

<input type="checkbox"/>	AGRICULTURE AND OPEN	These areas are beyond the twenty-year urban growth limit and are likely to remain undeveloped during the planning period.
<input type="checkbox"/>	RURAL RESIDENTIAL	These areas will experience continued large-lot or rural estate residential development. Gross densities in these areas are generally fewer than one unit per acre.
<input type="checkbox"/>	SINGLE-FAMILY RESIDENTIAL	These areas include residential development that is exclusively single-family in character. In general, they include conventional subdivisions, with moderately large lots and curvilinear street patterns. Gross densities in these areas are generally between one and three units per acre.
<input type="checkbox"/>	TOWN RESIDENTIAL	These areas represent Mount Vernon's traditional residential patterns, including a mixture of housing types and dimensions characteristic of the town's traditional neighborhoods. Multi-family development can be dispersed in small developments through these areas. Gross densities in these areas are generally between three and eight units per acre.
<input type="checkbox"/>	HIGH-DENSITY RESIDENTIAL	These sites can accommodate larger townhouse or single-family developments, and are usually sited around parks or major activity centers. Gross densities in these areas are generally over eight units per acre.
<input type="checkbox"/>	URBAN CORRIDOR	This category corresponds to the First Avenue corridor south of Downtown and can accommodate a mixture of residential, office, and limited commercial uses.
<input type="checkbox"/>	LIMITED COMMERCIAL	These areas permit small-scale commercial development, including convenience commercial facilities, outside of Uptown Mount Vernon.
<input type="checkbox"/>	UPTOWN	This includes Mount Vernon's mixed use commercial, office, and civic core.
<input type="checkbox"/>	HIGHWAY COMMERCIAL	This category, centered around the intersection of Highways 30 and 1, accommodates auto-oriented uses that are not appropriate in the Uptown area. Highway commercial development should generally complement rather than compete with Uptown.
<input type="checkbox"/>	INDUSTRIAL	These areas include Mount Vernon's traditional industrial areas, generally east of 1st Avenue north of Uptown.
<input type="checkbox"/>	OFFICE AND RESEARCH	These areas accommodate new research park development related to the Highway 30 bypass. Facilities here will be major employment centers, rather than centers for local services.
<input type="checkbox"/>	CIVIC	This category includes major civic facilities, including schools, churches, and other public and semi-public facilities.

TRADITIONAL TOWN IN A NEW CENTURY

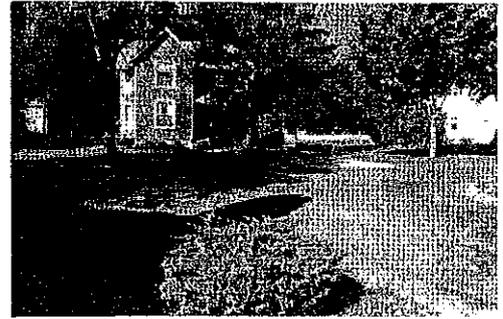
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Cornell College (right).



*Memorial Park and Lincoln Highway Marker.
First Street was part of the original route of this
early transcontinental highway.*

TRADITIONAL TOWN IN A NEW CENTURY



A COMMUNITY DESIGN CONCEPT FOR MOUNT VERNON

Mount Vernon's design concept should define patterns and relationships which allow it to grow in accordance with the principles of the Development Constitution.

The last chapter of the Mount Vernon Plan established overall policies for land use, growth, and housing. This chapter establishes a design concept that expresses these policies consistent with the principles presented in the Development Constitution.

Many comprehensive plan documents, including Mount Vernon's well-executed 1979 plan, are relatively general and do not address the specific design features of potential growth areas. However, in Mount Vernon, growth must not be left to chance. Because of the town's extreme sensitivity to its urban character and sense of place, sustainable development must grow out of community character.

This chapter is designed to accomplish two goals. First, it presents a Design Concept map for the community, based on the land use requirements and policies presented in Chapter Three. The Design Concept Map presents a vision for community growth that provides adequate land for development while maintaining the patterns that make Mount Vernon unique. It proposes a compact development plan that distributes new growth in approximately equal measures in all parts of the city. The Uptown business district remains central to new community development.

This concept should form the basis for an Official Map, pre-planning the layout of streets, parks, public spaces, blocks, and lots. The Official Map concept returns to the traditional planning tool of pre-designing a framework that directs later building and development activities. In contrast, most contemporary development occurs without an overriding structure, and responds only to its own requirements. The result is a town made up of individual, piecemeal enclaves, which rarely relate to one another or to the community as a whole.

A COMMUNITY DESIGN CONCEPT FOR MOUNT VERNON

The Design Concept defines strategic elements that are vital to its realization. These elements are considered individually, with a discussion of the rules and relationships which govern their development. Some of these principles form concepts that should be incorporated into Mount Vernon's land development ordinances, including zoning and subdivision regulations.

The strategic elements of the development concept include:

- NEW TRADITIONAL NEIGHBORHOODS
- FIRST AVENUE CORRIDOR
- FIRST STREET CORRIDOR
- COMMERCIAL AND RESEARCH PARK
- GREEN NETWORK
- TRANSPORTATION THAT REINFORCES CHARACTER
- THREE-DIMENSIONAL TOWN CENTER

Several of these components are major principles of the Development Constitution. This chapter defines the principles that will guide their implementation. Uptown Mount Vernon is such an important component that it is considered in a separate chapter.