

YOU ARE
HERE!

set the vision

analyze data

prepare land use
plan

CHALLENGES: *we've all got issues!*

- Lack of expansion opportunities
- Vacant commercial space
- Housing market/Student housing
-

OPPORTUNITIES: *yes we can!*

- Natural resources and waterfront development
- 100% green renewable energy
- Geographic location
-

GOALS: *it's good to have 'em*

- Protect and highlight our heritage and historic buildings and neighborhoods (refine historic review process)
- Strengthen and highlight the City as the arts and cultural hub of the region (and gateway development)
- Provide economic stability and promote economic growth with development incentives
- Promote sustainability and climate smart goals
-

LAND USE*: *now that makes sense...*

- **Residential**-allow neighborhood commercial, increased density, missing middle housing, complete streets
- **Central Business**-No parking minimums, refine PUD process, increased density, walkability, traffic, ADA
- **Industrial**-expansion at PAFB, rezoning waterfront
- **Recreation/Related Uses**-preserve open space
-

**form based code vs. euclidian zoning promotes predictable
development based on physical form not use!*

NEIGHBORHOODS: *take a look around*

- North End-Repurpose Crete Civic Center, Gateway improvements, increased public waterfront access
- West End(Rte 3)-complete street standards, pedestrian friendly/street front development, smart growth
-