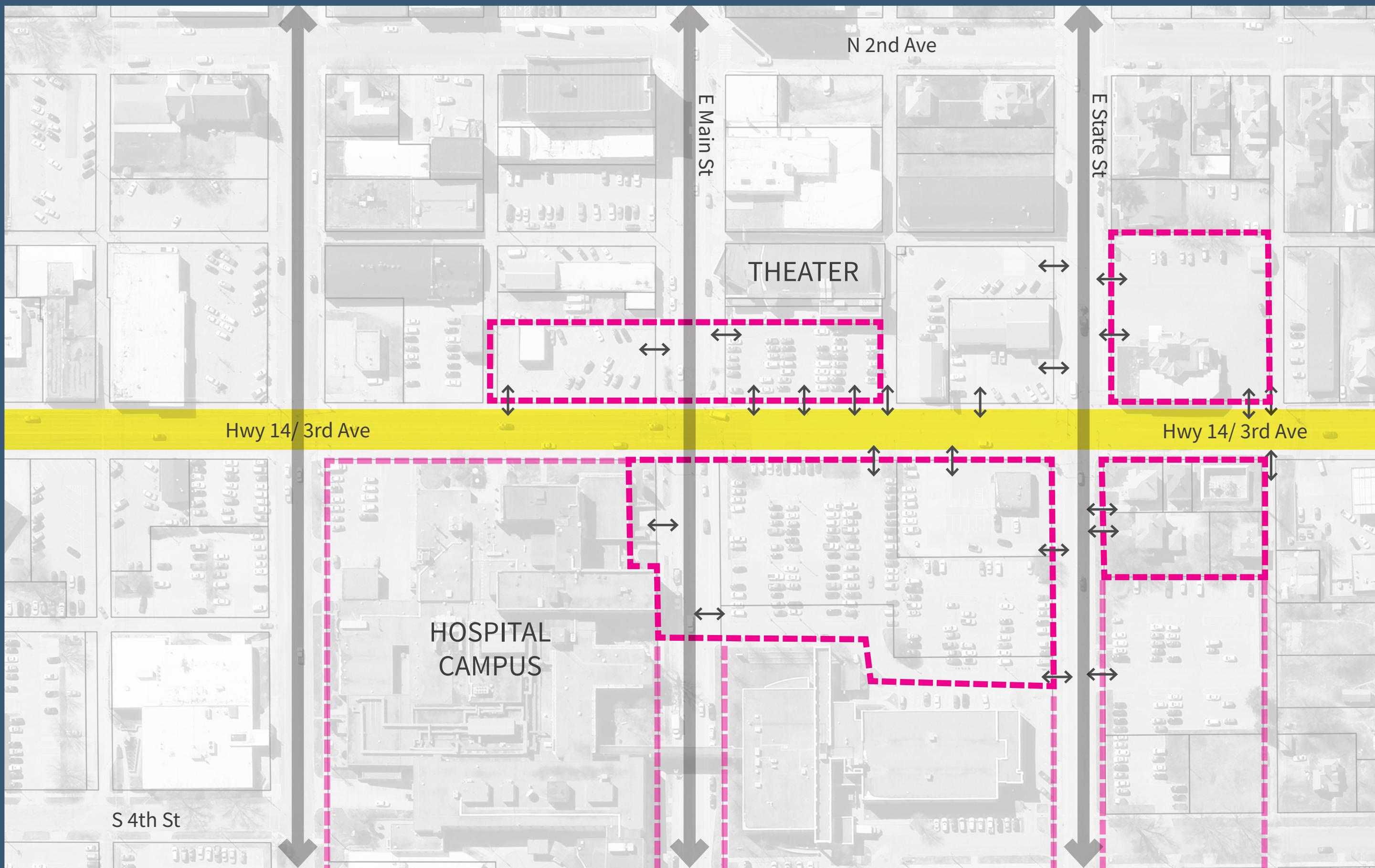


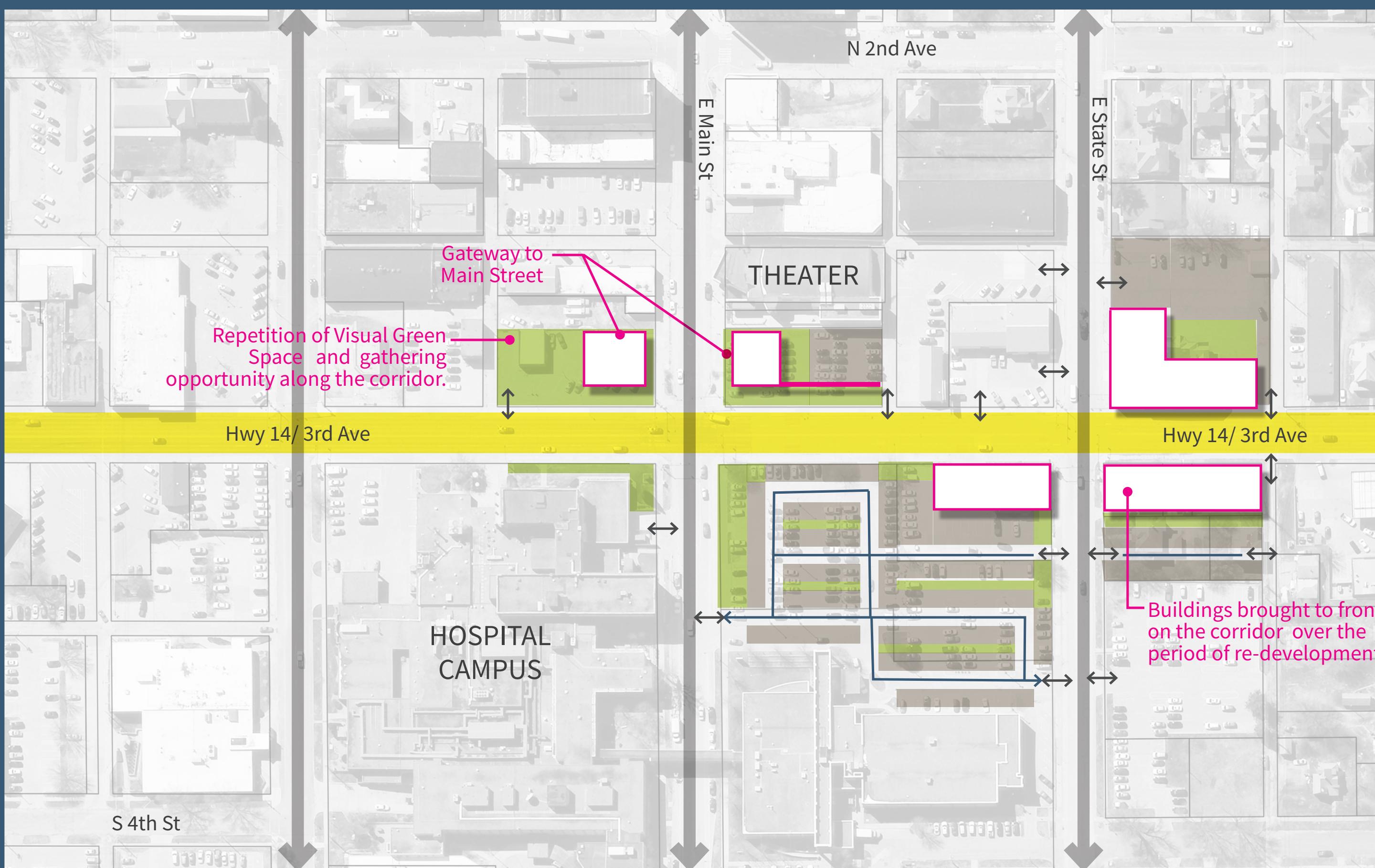
EXISTING CONDITIONS



NOTES

- The intersection of Highway 14 and Main Street is a great opportunity to provide a gateway to the downtown.
- Excessive curb cuts and surface parking lots are located in this area.

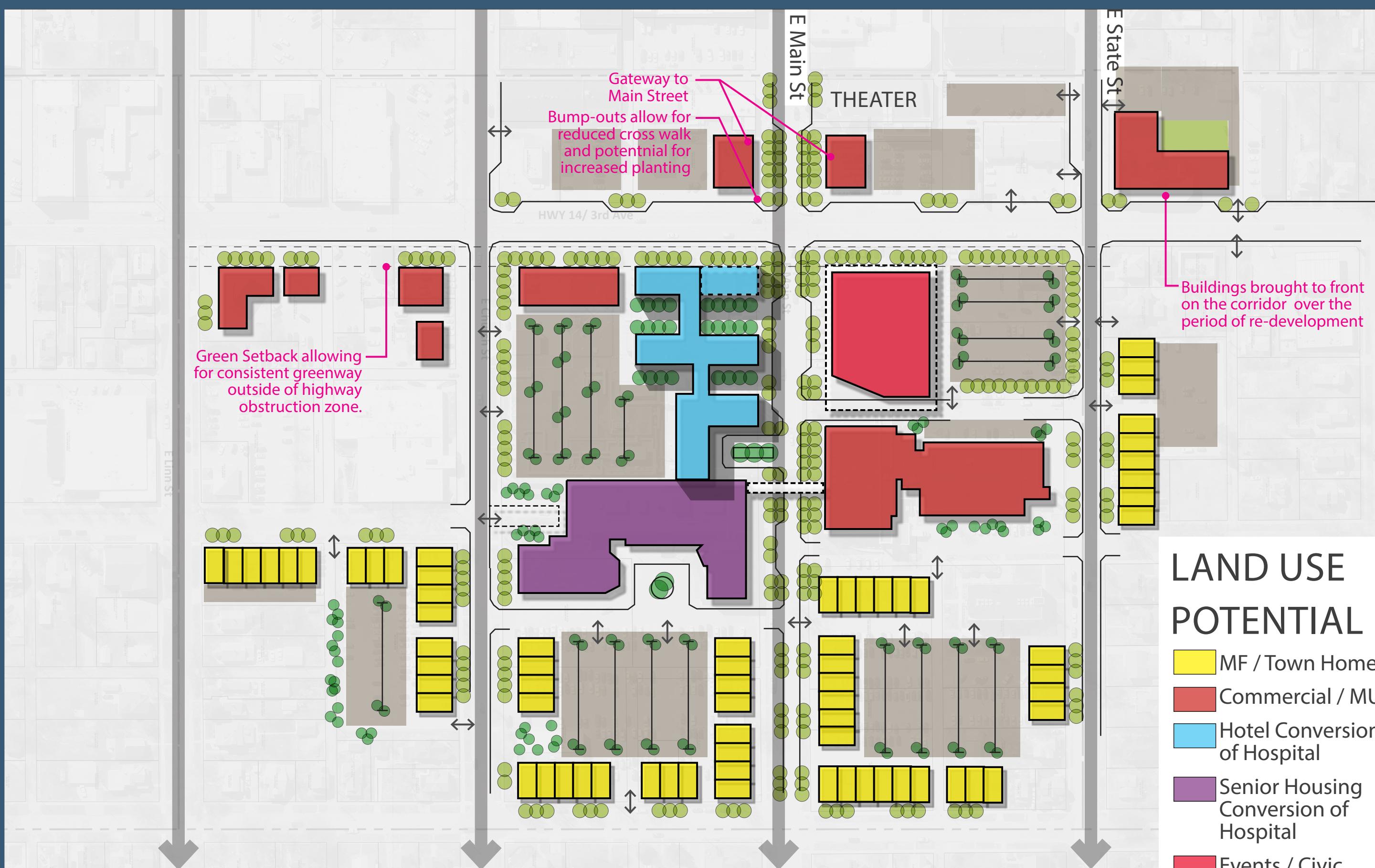
5 TO 10 YEAR POTENTIAL DEVELOPMENT



NOTES

- Curb cuts are consolidated along the connector streets.
- Additional green spaces help define this important intersection.
- Infill buildings are built to the road with parking areas behind.
- Allows for widened sidewalks and pedestrian accommodations.

20 TO 50 YEAR POTENTIAL DEVELOPMENT



NOTES

- Long range planning of hospital campus conversion in the event the hospital leaves the downtown.
- Continuation of green streetscapes across highway 14 into downtown highlighting a walkable and viable gateway to Main Street.
- Adaptive re-use for the most architectural desirable portions of the hospital architecture for hotel and senior housing are dimensionally viable options.
- Healing the neighborhood connection through infill of scaled multi-family housing and town homes.

LAND USE POTENTIAL

- MF / Town Homes
- Commercial / MU
- Hotel Conversion of Hospital
- Senior Housing Conversion of Hospital
- Events / Civic

MARCH 2018