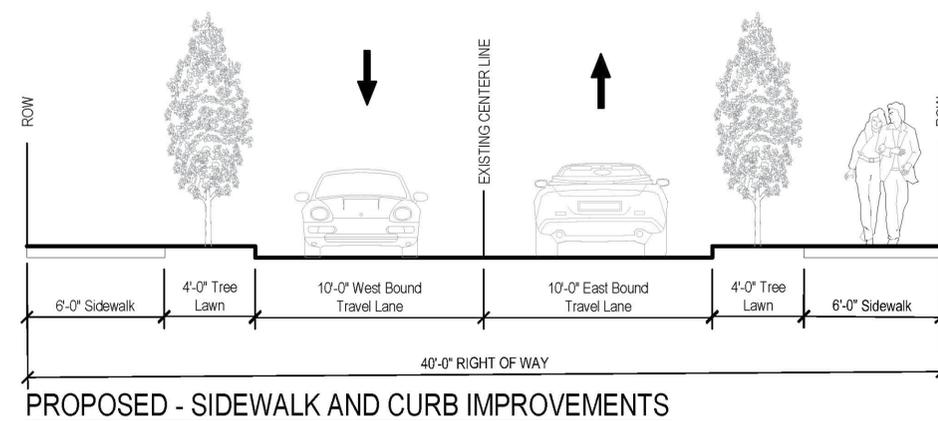
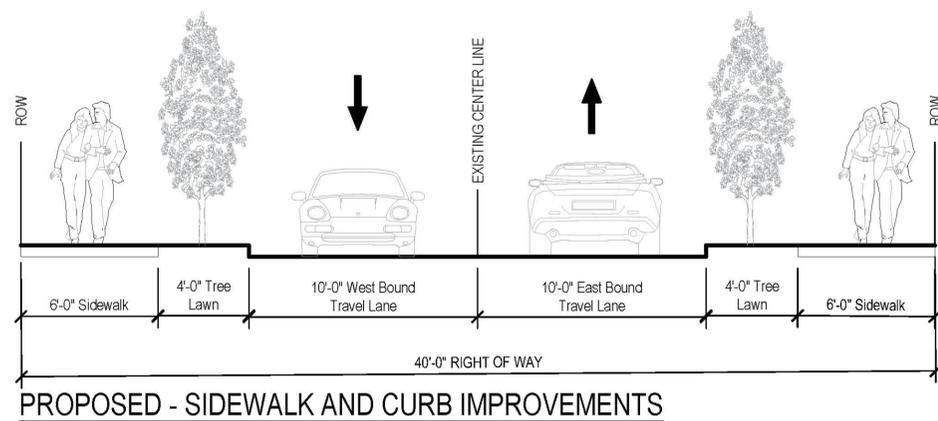
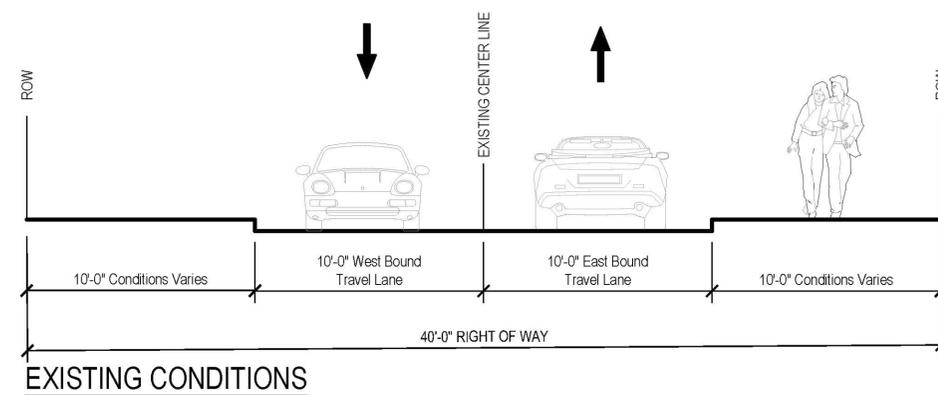
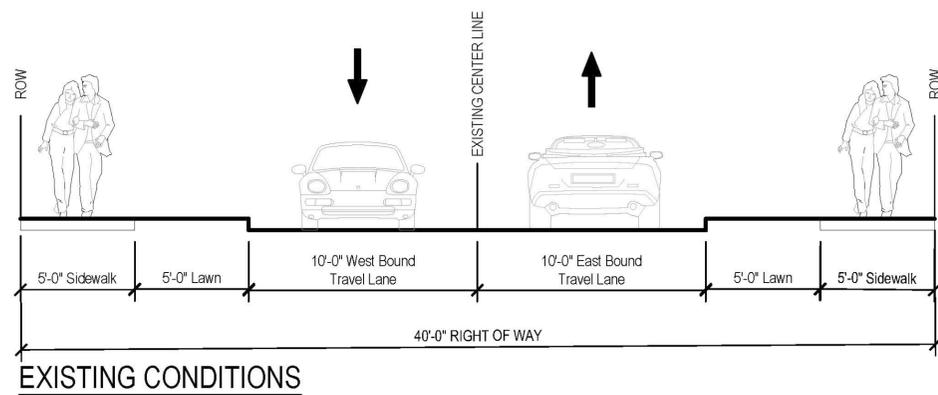


WEST STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"



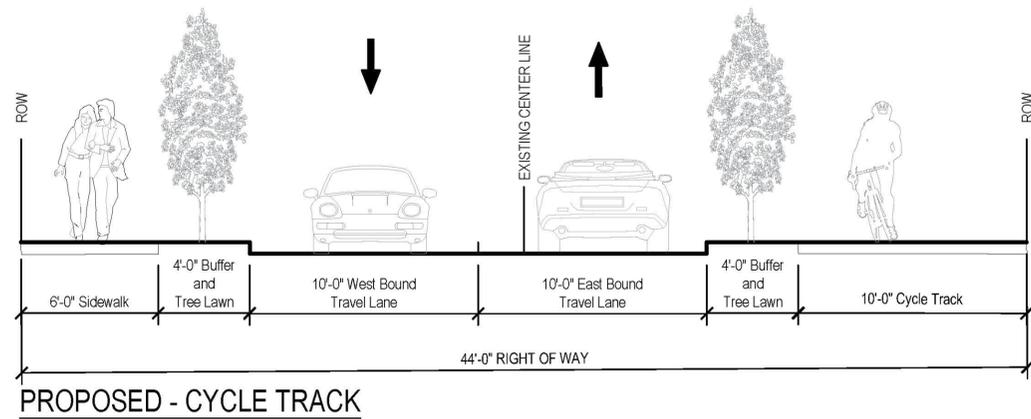
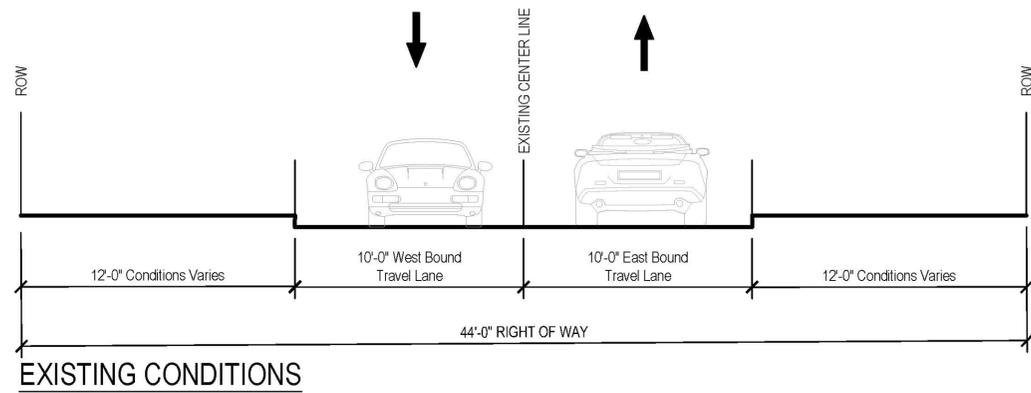
LINCOLN STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"

KREWSON STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"



CARTER STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"

FREMONT STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"



BUCHANAN STREET CROSS SECTIONS
Scale: 1/4" = 1'-0"