WALLACE STREET

23 NEW ANGLE SP. (2024 CONST.)

* SEE PLAN TEXT FOR PARKING ON WALLACE AND FIRST ST.

MAIN STREET (HWY 33)

33 NEW ANGLE SP. (2024 CONST.)

AMERICAN LEGION

EXIST'G 30' R.O.W. EASEMT.

EXIST'G

EXIST'G

EXIST'G

EXIST'G

FUTURE 3 STY (4000 SF/FL) = 12750

EXISTING

PHASE 2 (24 SP.)

EXIST'G

NEW

EXIST'G

PHASE 1 (90 SP.) PUBLIC PKG SP.

37 NEW ANGLE SP. FIRST STREET

28 NEW ANGLE SP.

30' EASEMT EXIST'G

FUTURE 4 STY
3 STY @ 4300 = 12900
4th STY @ 3800 = 3800
TOTAL: 16700 SF

EXIST'G PARALLEL PKG SPACES

EXISTING POTENTIAL PARKING

1 2 3 4

RIGHT OUT

1 2 3 4 5

10 15,300 - 3 STY
11 20,400 - 4 STY
12
13 FUTURE
14 BLDG ABOVE
15

ADD 25 PRIVATE PKG SP.

ADD 1 STY 3625 SF.

FUTURE BLDG ABOVE

EXIST'G

EXIST'G

EXIST'G

FUTURE 2925 SF/FL X 2 STY = 5850 SF ADD.

EXISTING

RIGHT IN

EXISTING KEY BANK

FUTURE BLDG 3 STY/4 STY
19500 SF @ 3 STY
26000 SF @ 4 STY

EXIST'G

RIGHT OUT

RIGHT IN

10 EXIST'G PARALLEL PKG.

LITTLE AVENUE

30' R.O.W. EASEMENT (EXISTING)

LEGEND

PROPERTY LINES

EASEMENTS

PUBLIC

WALKWAYS

LANDSCAPE

PEDESTRIAN MALLS

NE

1" = 40'-0"

11-14-23 RGT
10-24-23 RGT
9-23-23 RGT
10-11-23 RGT

0 10 25 50 100

N

N.E. 11-14-03 RGT

DEPOT STREET

FRONT STREET

MAIN STREET (HWY 33)

WEST LITTLE AVE.

EXIST'G DEPOT SQUARE 44,780 SF 3 STY

FUTURE 14,100 SF @ 3 STY

EXIST'G 1560 SF

FUTURE 3 STY 7560 SF (10 APTS)

FUTURE 3 STY 6720 SF (6TH. FLR 10 APTS)

FUTURE 3 STY @ 13,440 SF

EXIST'G 27368 SF

COFFEE EXIST'G

FUTURE @ 3 STY = 12,000 SF

OLD CITY HALL

EXIST'G 2,100 SF

EXIST'G

2 STY EXISTING FREMONT BLDG 7390 SF

FUTURE @ 3 STY = 21,800 SF 5000 COMM'L 30 APTS ON 2 FL. TOTAL

1K PARKING STRUCTURE @ 3 LVLS, ADD 176 PKG SPACES

FUTURE 3 STY ± 23,300 SF

EXIST'G FRONT STREET LOFTS 29,400 SF (30 STUDIO APTS)

FUTURE 6000 SF COMM'L + 2 STY RES. = 7000 SF (± 10-12 UNITS) 3 STY

NEW 10,423 SF 4-2BR 3-3BR

EXIST'G BURNSIDE BLDG 1 STY 960 SF (NO RESIDENTIAL)

EXIST'G COLTER BLDG ± 31,900 SF 3 STY

1 STY 1950 SF

7 SP.

7 SP.

4 SP.

NW

1" = 40'-0"

11.14.23 RGT
9.14.23 RGT
11.1.23 RGT

0 10 25 50 100

N

NW 11.14.23 RGT