



Near-Term Concept Plan

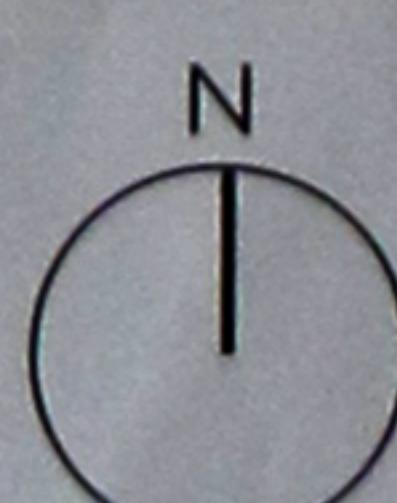


TABLE 9

TABLE
NOTES: ~~more notes~~

SKW 10

- WHAT IS HAPPENING w/ SAGER? → NEAR TERM
 - PRELIM DISCUSSIONS w/ REGEN & RESI w/ GARDNER
 - IT'S ADJACENT TO CAP STARS
 - PRESENT LOOKING ON THE 20+ yrs.
 - COMBINED PROPERTIES: POTENTIAL TO RE-DEVELOP.
- CONCERN w/ DEVELOPMENT NEXT TO MUSEUM - OUTSIDE OF CITY LINE
 - NOTED IN GREEN ON PLAN. (?) C SAGER
- VICTOR: NEED BETTER PLANS w/ "SHARED USE"
TO GRT. RESTORE VIBRANCY - WALKABLE
- PARKING CHALLENGES @ OWNERSHIP / SAGER
 - PARKING CONSOLIDATION
- STATUS OF OFFICE? ALSO VACANT B/C NOT CLASS A
LD THEY ARE 30+ yrs OLD / NOT ADA
- SAGER TO ARMSTRONG = GREAT OPPORTUNITY
 - ↳ BEING LOOKED AT AS LATER PHASE
 - MORE HIGHLIGHTED IN ORANGE

- ADDED MULTI-FAM IN PINK & DEMOCRATIC LINE
- ALLOW THE OUTSKIRTS TO ACTIVATE CITY CENTER
 - EDGE SUPPORT CORRIDOR
- 10565 - FUNERAL HOME → "EDGE ARRIVAL"
 - FEEDS INTO TRUCKER HOTEL
 - HELPS PEDESTRIAN EXPERIENCE
- NEEDED TO ADDRESS DELIVERY TRUCK TO UNLOAD @ NOTAH ST.
- THINK REMOVING FOUNTAIN GOOD IDEA
- LIKE THE ALLEYWAY SYSTEM
- THE WARP AROUND GOOD IDEA FOR TRAFFIC
 - NEEDED TO CALM DOWN MAIN STREET
- OPPORTUNITIES TO CONNECT NEIGHBORHOODS?
 - DIFFICULT @ OLD LBE & UNIVERSITY FOR PEDESTRIANS
 - IS THERE SOLUTION?
 - HIGHLIGHTED IN ORANGE

- IDEA OF TIR SPINE?
 - "LAND USE" APPROACH I.L.O. "ROAD" APPROACH
OR COMBINATION OF BOTH
 - CREATE INCENTIVES FOR LAND OWNERS
TO IMPROVE SIDEWALKS ...
- DENSITIES?
 - CAN GO HIGHER ON EDGES AND
LESS HEIGHT IN CENTER @ HISTORIC
"CONCAVE DOWNTOWN"
 - TIR TERRAIN IS A CHALLENGE
- ART + CULTURE RESONATES.