




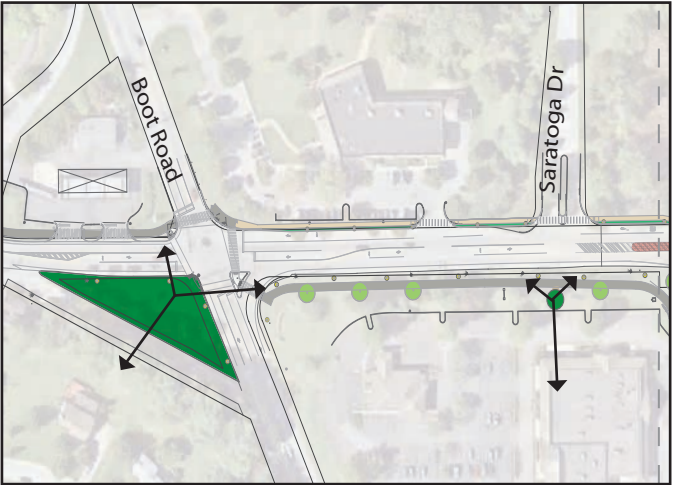

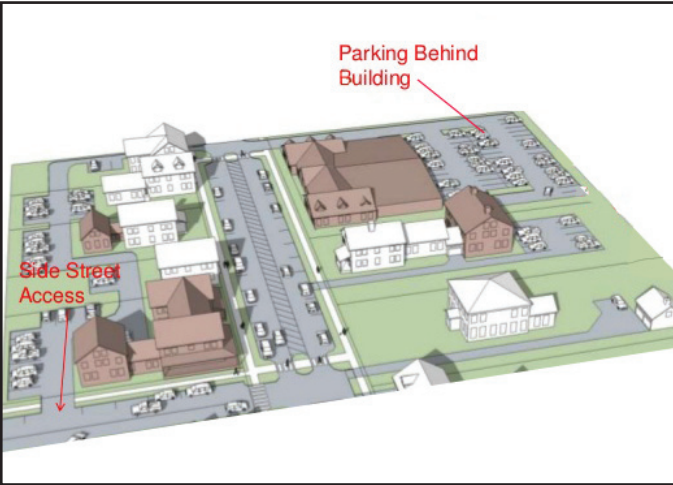


(Properties with Enhancement Potential currently Zoned C-2, C-5, R-2, and R-3)

Temporary Uses	Outdoor Gathering Spaces	Adaptive Reuse/Infill Development	
<p>Temporary Uses would help to “jump start” the transformation of Goshenville, and promote a more Pedestrian-oriented retail environment.</p> <p>Examples of viable Temporary Uses could include: Pop-up Markets, Pop-up Festivals/Events, Food Trucks/Vendors, and related Pop-up Uses such as an Art Show.</p>	<p>Outdoor Gathering Spaces will help to attract Pedestrians to linger in Goshenville, and to rest along the Paoli Pike Trail.</p> <p>Outdoor Gathering Spaces in the Triangle, and at Promenade Plaza will complement adjoining retails/commercial uses and be accessible to nearby neighborhoods.</p>	<p>Curb Cuts</p> <p>New Curb Cuts should be limited in number and width, to better enable uninterrupted Pedestrian Circulation.</p> <p>Existing Curb Cuts should be reduced in width and number in order to maintain a continuous trail surface.</p>	<p>Shared Parking</p> <p>Shared Parking should be implemented to link parking areas on adjoining properties.</p> <p>Shared Parking could be implemented with cross-easement vehicular connections between properties.</p>
			
			

(Properties with Enhancement Potential currently Zoned C-2, C-5, R-2, and R-3)

Adaptive Reuse /Infill Development

Specialty Retail Shops

Goshenville could achieve greater notoriety by having Specialty Retail Shops.
Such Shops would provide goods and products not typically available in other more conventional retail establishments.



Outdoor Dining

Outdoor Dining venues, including: Ice Cream Shops, Tapas Restaurants, and Cafes would provide useful and attractive opportunities to enhance and expand the Pedestrian experience.



Building Location

New Buildings could be located close to the trail to enable more convenient use.
Existing Buildings located at deep setbacks could have building additions such as Pergolas and Porches to serve as a transitional feature along the Streetscape.



Parking Location

Parking located to the side and/or rear of buildings would enable more direct access to buildings.
Parking located to the side and/or rear of buildings would promote a more context-sensitive Village character, whereby buildings are the primary Streetscape feature.



(Properties with Enhancement Potential currently Zoned BP and R-2)

Ancillary Land Uses

Vertical Mixed Use

Residential above commercial use, with office and/or residential above, would economize on building footprints, and retain more green space on a site.



Commercial

A commercial use that involve the adaptation of existing buildings for office, research, business, and/or laboratory use would be an appropriate compliment to more retail-oriented uses in Goshenville.



Institutional

A Day Care Center or health care facility would serve as a land use that is complementary to Goshenville.



Residential

A cluster of smaller, carriage home buildings would provide an opportunity for more attainable housing.

