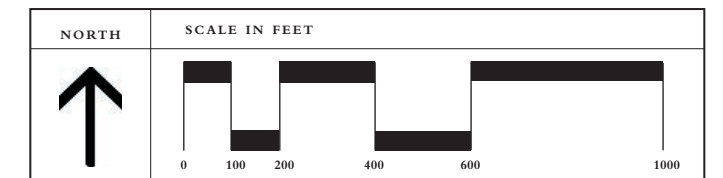


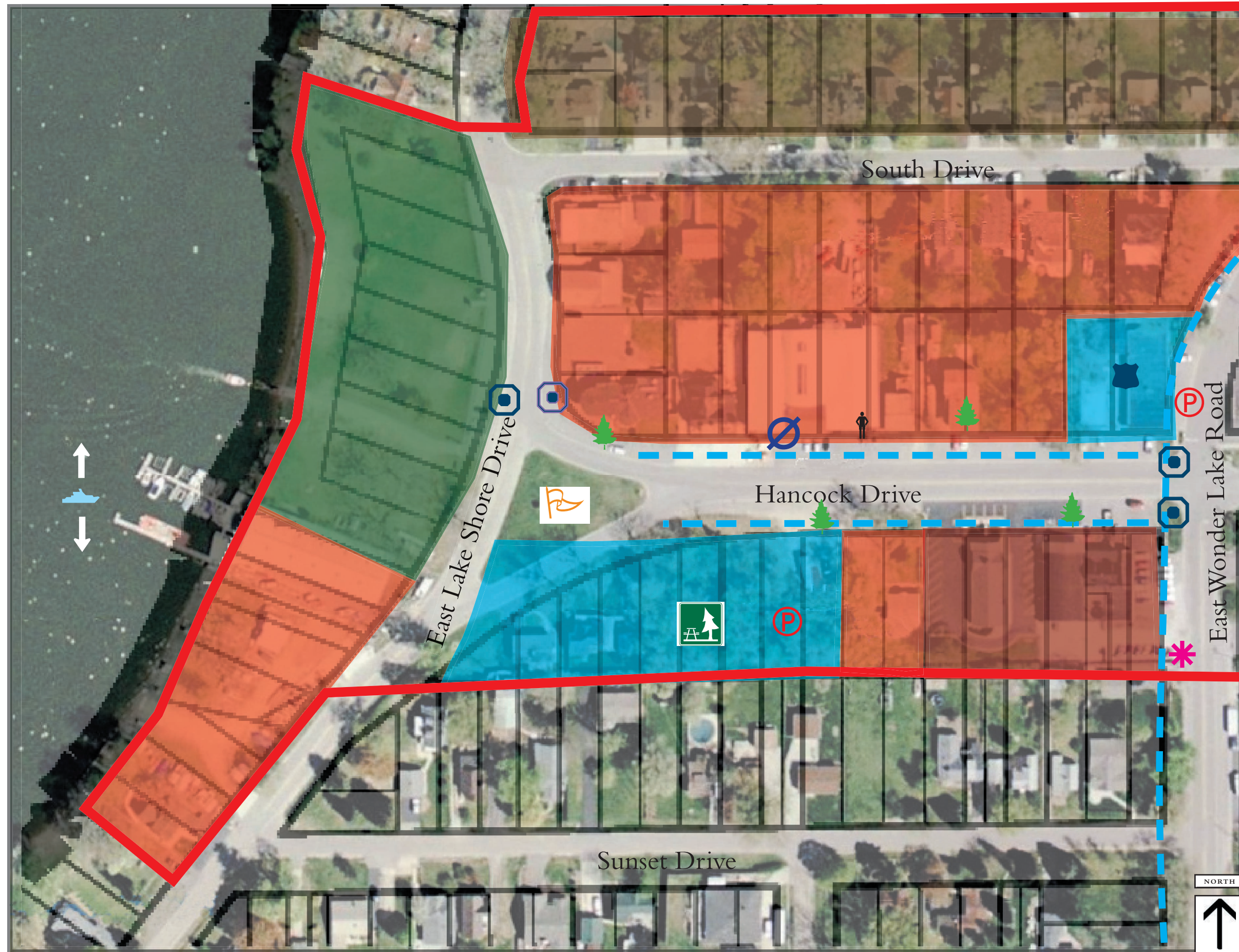
RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY		
PEDESTRIAN ORIENTED AREA		
PRIVATE OPEN SPACE		OSRPLD
S.E. RESIDENTIAL		R-1, R-2
MIXED USE / TRANSITIONAL		R, B or O
VILLAGE CENTER BUSINESS		B-4
VEHICLE ORIENTED BUSINESS		B-2
OFFICE		O-1
LIGHT INDUSTRY		I-1
GOV. / MUNICIPAL/ PUBLIC PARK		P&I
PROPOSED PARKING AREA		P

GENERAL STUDY AREA RECOMENDATIONS

1. Screen parking lots and service / storage uses from public and ROW view
2. Install continuous public sidewalks, street trees, and public street lights along Hancock and E. Wonder Lake Road
3. Encourage installation of landscaping
4. Provide periodic public bike racks at strategic locations





RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY	Red line	
PEDESTRIAN ORIENTED AREA	Black square	
PRIVATE OPEN SPACE	Green square	OSRPLD
S.F. RESIDENTIAL	Yellow square	R-1, R-2
MIXED USE / TRANSITIONAL	Brown square	R, B or O
VILLAGE CENTER BUSINESS	Orange square	B-4
VEHICLE ORIENTED BUSINESS	Dark brown square	B-2
OFFICE	Light brown square	O-1
LIGHT INDUSTRY	Blue square	I-1
GOV. / MUNICIPAL / PUBLIC PARK	Light blue square	P&I
PROPOSED PARKING AREA	P in red circle	

SPECIFIC PLAN RECOMMENDATIONS

1. Screen parking lots and service / storage uses from public and ROW view
2. Install public sidewalks, street trees, and public street lights along entire block face
3. Encourage installation of landscaping
4. Encourage construction of a public dock to provide access to Downtown for boaters with Lake rights
5. Encourage pedestrian oriented commercial uses
6. Acquire and provide on-street parking
7. Acquire and provide public parking
8. Acquire and provide a public park
9. Encourage governmental / quasi-governmental anchor uses
10. Provide a Downtown public gathering space and/or plaza
11. Provide an entry icon
12. Extend sidewalks at corners to narrow crossing distance and encourage pedestrian circulation

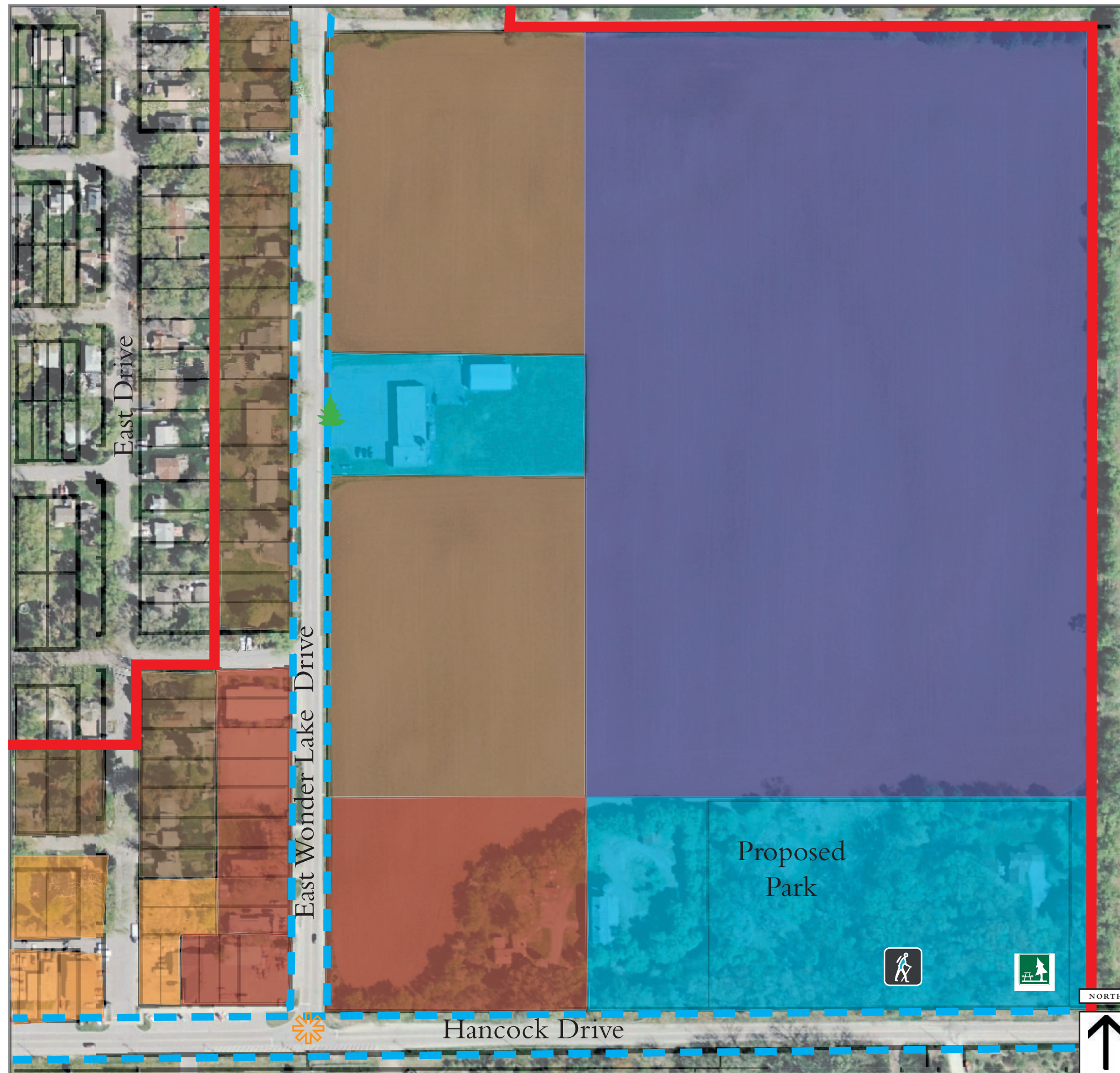


RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY	Red line	
PEDESTRIAN ORIENTED AREA	Blue dashed line	
PRIVATE OPEN SPACE	Green	OSRPLD
S.F. RESIDENTIAL	Yellow	R-1, R-2
MIXED USE / TRANSITIONAL	Brown	R, B or O
VILLAGE CENTER BUSINESS	Orange	B-4
VEHICLE ORIENTED BUSINESS	Dark Orange	B-2
OFFICE	Light Orange	O-1
LIGHT INDUSTRY	Blue	I-1
GOV. / MUNICIPAL / PUBLIC PARK	Light Blue	P&I
PROPOSED PARKING AREA	P icon	

SPECIFIC PLAN RECOMMENDATIONS

1. Screen parking lots and service / storage uses from public and ROW view
2. Install public sidewalks, street trees, and public street lights along entire block face
3. Encourage installation of landscaping
4. Acquire and provide on-street / private parking
5. Acquire and provide public parking
6. Acquire and provide a public park
7. Encourage governmental / quasi-governmental anchor uses
8. Provide midblock pedestrian crosswalks to encourage pedestrian circulation
9. Extend sidewalks at corners to narrow crossing distance and encourage pedestrian circulation
10. Encourage Paved Parking
11. Provide an entry icon
12. Encourage alley access where available

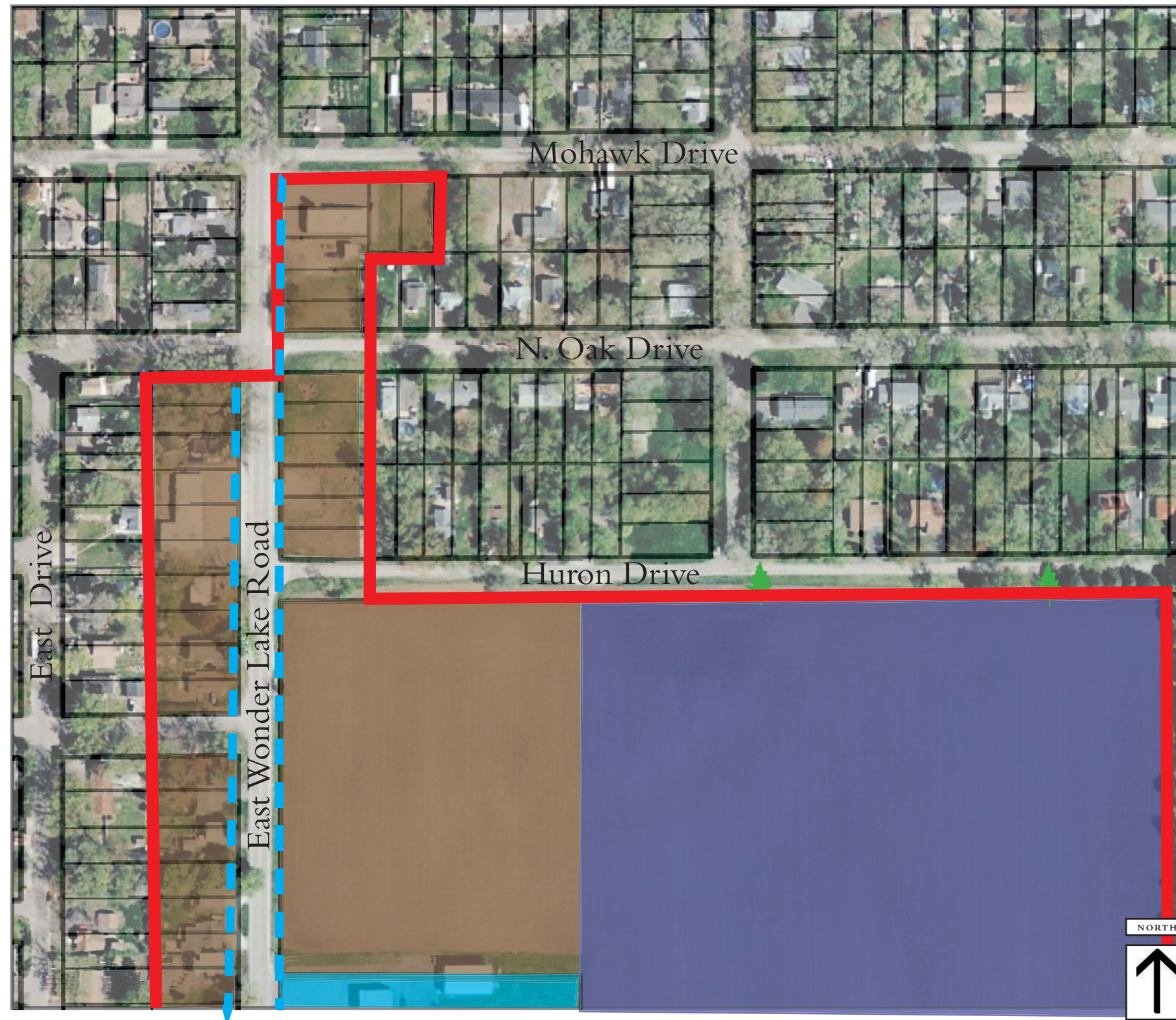


RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY		
PEDESTRIAN ORIENTED AREA		
PRIVATE OPEN SPACE		OSRPLD
S.F. RESIDENTIAL		R-1, R-2
MIXED USE / TRANSITIONAL		R, B or O
VILLAGE CENTER BUSINESS		B-4
VEHICLE ORIENTED BUSINESS		B-2
OFFICE		O-1
LIGHT INDUSTRY		I-1
GOV. / MUNICIPAL / PUBLIC PARK		P&I
PROPOSED PARKING AREA		

SPECIFIC PLAN RECOMMENDATIONS

1. Screen parking lots and service / storage uses from public and ROW view
2. Install public sidewalks, street trees, and public street lights along entire block face
3. Encourage installation of landscaping
4. Provide pedestrian and vehicular connections where possible
5. Preserve existing natural features
6. Acquire and provide a public park
7. Encourage governmental / quasi-governmental anchor uses
8. Provide midblock pedestrian crosswalks to encourage pedestrian circulation
9. Extend sidewalks at corners to narrow crossing distance and encourage pedestrian circulation
10. Encourage Paved Parking
11. Provide an entry icon

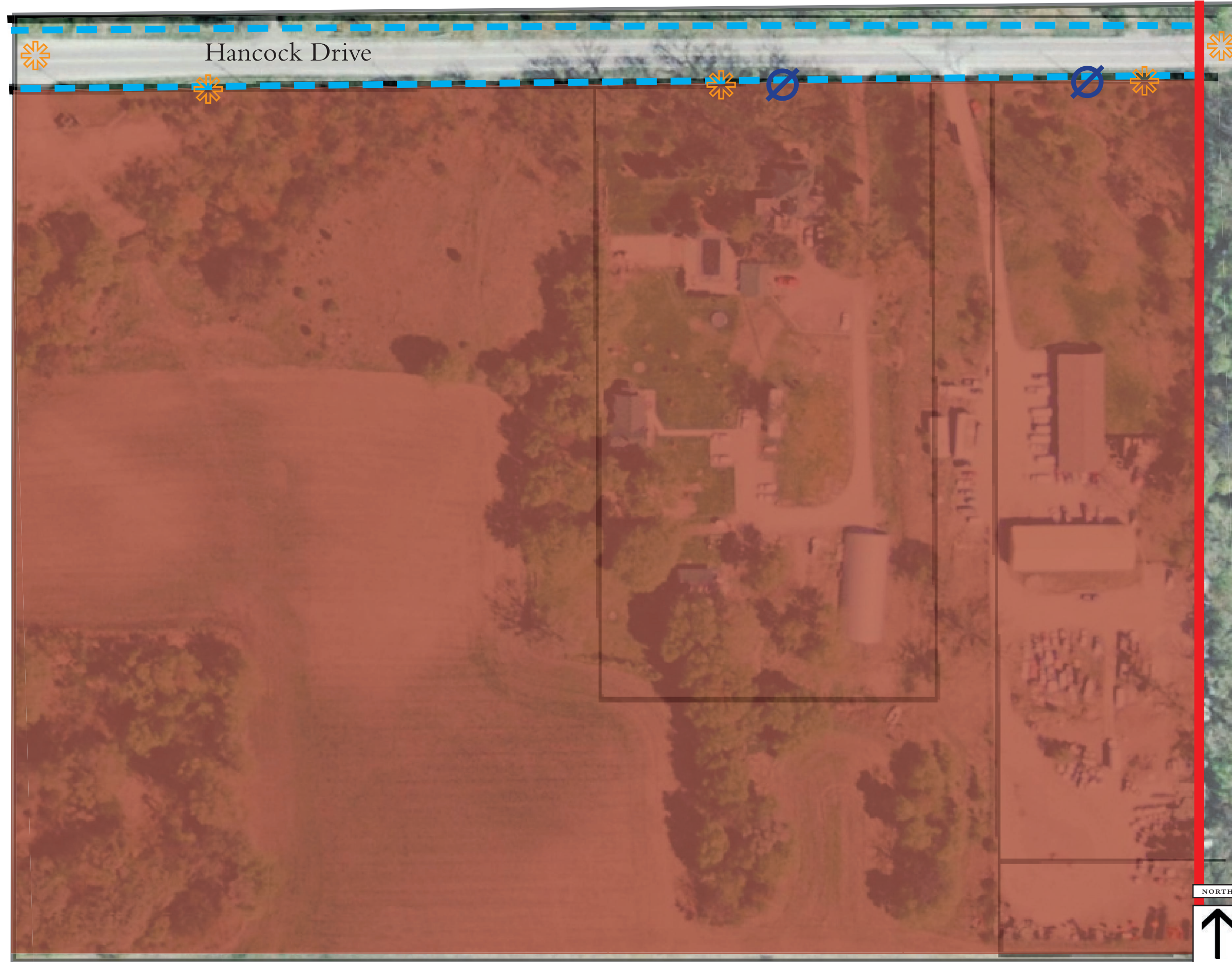


RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY		
PEDESTRIAN ORIENTED AREA		
PRIVATE OPEN SPACE		OSRPLD
S.F. RESIDENTIAL		R-1, R-2
MIXED USE / TRANSITIONAL		R, B or O
VILLAGE CENTER BUSINESS		B-4
VEHICLE ORIENTED BUSINESS		B-2
OFFICE		O-1
LIGHT INDUSTRY		I-1
GOV. / MUNICIPAL / PUBLIC PARK		P&I
PROPOSED PARKING AREA		

SPECIFIC PLAN RECOMENDATIONS

- 1. Screen parking lots and service / storage uses from public and ROW view
- 2. Install public sidewalks, street trees, and public street lights along entire block face
- 3. Encourage installation of landscaping

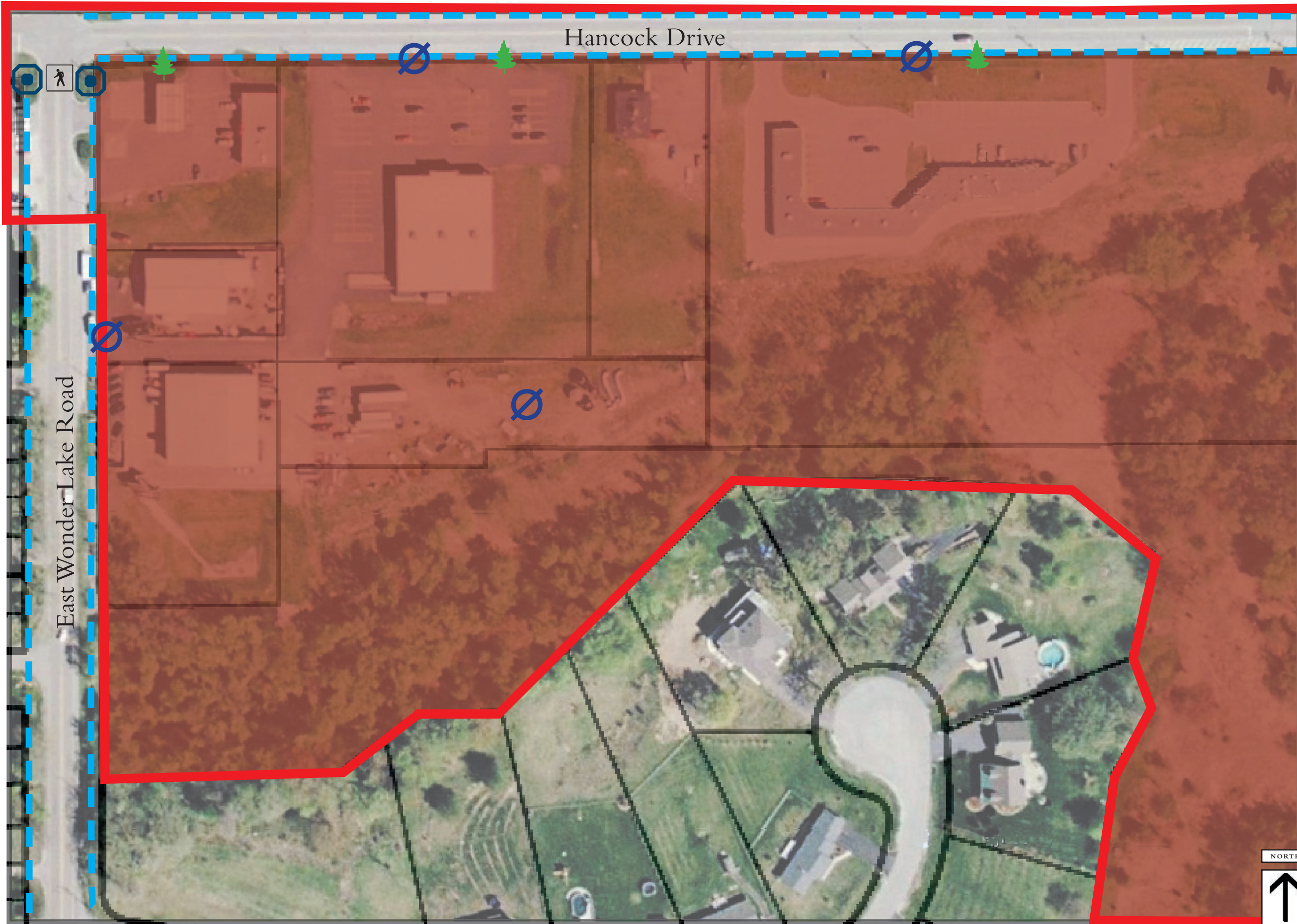


RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY		
PEDESTRIAN ORIENTED AREA		
PRIVATE OPEN SPACE		OSRPLD
S.F. RESIDENTIAL		R-1, R-2
MIXED USE / TRANSITIONAL		R, B or O
VILLAGE CENTER BUSINESS		B-4
VEHICLE ORIENTED BUSINESS		B-2
OFFICE		O-1
LIGHT INDUSTRY		I-1
GOV. / MUNICIPAL / PUBLIC PARK		P&I
PROPOSED PARKING AREA		

SPECIFIC PLAN RECOMENDATIONS






1. Screen parking lots and service / storage uses from public and ROW view
2. Install public sidewalks, street trees, and public street lights along entire block face
3. Encourage installation of landscaping
4. Provide pedestrian and vehicular connections where possible
(In this area attempt to provide connections to the future NRB development and to the west to the Harrison School)



RECOMMENDED LAND USE

	Proposed Land Use	Proposed WL Zoning District
STUDY AREA BOUNDARY	[Red dashed line]	
PEDESTRIAN ORIENTED AREA	[Black dashed line]	
PRIVATE OPEN SPACE	[Green]	OSRPLD
S.F. RESIDENTIAL	[Yellow]	R-1, R-2
MIXED USE / TRANSITIONAL	[Brown]	R, B or O
VILLAGE CENTER BUSINESS	[Orange]	B-4
VEHICLE ORIENTED BUSINESS	[Dark Brown]	B-2
OFFICE	[Light Brown]	O-1
LIGHT INDUSTRY	[Blue]	I-1
GOV. / MUNICIPAL / PUBLIC PARK	[Light Blue]	P&I
PROPOSED PARKING AREA	[Red 'P']	

SPECIFIC PLAN RECOMENDATIONS

-  1. Screen parking lots and service / storage uses from public and ROW view
-  2. Install public sidewalks, street trees, and public street lights along entire block face
-  3. Encourage installation of landscaping
-  4. Provide midblock pedestrian crosswalks to encourage pedestrian circulation
-  5. Extend sidewalks at corners to narrow crossing distance and encourage pedestrian circulation