



Key Planning Issues

- Think long-term
- Proximity to downtown
 - Future extension of retail core?
- Housing
 - Current interest
 - Think about changing demographics
- Floodplain
- Freeway issues
 - Possible new interchange
 - Possible Park and Ride for transit?



The Market Study Area



The Market Study Area





The Market Study Area





Key Planning Issues

- Think long-term
- Central location
- Connectivity between shopping centers and interior street pattern
- Under-utilized today – parking lots not full
 - Replace some parking with buildings?
- Consider more extensive redevelopment
 - Mixed use (retail, office, housing)
 - Downtown housing
 - Helps retail
 - Creates “eyes on street”