

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 6/27/2022

Re: **Mill Redevelopment Concept Update** (*Informational Item*)

As requested, Staff has worked on a revised Mill redevelopment concept taking pieces from the top 3 plans with heavy emphasis on plan 2 which was the highest ranked following citizen input. We have also tried to create a more realistic concept plan that incorporates the road realignment, keeping existing historic buildings and pushing development away from the restricted railroad right-of-way.

This is just a concept and meant to help clarify the vision and act as a guide for actual development proposals in the future. This proposal shows single family in light yellow to the South of the property, darker yellow townhomes in the middle, mixed used (multi-family over office/commercial) in purple, office or additional mixed use in blue, and primary commercial in red next to Main Street.

The cotton storage building is shown as townhome conversion but could easily be another adapted use with the adjacent area to the right shown as overflow parking lot. Water tower is shown worked into common area next to the single-family units. Boiler room and chimney are kept as they are next to the rail road and is suggested as community facilities such meeting room, gym, pool, etc. Primary emphasis is creating a Main Street feel with wide sidewalks and street front buildings along the first part of Dover Street with interconnected internal street network and parking adjacent to the railroad tracks.

Hill Street has been extended to act as the primary new internal organizing street to take traffic pressure off of Dover. The lighter gray rectangle is possible future parking structure if needed or could be removed. Note the new shape of the Mill memorial park in light green at the corner of Dover and Cone opposite the darker yellow townhomes. Again, this is a concept plan following feedback received. Density is pushed toward the front of the site with lighter density to the rear of the site to blend with existing development pattern for compatibility. Drainage will impact final designs. Ideally we could use the unused existing drainage area West of the railroad tracks for stormwater needs to preserve the more prime property along Dover for development or amenities.

Thoughts and corrections are welcomed.