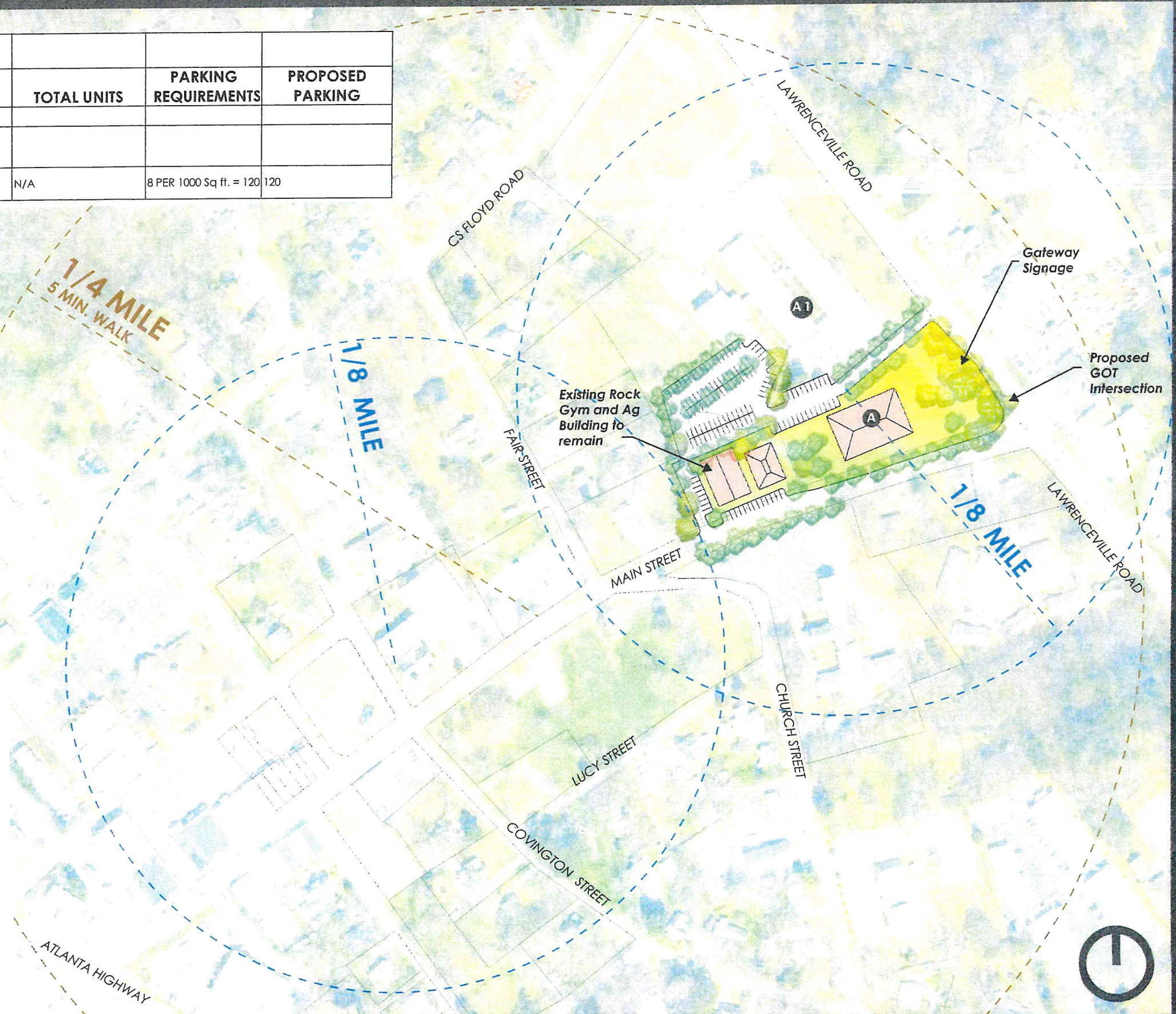


OPTION A - PHASE 1						
	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING CITY HALL					
A	PHASE 1 LIBRARY	P 15,000 Sq ft	1	N/A	8 PER 1000 Sq ft. = 120	120



PROS AND CONS

Pros:

1. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
2. Phased Development benefits: Phase 1 of the Library project is proposed to be built on the existing parking lot, allowing the City Hall to remain operable in its existing location.

Cons:

1. Library Location: The library is located at the edge of downtown, as opposed to in the heart of downtown.

OPTION A1 - PHASE 1 & 2

	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING PUBLIC WORKS TO CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	75
A	LIBRARY	P1 15,000 sq ft., P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	225 Spaces Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	225 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	8 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	4 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	4 Units	1 Per ADU	1 Per ADU on Alley
F	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	45 Surface Parking
G	RETAIL WITH ROOFTOP	24,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 120	122 Surface Parking & Street Parking
H	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

Pros:

1. Large town green: The town green is situated on a low point of city-owned property, providing ample space to host city-wide events. Consult with an arborist to confirm preservation of old-growth trees located at the low point.
2. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
3. Efficient use of city-owned building: Once Phase 2 of the library is constructed, the existing city hall / school building will need to be demolished. City Hall can be relocated to a renovated public health building, allowing for efficient utilization of the city-owned facilities.
4. Preservation of old-growth trees: The property contains old-growth trees at both high and low points, and the city is encouraged to consult with an arborist to identify and preserve those trees that are considered suitable for preservation.

Cons:

1. Library location: The library is situated at the edge of downtown, rather than in the heart of downtown.
2. Town green location: The town green is located at the low point, which results in less visibility and may require additional efforts to make it usable due to the need for removing existing foundations and footers.



OPTION A2 - PHASE 1 & 2

	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING PUBLIC WORKS TO CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	75
A	LIBRARY	P1 15,000 sq ft., P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	225 Spaces Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	225 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	8 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	4 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	4 Units	1 Per ADU	1 Per ADU on Alley
F	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	45 Surface Parking
G	RETAIL WITH ROOFTOP	24,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 120	122 Surface Parking & Street Parking
H	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

Pros:

1. Large town green: The town green is situated on a high point of city-owned property, providing ample space to host city-wide events.
2. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
3. Efficient use of city-owned building: Once Phase 2 of the library is constructed, the existing city hall/ school building will need to be demolished. City Hall can be relocated to a renovated public health building, allowing for efficient utilization of the city-owned facilities.
4. Preservation of old-growth trees: The property contains old-growth trees at both high and low points, and the city is encouraged to consult with an arborists to identify and preserve those trees that are considered suitable for preservation.

Cons:

1. Library location: The library is situated at the edge of downtown, rather than in the heart of downtown.
2. Town green location: The town green is located at the high point of the city-owned site, as opposed to the low point where there may be old-growth trees to preserve.

OPTION B						
	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIRMENTS	PROPOSED PARKING
A	CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	113 Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	113 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor, Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	15 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	8 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	8 Units	1 Per ADU	1 Per ADU on Alley
F	LIBRARY	P1 15,000 sq ft. & P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	200/ Shared with Retail
G	RETAIL WITH ROOFTOP	10,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 50	200/ Shared with Library
H	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	200/ Shared with Library
J	RETAIL WITH ROOFTOP 2	8,000 sq ft.	1 With Rooftop	N/A <td 5 Per 1000 sq ft. = 40	40 Surface & Street	
K	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

Pros:

- 1.Placing the city hall at the gateway location makes it an attractive focal point for the community.
- 2.Library in the heart of downtown: The library is capable of drawing daily visitors to downtown.
- 3.Current City Hall undisturbed: With the library located on the city-owned parcel in the center of downtown, the existing City Hall can remain in place until the city is ready to initiate the redevelopment of the entire site.

Cons:

- 1.Reduced town green: Due to library parking requirements, the town green becomes smaller than option A.
- 2.Acquisition complexities: In order to accommodate the additional parking needed for Phase 2 of the library, this scheme proposes expanding on private properties located to the west.

