

To: Plan Commission Members

From: Martin Scott, Director of Community Development

Subject: Draft Downtown Redevelopment Plan – Comparison of the 2011 Downtown Redevelopment Plan with the 2003 Land Use Plan

Date: June 13, 2011

As discussed at the May 31st Plan Commission meeting, I have compared the land use recommendations of 2011 Downtown Redevelopment Plan (key areas) with the 2003 Land Use Plan. Below is a chart illustrating the differences:

Comparison of the 2011 Downtown Redevelopment Plan with the 2003 Land Use Plan

| Site | 2003 Land Use Plan | 2011 Downtown Redevelopment Plan |
|------|---|--|
| 1 | Site bounded by Hillgrove, Central and Woodland Site designated as Central Business District (CBD) with three parcels to the north shown as Downtown Transitional (DT) | Site designated as mixed use (primarily office). Designation includes the existing site and two duplex properties to the north Recommendation: a) Façade renovation or b) new three story office/retail |
| 2 | Northeast corner of Hillgrove and Woodland Site designated as Central Business District (CBD) with one parcel to the north shown as Downtown Transitional (DT) | Site designated as mixed use (primarily office). Designation includes the existing site and two duplex properties to the north Recommendation: a) Façade renovation or b) new three story office/retail |
| 3 | Existing commercial buildings along Hillgrove between Lawn and Wolf. Site designated as Central Business District (CBD) | No changes other than façade rehabilitation recommended |
| 4 | Site bounded by Hillgrove, Wolf and Johnson Site designated as Municipal/Government (Village Hall), CBD (existing businesses), and DT (parking lot). | Site designated as mixed use (primarily retail) and institutional (village hall). Designation includes only the existing non-residential properties. |
| 5 | Site bounded by Hillgrove, Franklin and Howard Site designated as Central Business District (CBD) | Site designated as mixed use (primarily office). Designation includes the existing site and two |

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| | with three parcels to the north shown as Downtown Transitional (DT) | duplex properties to the north Recommendation: a) Façade renovation or b) new three story mixed use; office on the ground floor and either office or residential above. |
| 9 | Site bounded by Burlington, Wolf and Johnson Site designated as CBD and DT. | Site designated as mixed use (primarily retail). Recommendation: a) Façade renovation or b) new three (possibly four) story mixed use with ground floor office/retail and upper story residential or office |
| 10 | Southwest corner of Burlington and Wolf Site designated as CBD with the existing parking lot shown as DT. | Site designated as mixed use (primarily retail). Recommendation: a) Façade renovation or b) new three (possibly four) story mixed use with ground floor office/retail and upper story residential or office |
| 11 | The former Bannerville site is designated as “office/research/industrial” | Possible future public use for the Village or Theatre. Or, if industrial use occurs the property should be enhanced with façade renovations and improved landscaping/screening. |
| 12 | The existing post office property is designated as “municipal/government”. | Options provided: a) Continue use as a post office b) Redevelopment with post office/retail or restaurant on ground floor with office above |

2003 Land Use Plan – Land Use Legend

Central Business District (CBD): The historic commercial area of the Village, with first-floor retail and service uses in a pedestrian oriented environment, often relying on shared on-street parking and intermingled with other uses that create an activity center.

Downtown Transitional (DT): An area that provides a land use transition between the business district and adjacent single family residential areas, consisting of: parking lots to serves business uses, landscape buffer areas; existing residential uses; and single family attached dwellings (as planned developments).

Municipal/Government: Areas consisting of municipal facilities such as the Village Hall or Public Works garage.