

# Pine Curve

## MY MAINSTREET SITE PROFILE



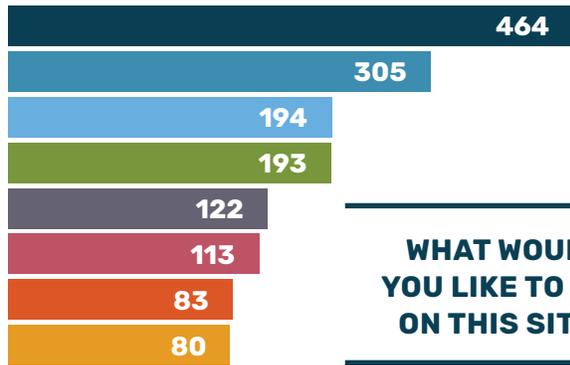
### THE MY MAINSTREET PROCESS



EXISTING PLANS & ZONING	PUBLIC INPUT	MARKET ANALYSIS								
<p><u>Greater Downtown Zoning District –</u></p> <p>This district seeks to create a destination where the community comes together to live, work, shop and play. Development must also provide usable space and allow for easy orientation and convenient access to all visiting the area, no matter their mode 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>
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# 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?



**MARKETPLACE WITH FOOD**



**WHOLE FOODS/ TRADER JOE'S**



**OUTDOOR RETAIL**



**RESTAURANTS**

- Outdoor Marketplace – Shopping, Food, Service Retail (yoga, spa, dry cleaning, hair studio, etc)
- Restaurant
- Education (College Campus)
- Bar/Distillery/Brewery
- Retail – Larger Scale
- Conference Center with Hotel
- Horizontal Mixed Use (Residential and retail spread across the site)
- Vertical Mixed Use with Residential (Ground floor retail with residential above)

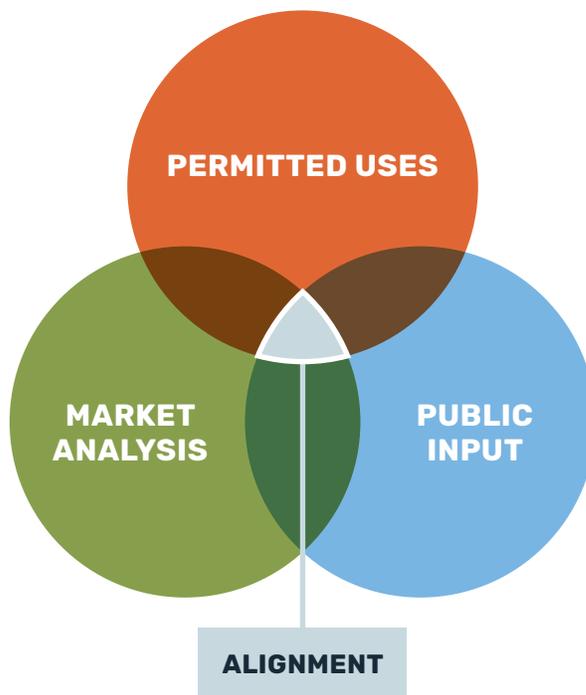
# ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

## PUBLIC INPUT - DESIRED USES

1. Outdoor marketplace
2. Restaurants
3. Bar/distillery/brewery
4. Retail – larger scale
5. Multi-family residential
6. Grocery store
7. Hotel
8. Specialty grocery
9. Conference center/hotel
10. Golf
11. Housing/residential
12. Open space or undeveloped
13. Park
14. Strip mall
15. Education

## MARKET ANALYSIS

1. Grocery store anchored neighborhood shopping district
2. Additional medium density housing



## EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed use including residential
2. Multi-family residential
3. Hotel or other lodging
4. Professional offices
5. Financial services
6. Retail Shopping
7. Commercial services
8. Research & development facilities
9. Specialty goods & service
10. Grocery store
11. Convenience store
12. Personal services – salon, spa, yoga
13. Small animal training and grooming
14. Art – studio, gallery, classes
15. Restaurant
16. Bar/distillery/brewery
17. Day care center, preschool, nursery
18. Library
19. Park, playground, open space
20. Night club