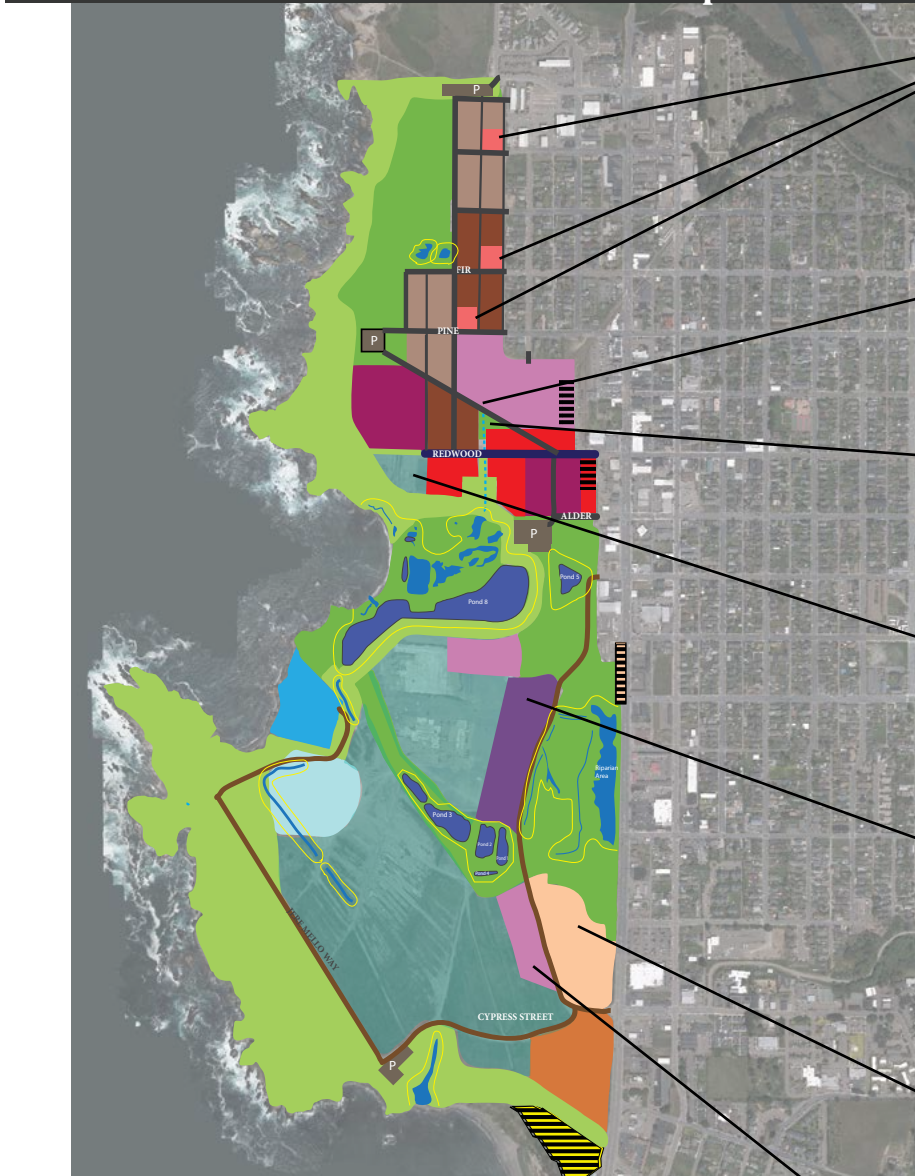


Mill Site Reuse: Land Use Map



Transportation		Land Use	
Existing	Roads	Highway Commercial	Parks
Multituse Trail		Visitor	Open Space
Parking		Coastal Dependent	Ponds
Proposed	Primary Streets	Central Business District	Urban Reserve
Potential Street			Mill Site Employment
Residential Street			
Potential Railroad ROW			
Potential Trail Alignment			

LAND USE PLAN

Mixing small commercial pockets into residential zones will encourage walking and give the zone a more connected and neighborly feel. This has worked well in other parts of town such as the Colombi Market on Oak street.

An angled boulevard connecting main points of interest, in this case the central shopping district and the western entrance to the coastal trail, will reinforce the walkability of the area and help to disperse auto traffic within the zone.

Including green spaces in the central district will again encourage walking and slow auto traffic. This particular space also offers a good destination for the coastal trail connector path marked in blue.

Limiting the development of this zone will discourage sprawl on the outskirts of the district without developing closer to town first.

In my opinion the potential for another large mill is not likely and I am not in favor of allowing industrial development to cover the entire area south of pond 8. Allowing limited development closer to roads and other infrastructure seems more reasonable

Having toured the highway commercial area here I believe a compromise can be made between preserving the natural elements of the area and allowing property owners sufficient use of their land. I've tried to create a zoning perimeter which will avoid interfering with sensitive forest areas.

A small light industrial zone in this area will allow for more job creation while remaining unobtrusive to the natural scenery to the west.