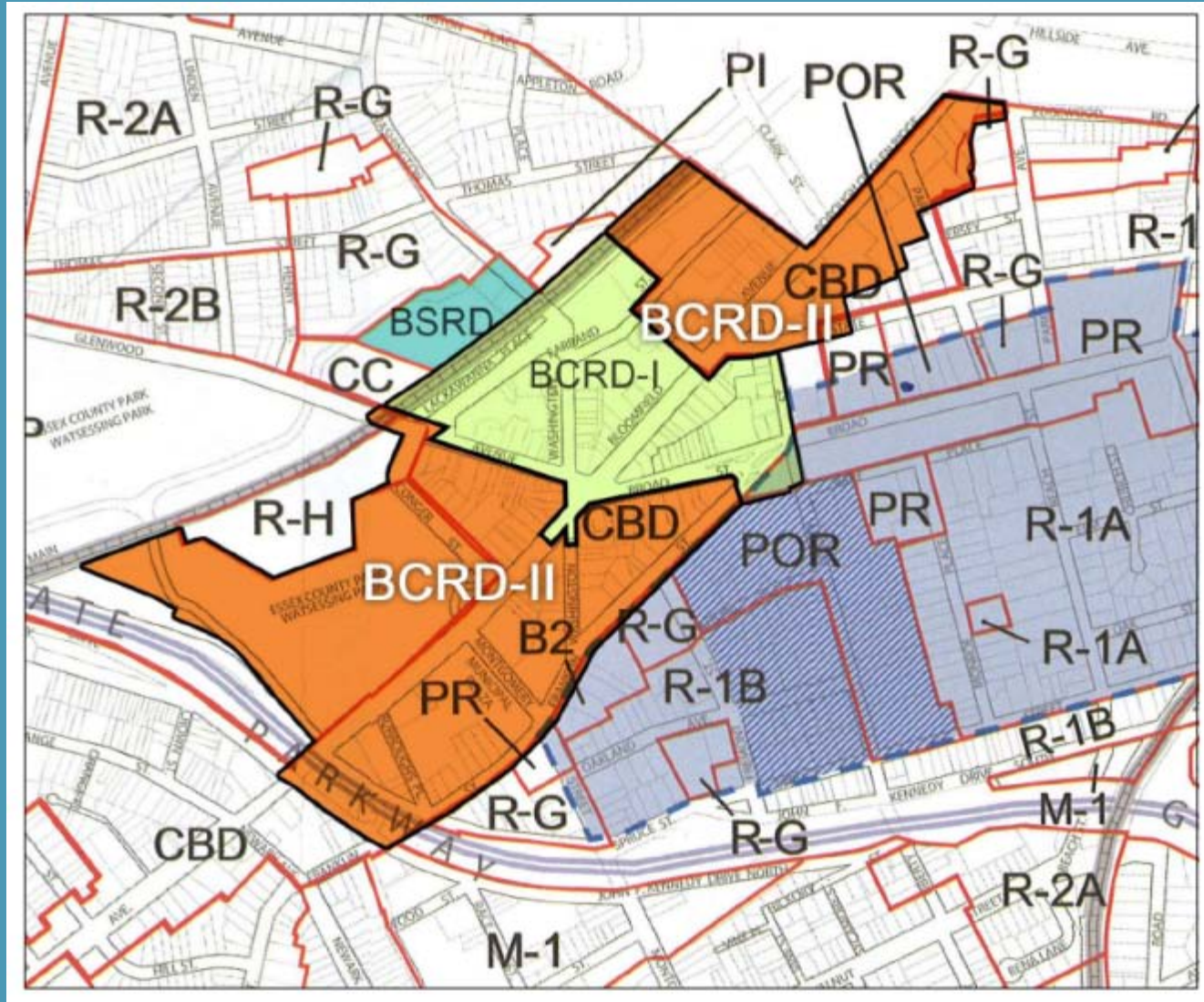


Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas



Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas



Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas

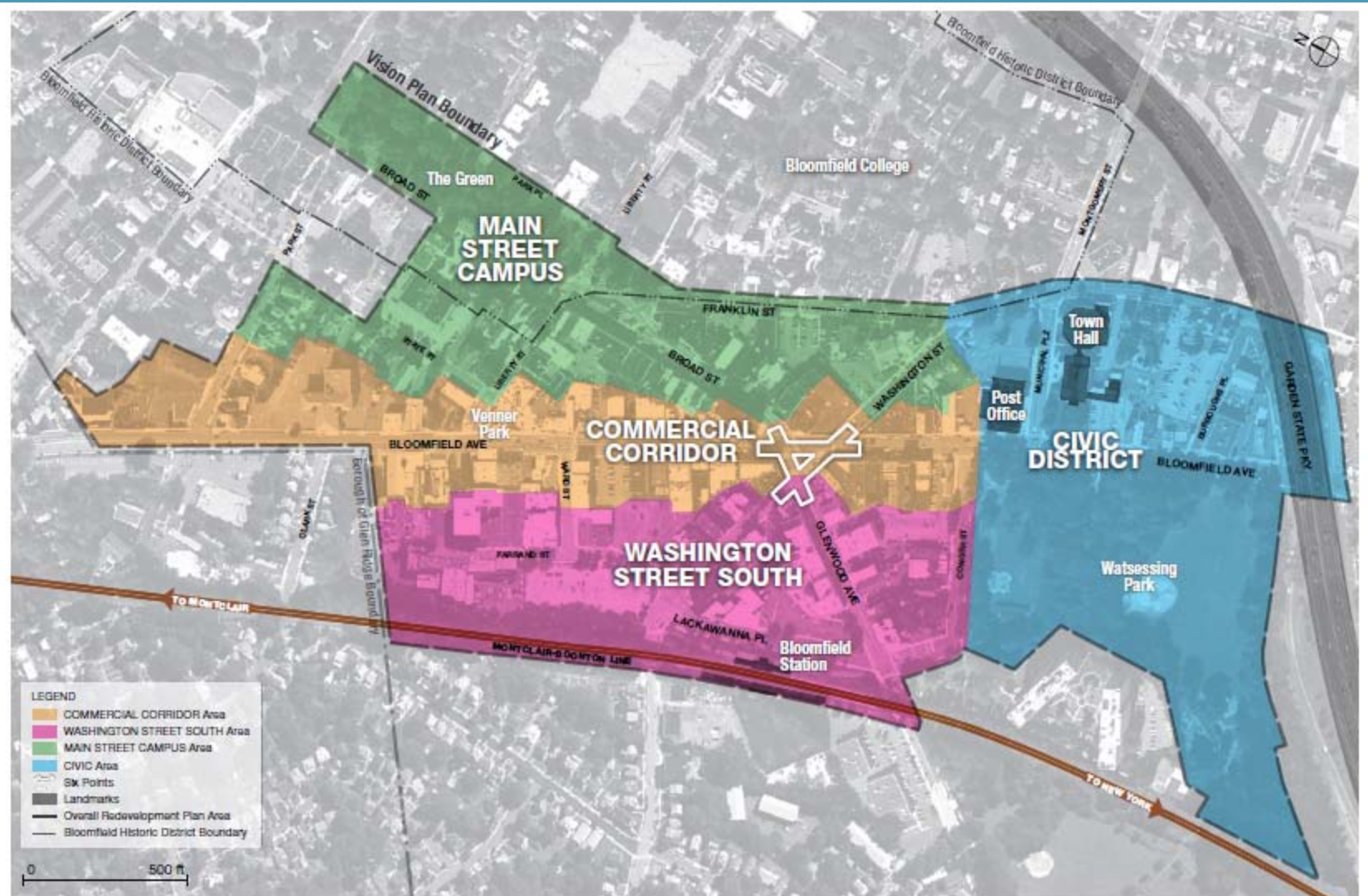


Exhibit 3. Place Making Map

Refer to Schedule A for precise location of "BCRD-II" boundary

Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas

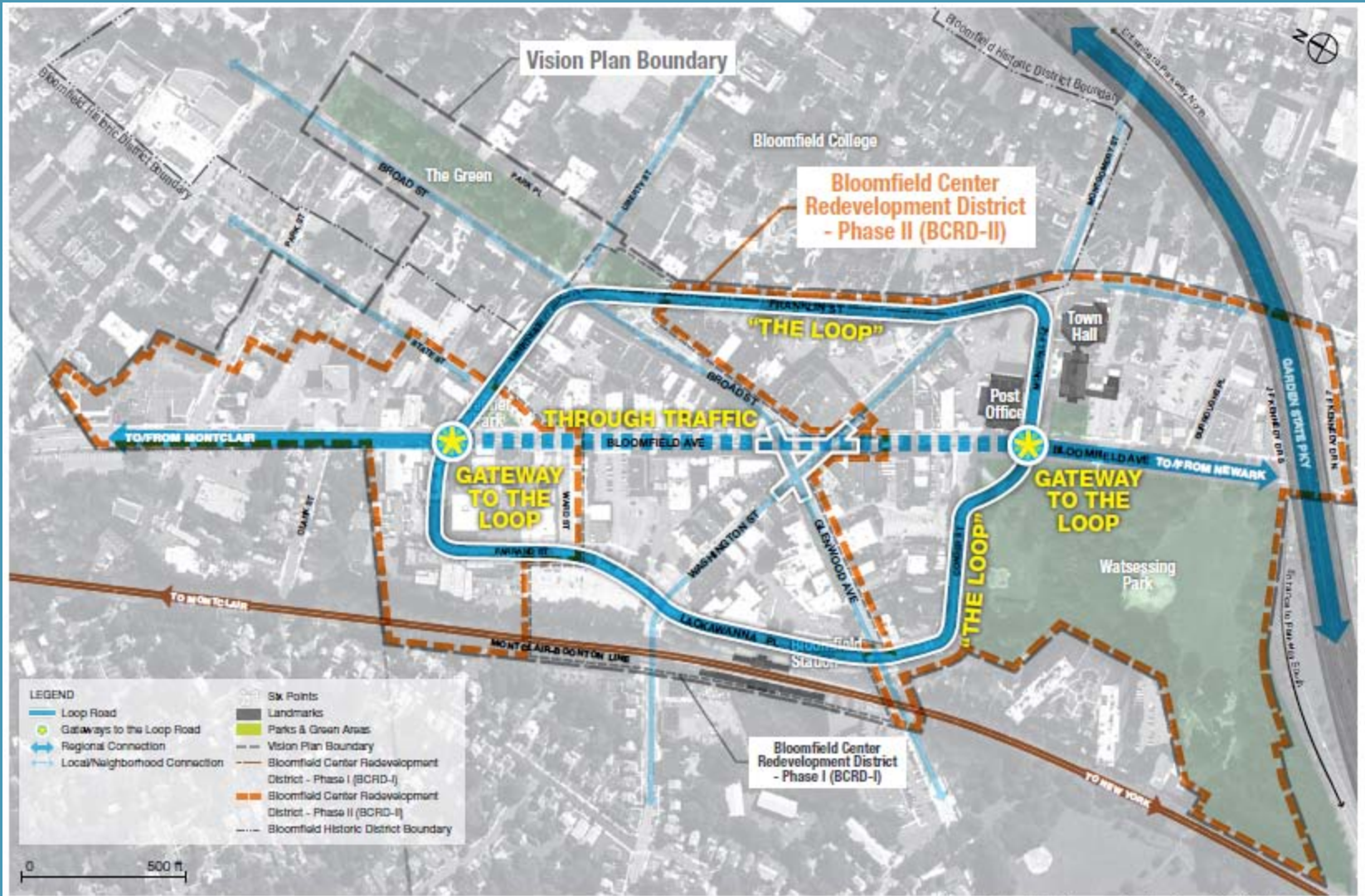


Exhibit 4. Streets and Parking

Refer to Schedule A for precise location of "BCRD-II" boundary

Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas

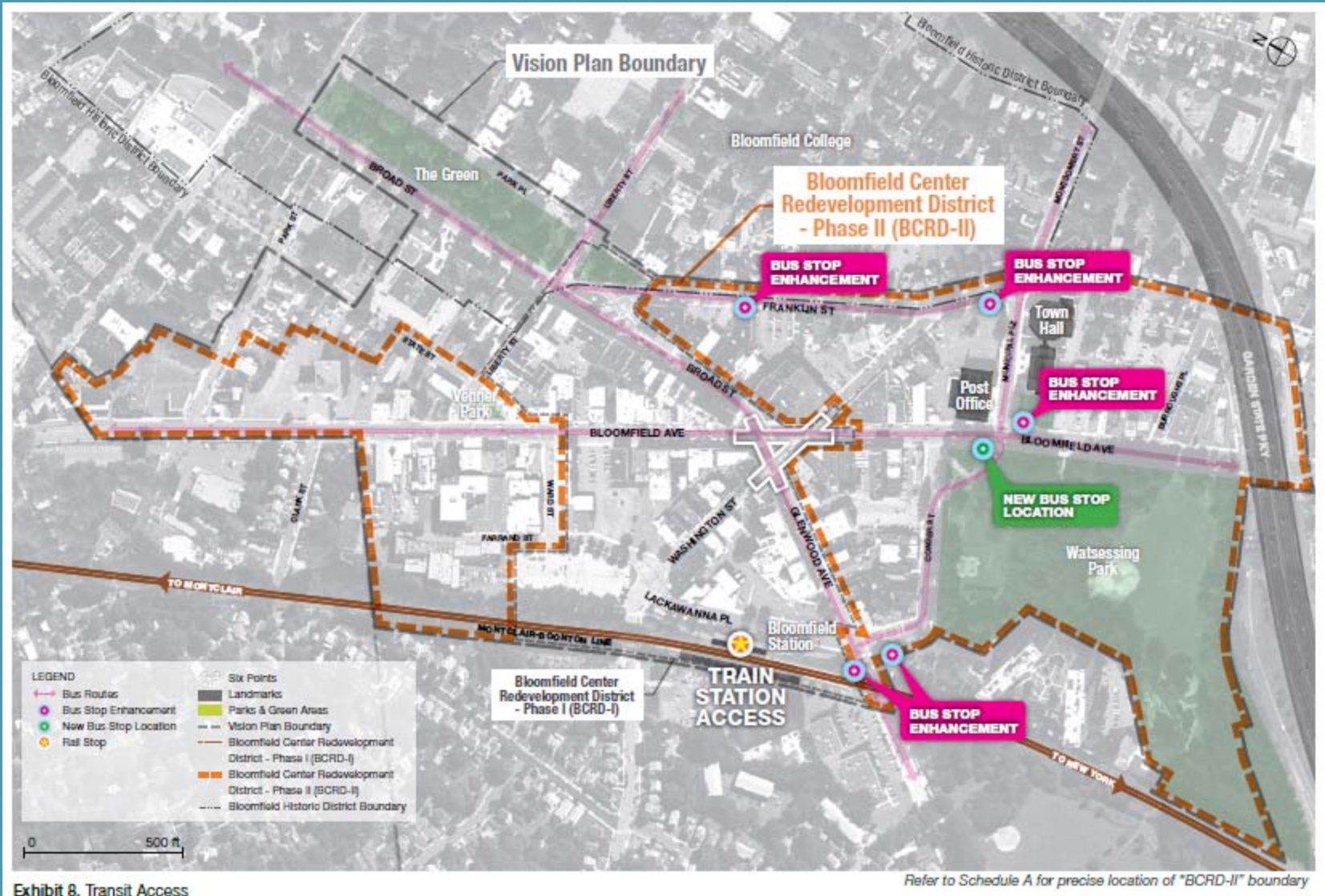


Exhibit 8. Transit Access

Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas

Table 1. Permitted Uses

Bloomfield Center Redevelopment Plan Permitted Uses <i>Uses permitted by specific provision of the Municipal Land Use Law are also permitted in the Redevelopment Plan Area.</i>	Commercial Corridor	Washington Street South	Main Street Campus	Civic District
Single-use multi-unit residential buildings		✓ (1)	✓ (1)	✓ (1)
Townhouses		✓ (1)	✓ (1)	✓ (1)
Retail stores, service and financial establishments	✓	✓	✓	✓
Buildings containing a mixture of residential and commercial uses except that the residential use shall be restricted to the upper floors	✓	✓	✓	✓
Buildings containing a mixture of retail and office uses except that the office uses shall be restricted to the upper floors	✓	✓ (2)	✓	✓
Office buildings	✓		✓	
Specialty food markets (less than 30,000 SF)	✓	✓ (3)		
Hotels	✓ (4)	✓ (4)	✓ (4)	
Restaurants & cafes	✓	✓	✓	✓
Art studios and galleries		✓	✓	✓
Performing arts theaters	✓	✓	✓	
Education facilities	✓	✓	✓	✓
Conference and Meeting Facilities	✓ (5)	✓ (5)	✓ (5)	
Public plazas and recreation areas	✓	✓	✓	✓
Indoor recreation facilities	✓	✓	✓	✓
Organized open-air markets and festivals with temporary structures for retail sales and displays subject to all applicable state and local permits	✓ (6)	✓ (6)	✓ (6)	✓ (6)
Houses of worship & related facilities (on parcels of 10,000 SF or greater)	✓	✓	✓	✓
Public parking facilities	✓	✓	✓	✓

- (1) Ground floor residential is only permitted for buildings fronting on Farrand Street, Ward Street and Conger Street. It is recommended that all ground floor units have private entrances with stoops on the street.
- (2) On Washington Street, office is permitted on second floor only.
- (3) Specialty food markets are recommended on Conger Street but not prohibited elsewhere..
- (4) Hotel rooms are not permitted on the ground floor. Street fronting ground floor is restricted to lobby and related uses only. Restaurants or cafes associated with the hotel that are street fronting must have separate street fronting entrances (in addition to any entries from inside the hotel).
- (5) Conference facilities are permitted as an accessory use to a hotel facility and shall be limited to the upper floors.
- (6) It is recommended that this use be focused on Washington Street, south of Bloomfield Avenue, as a priority and be coordinated with current events hosted by the BCA.

Bloomfield Center – Combining Rehabilitation Areas w Redevelopment Areas

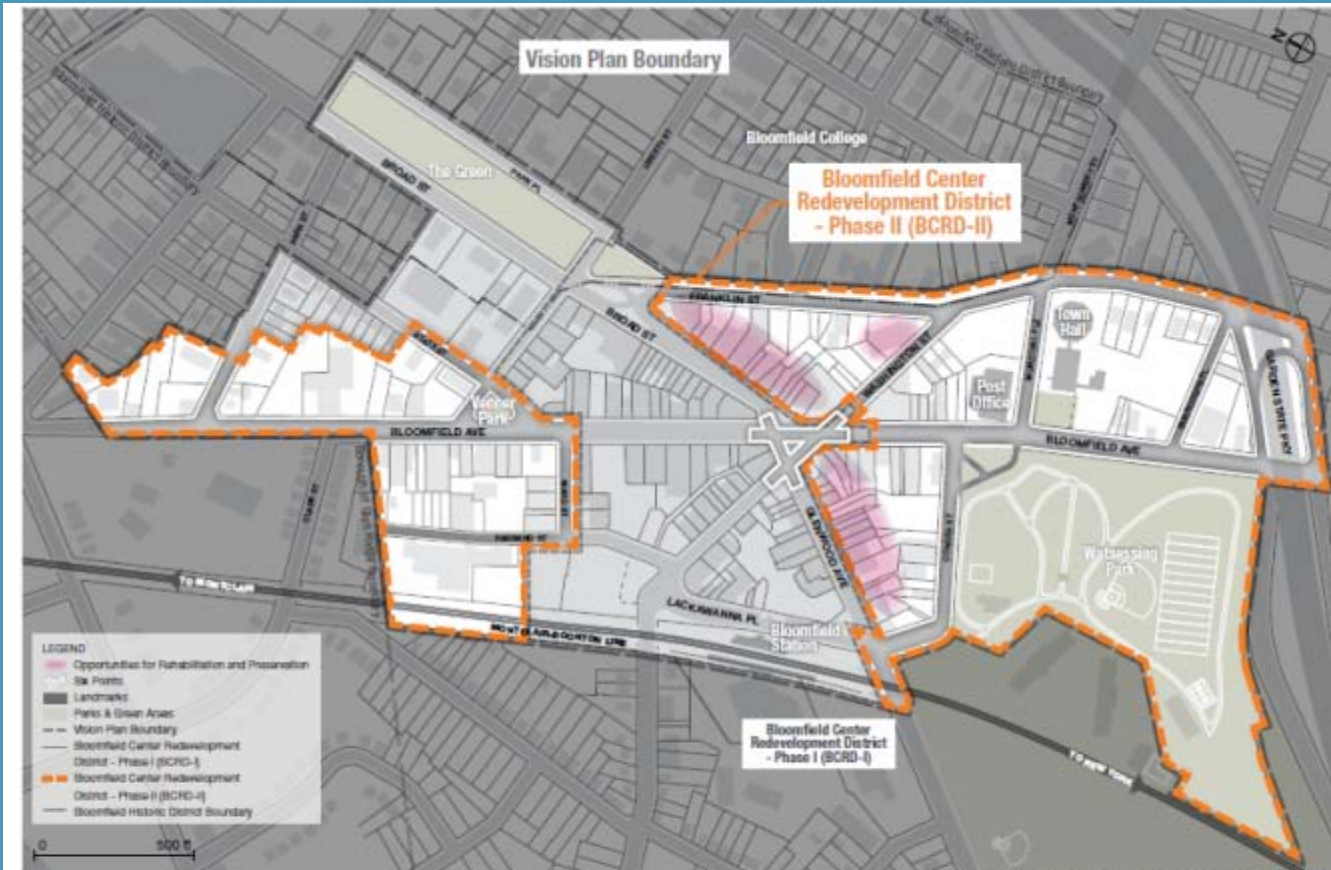


Exhibit 14. Building Preservation and Rehabilitation Map

Refer to Schedule A for precise location of "BCRD-II" boundary

