

Scenario One

Expand the Downtown Core

1. Concentrate **retail** South of Downtown, Uptown, along West Bank park, & 3rd Ave connection to Medical District
2. Grow **additional retail** along 1st Ave and 3rd St corridors
3. Focus **housing** in Uptown, new housing district & on West Bank
4. Develop **office & business** uses along 1st Ave, riverfront, & near hospitals
5. Locate **downtown destinations** throughout the greater downtown



Scenario Two

Downtown Neighborhoods

1. Concentrate **retail** in downtown core & new 1st Street promenade
2. Focus mixed use **housing** within downtown core and a housing district near Coe College
3. Develop **medical uses** near each hospital, with a mixed use housing district in between
4. Concentrate **downtown destinations** within the downtown core.

