

### **Attachment 3 Proposed Development's Conceptual Description – Smitty's**

Design Theme Concept: A unified design theme that builds on a semi-urban/town-center design and architectural detail will be implemented in the so-called “Smitty’s Town Center”. This theme will enhance the connectivity throughout the site and contribute to the identity of the town center. It should also strengthen the perception of the town center as a cohesive and coherent redevelopment. Attractive and functional streetscapes or other pedestrian systems, complementary architectural and urban design features, public art, brick-patterning, street furniture, and other physical landmarks or focal points should be used to establish this design theme.