POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



db db

10.10



800 feet

N

 \oplus

OPTION A

Concord Pike (US 202) Corridor Master Plan March 20, 2019



200 0

200

400

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



die die



REDEVELOPMENT AREA

200

400

800 feet

N

 \oplus

200 0

Concord Pike (US 202) Corridor Master Plan March 20, 2019



POTENTIAL REDEVELOPMENT AREAS



2

OPTION A - 3D MODEL

OPTION B - 3D MODEL





Street Trees



Retail: Outdoor Dining

BASEBALL > YMCA



Office







Senior Housing









Shared-Use Path & Art











5

7

		NON-RESIDENTIAL						RESIDENTIAL					
		# of Sto- ries	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/Institutional	# of Stones	Multi-Family (Units)	1.	SFD Rear-Loaded (Units)	Residential Total		
West	Demo	1			(13,309)								
	Existing												
	Proposed	3	5,000	Sunda		63,920	4	125			125		
Subtotal			5,000			63,920		125			125		
East	Demo	1	(74,417)										
	Existing												
	Proposed	1	45,500	1 December	1		5	97			97		
Subtotal			45,500			Carene an and		97			97		
TOTAL			51,500			63,920	1	222			222		

Development Assumptions: Multi-Furnily Efficiency (2) 80% and R03bill unit; Hotel Average Key (2) 400bill, SFA Average Lot Width 22; SFD Reur-Loaded Average Lot Width 40"

200

400

N

0

800 feet

	NON-SESICENTIAL						RESIDENTIAL				
	# () 원 # () 원 원	Retail (SF)	Hotel (Kizyis)	Office (SF)	Owe/Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total	
Clema	T			(13.309)							
Existing											
Proposed	101			54,000	63,920						
enal	1			54,000	63,920						
Clemo	0	(246,8560)									
Existing	T	47,557									
Proposed	1	5,400				5	50			50	
latak		52,957					50			50	
L.		52,957		54,000	63,920	Provide State	50,	1.5		50	
	Eusting Proposed atal Oemo Existing Proposed atal	Stor- mes Olemo 1 Existing Proposed 3 otal Olemo 1 Existing 1 Proposed 1 Proposed 1	Sto- remail (SF) Termo 1 Eusting Proposed 3 ottal Cierno 1 (26.860) Existing 1 (26.860) Existing 1 47.567 Proposed 1 5,400 attal 52,357	# of Sto- nesRetail (SF)Hotel (Keys)Demo1	# dfl Retail Hotel Ciffice (Keys) Demo 1 (13.309) Evisting (13.309) Proposed 3 54.000 ctail 54,000 Cemo 1 54,000 ctail 1 5,400 ctail 1 5,400	# of Stor- TressRetail (SF)Hotel (Kays)Office (SF)Owic/ InstitutionalDemo1(13,309)Eusting1(13,309)Proposed354,000otal54,00063,920otal1(06,860)Ewstong147,957Proposed154,000Ewstong1154,000Stastong1<	# of Sto- mess Retail (SF) Hote/ (Kays) Office (SF) Cwc/ Institutional # of Stones Demo 1 (13,309)	# of Sto- res Retail (SF) Hotel (Neys) Office (SF) Owor institutional # of Stores Multi-Family (Units) Demo 1 (13,309)	# of Stor- mes Retail (SF) Hope (Keys) Office (SF) Cwc/ institutional # of Stores Multi-Family (Units) SFA (Units) Demo 1 (13.309)	# cl Sto- resRetail (SF)Hotel (Neys)Office (SF)Owor/Institutional# cf StoresMulti-Family (Units)SFA (Units)SFO Rear Loaded (Units)Demo1(13.309)	

Theorem conversions with Parch Stremes & 37% are 2000 and from Alexan to & 2000 ST2 Alexan La with 27, ST2 fear Loaded Alexan La With 47

PRECEDENTS & PROGRAM

Concord Pike (US 202) Corridor Master Plan March 20, 2019



200

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE

AFTER



BEFORE



TALLEYVILLE - RENDERING

Concord Pike (US 202) Corridor Master Plan March 20, 2019



Talley ville - Silverside intersection should not be made a straight-through intersection. => Smith Bridge already has this (by while Foods)

- Half acre 20ad - proposed redevelopment currently in process. (Option A) Information sussion for There Should be a connection wil Princess Ave.

half acre Roadon Saturday for adjucent

ILMAPCO

- Thumbs up to shared unique studies. pathways through neighborhood ·Connect to Greenway S Show with a for the states



Phone (302)737-6205 - Fax (302)737-9584 Toll free from Cecil County (888)808-7088







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

- Parking fenced of + underutilize-entry porting porting for athletic/civic facilities -also poorly maintained







.