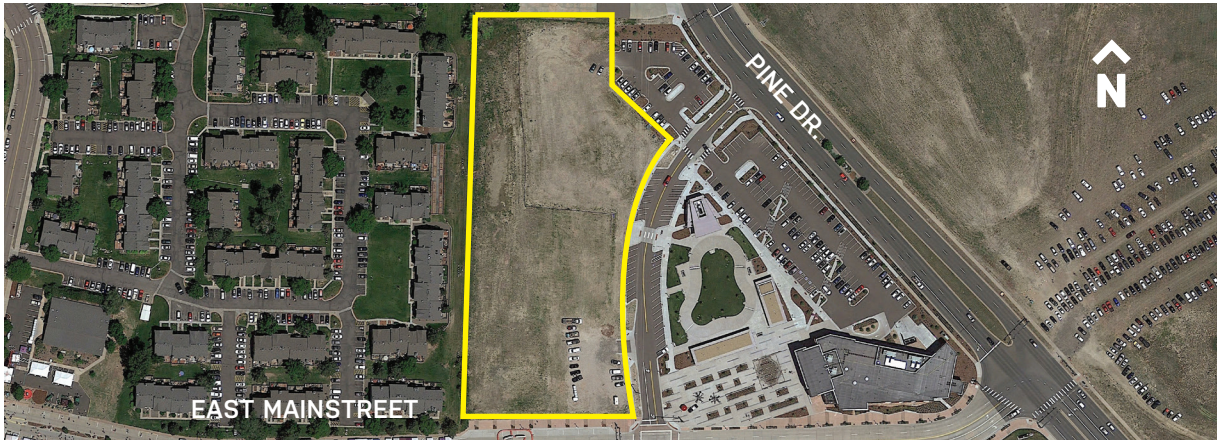


# East Main

## MY MAINSTREET SITE PROFILE



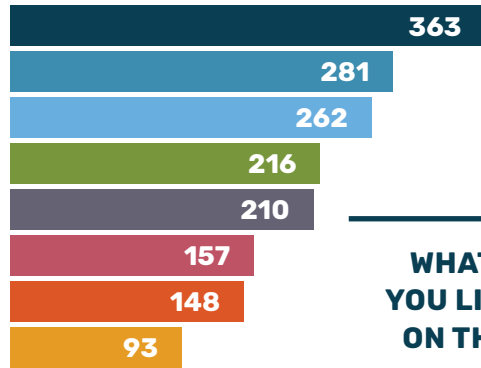
### THE MY MAINSTREET PROCESS



EXISTING PLANS & ZONING	PUBLIC INPUT	MARKET ANALYSIS								
<p><u>Planned Development - Eastmain -</u></p> <p>This district offers a unique opportunity to create a distinctive activity center in downtown Parker with the right blend of amenities and activities. It seeks to promote a sense of place and strong identity for Parker's Old Town, high quality mixed use development, and alternative modes of transportation.</p>	<table border="0"> <tr> <td><b>7</b> Council Members</td> <td><b>17</b> Town Employees</td> </tr> <tr> <td><b>5</b> P3 Advisory Committee Members</td> <td><b>15</b> Downtown Business Alliance Leaders</td> </tr> <tr> <td><b>730+</b> Parker Residents</td> <td><b>20</b> Library Visitors</td> </tr> <tr> <td><b>5</b> Planning Commission Members</td> <td><b>4</b> Town Hall Visitors</td> </tr> </table>	<b>7</b> Council Members	<b>17</b> Town Employees	<b>5</b> P3 Advisory Committee Members	<b>15</b> Downtown Business Alliance Leaders	<b>730+</b> Parker Residents	<b>20</b> Library Visitors	<b>5</b> Planning Commission Members	<b>4</b> Town Hall Visitors	<p>A market analysis outlines what the economy will realistically support in the Town of Parker:</p> <ul style="list-style-type: none"> <li>&gt; Analyze market demands for specific community needs and identify the changing market demands and demographics</li> <li>&gt; Inventory current business types, industries and commercial spaces and analyze what works well</li> <li>&gt; Conduct a financial analysis to see what kind of businesses the community can support</li> </ul>
<b>7</b> Council Members	<b>17</b> Town Employees									
<b>5</b> P3 Advisory Committee Members	<b>15</b> Downtown Business Alliance Leaders									
<b>730+</b> Parker Residents	<b>20</b> Library Visitors									
<b>5</b> Planning Commission Members	<b>4</b> Town Hall Visitors									

# PUBLIC INPUT

In-person sessions, community events, and online engagement through Let's Talk Parker, shows that the majority of residents are aligned on what they want to see developed on this site.



## WHAT ELSE? WE ASKED FOR YOUR BIG IDEAS, HERE'S WHAT YOU TOLD US:

## WHAT WOULD YOU LIKE TO SEE ON THIS SITE?



**CRAFT BREWERY**



**GALLERY/ART STUDIO**



**RESTAURANT**



**RETAIL - SMALL SCALE**

- Restaurant
- Retail - Small Scale
- Bar/Distillery/Brewery
- Art (Gallery, Studio, Classes)
- Personal Services (Spa, Salon, Yoga, etc)
- Mixed Use with Residential (Ground floor retail with residential above)
- Mixed Use with Office (Ground floor retail with office above)
- Hotel

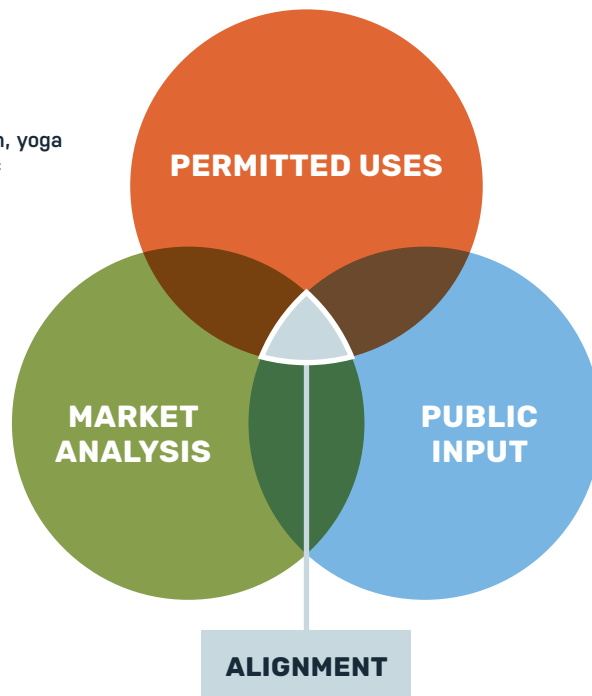
## ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

### PUBLIC INPUT - DESIRED USES

1. Restaurant
2. Bar/distillery/brewery
3. Retail - small scale
4. Art - gallery, studio, classes
5. Personal services - spa, salon, yoga
6. Recreation including mini golf
7. Hotel
8. Parking
9. Undeveloped open space

### MARKET ANALYSIS

1. Professional office
2. Multi-family housing
3. Boutique hotel
4. Retail & restaurant complex



### EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed use with residential on upper floors
2. Hotel or other lodging (hotels are permitted on the main level if they're not adjacent to Mainstreet)
3. Professional offices (these are permitted on first floor as long as it's not on Mainstreet)
4. Financial services - banks and brokerages (again, permitted on first floor if not on Mainstreet)
5. Retail Shopping
6. Personal services - salon, spa, yoga
7. Art - gallery, studio, classes
8. Restaurant
9. Bar/distillery/brewery
10. Night club (permitted if not on Mainstreet)