

Redevelopment Dynamics

Considerations

- Sub area 'A' is limited to approximately 2000 vehicles an hour
- Highway retail is the largest generator of vehicular traffic
- More highway retail land uses equals less amount of other land uses that can be accommodated
- Redevelopment requires assemblage of existing small parcels

Timing and Phasing

- Current low market demand pushes redevelopment further into future
- Many existing uses are performing adequately slowing redevelopment activity
- Public improvements (roads, utilities, etc) must be coordinated with property acquisition and redevelopment