



MILL VALLEY

Redevelopment as a long-range job center similar to the existing Westridge Business Park and planned as an attractive destination that is compatible with the area's natural resource and land use patterns. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses. An eco-business park design approach will be encouraged which focuses on the use of renewable resources to maximize environmental preservation and sustainability.

The lands west of Racine Avenue consist primarily of an existing nonmetallic (sand and gravel) mining operation and the lands in the Study Area to the east consist of an existing gas station and an adjacent undeveloped lot. Sewer and water service are planned for the site. The two primary entrances into the park will occur at Racine Avenue on the north via an extension of College Avenue, and also from Racine Avenue on the south from the re-aligned Tans Drive. A secondary entrance/exit will be located at the Racine Avenue/College Avenue intersection.

SOUTH OF INTERSTATE 43 & EAST OF RACINE AVENUE

- ◆ **Available Acres:** 220
- ◆ **Existing Zoning:** Q1, R-1/R-2, C-1
- ◆ **Future Land Use:** Business Park Industrial (appropriate zoning would be M-1, O-1 and/or O-2)

