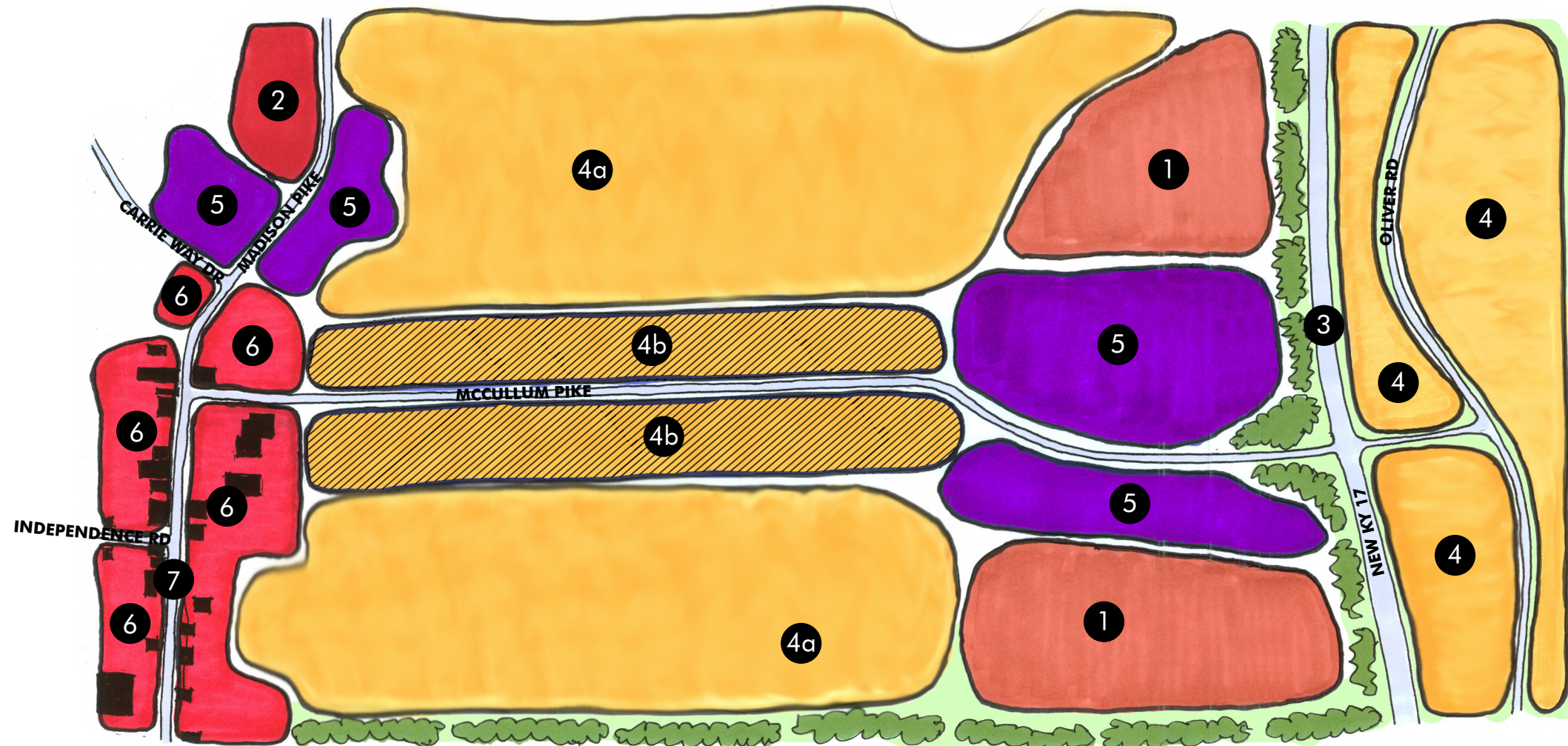




McCullum Pike/New 17 Area Concept



Development Concepts

1. High Density Residential
 - Create higher density multi-family housing
 - Needed as reflected in market study
2. Commercial
 - Bring buildings closer to the street
 - Accessible by pedestrians and motorists
3. Major Arterial Road (New KY 17)
 - Use greenway along both sides
 - Development should only happen at key nodes
4. Conservation Development (Single Family)
 - Promote protection of land
 - Establish guidelines for cluster development
- 4a. Conservation Development - High Density
- 4b. Conservation Development with Mixed Use which if it does occur, must be in cluster/ aggregate of at least 2+ acres
5. Mixed Use
 - Create transition between commercial and residential with opportunity for more commercial as needed with increased demand
6. Downtown
 - Promote walkability
 - Historic preservation
 - Wayfinding theme and signage
7. Downtown Road
 - Enhance pedestrian crosswalks
 - Add trees & pedestrian scaled light fixtures

