



MT. AIRY DOWNTOWN MASTER PLAN

CLOSING PRESENTATION

SEPTEMBER 27, 2018



Your Home. Your Future.

AGENDA

Timeframe: 6:00pm-8:00pm

Presentation: 6:10pm-6:50pm

- » Project Overview
- » Planning Principles
- » Framework Plans
- » Focus Areas
 - Downtown Main Street
 - Flat Iron & Park Avenue
 - Center Street to 27 Corridor
- » Next Steps

Open House: 6:50pm-8:00pm





PROJECT OVERVIEW

Goals, Focus Areas, Schedule

PROJECT GOALS & FOCUS AREAS

Goals:

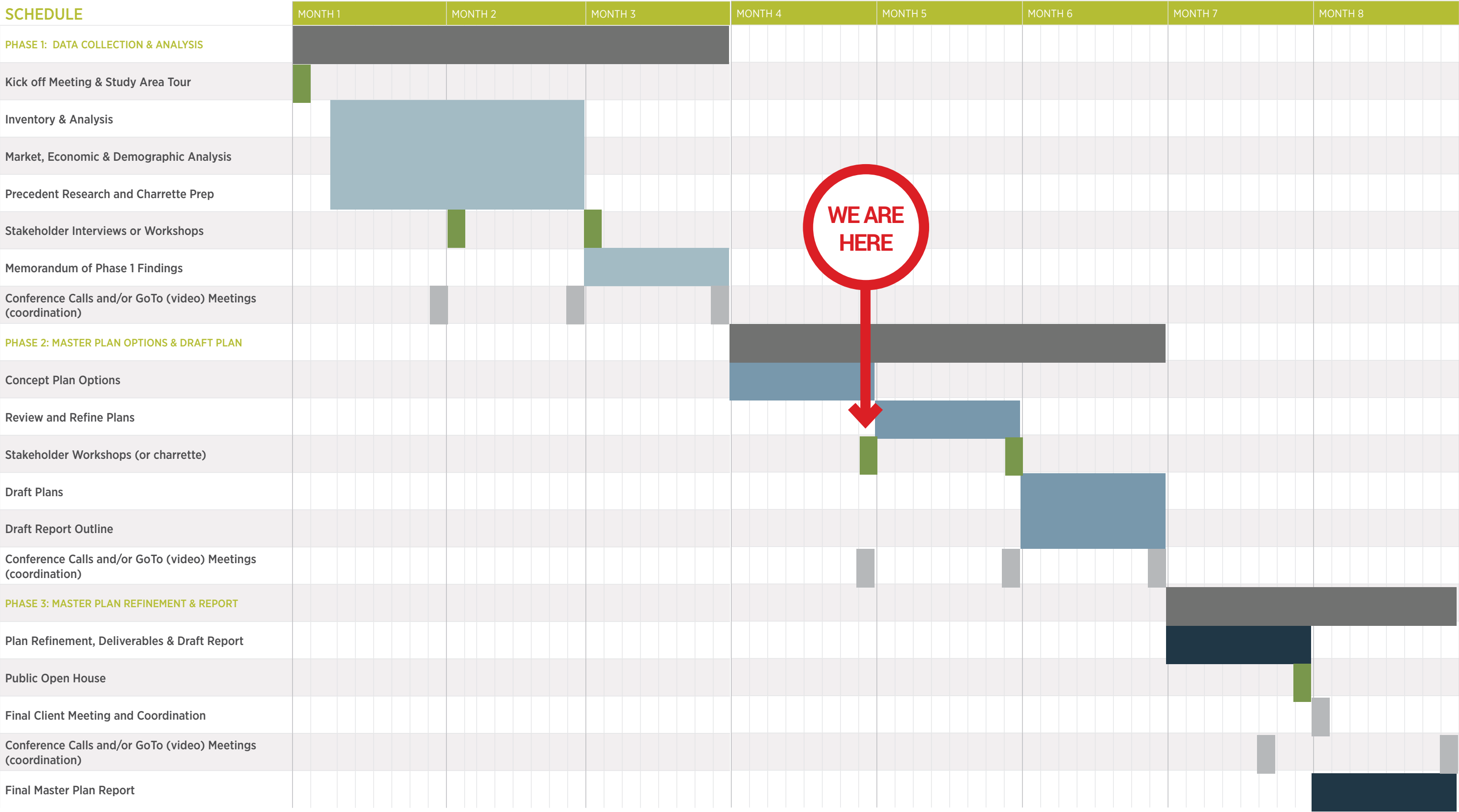
- » To identify the short, middle, and long-term public investment priorities for the next ten years
- » To consider the further development of the “Town Center” in order to attract and increase commercial development and revitalize Downtown
- » To work collaboratively with the Town of Mount Airy Planning Staff, the Town Planning Commission, and Community members

Focus Areas:


- 1. Downtown Main Street:** Maximize the commercial viability of the Main Street core
- 2. Park Avenue and the Flat Iron Building:** Evaluate re-use or re-development of the site, as a way to reconcile safety and circulation concerns
- 3. Center Street Corridor:** Maximize the corridor’s potential as the eastern portal into Downtown
- 4. Parking:** Examine parking opportunities within Downtown



PROJECT SCHEDULE



STAY INFORMED!
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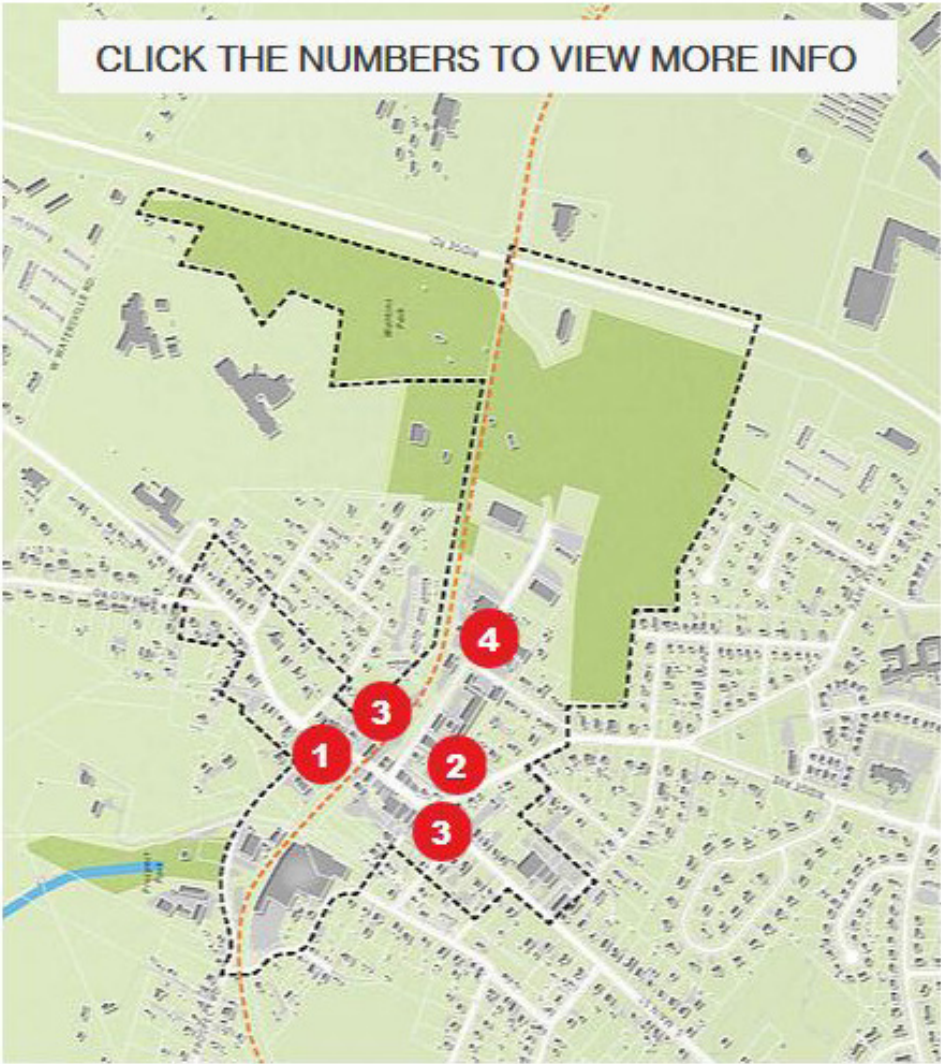


HOMEPROJECT DESCRIPTIONPROJECT SCHEDULEMASTER PLAN STUDY AREABACKGROUND INFORMATIONSTAY IN TOUCHSTEERING COMMITTEECONSULTANT TEAMNEWS ARTICLES

The Town of Mount Airy is undertaking a Downtown Master Plan that will serve as a 10-year Strategic Plan for the Downtown Area and Center Street Corridor. The Plan will establish an agreed-upon vision, and an Action Plan to guide investment towards that vision. Many factors, including stakeholder input, will drive and shape this plan and vision.

Downtown Mount Airy is growing as a pedestrian-friendly and vibrant small-town destination within a highly accessible and marketable location. Like many small towns, Mount Airy is charming, safe, and desirable because of its unique scale, walkability, history, culture, livability, vibrancy, architecture and character. Like many historic small towns, however, Mount Airy has some challenges: narrow streets, limited parking, awkward and unsafe intersections, challenging grades and topography, seemingly obsolete historic buildings, and pedestrian-vehicular conflicts. At the same time, it is these assets – the organic street grid and small blocks, pedestrian-scaled streets, historic buildings, natural features and topography, and architectural character - that give Mount Airy its unique sense of place.

CLICK THE NUMBERS TO VIEW MORE INFO



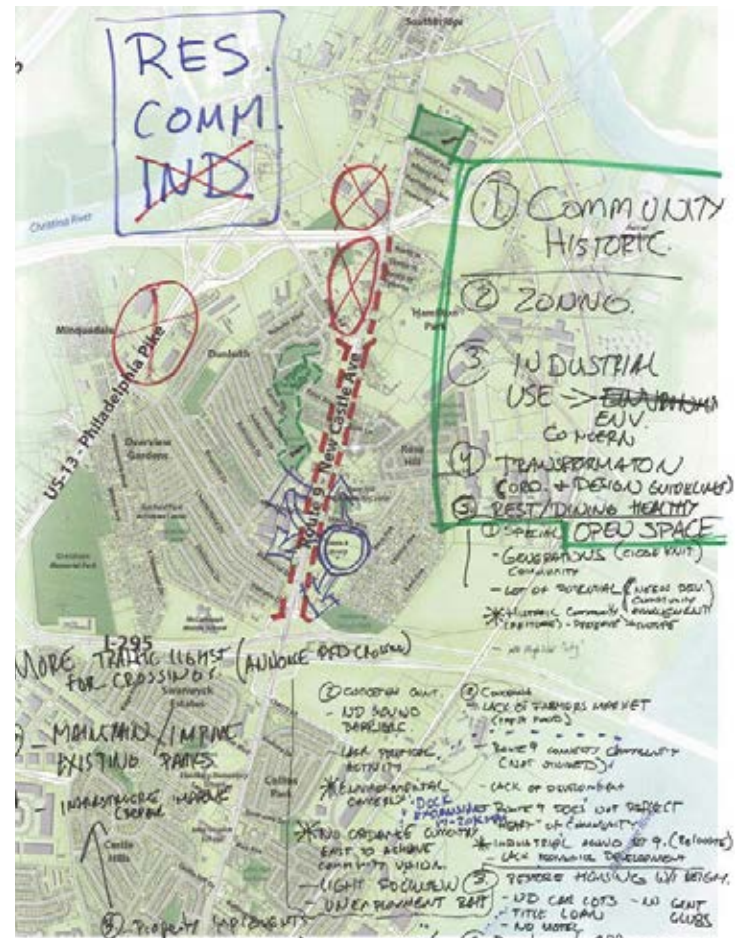
An aerial photograph of a city street intersection, overlaid with a semi-transparent blue layer. The image shows a multi-lane road with a crosswalk, a sidewalk with a tree, and a brick building. A large, light blue curved arrow is visible on the left side of the road. The text "CHARRETTE OVERVIEW" is written in large, white, sans-serif capital letters, and "Process and Purpose" is written in a smaller, white, italicized serif font below it.

CHARRETTE OVERVIEW

Process and Purpose

WHAT IS A CHARRETTE?

- » An intensive, multi-day, collaborative design process
- » Collectively identify goals and objectives
- » Discuss major issues and concerns and define potential problems, constraints, and opportunities
- » Gather input on plan and design alternatives
- » Work collaboratively on design alternatives with client, key stakeholders, community members, and technical consultants



CHARRETTE
SCHEDULE

DAY ONE:

- Studio Setup
- Preliminary Design Session
- Public Opening Presentation and Break-Out Stations

DAY TWO:

- Stakeholder Meetings
- Design Development (*open to the public*)
- Informal Public Critique #1

DAY THREE:

- Stakeholder Meetings
- Design Refinement (*open to the public*)
- Informal Public Critique #2

DAY FOUR:

- Steering Committee Meeting
- Presentation Prep
- Public Closing Presentation
- Open House

| Downtown Mt. Airy Master Plan Public Charrette Charrette Schedule | | | | | | | | | |
|----------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| DCI Design Team | The Schedule | Day One | | Day Two | | Day Three | | Day Four | |
| Cecily Bedwell | 9:00 AM | Design Team Arrives | | Design Team Arrives | | Design Team Arrives | | Design Team Arrives | |
| Matt D'Amico | | Studio Setup | | Meeting #1: Review Zoning and Policy issues. Attendees: Design Team, Client, and key staff | Design: Conceptual Plans and Diagrams, Street Sections, Perspective Sketches, and similar | Meeting #4: Discuss Open Space, Recreation, and Trails. Attendees: Design Team, Client, Parks staff, and other agency representatives, as needed | Design: Master Plan Refinement/Options, Draft Design Principles, Evaluate Zoning and Policy issues, and Perspective Sketches. | Meeting #6: Steering Committee Meeting: Preview of Final Graphics Attendees: Design Team, Client, and Steering Committee Members | Format: Finalize and format all graphics and draft Presentation. |
| Caitlin O'Hara | 10:00 AM | Site Tour & Best Local Places Tour | Design: Conceptual Plans | | | | | | |
| Eric Hyne | | | | | | | | | |
| Brian Reetz | 11:00 AM | Attendees: Design Team with Client and other agency representatives as desired (not required) | | | | | | Public is welcome, accompanied by town staff. | |
| Melina Duggal (Day 2 Only) | | | | | | | | | |
| Colby Cline | Noon | Lunch Downtown | | Lunch Downtown | | Lunch in Studio | | Lunch in Studio | |
| Elisa Mitchell | | | | | | | | | |
| Mt. Airy Staff: | 1:00 PM | | Design: Conceptual Plans and Diagrams, Street Sections, Perspective Sketches, and similar | Meeting #2: Review Market and Economics. Attendees: Design Team, Client, Real estate brokers, Developers, and Large property owners | Design: Conceptual Plans and Diagrams, Street Sections, Perspective Sketches, and similar | Open to the Public | Design: Master Plan Refinement/Options, Draft Design Principles, Evaluate Zoning and Policy issues, and Perspective Sketches. | Format: Finalize and format all graphics and Presentation. Public is welcome, accompanied by town staff. | |
| Monika Weierbach | | | | | | | | | |
| Barney Quinn | 2:00 PM | | | | | | | | |
| Melissa Thorn | | | | | | | | | |
| | 3:00 PM | | | | | | | | |
| | | Set-up for the Opening Presentation | | Meeting #3: Discuss Access, Street Network, & Complete Streets. Attendees: Design Team, Client, Transportation staff, SHA, and other agency reps. | | Meeting #5: Meet with Public Officials, Review Work-to-Date. Attendees: Design Team, Client, and other agency representatives, as needed | | | |
| | 4:00 PM | | | | | | | | |
| | | Attendees: Design Team and Client | | | | | | | |
| | 5:00 PM | Dinner Out | | | | | | Set-up for the Closing Presentation | |
| | | Attendees: Design Team and Client | | | | | | Attendees: Design Team and Client | |
| | 6:00 PM | Opening Presentation & Break Out Stations Feedback Loop #1 Open to the Public | | Informal Evening Public Critique Feedback Loop #2 | | Informal Evening Public Critique Feedback Loop #3 | | Closing Presentation | |
| | | | | Open to the Public | | Open to the Public | | Open to the Public | |
| | 7:00 PM | | | Dinner by Preference | | Dinner by Preference | | Open House | |
| | | | | Attendees: Design Team | | Attendees: Design Team | | Open to the Public | |
| | 8:00 PM | | | | | | | | |
| | | | | | | Draw / Format: Master Plan, Plan Diagrams, Detailed Landscape Plans, Sections, Design Principles, Zoning and Policy Recommendations, and Perspective Renderings. Design Team Only! (Fire Co. Reception Hall closes at 9:00pm) | | Design Team Reports (Fire Co. Reception Hall closes at 9:00pm) | |
| | 9:00 PM | | | | | | | | |
| | | | | | | | | | |
| | 10:00 PM | | | | | | | | |
| | | | | | | | | | |
| | 11:00 PM | | | | | | | | |
| | | | | | | | | | |
| | Midnight | | | | | | | | |

WE ARE
HERE



PUBLIC OUTREACH

PUBLIC OUTREACH

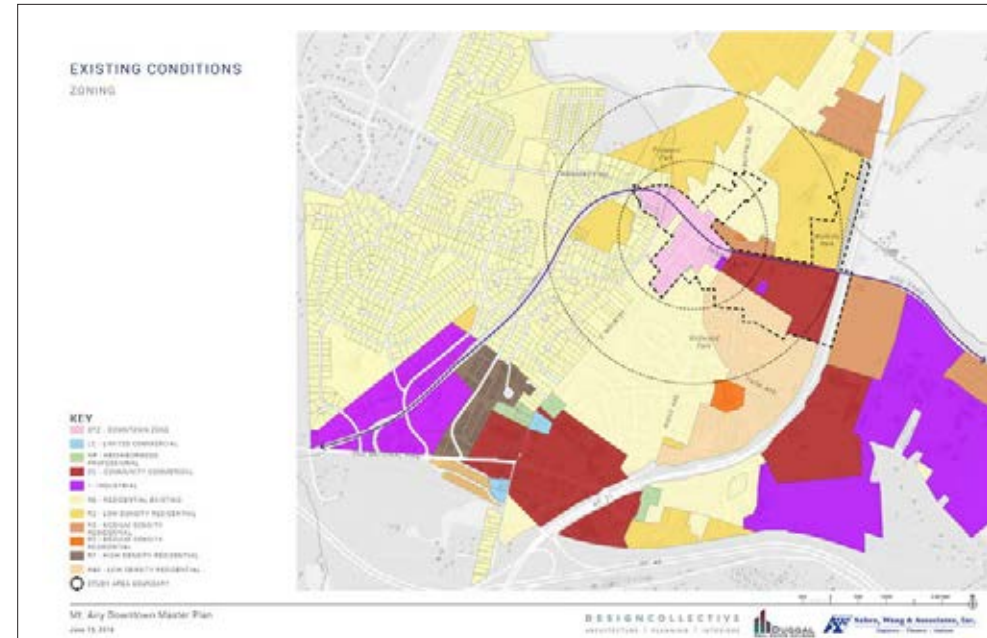
STAKEHOLDER INTERVIEWS

- » Destination-based businesses should be located on Main St.
- » Debate about the Flat Iron Building could alleviate traffic and confusion at the intersection of Park & Main
- » Bank building should be redeveloped
- » Center St. should connect to Rt 27 to provide connectivity, parking, and greater access to Downtown
- » Accessibility to parking a concern, but the number of spaces may be adequate
- » Topography and narrow streets an impediment for emergency services and pedestrians
- » Natural/recreational amenities and activities are highly valued by the community
- » Plenty of open space, but not enough gathering spaces for community meetings/activities
- » Concern about potential closing of Mt. Airy Elementary



PUBLIC OUTREACH

PUBLIC WORKSHOP #1



MIXED-USE DEVELOPMENT

- » Too much office space along Main Street
- » Mix of uses (restaurants, hotel, medical office, community center, children's center, food trucks) desired
- » Should retain small-town charm
- » Underutilized buildings and land, especially around Downtown
- » Redevelopment opportunities include Flat Iron building (rebuild and incorporate rooftop amenity/reuse materials as plaza), Bank building, Castle Center, Shops of Yesteryear, Rail Yard, Town Hall (relocate, use as retail), 214-220 S. Main Street

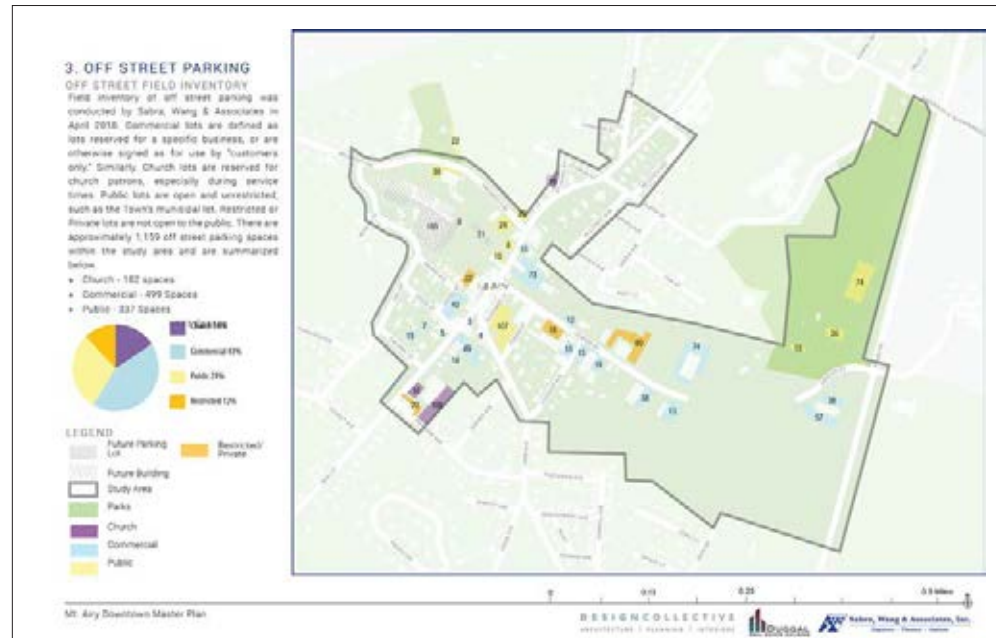


STREETS & STREETSCAPE

- » Street alignment at Park is dangerous
- » Topography poses some challenges, hindering accessibility
- » Lack of landscape along Main Street and Center Street
- » Complicated loading and service access for retailers
- » Connect Center Street to Route 27
- » Utilities should be buried
- » Provide public transit (trolley or shuttle) along Main Street

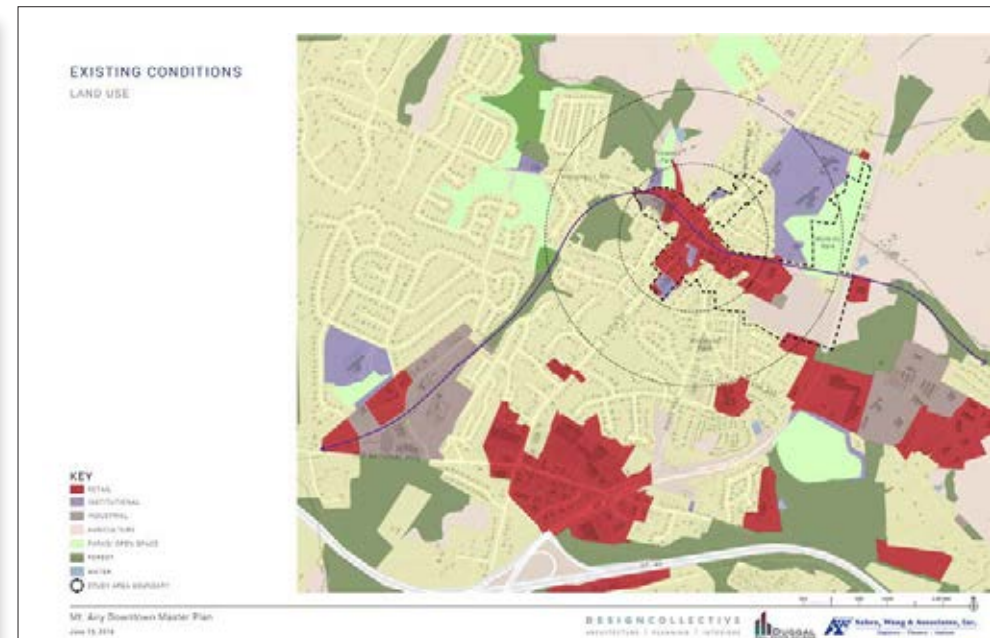
PUBLIC OUTREACH

PUBLIC WORKSHOP #1, CONTINUED



PARKING

- » Locate parking directly behind buildings along Main Street
- » Structured parking is desired
- » Create a public/commuter parking area near the intersection of Center Street and Rt 27
- » Parking is not enforced along Center Street
- » Incorporate gateway and directional signage to improve visibility and accessibility



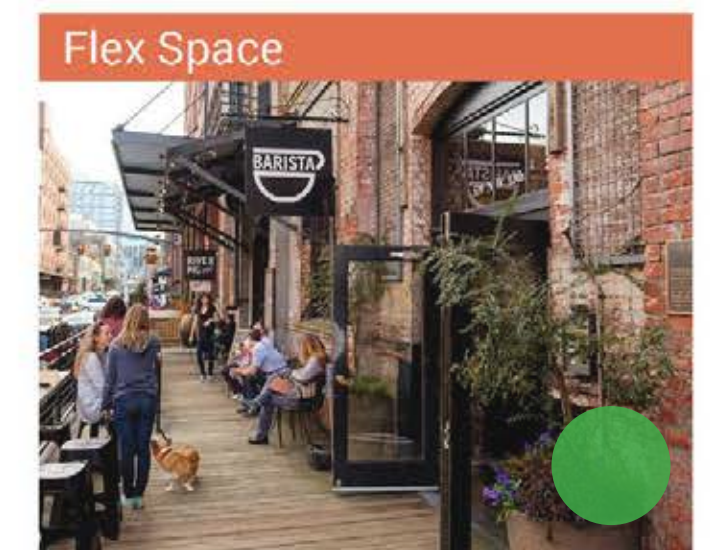
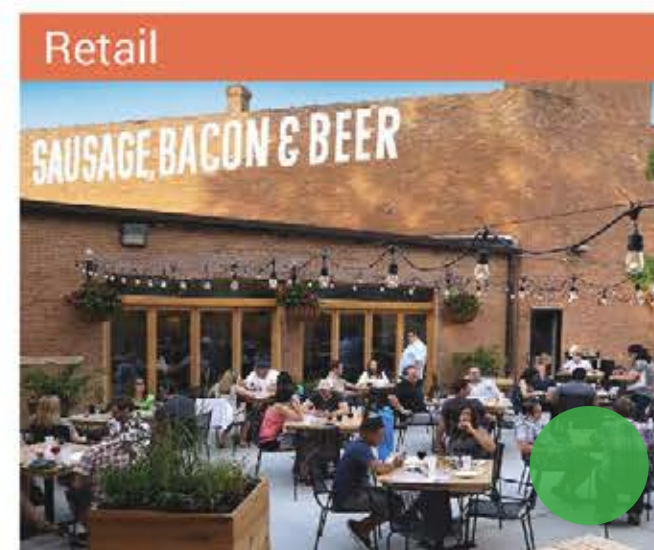
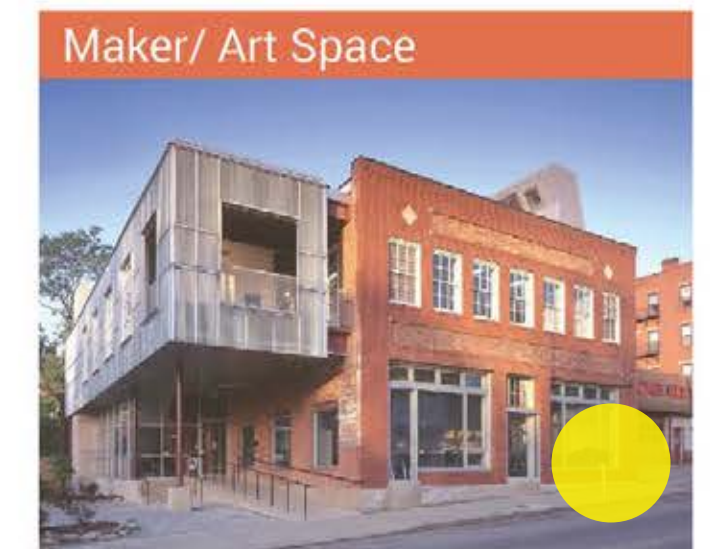
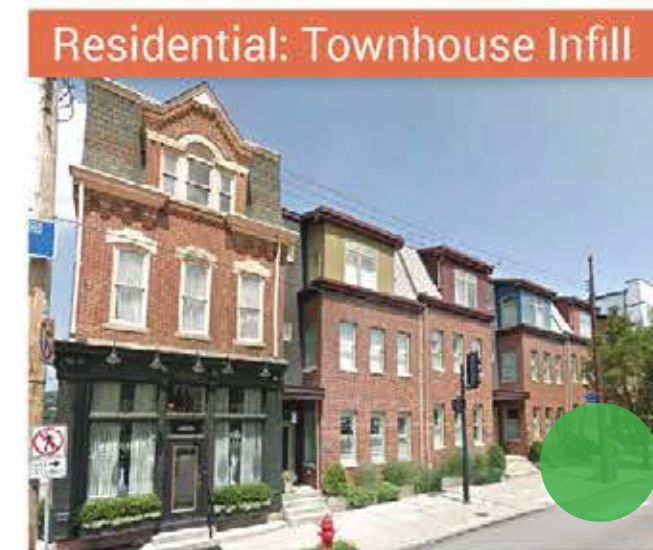
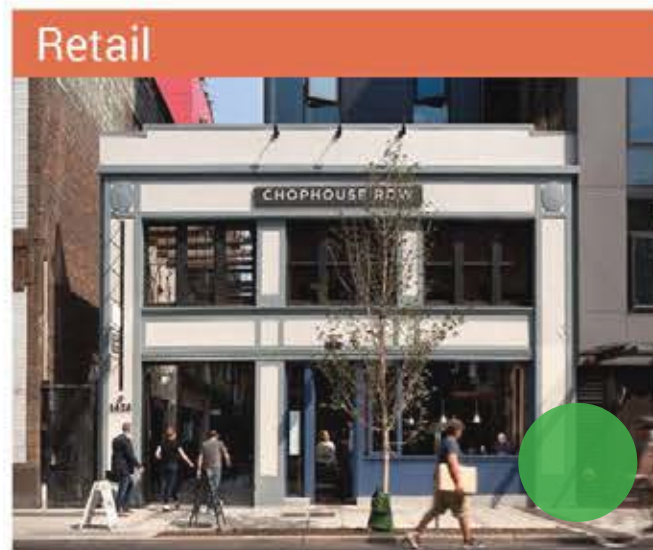
AMENITIES & ACTIVITIES

- » Celebrate the town's history, culture, and architectural character
- » Downtown space (central square) desired for pop-up events that will attract people to Main Street
- » Amphitheater desired
- » Consider the wide range of activities offered Downtown, including Oktoberfest, Camp Night, Movie Night, Teen Night
- » Inconsistent retail hours
- » Provide family-oriented activities and spaces

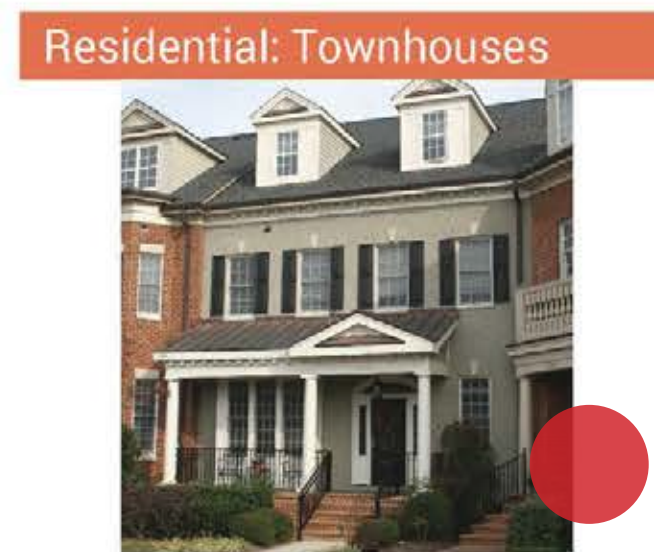


PARKS & OPEN SPACE

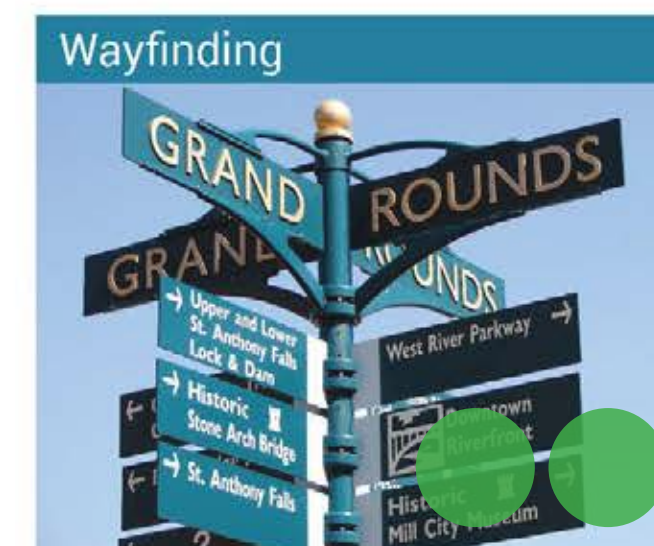
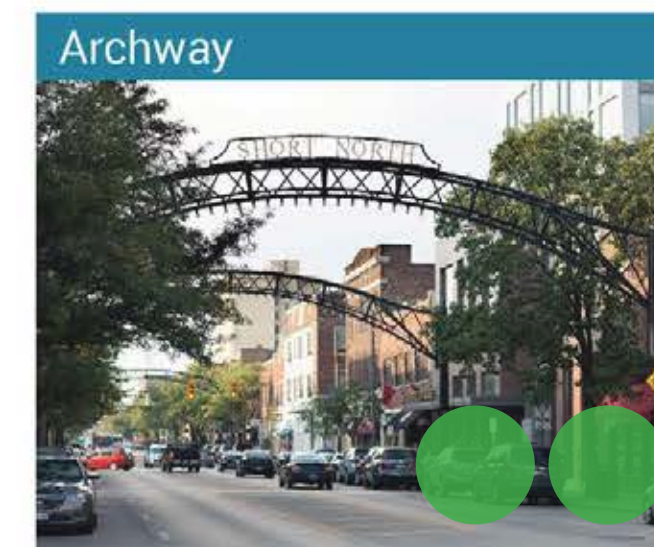
- » Create a greater trail network
- » Incorporate arts, culture, theater events throughout open space amenities
- » Long views and natural topography should be celebrated and enhanced
- » Opportunity along Rail Trail for events, more connectivity



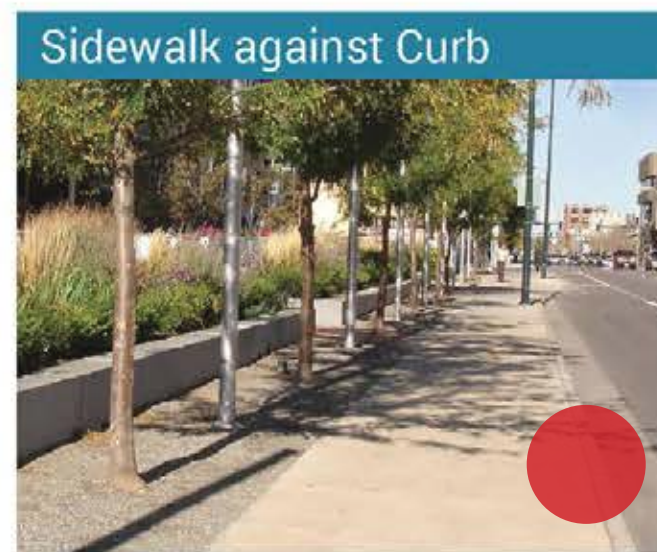
MIXED-USE DEVELOPMENT - HISTORIC CORE



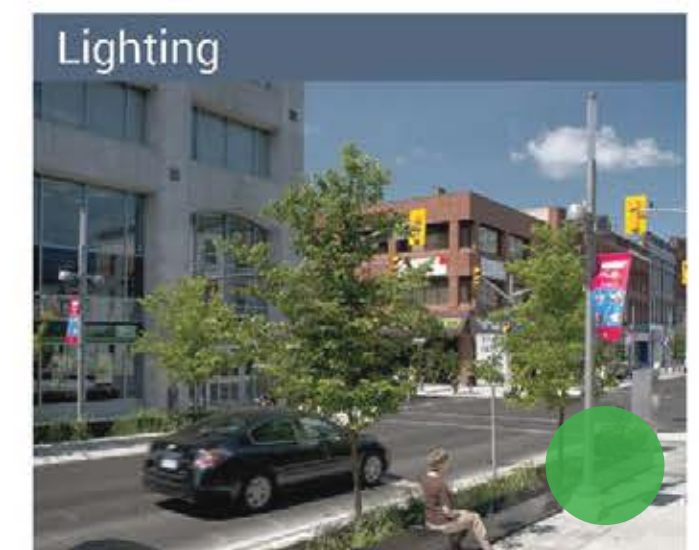
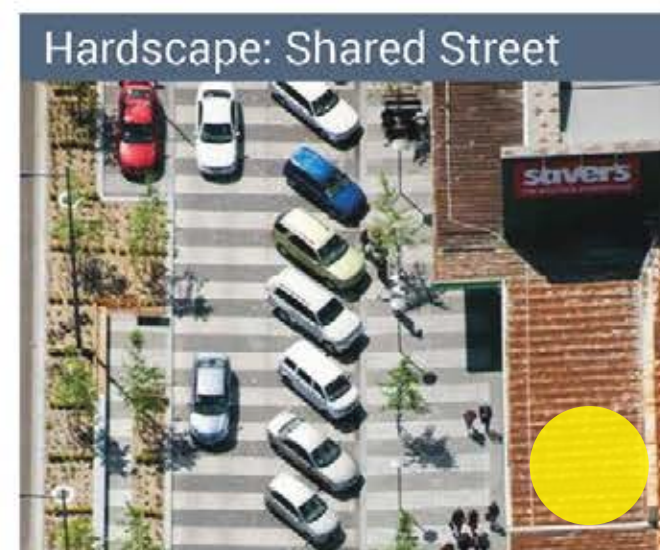
MIXED-USE DEVELOPMENT - ROUTE 27



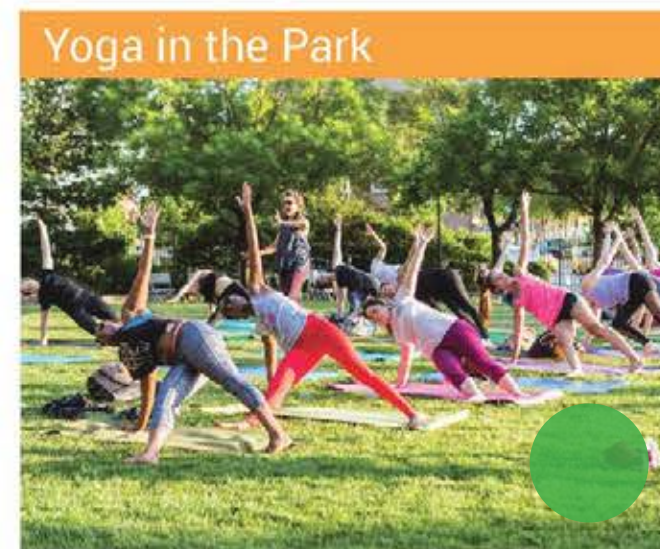
STREETSCAPES - FURNITURE & FIXTURES



STREETSCAPES - LANDSCAPE + HARDSCAPE



PARKING



AMENITIES & ACTIVITIES



PARKS & OPEN SPACE

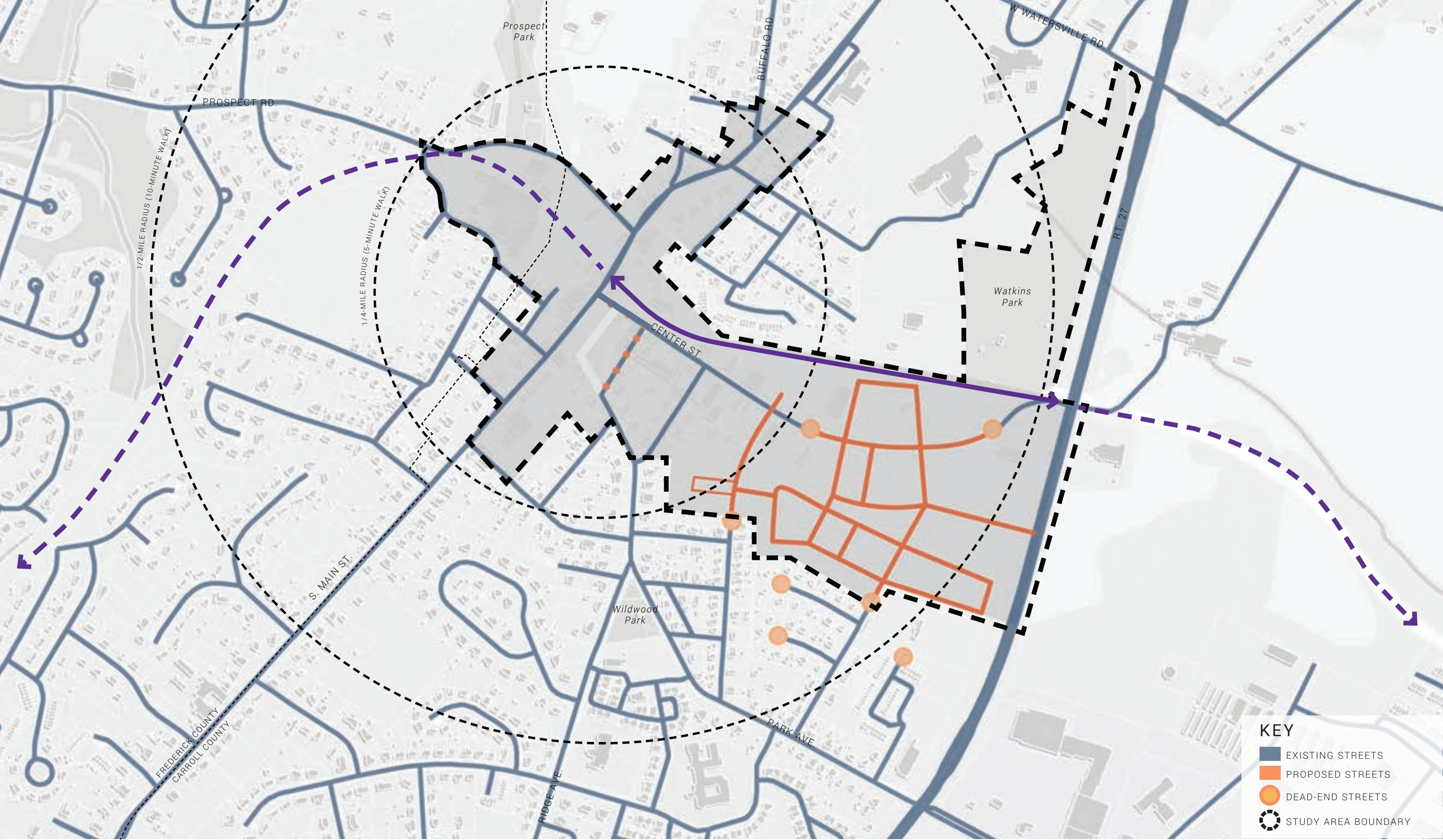
FRAMEWORK PLANS





EXISTING STREET NETWORK

Mt. Airy Downtown Master Plan



KEY

- EXISTING STREETS
- PROPOSED STREETS
- DEAD-END STREETS
- STUDY AREA BOUNDARY



PROPOSED STREET NETWORK

Mt. Airy Downtown Master Plan





EXISTING OPEN SPACE + TRAIL NETWORK

Mt. Airy Downtown Master Plan



PROPOSED OPEN SPACE + TRAIL NETWORK

Mt. Airy Downtown Master Plan

Design Collective

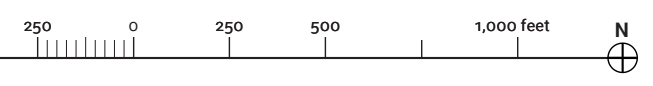
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KEY

- PARKS + OPEN SPACES
- TREE COVER
- TRAIL CONNECTIONS
- STUDY AREA BOUNDARY



PREVIOUSLY PLANNED PEDESTRIAN AND BICYCLE NETWORK

Mt. Airy Downtown Master Plan





KEY

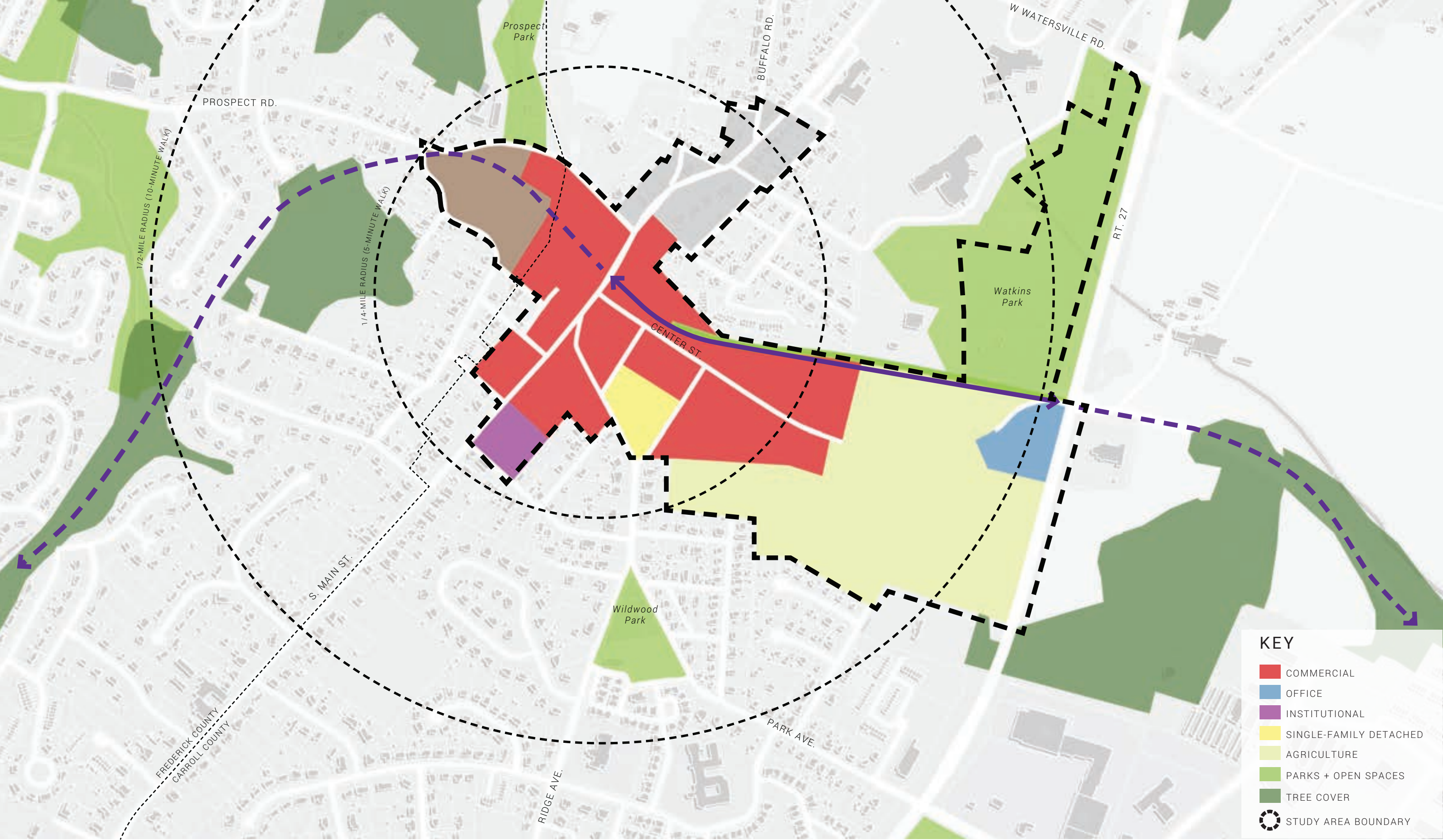
- PARKS + OPEN SPACES
- TREE COVER
- TRAIL CONNECTIONS
- STUDY AREA BOUNDARY



PROPOSED PEDESTRIAN AND BICYCLE NETWORK

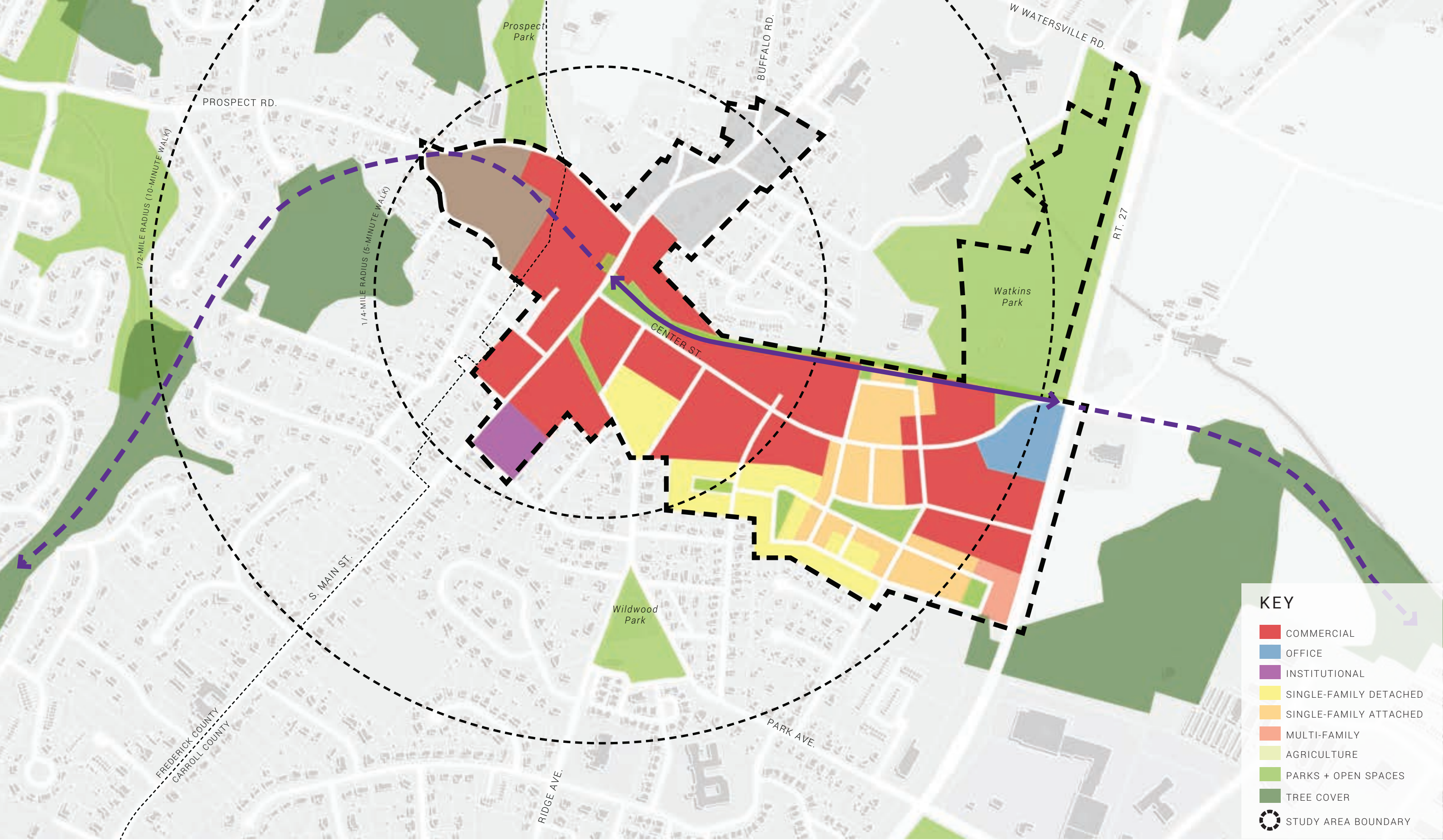
Mt. Airy Downtown Master Plan





EXISTING LAND USE

Mt. Airy Downtown Master Plan



KEY

- COMMERCIAL
- OFFICE
- INSTITUTIONAL
- SINGLE-FAMILY DETACHED
- SINGLE-FAMILY ATTACHED
- MULTI-FAMILY
- AGRICULTURE
- PARKS + OPEN SPACES
- TREE COVER
- STUDY AREA BOUNDARY



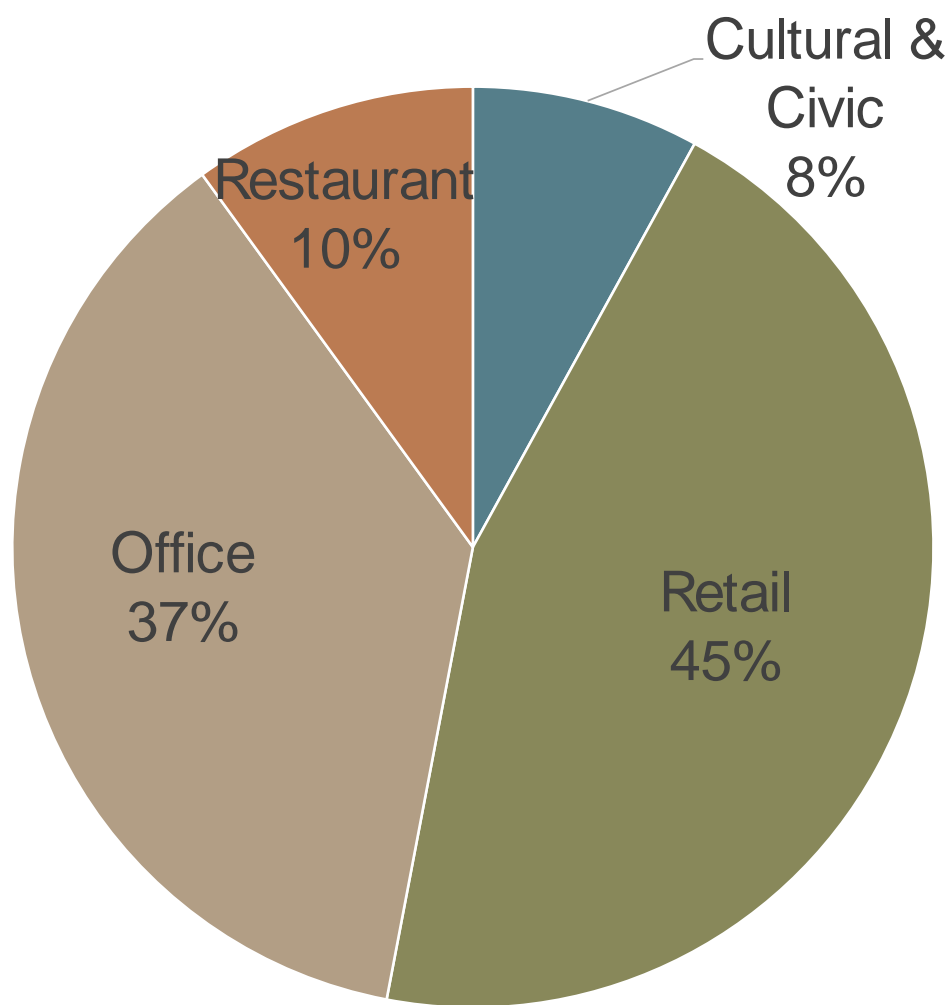


RECOMMENDATIONS

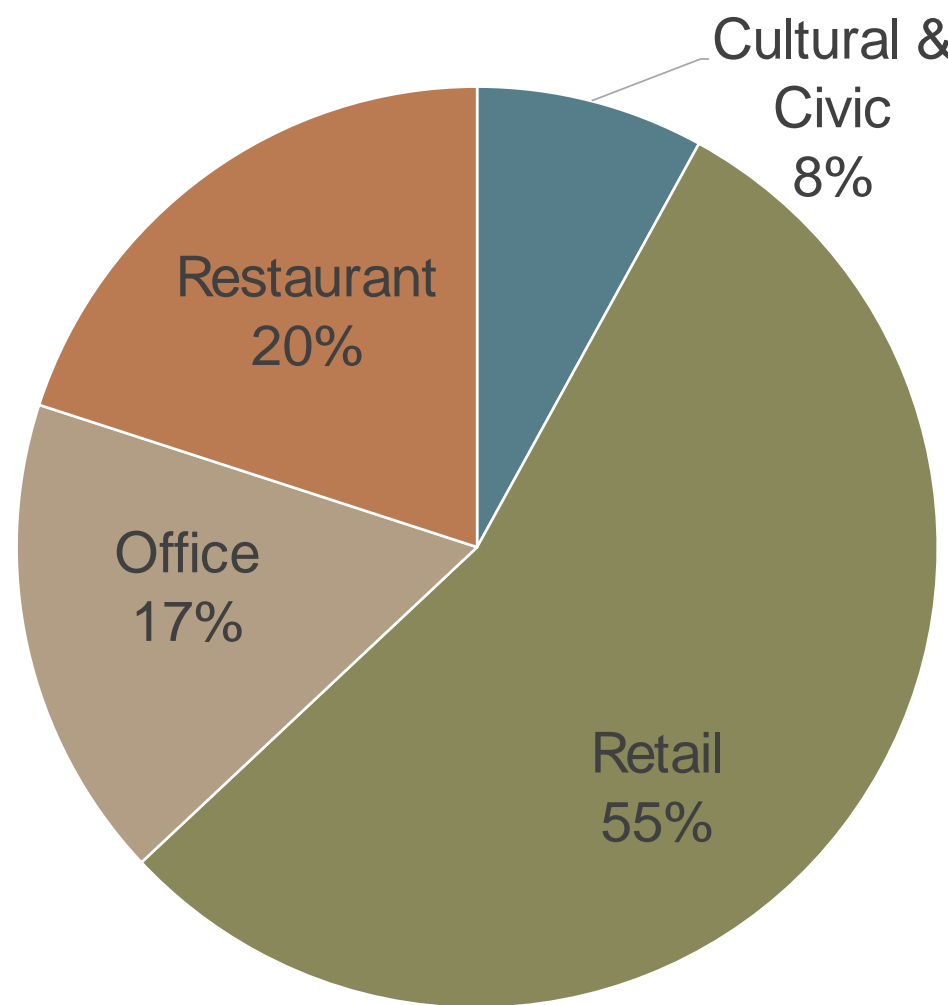
DOWNTOWN BUSINESSES – CURRENT USE AND VISION USE

- » In Downtown Mt. Airy, 55% of the storefronts are “Non-Active”, with office, service, or civic uses occupying the available space (as shown in the chart to the left).
- » Only 45% are “Active” storefronts, with retail and restaurant uses occupying the available space.
- » For a dynamic, engaging main street experience, ideally, 75% should be “Active” storefronts, with less than 10% as Office (however, this ireduction in Office may not be achievable).
- » Therefore, as a goal for Main Street, a relaistic recommended use distribution (as shown in the chart to the right) increases Retail to 55% and Restaurant to 20%, with the Office reducing by about half. Cultural/Civic remain at 8%.

Downtown Current Use



Downtown Vision Use



NUMBER OF NEW HOUSEHOLDS NEEDED TO SUPPORT CHANGE IN LAND USE

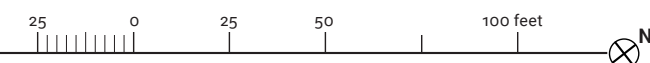
New retail use:

- » Requires more households and workers to support it,
- » Or, a higher capture of existing household and worker expenditures.

Each household in Mount Airy supports roughly 60 SF of retail and 15 SF of restaurants. Most of that is not in Downtown.

The following chart shows the current distribution of uses in Downtown and the recommended (“Vision”) distribution of uses, and the approximate number of new households required to support the increase in retail and re

| | Estimate Current SF | Vision SF | Difference | Est. Current SF/HH Spent in DT | New HH "Needed" | Recommendations |
|------------------|------------------------|-----------|------------|--------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retail | 52,000 | 63,400 | 11,400 | 15 | 760 | <ul style="list-style-type: none">• 2,300 is unrealistic• Work on increasing the amount of \$ existing households spend in DT• Continue to draw from a larger area• More restaurants & retail help increase capture• Combination of new households & increase capture• Encourage non-traditional retail (karate, pottery making, fitness, pet grooming, etc.) |
| Restaurant | 11,500 | 23,000 | 11,500 | 5 | 2,300 | |
| Office | 42,500 | 19,600 | -22,900 | n/a | n/a | |
| Civic & Cultural | 9,200 | 9,200 | 0 | n/a | n/a | |



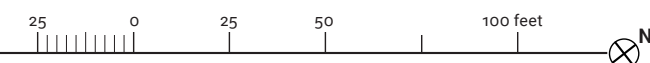
MAIN STREET: SHORT-TERM PLAN

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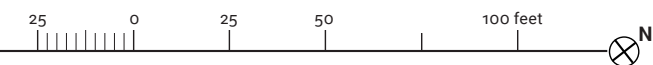
MAIN STREET: LONG-TERM PLAN

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PROPOSED DETAIL PLAN: MAIN STREET IMPROVEMENTS

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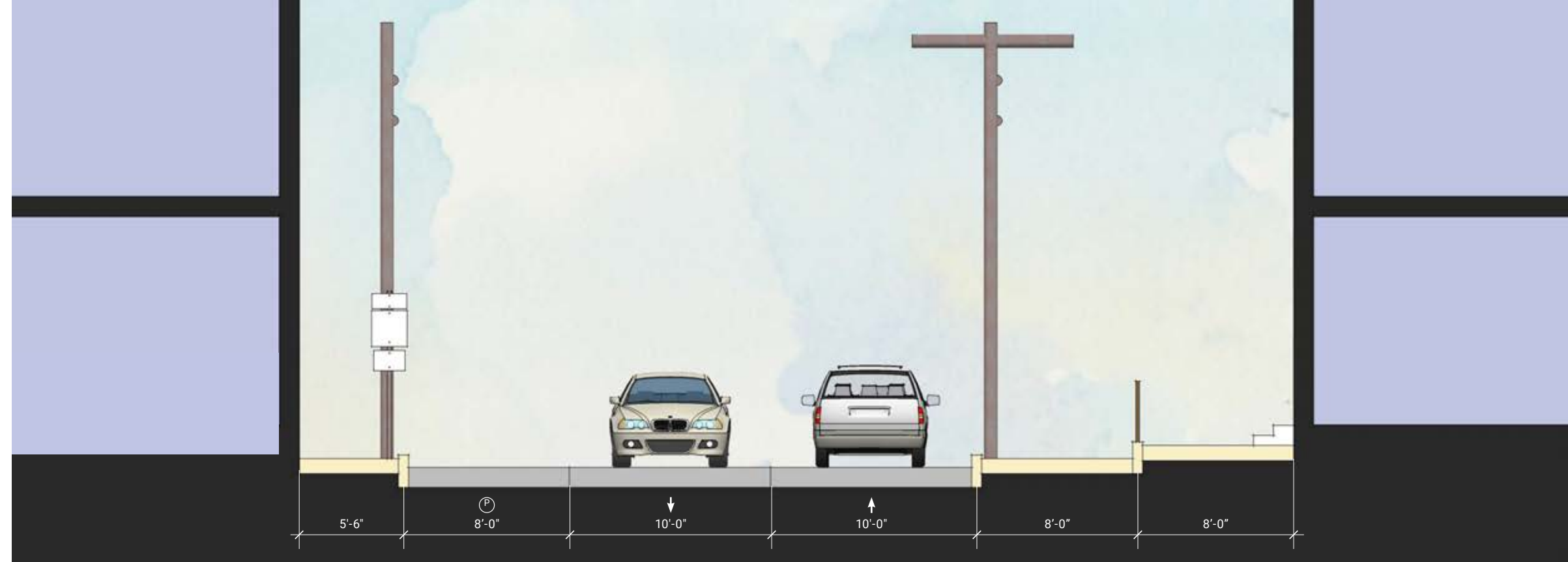
PROPOSED STREETScape ZONES

Mt. Airy Downtown Master Plan

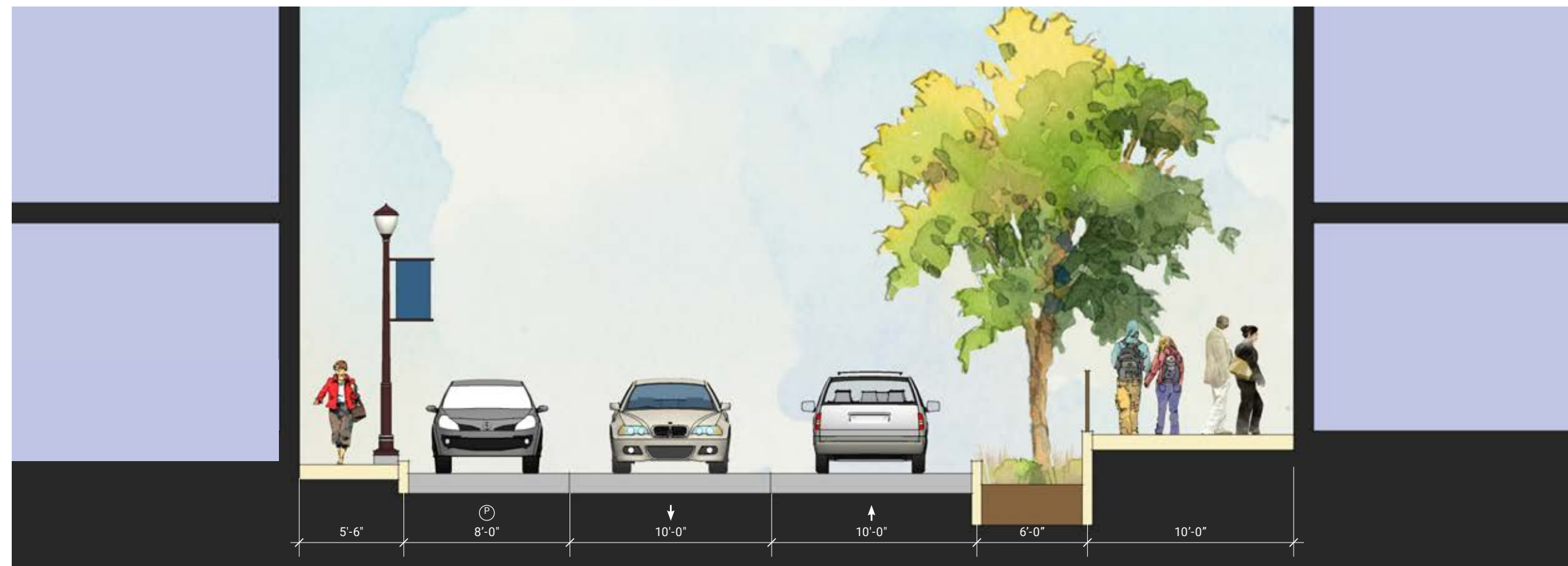
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Existing Street Section (Looking North)



PROPOSED STREETScape IMPROVEMENTS: MAIN STREET

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SOUTH MAIN STREET - FLAT IRON

Evaluation:

- » Flat Iron Building current sf:
2,250 sf on 3 floors
- » Structurally Unstable
- » Previous study looked at 6 options
- » Not an option to remain as-is
or to lift and shift the existing
building
- » Additionally, not practical to re-
novate in place



View from Main Street, looking North - Existing

SOUTH MAIN STREET - FLAT IRON

Recommendations:

- » Remove Existing Flat Iron Building and replace with new Building with taller floor-to-floor heights, elevator, ground-floor Retail, and Community Space on the upper floors
- » New building would be shifted approximately 20' East and 20' South, to allow for parallel parking on Main Street and appropriate/gracious sidewalk widths

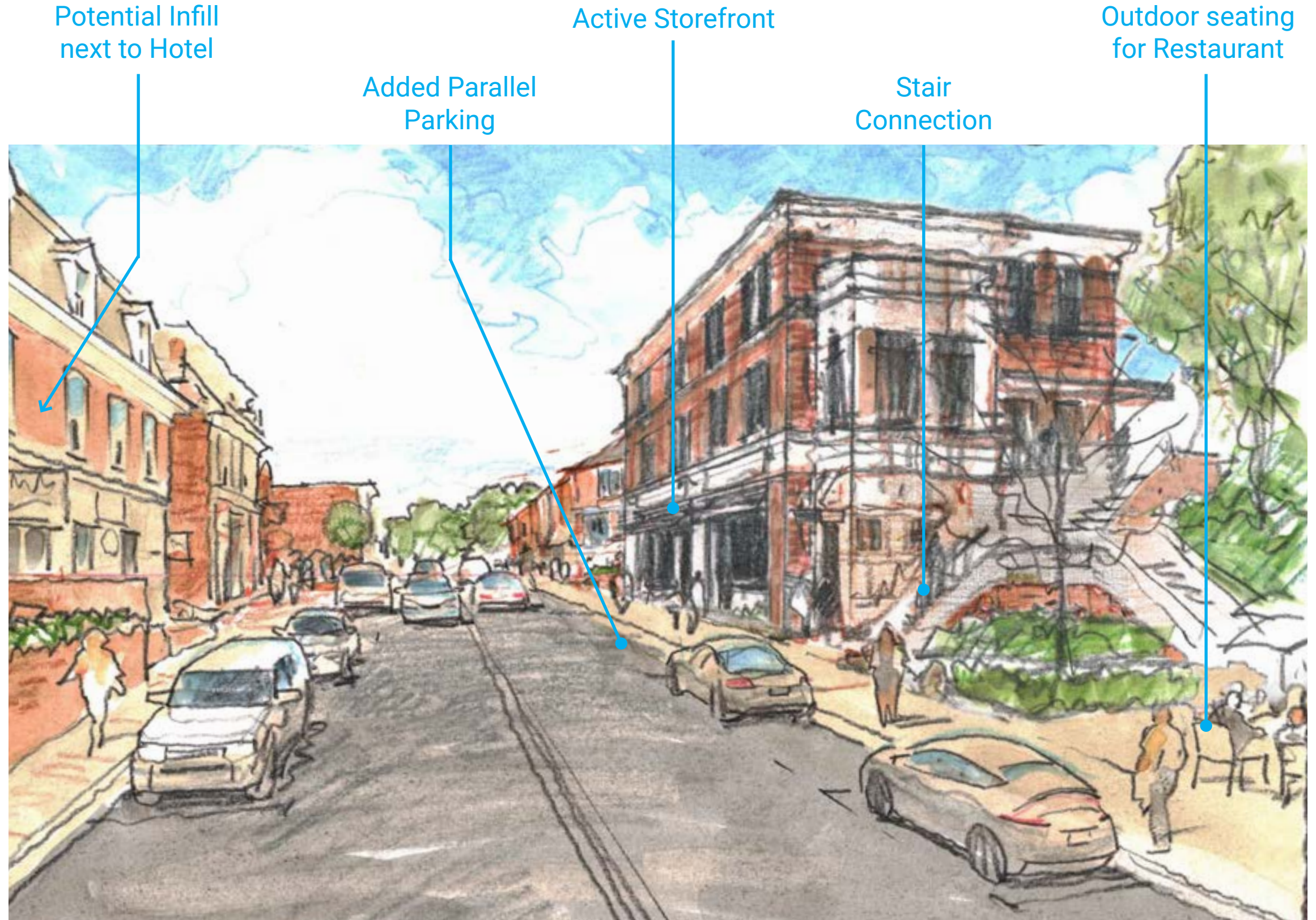


View from Main Street, looking North - Proposed Building

SOUTH MAIN STREET - FLAT IRON

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View from Main Street, looking North - Proposed Building

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- » New building would be shifted approximately 20' East and 20' South, to allow for parallel parking on Main Street and appropriate/gracious sidewalk widths
- » In the short-term, if funds are not available to rebuild, retain the slope in anticipation of a future building



View from Main Street, looking North - Proposed Short-term with no Building

SOUTH MAIN STREET - FLAT IRON

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View from Main Street, looking South - Existing

SOUTH MAIN STREET - FLAT IRON

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- » Remove Existing Flat Iron Building and replace with new Building with taller floor-to-floor heights, elevator, ground-floor Retail, and Community Space on the upper floors
- » New building would be shifted approximately 20' East and 20' South, to allow for parallel parking on Main Street and appropriate/gracious sidewalk widths



View from Main Street, looking South - Proposed Building



PROPOSED DETAIL PLAN: PUBLIC PLAZA

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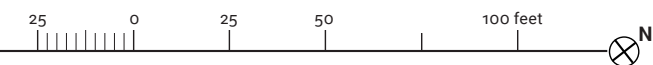
PROPOSED DETAIL PLAN: PUBLIC PLAZA

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PROPOSED DETAIL PLAN: DISTILLERY + OUTDOOR DINING

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NORTH MAIN STREET - RECOMMENDATIONS

Recommendations for Rail Yard refinements:

- » Add an additional turn lane from Center Street onto Main Street
- » Modify Center Street to be a Complete Street, to accommodate pedestrian, bicycle and vehicular circulation
- » Enhance embankment to include Overlook at the end of Cross Street
- » Incorporate a ramp and wide stair down to Rail Yard Park, a new, enhanced civic gathering space
- » Plan for potential infill/redevelopment around municipal lot

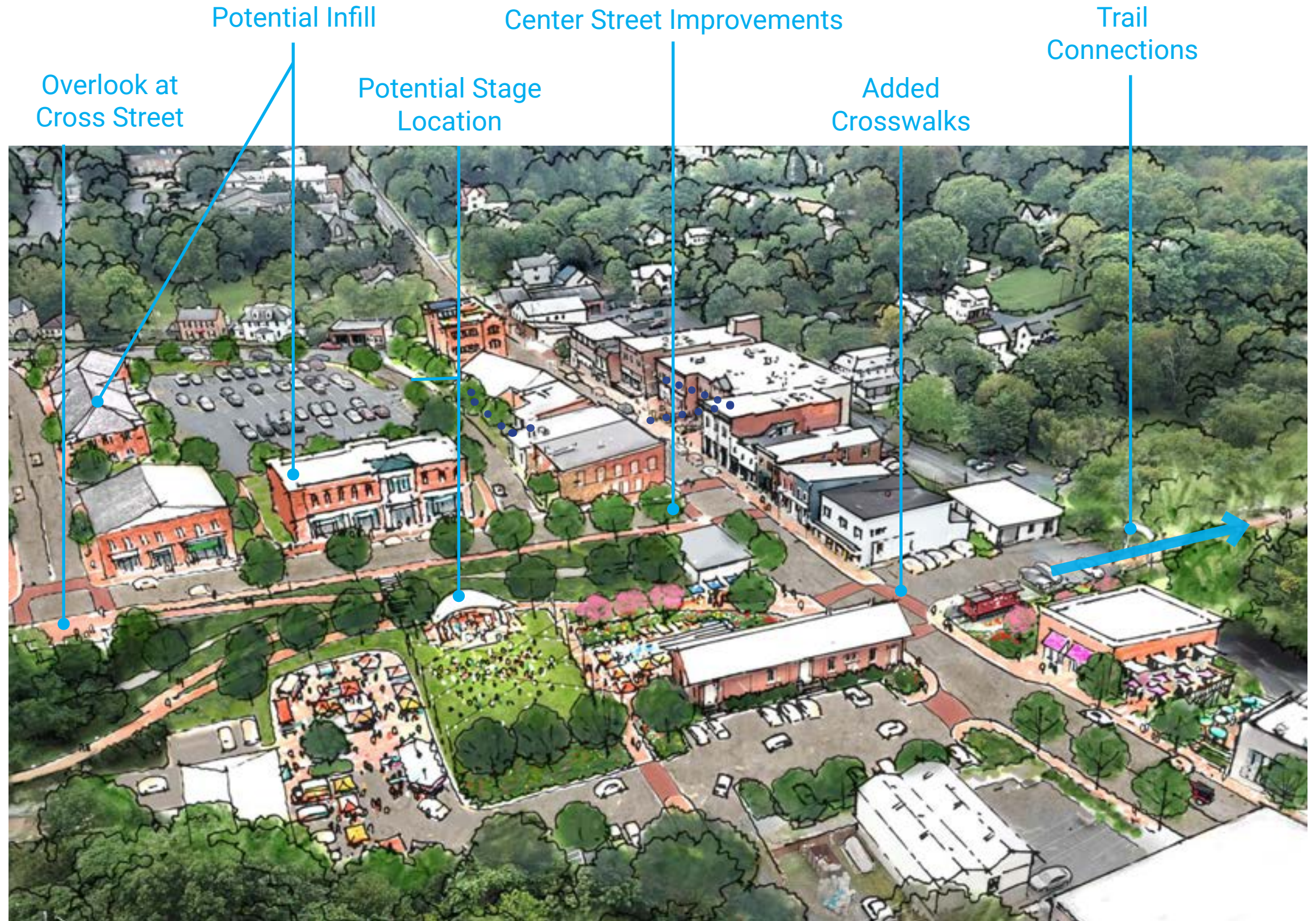


View from Rail Yard, looking Southwest towards Main Street

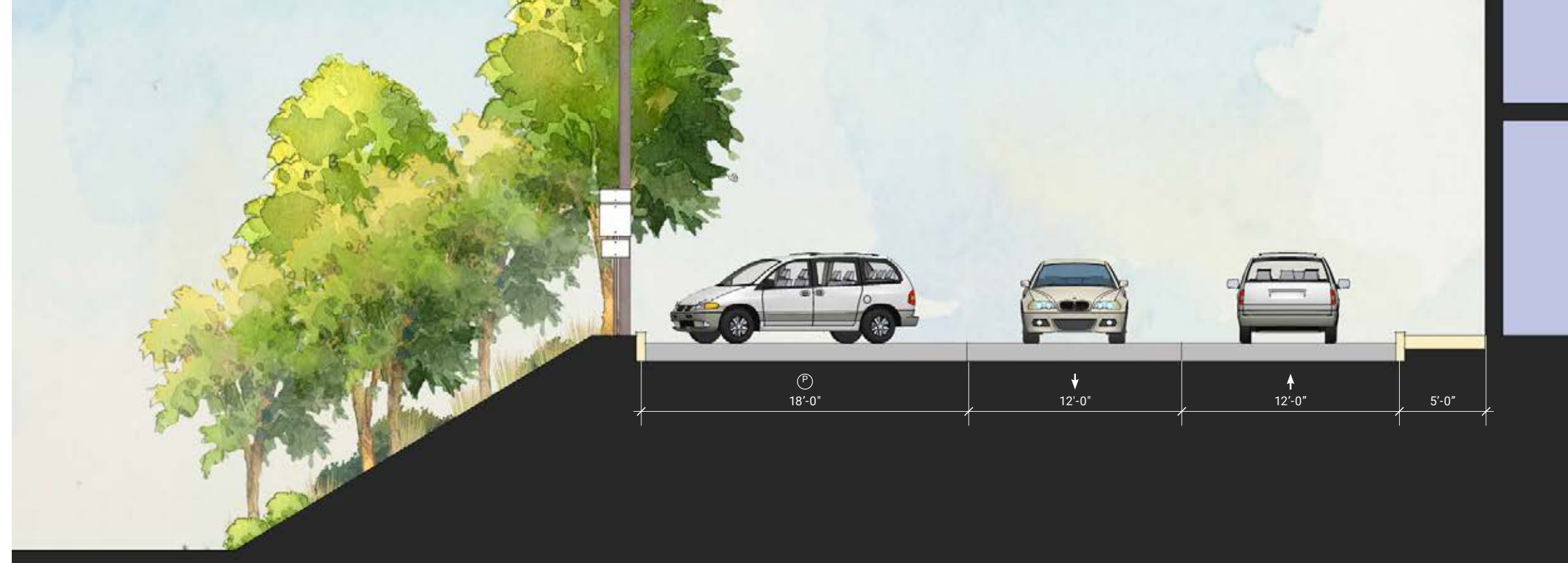
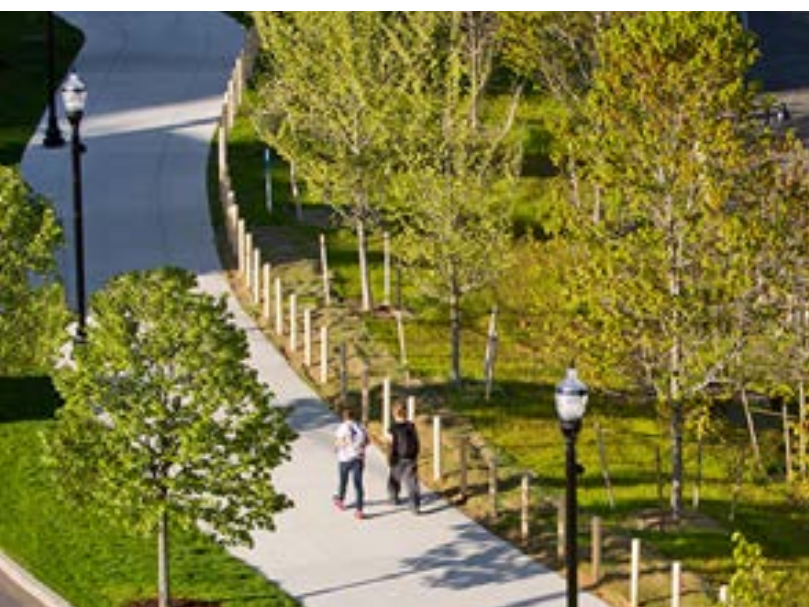
NORTH MAIN STREET - RAIL YARD

Recommendations for Rail Yard refinements:

- » Add an additional turn lane from Center Street onto Main Street
- » Modify Center Street to be a Complete Street, to accommodate pedestrian, bicycle and vehicular circulation
- » Enhance embankment to include Overlook at the end of Cross Street
- » Incorporate a ramp and wide stair down to Rail Yard Park, a new, enhanced civic gathering space
- » Plan for potential infill/redevelopment around municipal lot



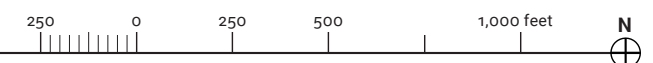
View from Rail Yard, looking Southwest towards Main Street



Existing Street Section (Looking East)



Proposed Street Section (Looking East)



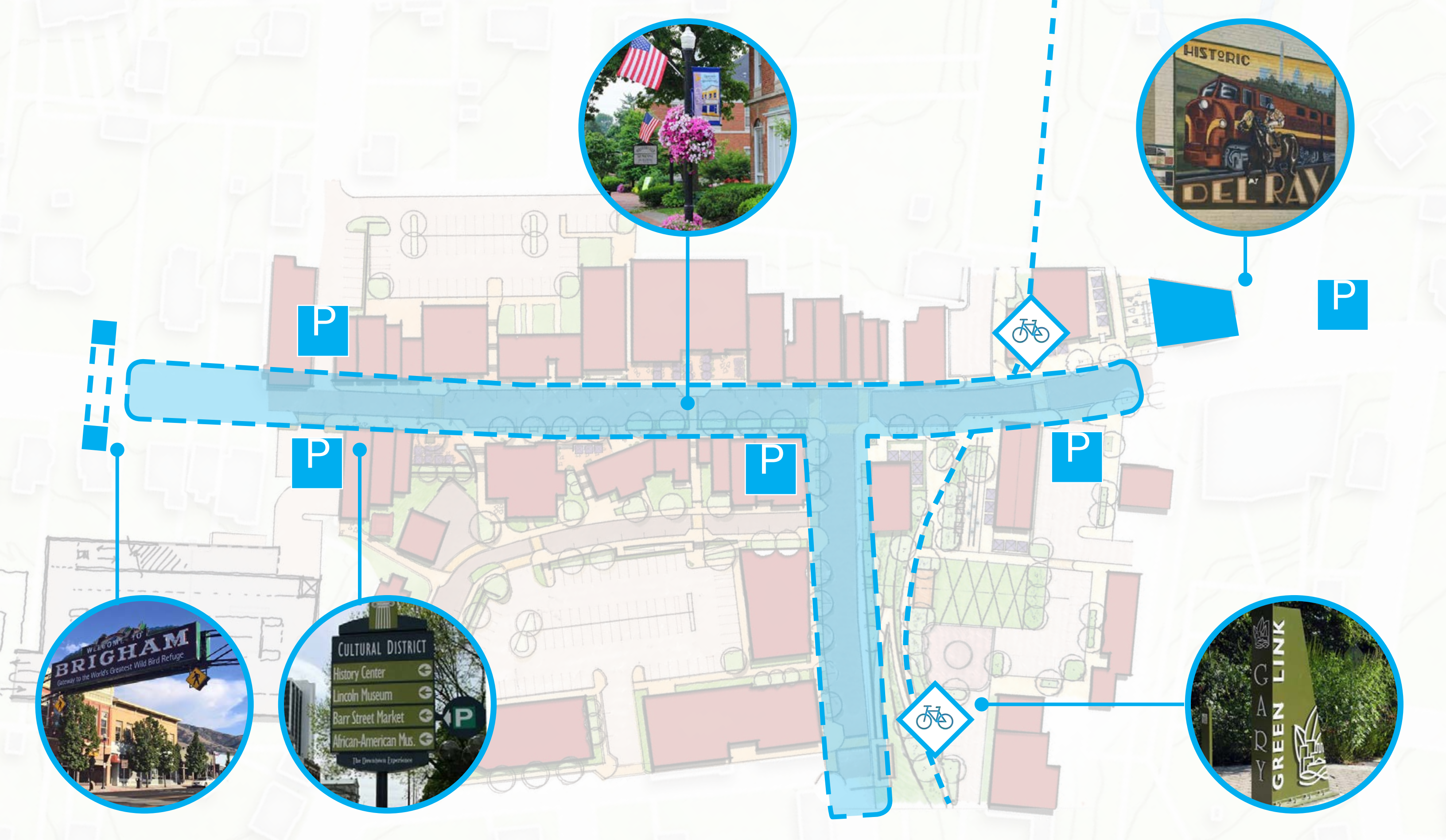
PROPOSED STREETScape IMPROVEMENTS: CENTER STREET

Mt. Airy Downtown Master Plan

Design Collective

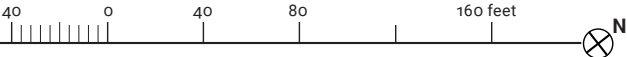
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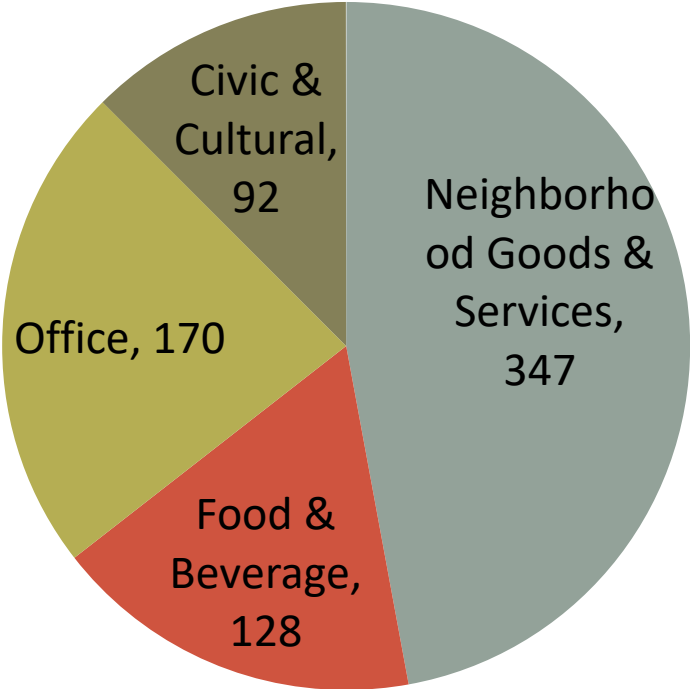
PROPOSED CONCEPT PLAN: SIGNAGE

Mt. Airy Downtown Master Plan

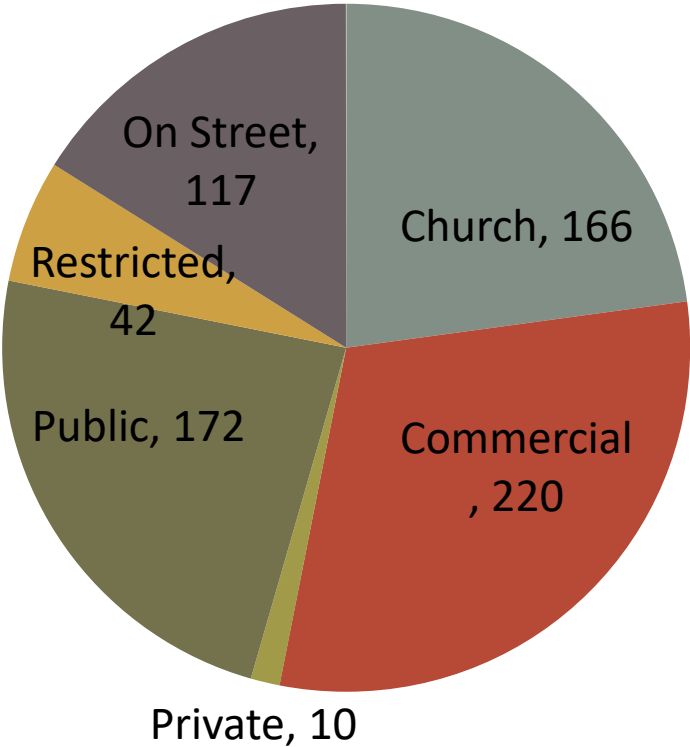


REQUIRED PARKING PER
MT. AIRY ZONING CODE

Total: 736 spaces



CURRENT PARKING PROVIDED
Total: 730 spaces

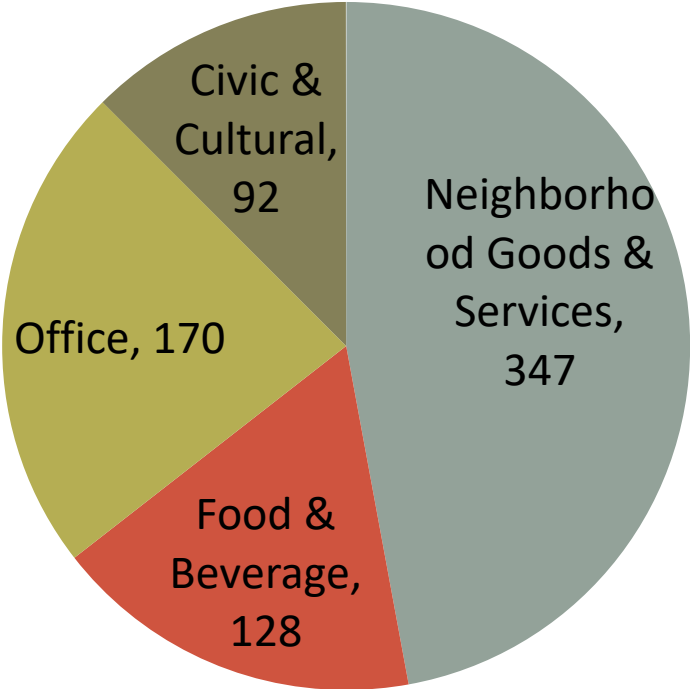


EXISTING PARKING SCENARIO

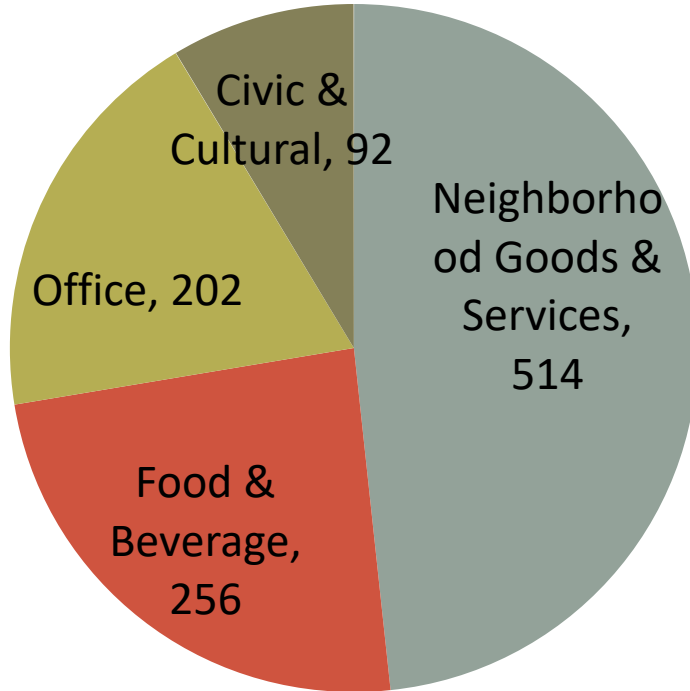
Mt. Airy Downtown Master Plan

REQUIRED PARKING PER
MT. AIRY ZONING CODE

Total: 736 spaces



CURRENT PARKING PROVIDED
Total: 1,064 spaces



PROPOSED PARKING SCENARIO

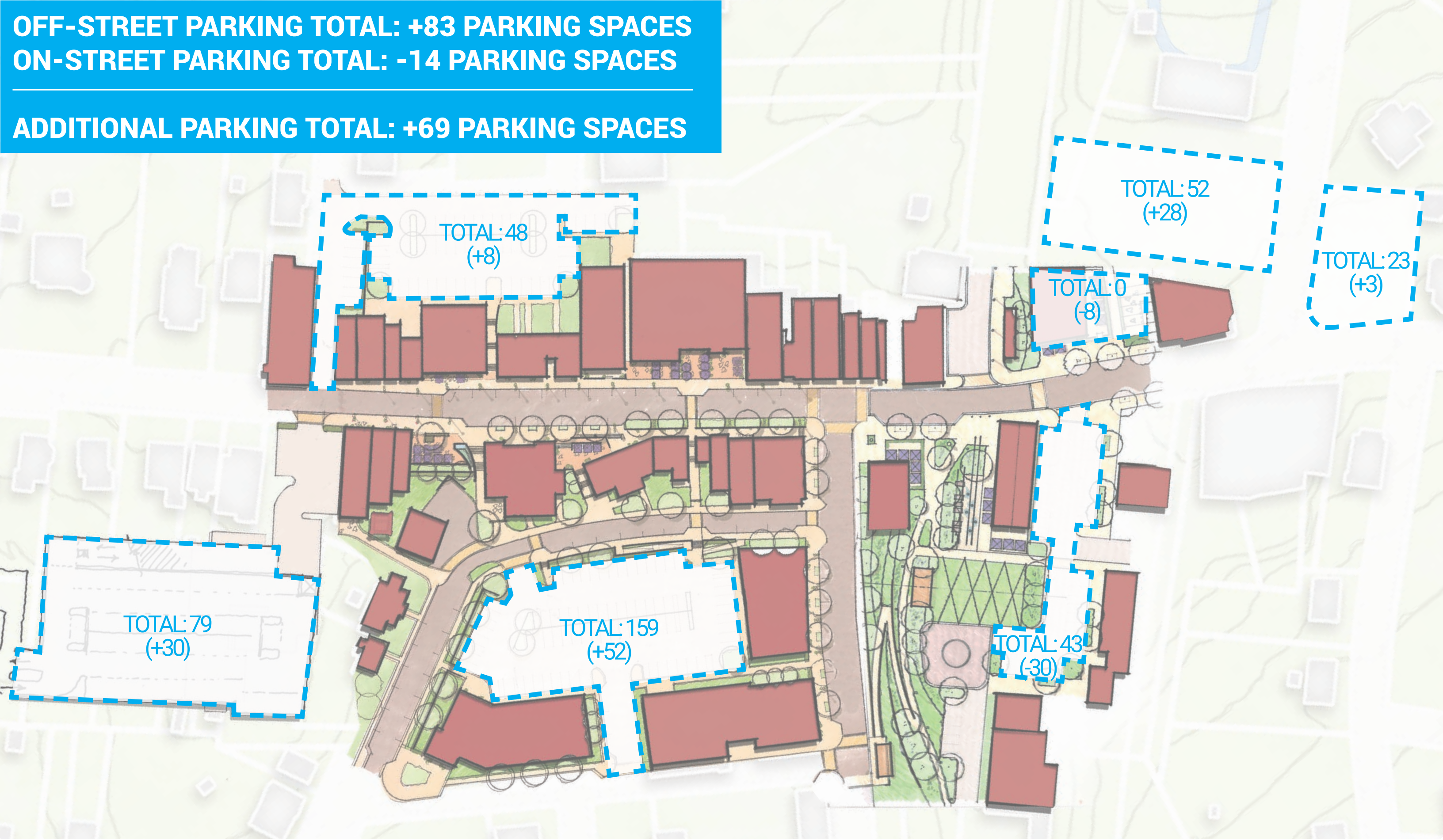
Mt. Airy Downtown Master Plan

Existing Parking Capacity & Utilization

| | CAPACITY | UTILIZATION | | |
|-------------------------------------|-----------------|-------------|-----------------|-------------|
| | Existing Spaces | Weekday Mid | Weekday Evening | Weekend Mid |
| Total Off Street | 613 | 230 | 176 | 188 |
| Total On Street | 117 | 43 | 37 | 23 |
| Total Number of Spaces | 730 | 273 | 213 | 211 |
| Number of theoretical excess spaces | | 457 | 517 | 519 |

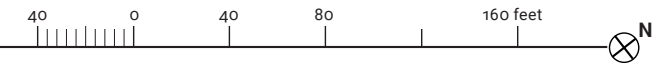
UTILIZATION: 40%

OFF-STREET PARKING TOTAL: +83 PARKING SPACES
ON-STREET PARKING TOTAL: -14 PARKING SPACES
ADDITIONAL PARKING TOTAL: +69 PARKING SPACES



PROPOSED PARKING CONCEPT: INTERIM SCENARIO

Mt. Airy Downtown Master Plan

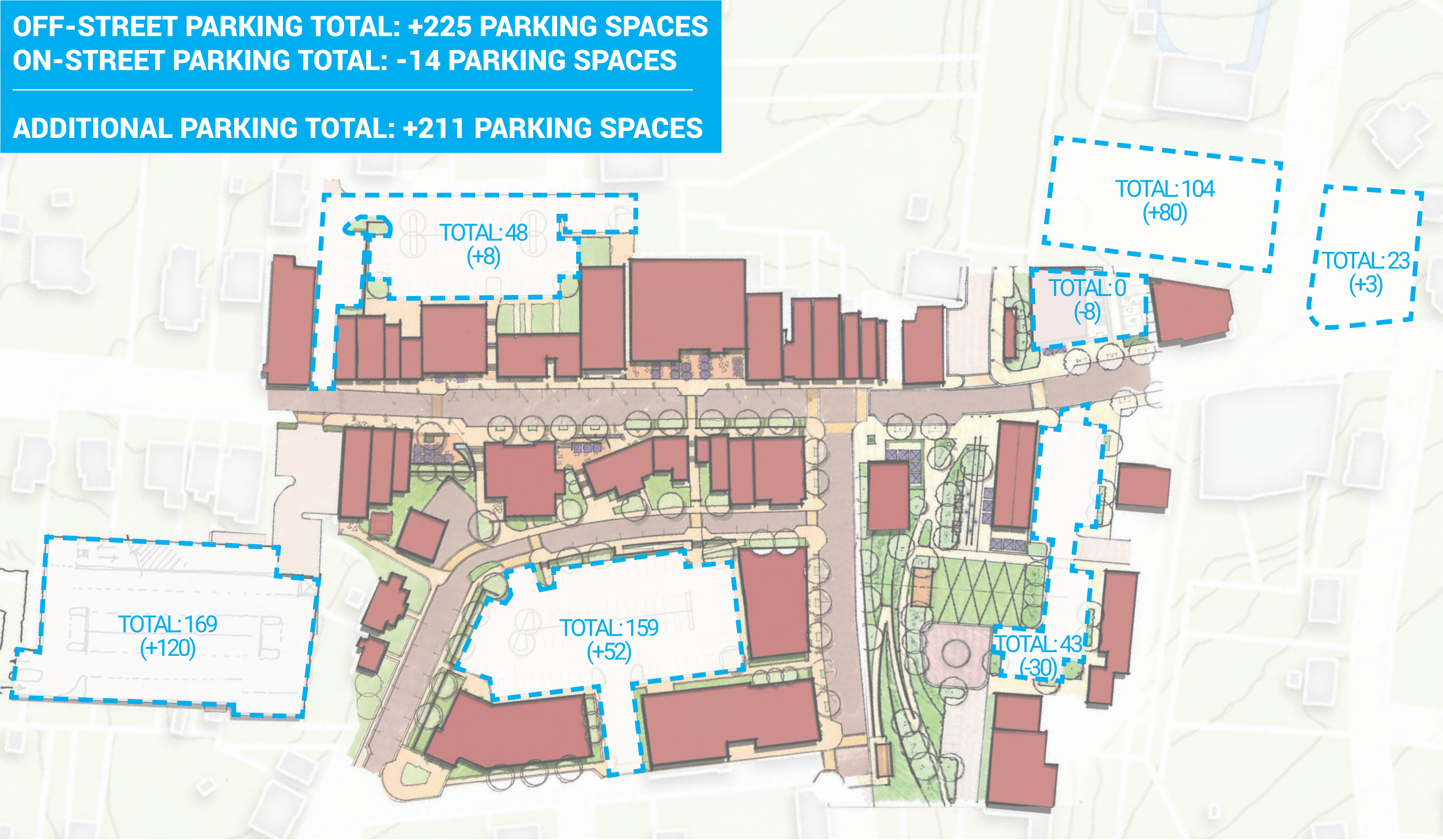


Design Collective

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REAL ESTATE ADVISORS

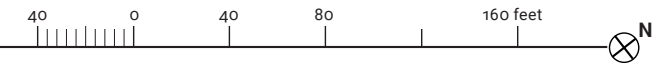
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OFF-STREET PARKING TOTAL: +225 PARKING SPACES
ON-STREET PARKING TOTAL: -14 PARKING SPACES
ADDITIONAL PARKING TOTAL: +211 PARKING SPACES



PROPOSED PARKING CONCEPT: FULL BUILD-OUT SCENARIO

Mt. Airy Downtown Master Plan



Design Collective

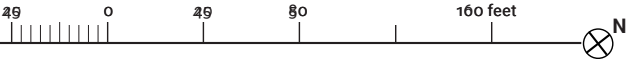
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| | |
|-------------------------------------|-------|
| CURRENT REQUIRED/ EXISTING | 736 |
| PROPOSED REQUIRED | 1,064 |
| 10% SHARED PARKING REDUCTION | 958 |
| NEEDED NEW SPACES | 222 |
| PROVIDED BY PROPOSED FULL BUILD OUT | 221 |

PROPOSED PARKING SCENARIO

Mt. Airy Downtown Master Plan



POLICE STATION

Current Location:

- » 3,600 SF
- » 4 year lease; 3 years remaining
- » Capacity, storage, and HVAC issues

Future Location:

- » 6,000-10,000 SF (avg. 8,000sf) building approx. based on precedents; a future programming/needs study will be required
- » .5 - 1.25 Acre parcel approx.
- » 15-25 year build; design accordingly
- » Site requirements: central, visible location; ready access to service area and to streets and trail; separate public and detainee entries; on-lot staff and visitor parking plus secured impound area
- » Training Room available for community functions
- » Precedents: Thurmont and Perryville





KEY

- MIXED-USE
- STAND ALONE RETAIL
- OFFICE
- CIVIC/ INSTITUTIONAL
- HOTEL
- MULTI-FAMILY
- SINGLE-FAMILY LOTS
- PARKS + OPEN SPACES
- TREE COVER
- STUDY AREA BOUNDARY



PROPOSED DETAIL PLAN: BECK PROPERTY - OPTION 1

Mt. Airy Downtown Master Plan



PROPOSED DETAIL PLAN: BECK PROPERTY - OPTION 2

Mt. Airy Downtown Master Plan

BECK PROPERTY

West of Route 27

- » 35.7 Acres
- » Developer/Owner interest to build mixed-use development
- » Min. program West of Rte. 27 to be viable, in concert with East of Route 27



View from Route 27, looking West towards Main Street

BECK PROPERTY

Recommendations for Community Benefit:

- » Create a new gateway and access to Downtown
- » Connect Center Street, with development (1-1.5 acre right-of-way to Town)
- » Require Complete Streets (for all streets including Center St.), designed for pedestrian, bicycle, and vehicular use
- » Additional, meaningful Open Space to serve current and future community members, potentially; Recommend 8% of net:
 - Amphiteater: .5 Acres at entry
 - Central green: 1.5 Acres
 - Neigh. greens: 1.0 Acres
- » Approx. 10-year build; design and approach accordingly



View from Route 27, looking West towards Main Street

BECK PROPERTY

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View from Route 27, looking West towards Main Street

BECK PROPERTY

Recommendations for refinements to the Land Use/Zoning Regs:

- » Allow Senior and Hotel, with restrictions on building height and setbacks
- » Require a mix of Residential, to avoid monoculture (determine limit for apartments and town-houses)
- » Limit Retail to 65K sf per tenant and up to 35% of net developable land
- » Revise Open Space for MXD to create meaningful, reasonable Open Space and sites for civic buildings

Illustrative Plan depicts:

- » Single-Family Detached 40-50du
- » Single-Family Att'd 100-150 du
- » Multi-Family 150-200 du
- Residential Total: 190-400 du
- » Retail/Office: 80-100 K sf
- » Grocery: 40-60 K sf
- » Civic: 6-10 K sf



View from Route 27, looking West towards Main Street



OPEN HOUSE & NEXT STEPS

Overview