

TABLE OF CONTENTS

PREFACE \_\_\_\_\_ 8-9

EXECUTIVE SUMMARY \_\_\_\_\_ 10- 40

RESEARCH ANALYSIS \_\_\_\_\_ 41- 57

PRECEDENT STUDIES \_\_\_\_\_ 58- 61

FLOOD ISSUE \_\_\_\_\_ 62-73

HIGHWAY 60 \_\_\_\_\_ 74-76

DOWNTOWN CORE DEVELOPMENT \_\_\_\_\_ 77-151

COMMUNITY MEETINGS \_\_\_\_\_ 152- 155

RESOURCES \_\_\_\_\_ 156- 201

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

PREFACE

EXECUTIVE SUMMARY

RESEARCH ANALYSIS

PRECEDENT STUDIES

FLOOD ISSUE

HIGHWAY 60

DOWNTOWN CORE

COMMUNITY  
MEETINGS

RESOURCES