

### Rural Heritage

- Transition area to Northern Gateway
- Maintain connections to rural and agricultural heritage.
- Protect natural vegetation to greatest extent possible.
- Work with farm operator to maintain active agriculture within the hamlet.

### North Main Street Suburban

- Maintain generally suburban use, design, and development pattern.
- Require increased landscaping for parking lots and buffer areas and pervious surfaces to limit stormwater runoff.

### Civic and Cultural Center

- Focus for civic, recreation, and community events.
- Formalize park areas and establish community service zoning classification to recognize civic and cultural uses and scale.
- Enhance facades and signage standards.

### Hamlet Center

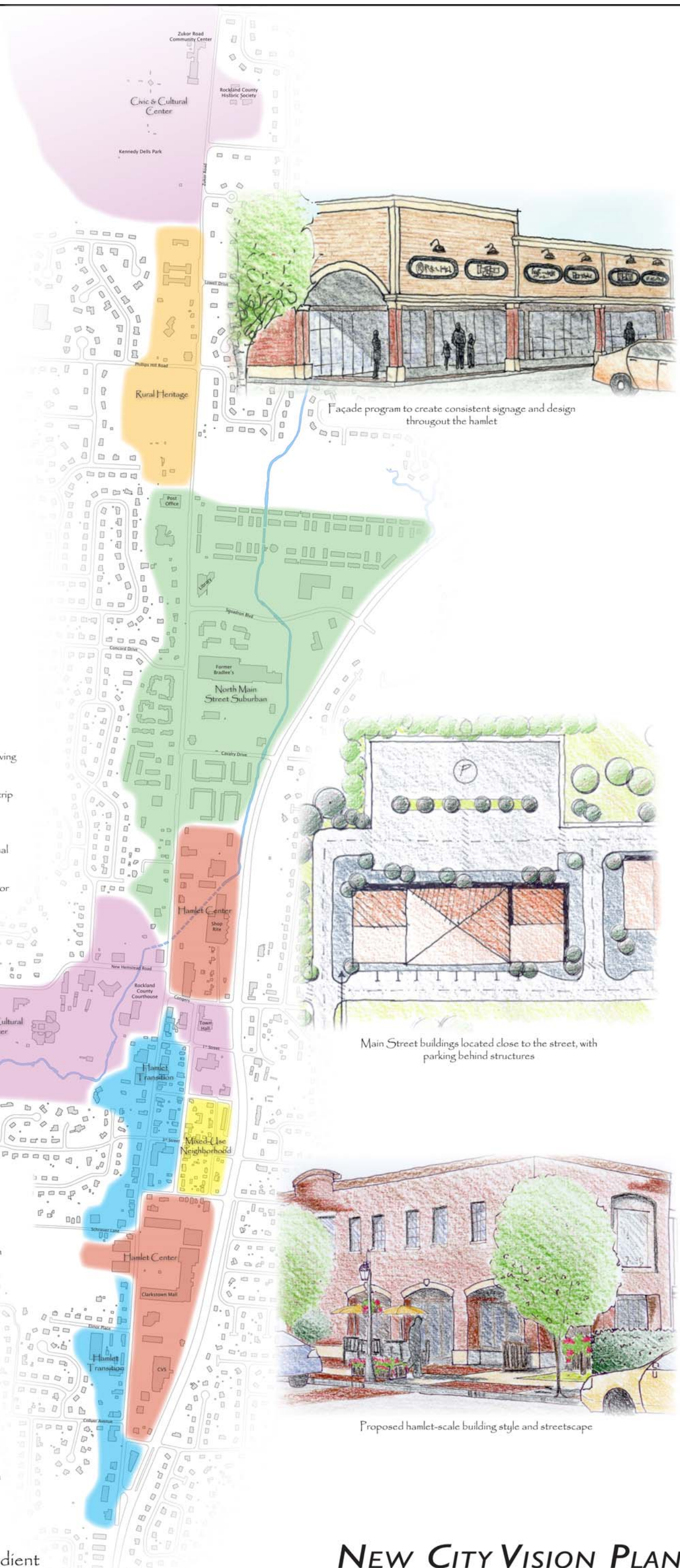
- Traditional Main Street form with a mix of commerce, retail, and high quality living with celebrated public spaces extensive pedestrian amenities.
- Initiate façade improvement program and standards to improve aesthetics of strip centers and plazas.
- Encourage redevelopment and creation of a walkable Main Street with buildings close to the street, parking areas located behind structures, traditional architectural styles, and pedestrian-scaled signage.
- Promote the Vision Plan through design standards and guidelines, incentives for community enhancements, and public-private partnerships.

### Hamlet Transition

- Traditional hamlet design with mix of small-scale retail and professional office businesses.
- Minimize conflicts between commercial areas in close proximity to low density neighborhoods strengthen buffer and landscaping requirements particularly in transitions to residential areas.

### Maple and Park Mixed-Use Neighborhood

- Maintain the existing scale, design and mixed-use qualities of this professional and residential area through new zoning district that limits potential incompatibilities.
- Provide opportunities for cafes and low-impact dining (e.g., no drive thru, chain architecture styles, etc.)



Façade program to create consistent signage and design throughout the hamlet

Main Street buildings located close to the street, with parking behind structures

Proposed hamlet-scale building style and streetscape

### Land use and Scale Gradient



# NEW CITY VISION PLAN

## Form New City

Ensure that future development is consistent with the Vision Plan