

Pond Street Amenity Sub-District

AMENITIES TO SUPPORT LOCAL BUSINESSES, WORKERS, AND RESIDENTS



Purpose and Intent

The Pond Street Retail Activity Sub District is intended to support local businesses, workers and residents by allowing hotels along with a mix of retail shops, offices, and businesses housed within a compact, pedestrian-friendly environment with usable amenitized plazas, courtyards, and open spaces.

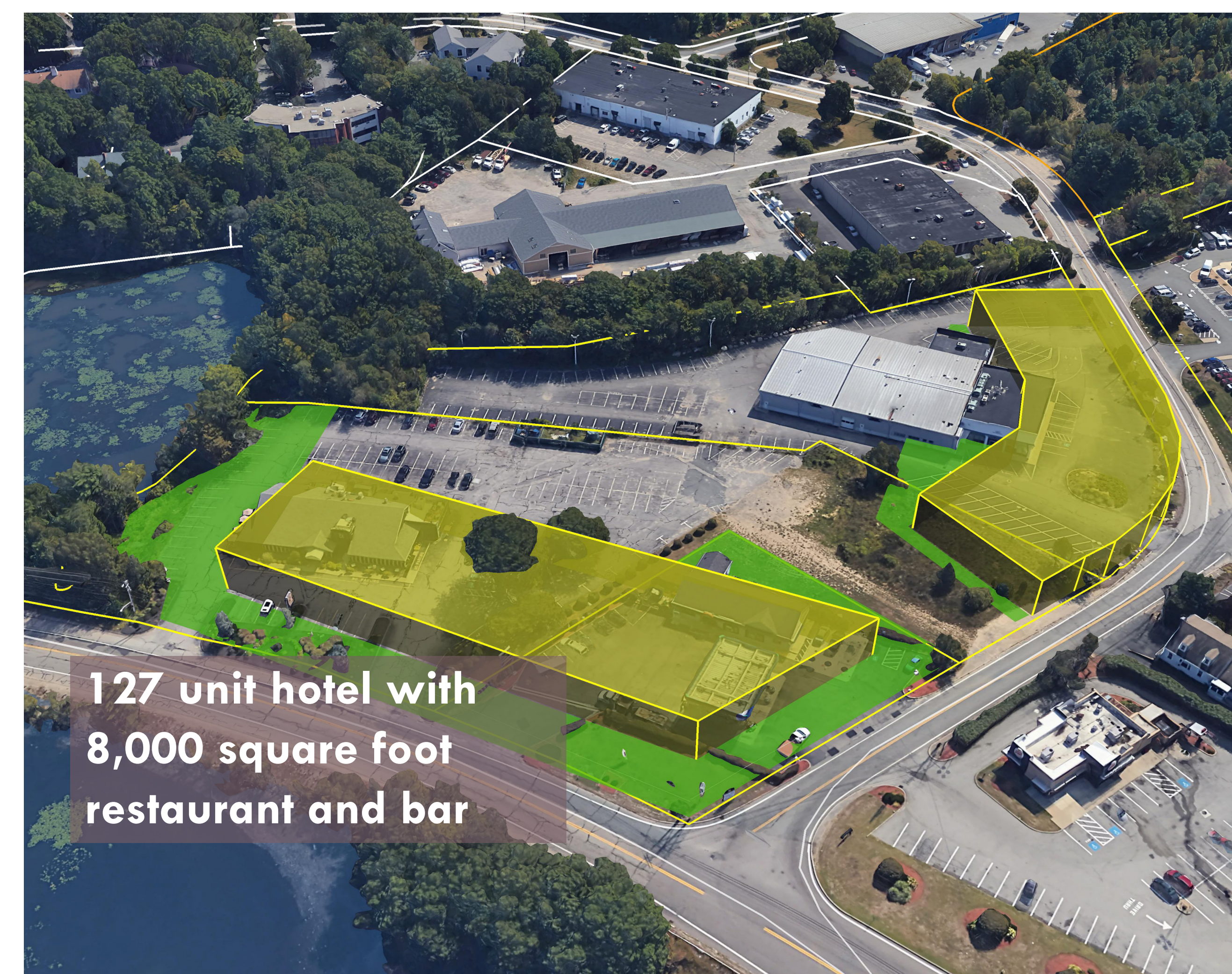
Future development will be supported by building connections to nearby sewer or wastewater systems, and the anticipated commercial growth will contribute to the Town's expanded tax base and further assist in reducing the residential tax burden.

The environment will be protected through best practices for low impact development and stormwater/wastewater requirements that will create dual-function open space and landscaping features.

Current Map



Possible Site Use



Current Intersection



Zoning Changes

Zoning changes:

Now:
2.5 Stories

5 Stories



Fiscal Impact: Potential Tax Revenue

Potential Land Value
\$4,019

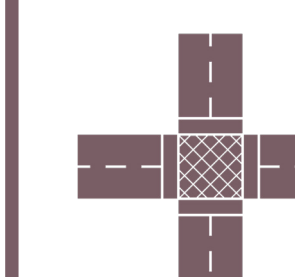


Potential Commercial Value
\$353,253



Potential Expenses
- \$77,062

Potential Annual Project Net Fiscal Impact =
+ \$280,210



Circulation Enhancements

- Add synchronized signal at Accord Park Drive intersection
- Restripe Pond St to be four lanes of traffic instead of two
- Integrate turning lanes where possible
- Others



Environmental Considerations

Low Impact Development Guidelines (conditional on access to expanded wastewater infrastructure)