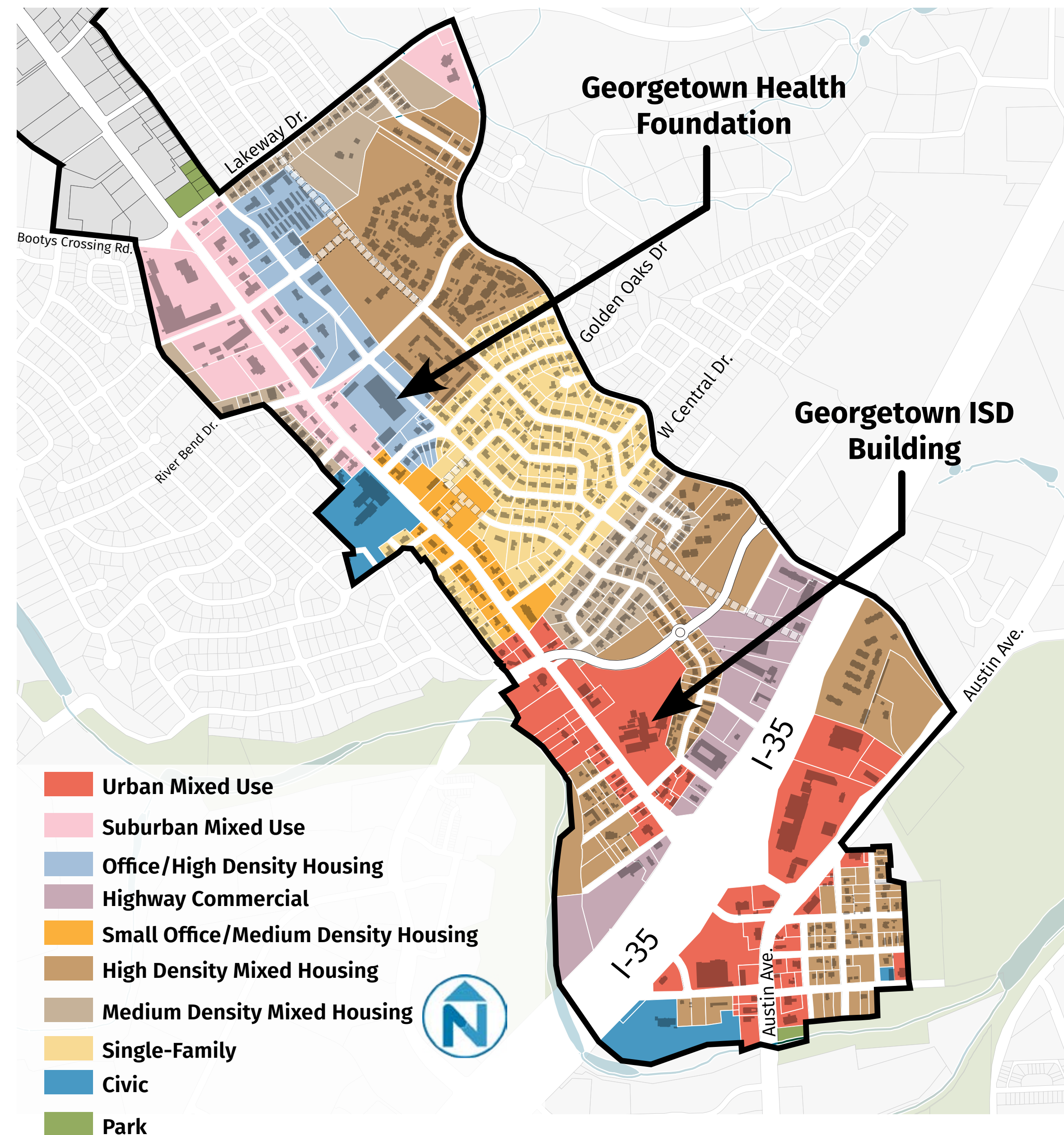


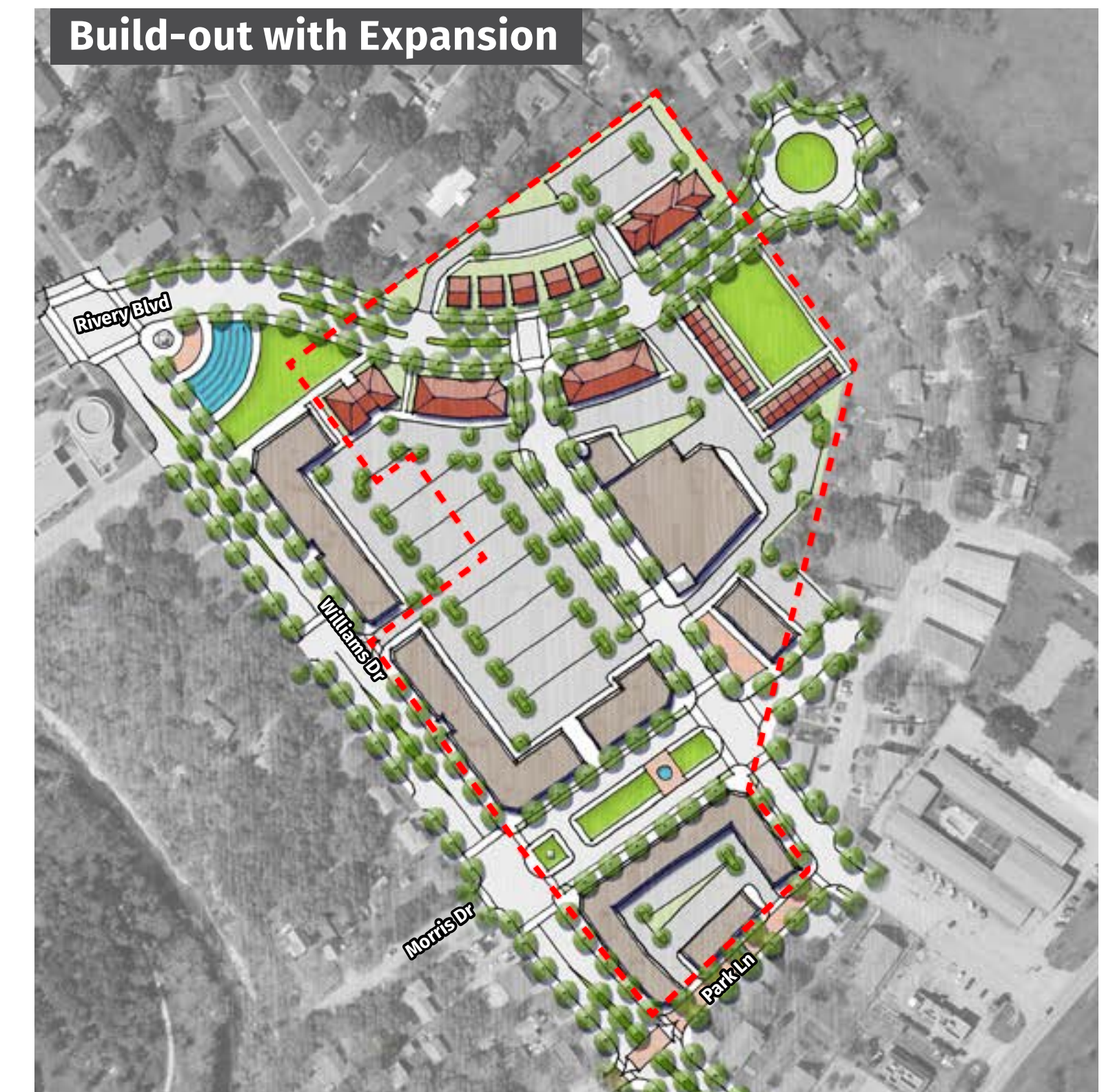


Williams Drive Study - Challenges & Recommendations Redevelopment/Reinvestment

Future Zoning and Land Use

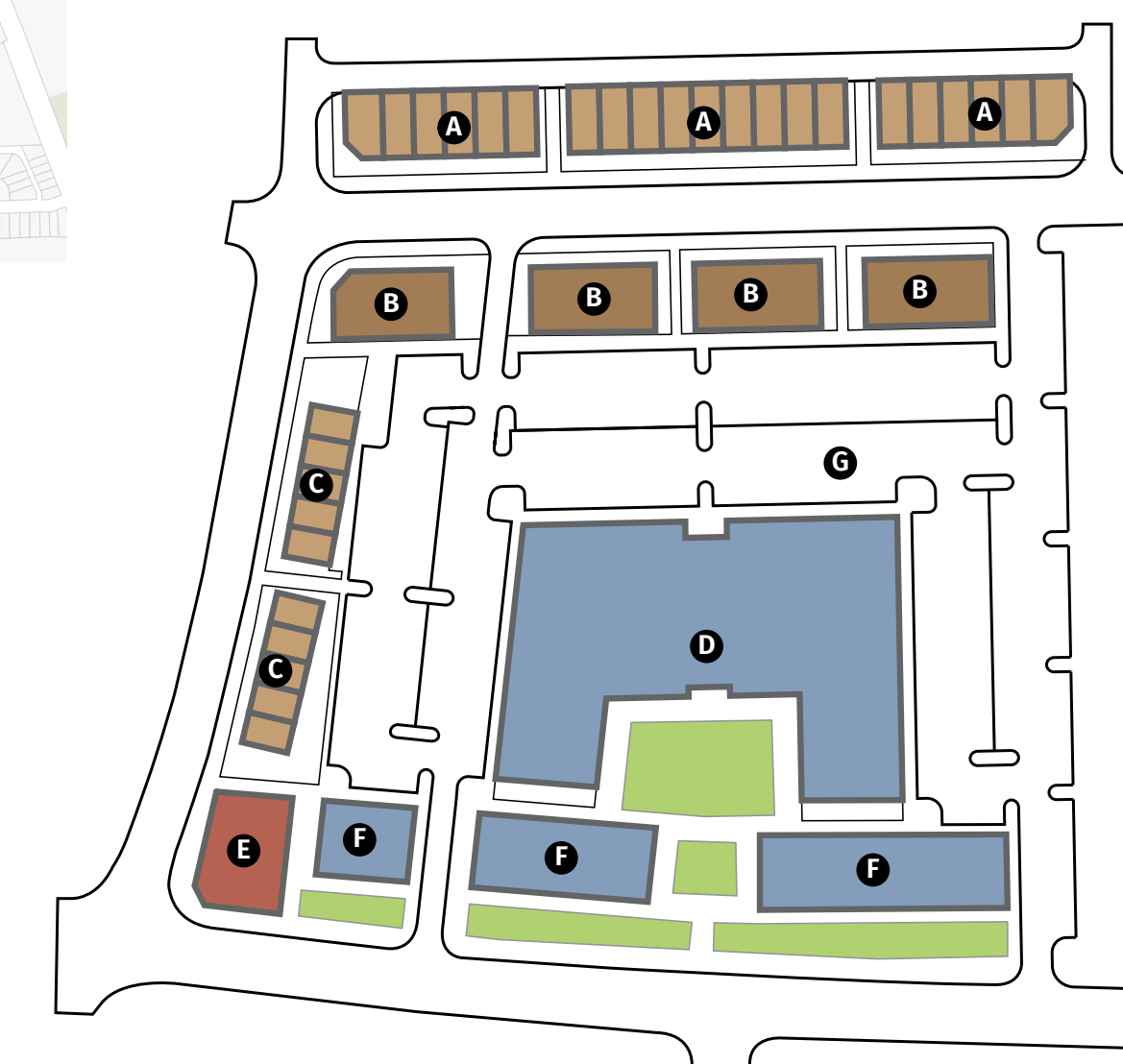


Catalytic Sites

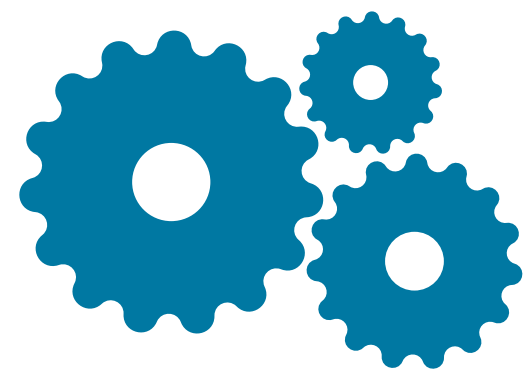


- Strategic redevelopment of these sites into a walkable activity center with housing and commercial properties

Georgetown Health Foundation



- A** New townhouses
Four new 2- or 3-story
- B** apartment buildings
- C** New townhouses
Larger multi-story
- D** medical office facility
Single-story
- E** retail building
Three new 2-story
medical office
buildings
- F** Approximately 350
- G** parking spaces



CAUSES

- Redevelopment of older parcels challenging due to new development requirements
- Fragmented ownership and smaller, disjointed parcels
- Zoning districts & land uses not customized to corridor



SOLUTIONS

- Create development strategy that is not "one-size-fits-all"
- Land Use
- Development Standards
- Utilities/Public Improvements
- Partner with landowners of catalytic sites
- Recruit retailers