

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



Have you looked at the historical data that created this mess 30+ years ago? Maria Beaton 302.665.2360
WILMAPCO
Phone (302) 737-6205 • Fax (302) 737-6204
Toll Free from Cecil County (888) 808-7088



- KEY**
- PROPOSED S-F ATTACHED
 - PROPOSED S-F DETACHED
 - PROPOSED MULTI-FAMILY
 - PROPOSED RETAIL
 - PROPOSED HOTEL
 - PROPOSED OFFICE
 - PROPOSED CIVIC
 - EXISTING BUILDINGS
 - PROPOSED BUS STOPS
 - EXISTING BUS STOPS
 - REDEVELOPMENT AREA

OPTION A

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



OPTION B

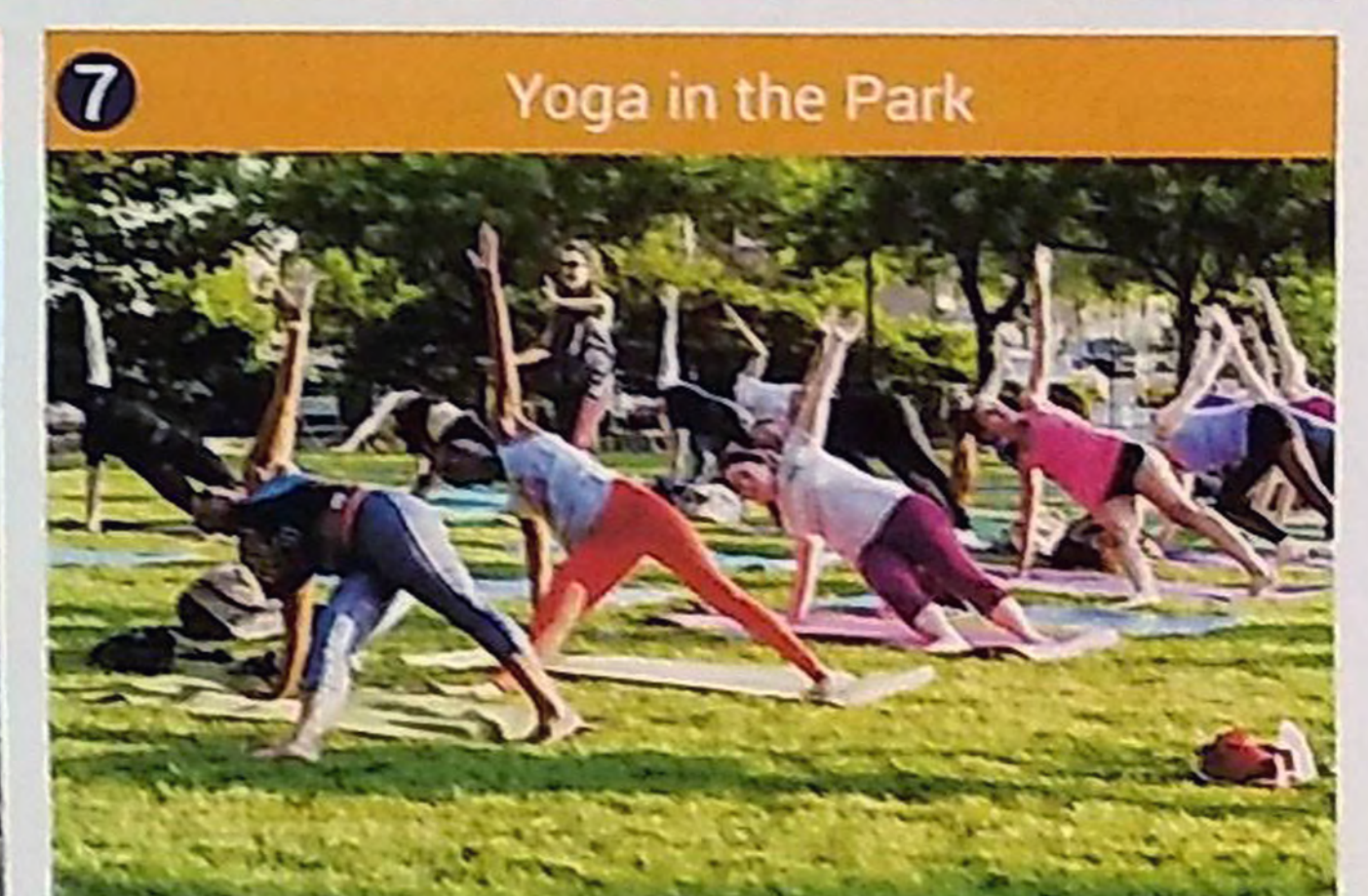
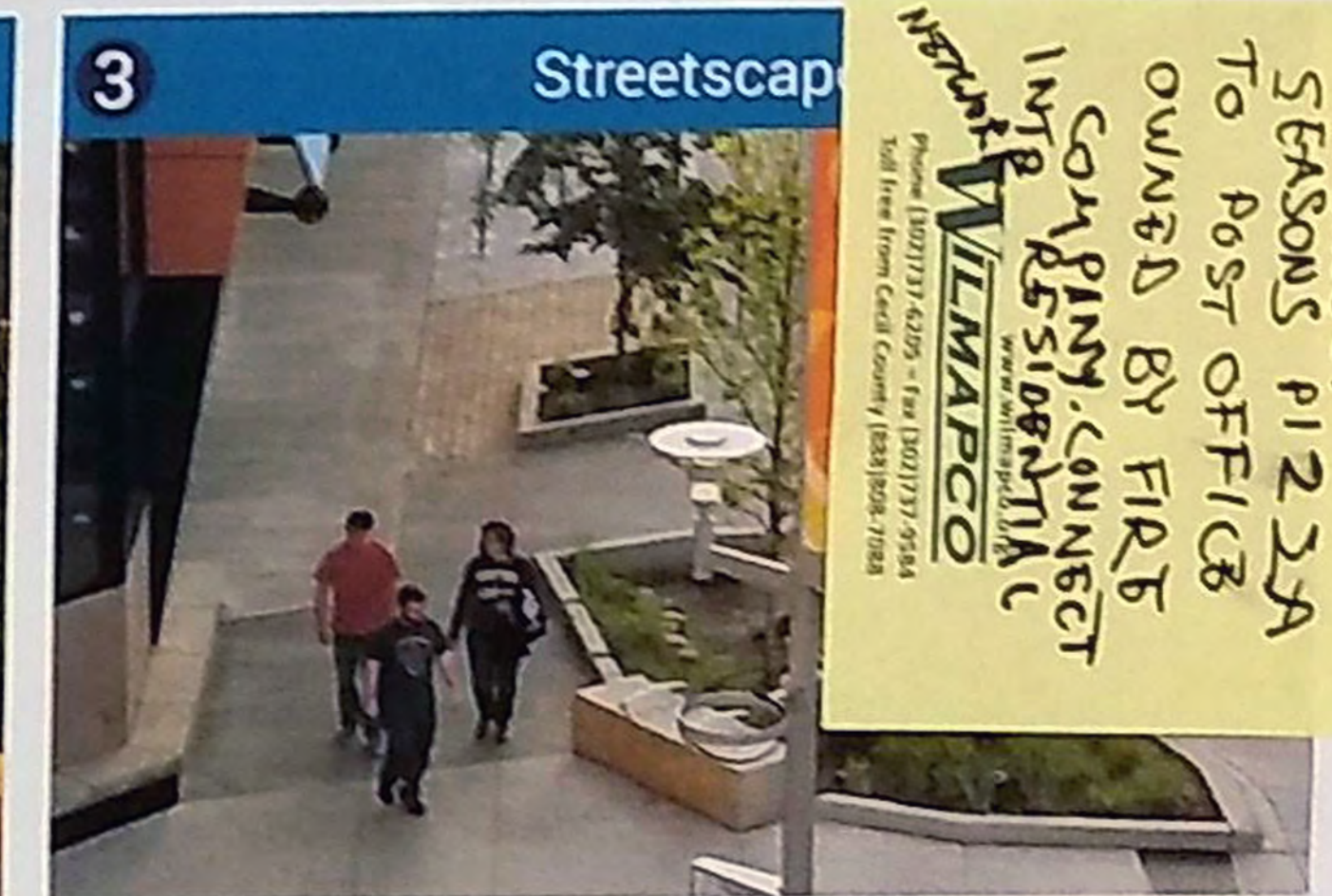
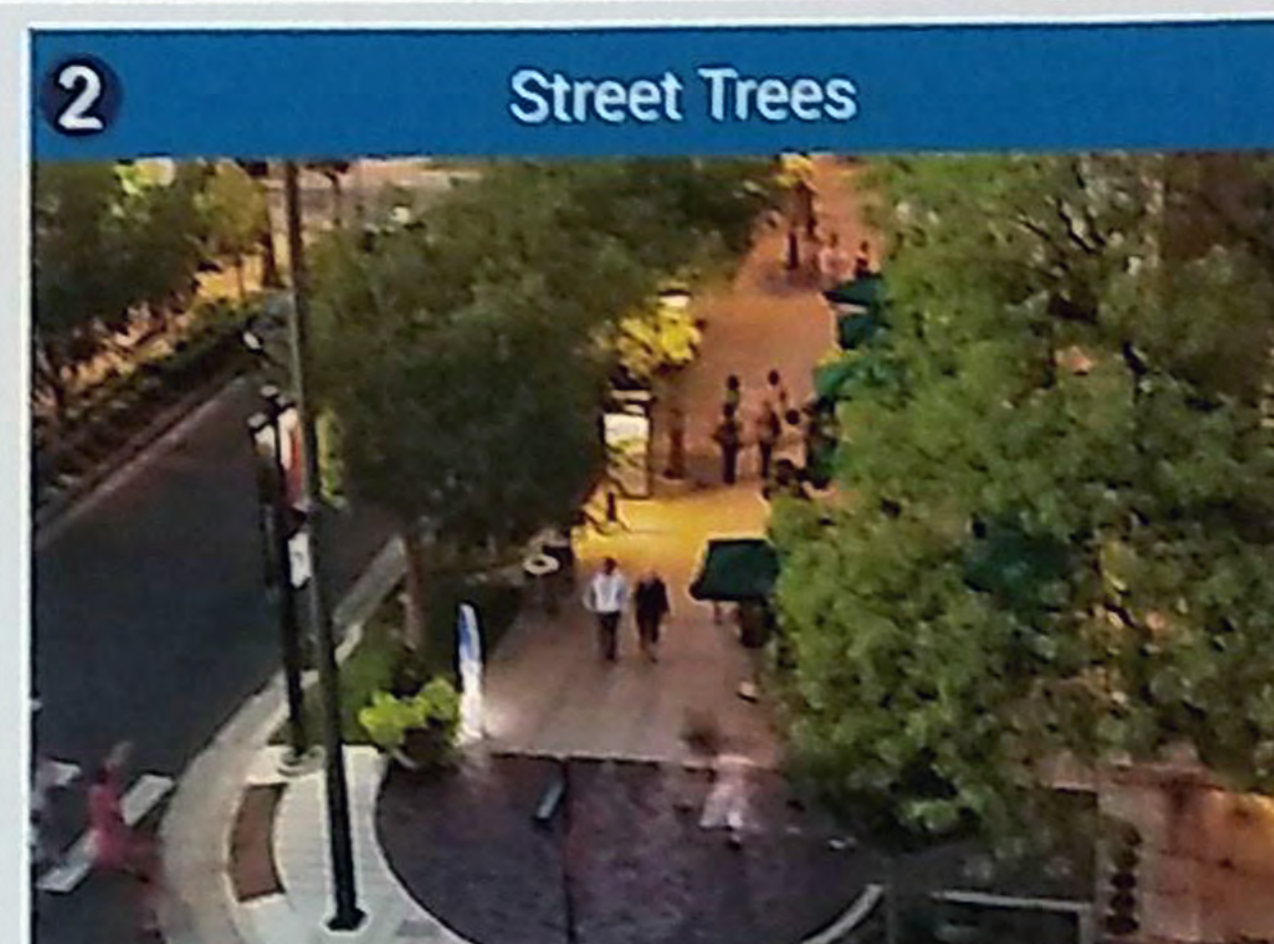
POTENTIAL REDEVELOPMENT AREAS



OPTION A - 3D MODEL



OPTION B - 3D MODEL



		NON-RESIDENTIAL					RESIDENTIAL			
		# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)
East	Demo	1			(13,309)					
	Existing									
	Proposed	3			54,000	63,920				
Subtotal					54,000	63,920				
West	Demo	1	(25,860)							
	Existing	1	47,557							
	Proposed	1	5,400				5	50		50
Subtotal			52,957					50		50
TOTAL			52,957		54,000	63,920		50		50

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/Unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

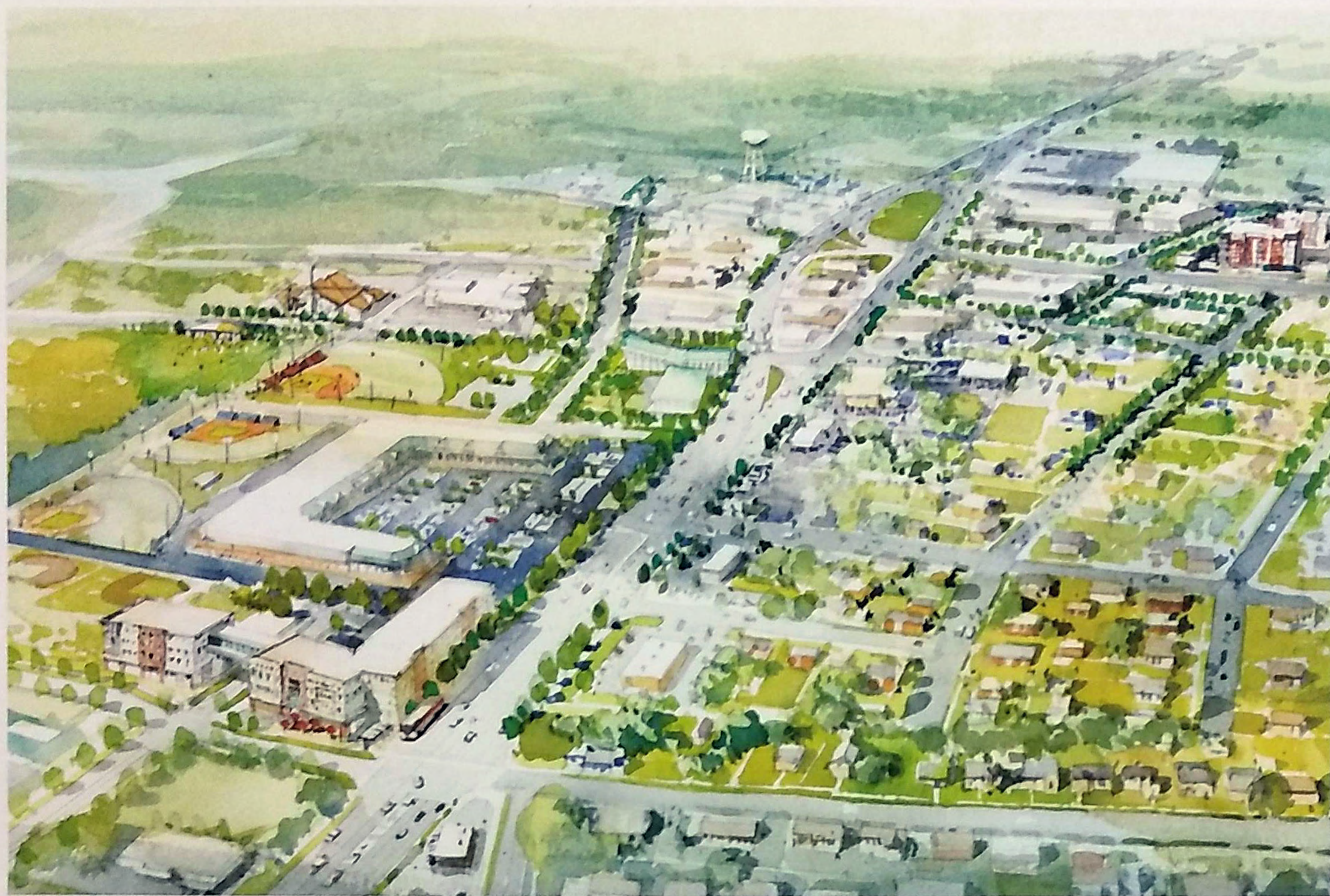
		NON-RESIDENTIAL					RESIDENTIAL			
		# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)
West	Demo	1			(13,309)					
	Existing									
	Proposed	3	5,000			63,920	4	125		125
Subtotal			5,000			63,920		125		125
East	Demo	1	(74,417)							
	Existing									
	Proposed	1	46,500				5	97		97
Subtotal			46,500					97		97
TOTAL			51,500			63,920		222		222

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/Unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

PRECEDENTS & PROGRAM

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE

AFTER



BEFORE



TALLEYVILLE - RENDERING

Talleyville - Silver side intersection should not be made a straight-through intersection. => Smith Bridge already has this (by Whole Foods)

- Half acre Road - proposed redevelopment currently in process. (Option A)

Information session for
half acre Road on
Saturday for adjacent
property owners

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There should be a connection w/ Princess Ave.

- Thumbs up to shared pathways through neighborhood

unique situation
and as residential
on area

- Connect to Greenway S

- Woodlawn Trust area has important ecological purpose. Don't mess with

housing for young adults
should be in city
accommodate older adults
along corridor

put working people in
lots in city
- leave corridor as is.
- already there

- Parking fenced off + underutilize for athletic/civic facilities - also poorly maintained

People will move to
where they need to be.

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ENOUGH LIBRARIES IN
THE COUNTY AS IS

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Post Office?

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Enough
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FIRE HALL

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this
intersection
I want
you
to help
me

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