

**Project Overview,
Master Plan &
Downtown Concepts**

**THE
DOWNS**
A Community Trifecta

Presentation Agenda

- Downs Overview & Development Status
- Live. Work. Play. Community
- Town Center North - Design & Approvals
- Town Center / Downtown Key Elements
- Grandstand
- Questions/Answers/Discussion

Downs Overview & Development Status



RESIDENTIAL: LIVE

- “Surban” Community
- **Mill Village - Blend of Housing**
 - Single family 30 Units
 - Duplexes 16 Units
 - Garden Condos 32 Units
 - Apartments 48 Units
 - Assisted & Memory Care 12 Beds
 - Independent 55+ 39 Units (38 Future)
- *52 Units (38 Future) of These = Affordable*
- **1st Phase of Town Ctr Residential - underway**



INNOVATION DISTRICT: **WORK**

- Business & Employment Hub for Light Industry, Manufacturing, Office & Services
- Up to 54 Lots on 80 Acres
- Pre-Permitted, Shovel-Ready
- 50 Acres of Open Space, Trails & Sidewalks
- In High Demand (25 out of 54 Lots Sold/Under Contract)



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Town Center North Design & Approvals

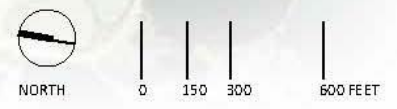
TOWN CENTER: PLAY



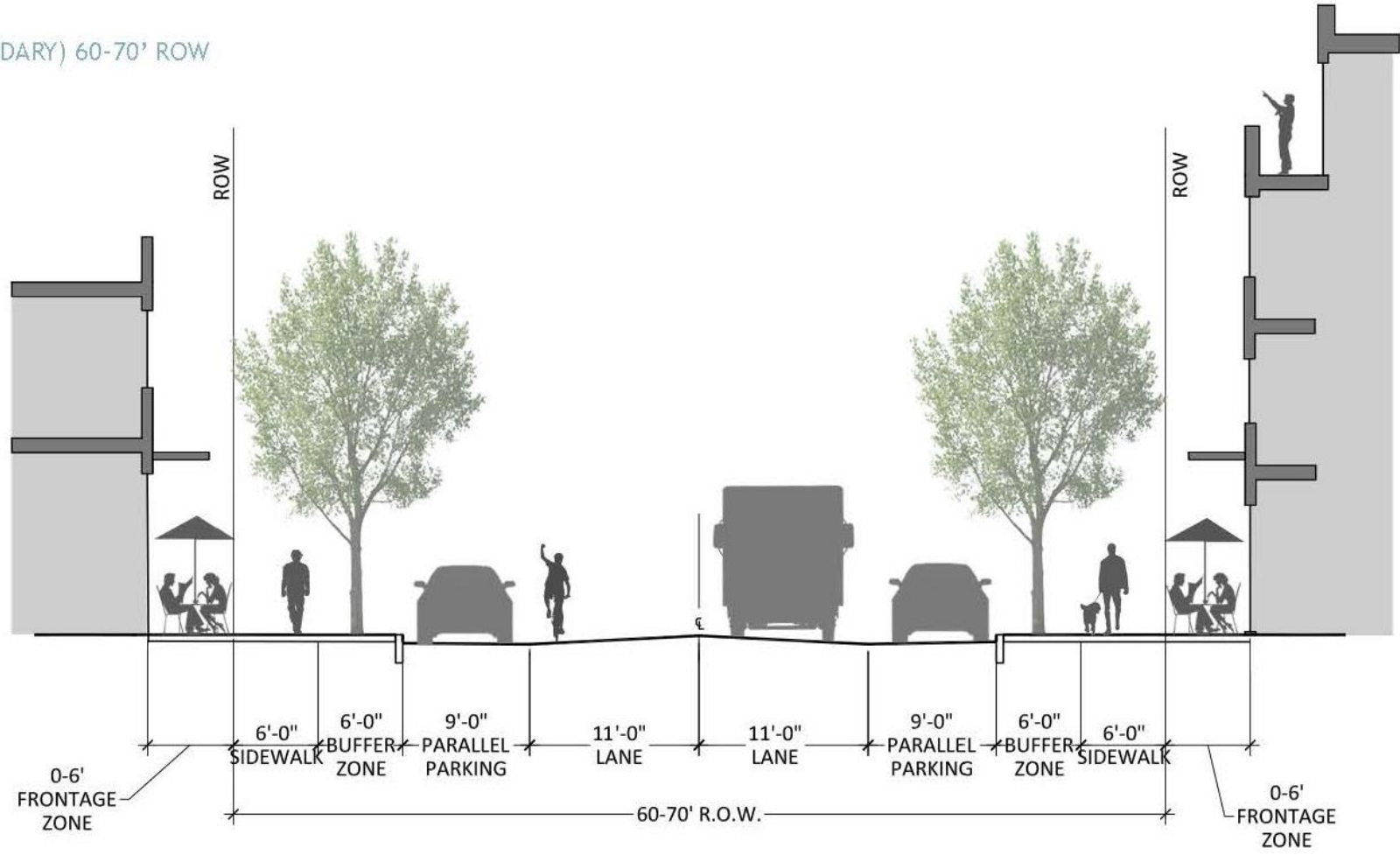


LEGEND

	HAIGIS COMMERCIAL / MIXED-USE 18-32 Du / AC RE
	TOWN CENTER MIXED-USE COMMERCIAL OFFICE & ANCHOR
	TOWN CENTER MIXED-USE MAIN STREET COMMERCIAL / RESIDENTIAL 18-32 Du/ACRE
	PARKS & PROMENADES
	STORMWATER MANAGEMENT
	EXISTING WOODLAND TO REMAIN/ WETLAND AREA



MAIN/MARKET STREET(S) (SECONDARY) 60-70' ROW





Approximate
"Downtown"
Area

INNOVATION DISTRICT

PAYNE RD. DISTRICT

FUTURE MIXED-USE TOWN CENTER

FRONTRUNNER PARK NEIGHBORHOOD (COMING SUMMER 2020)

MILL VILLAGE DISTRICT (COMPLETE 2019)

PARK
REC. FIELDS

PARK

80K GROCER

GAS
C-STORE
MIXED-USE

FUTURE OFFICE/
COMMERCIAL

FOLEY FITNESS

CAMDEN BANK (PROPOSED)

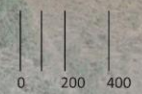
THE RESIDENCES AT GATEWAY COMMONS

SALT PUMP CLIMBING CO.



- EXISTING BUILDING
- PLANNED BUILDING
- BUILDING UNDER WAY
- 01 UPLANDS SENIOR (COMING SUMMER 2020)
- 02 THE MOORING (COMPLETE 2019)
- 03 TANDEM COURT (COMING SUMER 2020)
- 04 FRONTRUNNER PARK HOMES (COMING FALL 2020)
- 05 HAYLOFT APARTMENTS (COMING FALL 2020)
- 06 DUCAS CONSTRUCTION (UNDER CONSTRUCTION)
- 07 SCOREBUILDERS (UNDER CONSTRUCTION)
- 08 AV TECHNIK (UNDER CONSTRUCTION)
- 09 THROTTLE CAR CLUB (COMING SUMMER 2020)
- 10 INCUBATOR SPACES (PLANNED)

MASTER PLAN | 510 Acres
SEPTEMBER 2020



THE
Downs

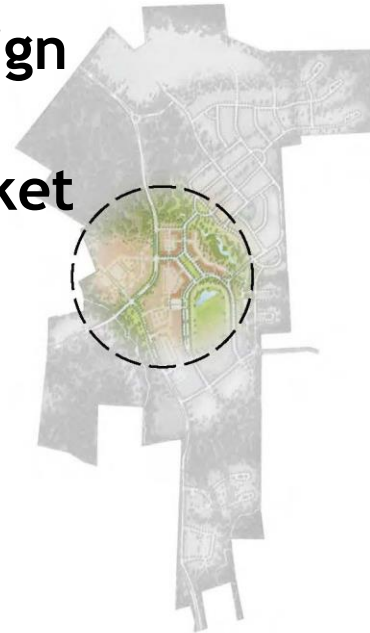
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Town Center / Downtown Key Elements

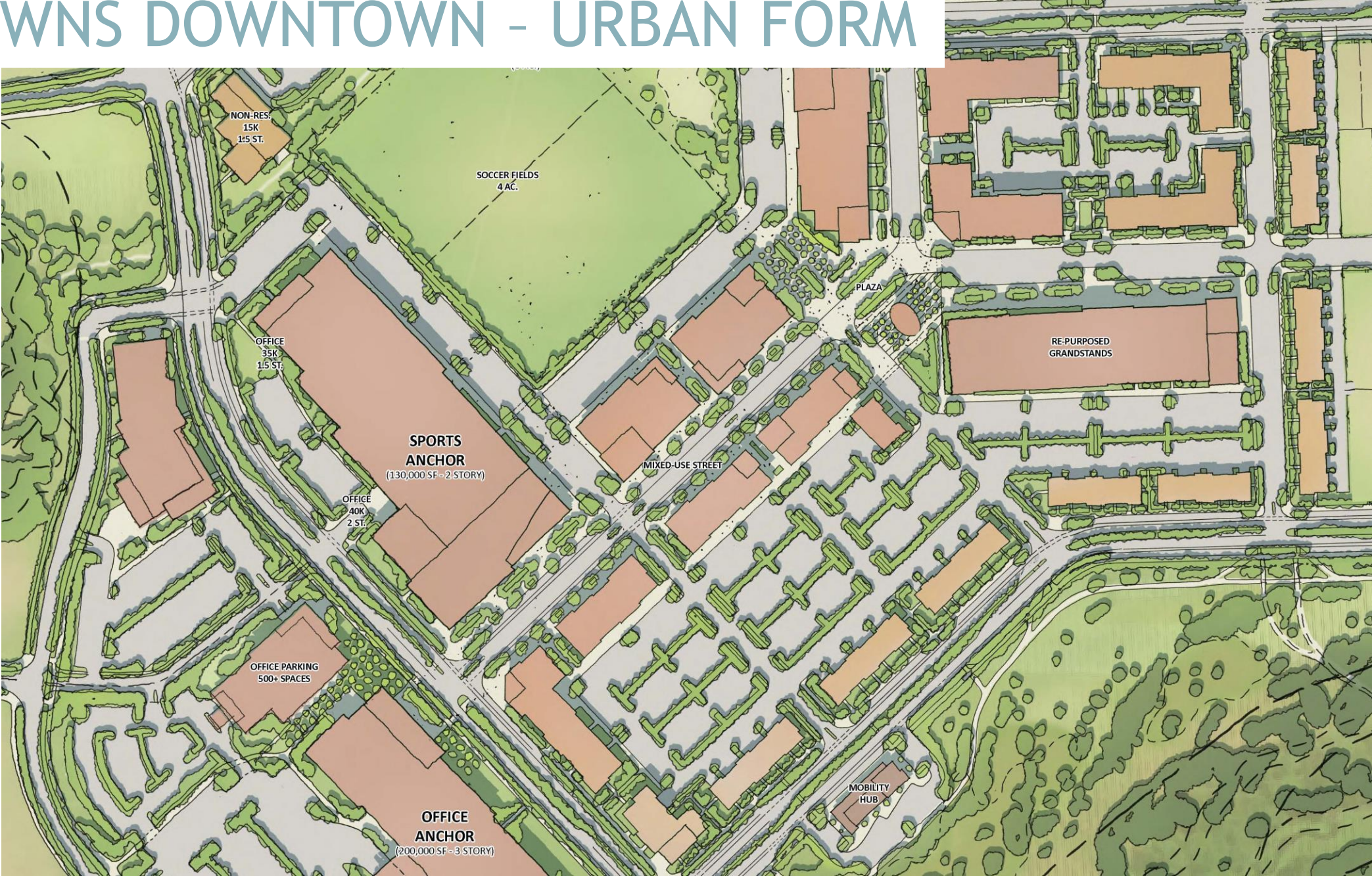
KEY ELEMENTS FOR A SUCCESSFUL DOWNTOWN

The Elements We Seek To Collaborate & Partner On

- A Mix of Uses
- Compact, Urban Design
- Main Street and/or Central Square with Public Space
- Pedestrian Focused Design
- Adaptable to Use & Market Demand
- A Sense of Place
- Draw & Vitality



DOWNNS DOWNTOWN - URBAN FORM



DOWNNS DOWNTOWN - A CENTRAL HUB



The Grandstand

THE GRAND-STAND



F VIEW AT ENTRY



G BIRDSEYE VIEW OF TOWN SQUARE SIDE



I 3D SECTION AFTER RENOVATIONS



POTENTIAL AREAS OF COMMITTEE FOCUS & COLLABORATION

- Public Space Design, Programing & Amenities
- Main Street Design, Amenities & Operational Elements
- Parking Design, Regulations & Allowances
- Civic Buildings & Destinations
- The Grandstand
- Marketing, Recruitment & Advocacy
- Brainstorming & Collaboration



Question / Answer /
Discussion