

















PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL				
	# of Sto- ries	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
Demo	1	(86,788)								
Existing	1-2	409,171			7,631					
Proposed	1	68,436				4	690			690
TOTAL		477,607			7,631		690			690

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

800 feet

OPTION B





200 0















AFTER



BEFORE



BRANDYWINE TOWN CENTER - RENDERING









BRANDSWINE 1000 (E) TER

Outer loop perimeter-Brandywine Pkwg · streetscape improvements · si de walks

Bus depot

·program flexible spaces

·never been fully utilized

·1s:t even being used?

Community center

. Propose to relocate to central area

· Develop multifamily housing near by · Needs reinvestment at any rate / renovation

·locate amenities next to housing for Seniors (Option C)

Excessporking

· Convert to accenspace.

· (Retailers wontparking) > parking structures replace sunface?)

likes the existing stores at the town center