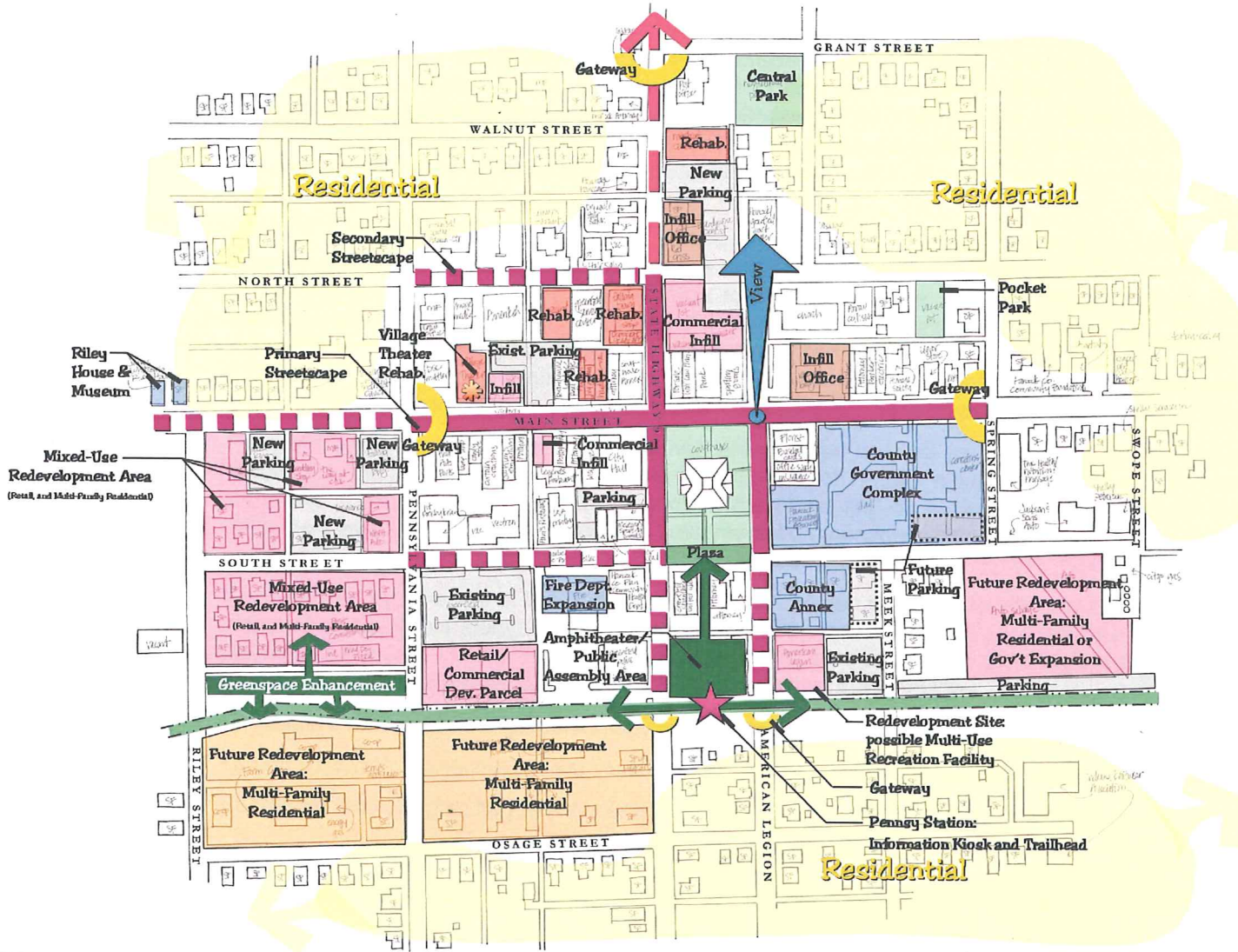


Executive Summary



Potential Development Initiatives Plan

KEY TO NEW DEVELOPMENT INITIATIVES:

- Single Family Residential
- Multi-Family Residential
- Retail/Commercial Infill and Rehabilitation
- Office Infill
- Mixed Use: Retail/Commercial with Office or Residential Above
- Public/Semi-public Uses
- Parking
- Green Space
- Primary Streetscape Improvements
- Secondary Streetscape Improvements