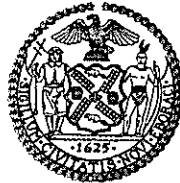


Staff: Tanisha Edwards, Counsel, Finance  
Division

Ralph Hernandez, Principal Finance  
Analyst, Finance Division



**THE COUNCIL**

**REPORT OF THE FINANCE DIVISION**

**PRESTON NIBLACK, DIRECTOR**

**COMMITTEE ON FINANCE**

**HON. DOMENIC M. RECCHIA, JR., CHAIR**

October 5, 2011

**PROPOSED RES. 959-A**

By: Council Members Recchia Jr., Vacca, James and  
Williams

**TITLE:**

Resolution concerning the establishment of the Westchester Square Business Improvement District in the Borough of the Bronx and setting the date, time and place for the public hearing to hear all persons interested in the establishment of such district.

**PROPOSED 959-A:**

This Proposed Resolution is required by Chapter 4 of Title 25 of the New York City Administrative Code, as amended by Local Law 82 of 1990, which authorized the City Council to establish Business Improvement Districts (BIDs).

The main purpose of this Proposed Resolution is to set the public hearing date, time and place for the review of the local law, which would establish the Westchester Square Business Improvement District.

The hearing on the local law and the BID plan will be held on October 17, 2011 at 10:00 a.m. in 16th Floor Committee Room at 250 Broadway to hear all persons interested in the establishment of the District.

This Proposed Resolution also directs that all notices required under the BID law be properly given by the Department of Small Business Services and the Westchester Square BID Steering Committee, respectively.

BIDs, which are specifically established areas, use the City's property tax collection mechanism to approve a special tax assessment with which to fund additional services that would enhance the area and improve local business. The additional services are normally in the areas of security, sanitation, physical/capital improvements (lighting, landscaping, sidewalks, etc.), seasonal activities (Christmas lighting) and related business services (marketing and advertising). The BID demarcates the areas in which services will be enhanced and also establishes the mechanism for the assessment needed to generate the required budget.

The proposed Westchester Square Business Improvement District (hereinafter the "District") is located in the northeast section of the Bronx known as Westchester Square. The District is bordered by Pelham bay, Throgs Neck, Morris Park, Zerega, and Castle Hill.

The District has 145 merchant storefronts that are housed in 73 properties. The District is located in Community boards 10 and 11, and the 45<sup>th</sup> Police Precinct.

Services to be provided in the District include: sanitation and maintenance services, holiday decorations, marketing and promotion, administrative expenses, special events, and miscellaneous/reserve. The District will be managed by the Westchester Square District Management Association, Inc. The budget for the first year of operation is \$320,000. The maximum cost for capital improvements for the entire existence of the BID shall be \$3.2 million. The assessment formula is based on frontage, with corner lots paying an additional \$300 and properties that have above ground commercial space will pay an additional \$300. Residential pays \$1, not for profits and government buildings located within the District are exempt, mid-block vacant lots pay \$300 and corner vacant lots pay a \$600 flat fee. According to the Department of Small Business Services, the average assessment for commercial lots is \$3,855.31, and the median assessment for commercial lots is \$2,904.43

Proposed Res. No. 959-A

Resolution concerning the establishment of the Westchester Square Business Improvement District in the Borough of the Bronx and setting the date, time and place for the public hearing to hear all persons interested in the establishment of such district.

By Council Members Recchia Jr., Vacca, James and Williams

WHEREAS, pursuant to the authority granted by chapter 4 of title 25 of the Administrative Code of the City of New York (the "Law"), the Mayor, by authorization dated March 7, 2011, provided for the preparation of a district plan (the "Plan") for the Westchester Square Business Improvement District (the "District") in the Borough of the Bronx; and

WHEREAS, pursuant to Local Law No. 82 for the year 1990, the City Council assumed responsibility for adopting legislation establishing Business Improvement Districts; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the New York City Department of Small Business Services ("SBS") submitted the Plan to the City Planning Commission (the "CPC") on March 21, 2011; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the CPC submitted the Plan to the City Council on March 24, 2011; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the CPC submitted the Plan to the Council Member representing the council district in which the proposed District is located on March 24, 2011; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the CPC submitted the Plan to the community boards (Bronx Community Board Numbers 10 and 11, hereinafter the "Community Boards") for the community districts in which the proposed District is located on March 24, 2011; and

WHEREAS, the Plan involves properties located in two community districts, the CPC submitted the Plan to the Bronx Borough Board on March 24, 2011 and to the Bronx Borough President on March 24, 2011, pursuant to section 25-405 (c) of the Law; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the Community Boards notified the public of the Plan in accordance with the requirements established by the CPC; and

WHEREAS, pursuant to section 25-405 (c) of the Law, Community Boards 10 and 11 voted to approve the establishment of the District on April 14 and 28, 2011 respectively; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the CPC reviewed the Plan, held a public hearing and prepared a report certifying its unqualified approval of the Plan; and

WHEREAS, pursuant to section 25-405 (c) of the Law, the CPC submitted its report to the Mayor, to the City Council and to the Council Member representing the council district in which the proposed District is located; and

WHEREAS, pursuant to section 25-405 (c) of the Law, a copy of the CPC's report, together with the original Plan, was transmitted for filing with the City Clerk on May 25, 2011; and

WHEREAS, pursuant to section 25-406 (a) of the Law, a copy of the Plan and the CPC's report are annexed hereto and are made part of this Resolution; and

WHEREAS, pursuant to section 25-406 (a) of the Law, the Plan is on file for public inspection in the Office of the City Clerk, 141 Worth Street, New York, New York; and

WHEREAS, pursuant to Section 25-406 (b) of the Law, any owner of real property, deemed benefited and therefore within the District, objecting to the plan must file an objection at the Office of the City Clerk within thirty days of the conclusion of the hearing held by the City Council, notice of which is provided by this Resolution, on forms made available by the City Clerk; and

WHEREAS, pursuant to Section 25-406 (b) of the Law, if owners of at least fifty-one percent of the assessed valuation of all the benefited real property situated within the boundaries of the District proposed for establishment, as shown upon the latest completed assessment roll of the City, or at least fifty-one percent of the owners of benefited real property within the area included in the District proposed for establishment, file objections to the Plan with the City Clerk within the thirty-day objection period, the District will not be established; now, therefore, be it

RESOLVED, that the Council of the City of New York, pursuant to Section 25-406 of the Law, hereby directs that:

(i) October 17, 2011, 2011 is the date and 10:00 a.m. is the time and the City Council Committee Meeting Room, 16th Floor, 250 Broadway is the place for a public hearing (the "Public Hearing") to hear all persons interested in the establishment of the District;

(ii) the Westchester Square BID Steering Committee shall, not less than ten nor more than thirty days before the date of the Public Hearing, mail a copy of this Resolution or a summary thereof to each owner of real property within the proposed District at the address shown on the latest City assessment roll, to such other persons as are registered with the City to receive tax bills concerning real property within the proposed District, and to the tenants of each building within the proposed District;

(iii) the Department of Small Business Services shall arrange for the publication of a copy of this Resolution or a summary thereof at least once in the City Record or a newspaper in general circulation in the City, the first publication to be not less than ten nor more than thirty days before the date of the Public Hearing; and

(iv) in the event that the Westchester Square BID Steering Committee mails, or the Department of Small Business Services arranges for the publication of, a summary of this Resolution, such summary shall include the information required by section 25-406 (c) of the Law.

**DISTRICT PLAN**

*For The*

**WESTCHESTER SQUARE  
BUSINESS IMPROVEMENT DISTRICT**

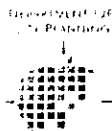
*In*

**THE CITY OF NEW YORK  
BOROUGH OF THE BRONX**

PREPARED PURSUANT TO SECTION 25-405(a) OF  
CHAPTER 4 OF TITLE 25 OF THE ADMINISTRATIVE  
CODE OF THE CITY OF NEW YORK

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Received by Central Intake on March 21, 2011



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## I. MAP OF THE DISTRICT

The Westchester Square Business Improvement District (the “District”) is located in the Northeast section of the Bronx known as Westchester Square. The District generally includes properties from Montgomery Place and East Tremont Avenue (in the Northwest) to the corner of Westchester Avenue and Seabury Avenue (in the Southwest), across Westchester Avenue to Blondell Avenue (in the Southeast), and back up East Tremont Avenue and Williamsbridge Road to Eastchester Road (in the Northeast). It also includes the properties in the triangular blocks in the middle of the District along East Tremont Avenue and Williamsbridge Road, and the properties on St. Raymond Avenue between these two streets. A map of the district is attached as Exhibit A. The District includes the Huntington Free Library and Reading Room, a City designated landmark; in addition the Westchester Square Station is listed in the State and Federal Registers' of historic places.

The Mayor of the City of New York, by written authorization, dated March 7, 2011, has provided for the preparation of this plan (the “Plan”) pursuant to authority granted by Chapter 4 of Title 25 of the Administrative Code of the City of New York (the “Law”).

## II. DISTRICT PROFILE & PRESENT USES OF DISTRICT PROPERTY

### A. DISTRICT PROFILE

The District is located in a historic section of the Bronx bordered by the communities of Pelham Bay, Throgs Neck, Morris Park, Zerega and Castle Hill. It was settled by English traders in 1654 and served as the county seat of West Chester in the 1800's. In 1920, it became a major commercial hub when the IRT line was constructed, and the area grew to be a vibrant commercial center in the decades that followed.

Eventually, the growth of malls in Westchester County and the development of the nearby Bay Plaza Shopping Center, started a decline in the area's prominence. In the early 1990's, Westchester Square's primary anchor store, Woolworths, closed its doors and the area began a decline in foot traffic and retail use.

Today, the District is comprised of an assortment of businesses, 90% of which are owner occupied. It's 145 merchant storefronts are housed in 73 buildings. The overall vacancy rate in the District is just under 10%. There is no vacant private property, and the only city-owned property is a large building housed by the Department of Transportation and the Owen Dolan Park and Recreation Center, which sits in the middle of the Square and holds great potential as a destination point from which to spark a revitalization of the area.

The surrounding area consists of 6,460 residents in 2,459 housing units. 53.9% are Hispanic, 19.1% are White, 16.5% are Asian, and 4.7% are African-American. The median family income is \$34,741, with 21.3% below the poverty level. The unemployment rate is above the national average but below the average for the Bronx as a whole. There are 18 social service agencies located in the District that dilute the merchant base.



The northern half of the District has seen less active redevelopment in recent years, but is characterized by a triangular area that bridges the east and west boundaries of the District, and contains a number of restaurants, a large Pep Boys automotive center, and a Honda car dealership.

3. RESIDENTIAL

There are no properties in the District that are wholly residential. Twenty-two properties have some residential use mixed with retail and/or commercial use.

4. NOT-FOR-PROFIT, INSTITUTIONS AND PUBLIC

Within the District's boundaries are the Borough offices of the Department of Transportation, 2 Churches, and 1 not-for-profit (the Huntington Free Library and Reading Room, a private not-for-profit trust that offers great potential as a cultural "anchor" for the area). Several other not-for-profit service organizations also function within District boundaries but do not own the properties in which they reside.

5. TRANSPORTATION

The area is well served by the #6 IRT Pelham Bay line and 7 bus lines (the BX4, 8, 14, 31, 40 and 42 lines), which have stops and/or start/end points within the District. A private bus shuttle service provides transportation between the District's public transportation services and the nearby Hutchinson/Metro Center, which is soon to be the site of the new 911 backup call center employing approximately 3,000 city workers.

III. PROPOSED SERVICES

A. DESCRIPTION OF SERVICES

The services to be provided pursuant to this Plan (the "Services") shall include any services required for the enjoyment, protection, and general welfare of the public; the promotion and enhancement of the District; and the representation of the District for needs identified by its members. The Services shall not take the place of, but will supplement those services provided by the City of New York on a citywide basis. The Services shall be performed under the direction of the Westchester Square BID District Management Association (hereinafter "DMA").

1. STREET MAINTENANCE

The maintenance program may be carried out in-house or it may be contracted out. The program may include, but shall not be limited to: manual sweeping and cleaning of sidewalks, curbs and gutters, emptying of pedestrian trash receptacles and liners, and preparing garbage pickup for the City, cleaning of graffiti from

5. ADMINISTRATION

Administration of the District shall be by a salaried staff (the "Staff"), which will include an Executive Director, and may include a community liaison, clerical and bookkeeping support, and other special staff and/or consultants that the Board of Directors may, from time to time, deem necessary. The Executive Director will oversee District Services and Improvements (hereinafter defined) as directed by the DMA Board of Directors for the benefit of the District constituency. The Executive Director will serve as spokesperson for the District's owners and tenants collectively and individually, as authorized by the Business Improvement District's Board of Directors and with the permission of the individual owner or tenant. Administration expenses may also include office rental, utility expense, equipment, supplies, insurance, postage and newsletters. Legal and accounting services will be contracted on an as-needed basis. When possible, in-kind services will be used.

6. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may approve such additional services as are permitted by law.

B. IMPLEMENTATION

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined).

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City on a citywide basis. Benchmarks for existing City services will be developed and monitored by the DMA.
2. All Services need not be performed in every contract year.
3. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.
4. In the event that in any given contract year the sources of funding as hereinafter described do not in the aggregate produce revenue equal to the Total Annual Budget Amount (hereinafter defined) for such contract year, the DMA may, subject to the Contract (hereinafter defined), forego providing one or more or all Services in order to have revenues sufficient to pay debt

V.

PROPOSED SOURCES OF FUNDING

A. SOURCES OF FUNDING IN GENERAL

The proposed sources of funding for all i) Services, ii) Improvements, iii) proceeds arising from indebtedness as permitted pursuant to paragraph D herein below, and iv) administrative costs necessary to support the program contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the Law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA may enter into a Contract for the purpose of having the City levy and collect and then disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined). Such Assessments, as described herein below, shall be defined as "Assessments" (hereinafter defined).

1. GENERAL

To defray the costs of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District, shall yield an amount sufficient to meet the District's annual budget as determined by the DMA.

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general city taxes levied in that year against the benefitted properties.

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, C, and D will be assessed on current calculations as follows (notwithstanding the below definitions, all property within the District which is free from existing property taxes may enter into an agreement with the BID to pay an equivalent amount equal to the Assessment of a Class A property):

Class A: Retail/Commercial/Professional

All properties within the District devoted in whole or in part to retail, commercial or professional use shall be assessed at a first year rate anticipated to be not more than \$57.00 per linear front

***D. Source of Funding: Borrowings***

1. Subject to subparagraphs 2 and 3 immediately herein below, and to the approval of its Board of Directors, the DMA may borrow money from private lending institutions, the City, other public entities, individuals, firms, corporations or partnerships and other not-for-profit organizations for the purposes of funding operations or financing the costs of improvements.

2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual agreements imposed by the City (whether pursuant to the Contract or otherwise) or by any other public entity, as the case may be.

3. Any loans which the DMA may enter into as borrower shall be subject to Section 6 of this Plan.

***E. Source of Funding: Charges for User Rights***

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that (i) the User Rights to be so undertaken or permitted by the DMA shall have been set forth in this Plan or authorized for licensing or granting by the City to the DMA in a Local Law adopted by the City Council and (ii) licensed or granted to the DMA by the City, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in the Plan or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

- (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question;
- (ii) requirements as to whether and how the DMA may permit others to undertake the User Rights in question pursuant to a sub-grant or sub-license;

B. ANNUAL BUDGET

1. FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year shall be as follows:

a. Maintenance/Sanitation	\$ 120,000
b. Marketing	\$ 72,000
c. Special Events	\$ 12,000
d. Holiday Lights & Promotion	\$ 12,000
e. Administrative Expenses	\$ 95,500
f. Miscellaneous/Reserve	\$ 8,500

TOTAL FIRST YEAR BUDGET \$ 320,000

C. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the first Contract Year, a proposed budget of expenditures. Such proposed budget shall (with respect to the Contract Years to which they respectively apply): i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; ii) specify the amount, if any, proposed to be expended by the DMA for debt service, and: iii) set forth the total amount to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the first Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget."

D. GENERAL PROVISIONS

1. The DMA shall make no expenditure of monies other than in accordance with and pursuant to: i) a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA; ii) any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or iii) any provisions in the Contract provided in the Budget for, but expended in, a previous Contract year.
2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the DMA may expend for the Contract Year in question pursuant to paragraph A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided however that the User Rights to be so undertaken or permitted by the DMA shall have been: i) set forth in this Plan or authorized for licensing or granting by the City Council, and ii) licensed or granted to the DMA by the City pursuant to the Contract, and iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Plan or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate city agency having jurisdiction thereof. Such requirements may include but shall not be limited to: i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question; ii) requirements as to whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub-license; iii) requirements as to what charges the DMA may impose upon other persons as consideration for sub-grant or sub-license, and iv) requirements as to the general regulations of the User Rights by whomsoever undertaken.

#### B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City Agency and/or subject to any requirements set forth in any Contract, the DMA may undertake to permit the following User Rights, subject to the requirements set forth in the Contract:

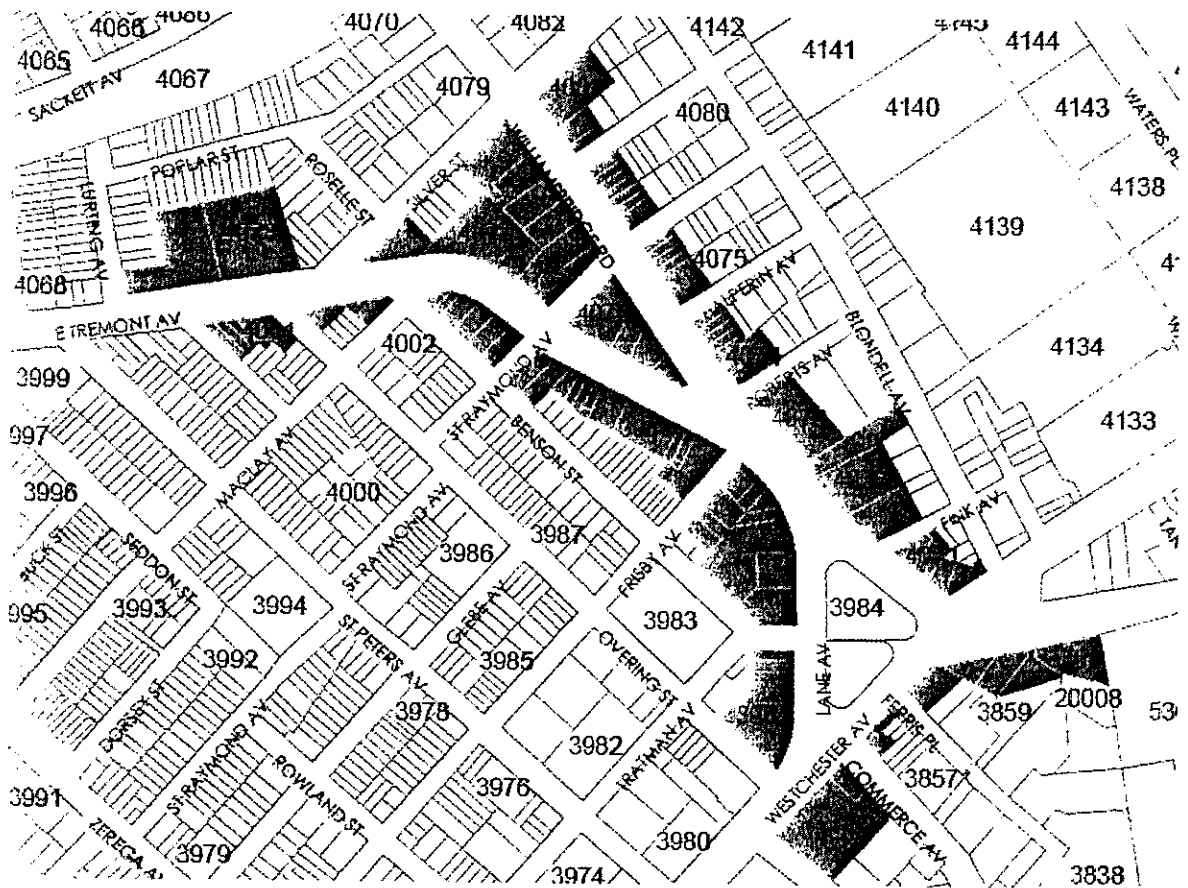
1. Information and promotion kiosks
2. Newsstands
3. News boxes

#### X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA (the "Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, "the Contract") for a specified term (each year of the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The DMA shall comply with all terms, conditions and requirements that are i) elsewhere set forth in this Plan, and ii) that are set forth in the Contract and in any other Contracts into which both the DMA and the City may enter, and iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.

**Exhibit A: MAP OF DISTRICT**

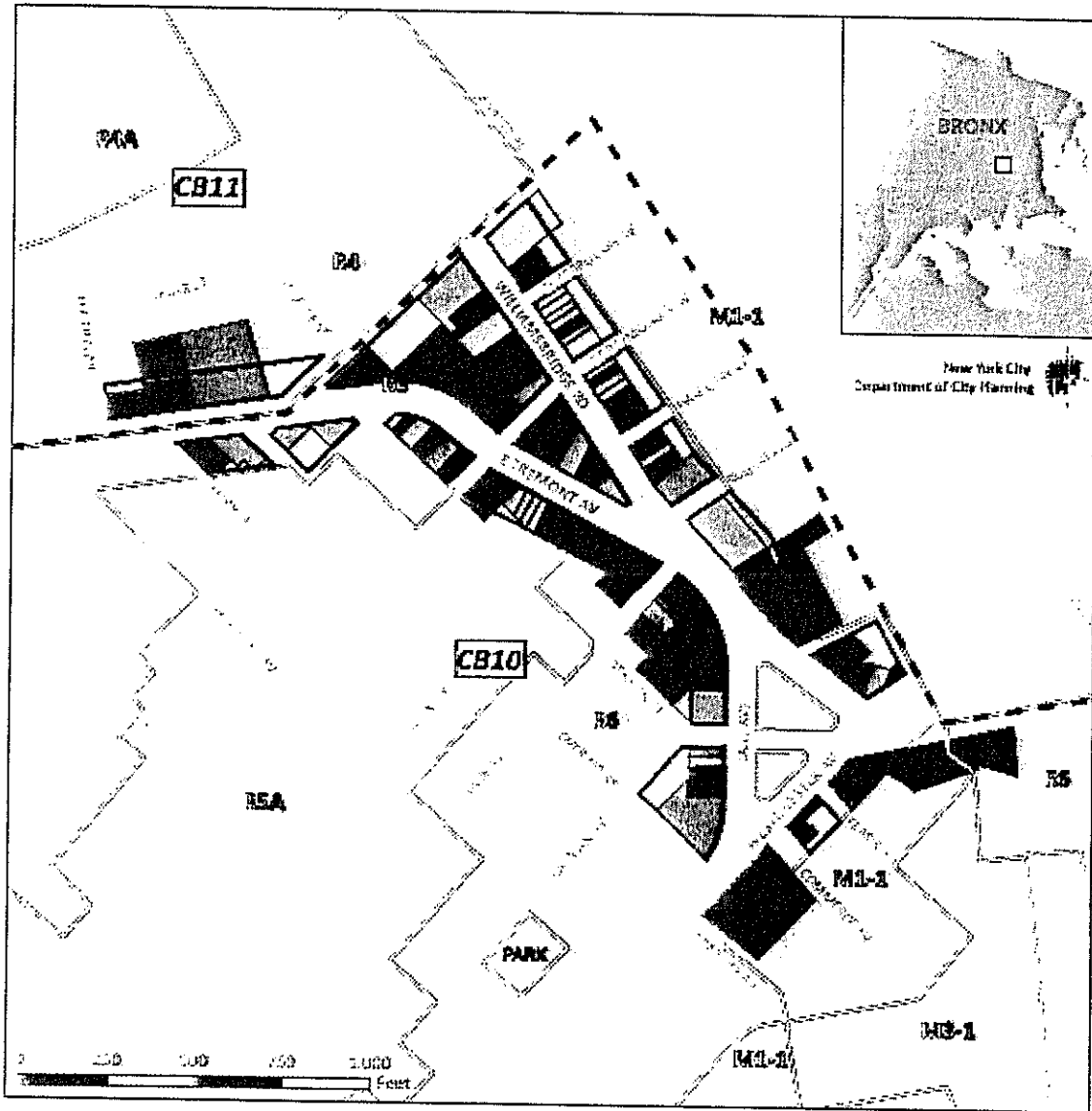


**Exhibit C: TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES**

Block	Lot	Property Address	Class
3857	1	130 WESTCHESTER SQUARE	A
3857	80	135 WESTCHESTER SQUARE	A
3858	1	2510 WESTCHESTER AVENUE	A
3858	10	1451 COMMERCE AVENUE	A
3859	11	122 WESTCHESTER SQUARE	A
3859	18	121 WESTCHESTER SQUARE	A
3859	23	115 EAST TREMONT AVENUE	A
3981	22	15 LANE AVENUE	A
3981	24	11 LANE AVENUE	A
3984	1	1400 BENSON STREET	A
3984	13	2576 FRISBY AVENUE	A
3984	18	2590 FRISBY AVENUE	A
3984	21	43 WESTCHESTER SQUARE	A
3984	25	41 WESTCHESTER SQUARE	A
3984	26	38 WESTCHESTER SQUARE	A
3984	29	35 WESTCHESTER SQUARE	A
3984	30	34 WESTCHESTER SQUARE	A
3984	35	25 WESTCHESTER SQUARE	A
3988	18	2704 EAST TREMONT AVENUE	A
3988	21	2700 EAST TREMONT AVENUE	A
3988	30	2706 EAST TREMONT AVENUE	A
3988	31	2708 EAST TREMONT AVENUE	A
3988	32	2710 EAST TREMONT AVENUE	A
3988	33	2712 EAST TREMONT AVENUE	A
3988	34	2722 EAST TREMONT AVENUE	A
3988	37	2724 EAST TREMONT AVENUE	A
3988	43	2742 EAST TREMONT AVENUE	A
3988	44	2744 EAST TREMONT AVENUE	A
3988	45	2750 EAST TREMONT AVENUE	A
4001	54	2542 EAST TREMONT AVENUE	A
4001	55	2546 EAST TREMONT AVENUE	A
4001	57	2548 EAST TREMONT AVENUE	A
4001	58	2552 EAST TREMONT AVENUE	A
4002	38	1640 OVERING STREET	A
4002	41	2572 EAST TREMONT AVENUE	A
4002	48	2630 EAST TREMONT AVENUE	A
4002	51	2626 EAST TREMONT AVENUE	A
4002	53	2622 EAST TREMONT AVENUE	A
4002	56	1618 BENSON STREET	A
4002	58	2610 EAST TREMONT AVENUE	A
4002	59	2604 EAST TREMONT AVENUE	A
4071	1	80 WESTCHESTER SQUARE	A
4071	2	79 WESTCHESTER SQUARE	A
4071	4	73 WESTCHESTER SQUARE	A
4071	6	72 WESTCHESTER SQUARE	A
4071	7	70 WESTCHESTER SQUARE	A



**Exhibit D: LAND USE MAP**



**Proposed Westchester Square BID**

**Tax Lots in BID: Land Use**

- One & Two Family Buildings
- Multifamily Walkup Buildings
- Multifamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings

- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

**Commercial Overlays:**

- C1-2
- C1-4
- C2-2
- C2-4

**Other Districts:**

- Zoning Districts
- CB Boundary