

Existing industrial land uses would be encouraged to relocate to appropriately zoned areas.

This direction is one that will require a number years to effectively see the relocation of the existing industries. It is important to keep in mind that previously industrial zoned vacant land or vacated sites would be slower to develop over time than would vacant or underdeveloped land that lies outside or adjacent to the industrial area. Redevelopment of vacated industrial land must also deal with the potential of environmental issues that may have been generated by the previous occupants. While feasible, this particular direction may be more appropriate at some future point in time when redevelopment of adjacent properties has occurred or is occurring.

If this second direction is selected, there are specific street improvements that will be necessary to support area redevelopment. S. Kealy and S. Railroad Streets should be upgraded to current city street standards. With the change in land use, it would not be necessary to allow for heavy vehicle traffic as in the first option. However, with the potential for commercial uses and higher density residential development it would be critical to examine existing water and sanitary sewer capacities for the additional demand that would be placed on the system.

Central Core.

The Central Core area has the potential to become a strong commercial center and a destination point for retail and entertainment activities. This will require the careful regulation of appropriate land uses as well as physical improvements for streetscapes and building facades. Maintaining the older architectural styles will be an important aspect of this effort. The lack of available parking will also be a hurdle that must be overcome for revitalization of the Central Core to work.

The following are recommendations for improvements in the Central Core.

- Limit allowed land uses to those that compliment pedestrian movement such as small store retail, restaurants, and office uses. **To achieve maximum pedestrian movement and activity, the mixture of recommended uses should be balanced by limiting the ground floor occupancy of those that are typically closed on weekends, such as office uses, and encouraging their placement on the upper floors of buildings; particularly those fronting West Main Street between Mill Street and Charles Street.**
- Support existing businesses in the Central Core by constructing public parking lots for customer use. This will also serve to attract new businesses with higher parking demands such as restaurants.
- Adopt design standards for commercial structures to insure the continuation of the Old Town atmosphere.
- Expand the proposed streetscape improvements to those streets that surround the Core area, Church, Charles, Kealy and Elm Streets. Also provide streetscape improvements along North and South Mill Street.
- Encourage the rehabilitation of building facades in the Central Core. Support façade improvements with special funding programs through the Tax Increment Reinvestment Zone.