Development Opportunities

Since much of the land in Middletown is “built out” and very few opportunities exist for future expansion, much of the focus for future development opportunities needs to focus on the optimization of the use of land which is already developed. The 2005 Master Plan noted Development Opportunity Areas in four basic categories as follows:

1. **Brownfield.** A vacant of underutilized industrial property that has environmental contamination preventing reuse or redevelopment.
2. **Short Term Greyfield.** A vacant or underutilized commercial property that is generally free from environmental constraints but lacks market support for reuse.
3. **Long Term Greyfield.** A generally occupied commercial property that is showing signs of deterioration and obsolescence that could result in future vacancy or abandonment unless major upgrades are made to the property.
4. **Greenfield.** A vacant property that is suitable located for new development and is unencumbered with existing site improvements or other site constraints that preclude market supported development.

Special Interest Areas

These are special planning areas identified on the future land use map that require unique and location specific recommendations and planning efforts. Each area is described using its existing conditions, guidelines for future development and redevelopment, and inspiration for what is envisioned for the future of that area.

The area plans include concept renderings, development guidelines, and inspiration photos that represent the size, scale, and type of development envisioned in that area.

Legend

<table>
<thead>
<tr>
<th>Special Interest Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oakland Special Interest Area</td>
</tr>
<tr>
<td>Vail School Site - Oakland</td>
</tr>
<tr>
<td>Paperboard Site</td>
</tr>
<tr>
<td>Riverfront Special Interest Area</td>
</tr>
<tr>
<td>Central Avenue Special Interest Area</td>
</tr>
<tr>
<td>S. Main Street Reinvestment Area</td>
</tr>
<tr>
<td>Towne Mall Special Interest Area</td>
</tr>
<tr>
<td>Undeveloped East End</td>
</tr>
<tr>
<td>Todd Hunter/Midd-Cities Industrial Site</td>
</tr>
</tbody>
</table>

Indicates the Special Interest Area also includes accompanying concept plans in addition to the Development Guidelines.
Figure 1: Special Areas Location Map
1. Oakland Neighborhood

Figure 2: Oakland Neighborhood Special Interest Area Map

Vision
The vision for the Oakland Neighborhood is a thriving revitalized residential area that is in close proximity to downtown. The goal for this neighborhood is to expand its pedestrian amenities and offer premiere residential and mixed uses on the old Vail School Site. The neighborhood will also be anchored by a reimagined Oakland Park that will act as a community gathering space.

This neighborhood prides itself on the culture of its residents and rich historical background.

Background
The Oakland Neighborhood was originally created to support the new American Rolling Mill Company (ARMCO) manufacturing facility, to provide employee housing in a walkable distance to work. However, ARMCO built a new facility and relocated in the 1960’s which created a decline in the viability of the neighborhood.
This neighborhood was primarily single-family housing. It has a traditional development pattern with homes that are located close to the street, that feature front porches, and alley-loaded garages. The neighborhood currently has issues with crime, low property values, and tax delinquencies. It also directly abuts industrial uses and major thoroughfares, which isolates the neighborhood.

The Oakland Neighborhood was historically designated in April 2020. As of November 2020, this neighborhood became the City’s first Conservation District. The Oakland Neighborhood is a target area for revitalization in the city’s Housing Policy. The City is investing resources to create a successful marketable neighborhood that will attract first time homebuyers, empty nesters, and those who want to support downtown local businesses, restaurants, the arts, and other quality of life amenities.

This revitalization is focused on key redevelopment opportunities that include infrastructure improvements, wayfinding, safety and lighting, walkability, cultural infusion, infill housing, the Vail School Site, the Carnegie Library, and the City’s Oakland Park.

**Development Guidelines**

The following development guidelines are suggested to guide the revitalization and redevelopment of the Oakland Neighborhood.

**Uses:**
- The Oakland Neighborhood should remain a primarily single-family neighborhood that may include some two-family homes and complementary uses such as public facilities, parks, and neighborhood-serving commercial uses.
- The Vail School Redevelopment Site should include a mix of uses that complement and support the surrounding neighborhood, which may include residential, service, commercial, office, entertainment, senior living, and public facilities. Residential uses may include a mix of types and densities including townhomes, cluster homes, and small-scale multi-family or mixed-use buildings.

**Site:**
- Streets within the neighborhood should be designed and engaging for the pedestrian which may include clearly identified crosswalks, wayfinding signage, sidewalks, pedestrian-oriented lighting, street furniture, and traffic-calming where needed.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the school redevelopment site with clear and safe connections to the surrounding neighborhood.
- Strategic open spaces should be provided throughout the site that provide both passive and active recreational opportunities which could include parks, common gathering spaces, sculptures, interactive art, and gardens.
- New development within the school site should feature appropriate landscaping and buffering elements that include street trees, parking lot and building perimeter landscaping, and other privacy screening options.

**Building:**
- Buildings should not exceed three stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
• Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained quality building materials and colors.
• Existing buildings within the neighborhood (not within the redevelopment site) should be revitalized in accordance with the historic guidelines as established by the city.

Development Inspiration Photos – Source: Google Photos
Concept Plans: Vail School Redevelopment Site

Three concept plans have been created for the Vail School Redevelopment Site to illustrate a graphic framework for potential development scenarios.

Concept 1

Townhome style residential development along Girard Avenue and 1st Avenue along with mixed-use or multi-family residential developments along the western edge of the development and in the center of the development.
Concept 2

Figure 5: Vail School Redevelopment Site Concept Plan 2

Townhome-style residential development along Girard Avenue and 1st Avenue, a senior living development along 1st Avenue, and mixed-use and multi-family residential along the central axis of the development.
Concept 3

**Figure 6: Vail School Redevelopment Site Concept Plan 3**

Townhome-style residential development along 1st Avenue and Curtis Street, mixed-use or multi-family residential in the southeast quadrant along Girard Avenue and Baltimore Street, and a senior living and a commercial use in along the central axis.
2. Paperboard Site

Vision
The vision for the Paperboard Site is a campus-style mixed use development that serves both as an employment destination within the city and may include a variety of modern residential housing options, commercial, and service uses.

Background
The Paper Board Site spans across multiple parcels that have frontage along Verity Parkway, Girard, and Park Street. The Middletown Paperboard Company originally opened in the mid-1800’s and produced boxboards from recycled paper. In the late 1800’s there was an expansion, and a papermill was constructed on the site that produced manila and bag paper. The facility had various owners that utilized the site for production and storage. The facility closed permanently in 2000.
In January 2020, much of the site was destroyed by a fire. The majority of this site is comprised of vacant and underdeveloped properties with high potential for redevelopment. The site abuts residential neighborhoods and the Old South Park to the west of site.

The Paperboard Site is located along main corridor that leads to Downtown Middletown and is within a few blocks of the city’s central business district. It is also located across Verity Parkway from the Oakland Neighborhood (Special Interest Area 1). This location has multiple potential uses such as commercial/business, residential, entertainment, recreational facilities, and cultural institutions.

**Development Guidelines**

The following development guidelines are suggested to guide the revitalization and redevelopment of the Paperboard Site.

**Uses:**
- Uses within the Paperboard Site may include a mix of uses that include high-tech industrial and manufacturing, commercial, office, live/work and co-working spaces, service, mixed use, assisted living, public facilities, and residential uses.
- Lower density uses such as residential and office should be used as transitional uses to the existing neighborhoods to the north and west of the site.
- Higher density and larger scale developments should be located along the eastern edge of the development fronting along Verity Parkway.
- Industrial uses that produce excessive noise, odors, or emissions are not appropriate for this site due to its location and proximity to residential homes.

**Site:**
- New development should be constructed in a campus-style format with a mixture of uses that may be mixed vertically (i.e., office/commercial uses on ground level with office/residential uses above) or horizontally.
- Streets within the area should designed for and be engaging for the pedestrian and which may include clearly identified crosswalks, sidewalks, pedestrian-oriented lighting, and street furniture.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the site with clear and safe connections to the surrounding neighborhood.
- Strategic open spaces should be provided throughout the site that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the site should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential uses and the surrounding residential neighborhoods as appropriate.
- Buildings should be located adjacent to the street, locating parking and service areas to the rear or the interior of the site when possible.

**Building:**
- Buildings should not exceed four stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
- Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged on this site including the use of public art, murals, and other features to engage and inspire the public.

Development Inspiration Photos – Source: Google Photos
Paperboard Concept Plans

Three concept plans have been created for the Paperboard Redevelopment Site to illustrate a graphic framework for potential development scenarios.

Concept 1

![Figure 9: Paperboard Site Concept Plan 1](image)

Mixed-use and multi-family residential uses along Verity Parkway and on the western edge of the development with townhomes style residential along Liberty Ave and industrial or office uses along Vanderveer Street.
Concept 2

Figure 10: Paperboard Site Concept Plan 2

Mixed use buildings in the northern portion of the site, along Verity Parkway, office and industrial uses in the southern portion of the site and a senior living facility in the central area along Liberty Ave.
Concept 3

Figure 11: Paperboard Site Concept Plan 3

Mixed use and multi-family residential buildings in the northern portion of the site, along Verity Parkway, office and industrial uses in the southern portion of the site, and townhome style residential in the central area along Liberty Ave and Vanderveer Street.
3. Riverfront Area

**Vision**

The vision for the Riverfront Area is to incorporate uses that preserve the natural amenities, support and encourage use of the recreational features of the Great Miami Riverfront, and also complement the adjacent areas including the downtown and surrounding single-family neighborhoods. This Riverfront Area is located within close proximity to the Forest Hills Golf Course as well as the Great Miami Bike Trail, which is valuable amenity to encourage connectivity around this site to Downtown Middletown.

**Background**

The Riverfront Special Interest Area is approximately 17 acres of underutilized land available land for development. In order for future development to occur, the existing structures will need to be removed and the site will need remediation efforts.

The site is bordered by Central Ave, Water Street, Carmody Boulevard, and 2nd Street – with 1st Street ending on the site’s property. Across from Carmody Boulevard is the Great Miami Recreational Trail and the Great Miami River, giving the site access to highly desirable recreational. The site is also surrounded by the downtown to the east, single-family development to the south, and airport supporting uses to the north.
**Development Guidelines**

The following development guidelines are suggested to guide the development of the Riverfront Area.

**Uses:**
- Uses within the Riverfront Area may include a mix of medium density residential uses and complimentary uses such as parks, open space, and neighborhood-serving commercial uses.
- Residential uses should include a mix of two- and three-family style homes, and small-scale multi-family or mixed use residential units.
- Lower density uses such as residential and office should be used as transitional uses to the existing neighborhoods to the south of the site.
- Uses that produce excessive noise, odors, or emissions are not appropriate for this site due to its location and proximity to residential homes and the riverfront.

**Site:**
- Streets within the area should be designed for and be engaging for the pedestrian and which may include clearly identified crosswalks, sidewalks, pedestrian-oriented lighting, and street furniture.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the redevelopment site with clear and safe connections to the surrounding neighborhoods and districts with emphasis made to connections to the riverfront trails and Downtown.
- Strategic open spaces should be provided throughout the site that provides both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the site should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential uses and the surrounding residential neighborhoods as appropriate.
- Buildings should be located adjacent to the street, locating parking and service areas to the rear or the interior of the site when possible.

**Building:**
- Buildings should not exceed four stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
- Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged on this site including the use of public art, murals, and other features to engage and inspire the public.
Development Inspiration Photos – Source: Google Photos
4. Central Avenue Neighborhood (Roosevelt & Lincoln School Sites)

**Vision**
The vision for the Central Avenue Neighborhood is to be a flourishing neighborhood-scale commercial corridor district that is walkable and is a destination location for the City. This corridor is envisioned to continue movement from the Downtown that serves and receive support from the surrounding neighborhoods. The corridor has two large-scale redevelopment opportunities through re-imagining the old Roosevelt School Site & former Lincoln School into a premier mixed residential development.

**Background**
The Central Avenue Neighborhood Site consists of 40 acres of small-scale commercial and office uses along the Central Avenue corridor and includes the frontage lots along Central Avenue from N. University Boulevard to the west to the old Roosevelt School site moving east. The site serves as a neighborhood business district to the residents of central Middletown and also serves as an access/gateway to the eastern side of the city. This corridor is home to popular restaurants, night life, specialty shops, personal service establishments, and a convenience store. This site is also located in close proximity to the City’s Highland Historic District as well as newly renovated City Sunset Park.

*Figure 13: Central Avenue Neighborhood Special Interest Area Map*
The Roosevelt & Lincoln School sites are a redevelopment priority for this area. Additional reinvestment in this area should focus on improvement and enhancement of the area such as improved streetscaping and design while uses should complement and serve the adjacent neighborhoods. Development Guidelines

The following development guidelines are suggested to guide the revitalization and redevelopment of the Central Avenue Neighborhood Site.

**Uses:**
- Uses within the Central Avenue Neighborhood Site may include a mix of neighborhood-serving commercial, retail, office, service, and residential uses.
- Uses that produce excessive noise, odors, or emissions are not appropriate for this site due to its location and proximity to residential homes.
- The Roosevelt & Lincoln School sites should include a mix of residential uses that complement and support the surrounding neighborhood and corridor. Residential uses may include a mix of types and densities including townhomes, cluster homes, and small-scale multi-family or mixed-use buildings.

**Site:**
- The lots that face Central Ave have a fairly defined development pattern with buildings located close to the street with small front yards and rear or side parking for commercial uses. This development pattern should be retained and promoted when redevelopment or new development occurs along the corridor.
- The open area between the building and the street should be landscaped with grass, shrubs, and trees and may also include outdoor seating and eating areas for commercial uses.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the site with clear and safe connections to the surrounding neighborhood.
- Strategic open spaces should be provided throughout the site that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the site should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential uses and the surrounding residential neighborhoods as appropriate.

**Building:**
- Buildings should not exceed three stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
- Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged on this site including the use of public art, murals, and other features to engage and inspire the public.
**Concept Plans**

The following concept plans have been created for the Central Avenue Neighborhood Site to illustrate a graphic framework for potential development scenarios.
Improved streetscaping and landscaping along Central Avenue with specific focus on key intersections and gateways leading into the district. Another important plan for this corridor is incorporating wayfinding signage to assist in movement to and from the downtown.
Lincoln School Site
Concept 1

Figure 15: Lincoln School Site Concept Plan 1

Small-scale multi-family buildings in the northern portion of the site, along Central Avenue, single-family attached or multi-family uses in the southern portion of the site with shared green/common green spaces.
Figure 16: Lincoln School Site Concept Plan 2

Single-family attached or multi-family residential buildings in the northern portion of the site, along Central Avenue, multi-family residential in the southern portion of the site with a common green space off Edgewood Street.
Figure 17: Lincoln School Site Concept Plan 3

Small-scale multi-family buildings in the northern portion of the site, along Central Avenue, single-family attached or multi-family uses in the southern and eastern portions of the site with shared green/common green spaces throughout.
Roosevelt School Site

Concept 1

Figure 18: Roosevelt School Site Concept Plan 1

Small-scale multi-family residential and townhomes along Central Ave and the existing access drive on the east side of the site. Centralized shared parking and townhomes or duplexes along the northern portions of the property.
Concept 2

Figure 19: Roosevelt School Site Concept Plan 2

Multi-family residential buildings along Central Ave with shared parking and townhomes and duplexes in the central and northern areas of the property.
Concept 3

Figure 20: Roosevelt School Site Concept Plan 3

Multi-family residential buildings with a shared green space along Central Ave with shared parking and townhomes and duplexes in the central and northern areas of the property.
5. Towne Mall

Vision
The vision for the Towne Mall Site is a revitalized mixed-use development that serves as an entertainment destination within the city and includes a variety of modern residential housing options, retail, commercial, and entertainment uses.

Background
The Towne Mall Site is a 44 acre site located in eastern Middletown on the northwest intersection of Roosevelt Boulevard and Towne Boulevard. The site is currently home to the existing commercial indoor mall that serves Middletown which has seen an increase in vacancies over the years – a common trend for indoor malls across the nation.

This site is expansive and a key gateway site as it sits right off of the I-75 and OH-122 interchange. Reinvestment in this area should also focus on gateway improvements of the area such as improved streetscaping and design to enhance the overall look and feel of the gateway.

Development Guidelines
The following development guidelines are suggested to guide the revitalization and redevelopment of the Towne Mall Site.
Uses:

- Uses within the Towne Mall Site may include a mix of uses that include commercial, retail, office, live/work and co-working spaces, entertainment, service, mixed use, public facilities, and residential uses.
- Residential uses should include a mix of mixed-use and multi-family developments.

Site:

- Streets within the area should be designed for and be engaging for the pedestrian and which may include clearly identified crosswalks, sidewalks, pedestrian-oriented lighting, and street furniture.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the site with clear and safe connections to the surrounding neighborhood.
- Strategic open spaces should be provided throughout the site that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the site should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential uses and the surrounding residential neighborhoods as appropriate.
- Buildings should be located adjacent to the street, locating parking and service areas to the rear or the interior of the site when possible.

Building:

- Buildings should not exceed six stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
- Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged on this site including the use of public art, murals, and other features to engage and inspire the public.
Development Inspiration Photos – Source: Google Photos
6. Undeveloped East End

Figure 22: Undeveloped East End Special Interest Area Map

Vision
The vision for the Undeveloped East End is an emerging employment district with attractive office, high-tech industrial, and medical uses that also includes amenities for the employees of the district such as residential and commercial uses.

Background
The East End of Middletown has approximately 500 acres of undeveloped land available for professional office, industrial, and commercial development. In order to accommodate this development, the district will need significant infrastructure improvements.

The area is currently served by Union Road, a two-lane rural-style road. The road is fronted by numerous single-family homes and will need to be widened and upgraded in order to handle the increased traffic that would be generated by future employment uses. Additionally, the district is not currently served by utilities. Utilities are available at the southern portion of the district along Innovation Drive, therefore...
the southern portion of the site will need to develop first in order to incrementally extend the utilities to the remaining developable land.

**Development Guidelines**

The following development guidelines are suggested to guide the development of the East End.

**Uses:**

- Uses within the undeveloped east end may include a mix of high-tech industrial and manufacturing, office, medical, commercial, and residential uses.
- Residential uses may include a mix of densities and should be concentrated in the southeast and eastern portions of the area where there are steeper slopes that would better accommodate residential development with smaller footprints than large-scale industrial or office uses.
- Warehousing uses are prohibited as a principal use within the area and may only be permitted as a secondary use to a high-tech industrial, manufacturing, or office use.

**Site:**

- Development within this district will be automobile oriented due to its location and site conditions. Despite this, pedestrian connections should be established between developments and along roadways to improve the connectivity of the area.
- Strategic open spaces should be provided throughout the district that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the district should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential and residential uses.
- Parking and service areas should be minimized where possible by locating the building prominently on the site with parking and service areas to the rear or side of the building.

**Building:**

- Buildings may be of varying heights to accommodate a variety of employers and building designs.
- Industrial uses and large footprint buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors. Traditional industrial building materials such as tilt-up concrete and metal panels may be utilized as part of the building but should not be the primary material on the front facade of the building.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged.
Development Inspiration Photos – Source: Google Photos
7. South Main Development Project

Vision
The vision for the South Main Development Project is a prosperous residential area with a variety of housing types that accommodate housing need and also includes limited small-scale commercial uses to service residents in the area.

Background
The South Main Development Project is an 18-acre primarily vacant site with 3 acres of the site belonging to an existing religious institution. The area is largely bordered by residential development including single-family to the north and east, and mixed-use and mixed residential development to the south and west.

The South Main Development is an underserved area in the city due to its pocketed location off OH-4. It is known to be a food desert and lacks in vital means residents need to maintain a high quality of life in the city. A priority of this area should be to investigate small-scale commercial options, such as a local convenience store and personal service establishments, to fulfill the basic needs and services of this area.
Development Guidelines

The following development guidelines are suggested to guide the revitalization and redevelopment of the South Main Development.

Uses:
- The South Main Development Site should focus primarily on residential development including single-family options that include some two- and three-family style homes with limited small-sale multi-family developments.
- Complementary uses such as public facilities, parks, and neighborhood-serving commercial uses that will service and enhance the surrounding area are supported.

Site:
- Streets within the area should be designed for and be engaging for the pedestrian and which may include clearly identified crosswalks, sidewalks, pedestrian-oriented lighting, and street furniture.
- Pedestrian, multi-modal, and vehicular connectivity should be provided throughout the redevelopment site with clear and safe connections to the surrounding neighborhood.
- Strategic open spaces should be provided throughout the site that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the site should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping.

Building:
- Buildings should not exceed three stories in height.
- Non-residential, mixed use, and multi-family buildings should have clearly designed pedestrian entrances and pedestrian-oriented design elements such as storefront windows, outdoor dining patios, stoops, and landscaping.
- Non-residential, mixed use, and multi-family buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors.
Development Inspiration Photos – Source: Google Photos
Concept Plans

Three concept plans have been created for the South Main Development Site to illustrate a graphic framework for potential development scenarios.

Concept 1

Figure 25: South Main Development Site Concept Plan 1
Single-family attached or multi-family residential uses on the northern half of the site with incorporated common green spaces. Southern half of the site includes multi-family residential with a small-scale commercial use such as a neighborhood convenience store or small-scale grocer. The existing church on the site is to remain.

**Concept 2**

![Figure 26: South Main Development Site Concept Plan 2](image)

Townhomes, duplexes, or multi-family in the northern and along eastern portion of the site with a reconnected street grid throughout. Southern half of the site includes small scale mixed use or multi-family residential with shared parking. The existing church on the site is to remain.
Concept 3

Figure 27: South Main Development Site Concept Plan 3

Townhomes, duplexes, or multi-family along eastern portion of the site with a reconnected street grid throughout. Eastern half and southern edge of the site includes small scale mixed use or multi-family residential. The existing church on the site is to remain.
8. Todd Hunter/Midd-Cities Industrial Site

Figure 28: Todd Hunter/Midd-Cities industrial Site Special Interest Area Map

**Vision**
The vision for the Todd Hunter/Midd-Cities Industrial Site is an additional industrial district with attractive office, high-tech industrial, large-scale commercial, and medical uses that support current industrial uses already in the area.

**Background**
The Todd Hunter/Midd-Cities Industrial Site has approximately 126 acres of land with approximately 108 acres of the site being vacant and available for professional office, industrial, and commercial development.

The area’s main access point is currently Made Industrial Drive off of Yankee Road. The site is border by Yankee Road to the east and Todhunter Road to the south. Todhunter Road is fronted by numerous single-family homes and will need to be widened and upgraded in order to handle the increased traffic that would be generated by future employment uses in this area.

**Development Guidelines**
The following development guidelines are suggested to guide the development of the Todd Hunter/Midd-Cities Industrial Site.
Uses:

- Uses within the Todd Hunter/Midd-Cities Industrial Site may include a mix of high-tech industrial and manufacturing, office, medical, and large-scale commercial.
- Warehousing uses are prohibited as a principal use within the area and may only be permitted as a secondary use to a high-tech industrial, manufacturing, or office use.

Site:

- Development within this district will be automobile oriented due to its location and site conditions. Despite this, pedestrian connections should be established between developments and along roadways to improve the connectivity of the area.
- Strategic open spaces should be provided throughout the district that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the district should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping. Screening should be provided between non-residential and residential uses.
- Parking and service areas should be minimized where possible by locating the building prominently on the site with parking and service areas to the rear or side of the building.

Building:

- Buildings may be of varying heights to accommodate a variety of employers and building designs.
- Industrial uses and large footprint buildings should not be designed with uninterrupted lengths of blank walls and utilize a variety of restrained high-quality building materials and colors. Traditional industrial building materials such as tilt-up concrete and metal panels may be utilized as part of the building but should not be the primary material on the front facade of the building.
- Modern and innovative architecture and a creative use of building materials, design, and site layout is encouraged.
Development Inspiration Photos – Source: Google Photos