

SUMMARY OF PLAN COMPONENTS FOR CRG-GENERATED PLANS FOR BARLEY MILL PLAZA

- The core of the plan is a pedestrian friendly “main street”, lined with retail store fronts, that links civic spaces such as the Fountain Plaza, Festival Square, and Woodland Park. This street creates a sense of place and a sense of arrival.
- The wetlands and mature woods to the north and to the south are preserved and a new park is created at the east end. Front doors face the park rather than treating it as residual space. These new parks are all linked by a new recreational trail.
- A series of blocks are created that are defined by buildings at the perimeter in order to create a walk-able traditional neighborhood environment. The required parking is located to the interior of the blocks so that it is not visible from the streets.
- All internal streets are pedestrian friendly and have sidewalks, street trees and front doors.
- The majority of existing trees along Centre Road (Route 141) are preserved.
- All buildings are four stories or less. Retail buildings are one story (less than 25'). Retail buildings with office above are two stories (maximum total three stories). Office Towns are two and three stories. Office Buildings are four stories. Stacked flats (condos/apartments) are four stories. All structured parking is four stories or less. Structured Parking along train tracks are two stories (3 parking levels).
- Service functions, such as loading, do not face Lancaster Pile (Route 48) or Centre Road.
- Some office is surface parked and therefore more economically feasible in the first phases.
- Although not permitted in the mixed-use zone (and therefore requiring a variance), the plan does show some drive-through buildings.