



Draft City Wish List for Avila Owned Property

- Planned Master Development with City owned four (4) acres and Avila's 13 acres- public/private partnership with either the City, Downtown Development Authority (DDA) or both
- Architecture: Quality materials, architectural interest-expand on the Avondale Estates' sense of place-not Tudor but compatible development and pedestrian oriented placement
- Engage street frontage
- Use machinery from Fenner Dunlop to enhance open spaces. There are several pieces from the factory stored at the Public Works Department's facility
- Street Grid: Maintain existing, and establish the street grid; add on-street parking
- Parry Street extension from Laredo Dr. to Oak Street
- Investigate green infrastructure options
- Define consistent street treatment
- Pedestrian Amenities: Establish pedestrian amenities such ADA compliant sidewalks, tree planting and street furniture zones and supplemental zones to accommodate public gathering; safe and aesthetically pleasing streets
 - Newly established sidewalks should connect to the existing infrastructure and the PATH
- Existing Streets:
 - Laredo Drive
 - Gateway Feature/Design (Northern City Boundary)
 - Roundabout at Laredo Drive and Parry Street
 - Streetscape treatment along Laredo Drive from North Clarendon Avenue to the Northern City limit
 - Oak Street
 - Streetscape treatment along Oak Street from U.S. Highway 278 until its terminus to the North
- Travel Modes: Accommodate all travel modes
- Housing: Expanded housing types
- Uses: Mix of residential, retail, restaurants and office space
 - Neighborhood shopping and dining-sit down restaurants
 - Commercial services convenient to City residents
 - Arts
- Open Space: Usable, purposeful open space-town green accessible to all citizens, required open space by Avila open to all citizens
- Walking path north of Avila development between development and train tracks

- Detention Pond: Designed as usable open space. Size pond to receive run-off from City-owned four (4) acres (possibly a larger catchment area with city contributing to pond costs, resulting in municipal stormwater structure)
- Parking Deck: Spaces for new development/allocated public parking-no surface lots
- Signage: Provide a cohesive signage package
- Economic vitality
- Develop project as closely as possible to zoning requirements to require least amount of variance requests
- Highest and Best Uses-Based on Downtown Master Plan, specifically Schematic C or C.1.
- Economic Projection for Schematics C and C.1, including possible municipal funding tools TAD, Abatement
- Final report of findings
- Public Meetings

Community Concerns

- Highest and Best-Uses Based on Master Plan-Market Driven
- Economic Projections
- Site Planning/Layouts
- Renderings
- Final Report of Findings
- Public Meetings
 - Number
 - Charrette Type or Presentation to BOMC only