



The following planning principles have been identified for Blocks Two and Three of the Central Business District:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods.
3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods.
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.
5. Off street parking should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings.
9. Mature stands of trees and open spaces should be preserved.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.