

# Welcome!

## WHAT

A Neighborhood Design District is a way of “pre-planning” a potential development area and adjacent parcels into a cohesive district. The district should incorporate design guidelines that reflect the intent of the community. These design elements can help establish each area as a distinct place and help developers plan their projects.

Rather than hoping that developers deliver quality PUDs that reflect community need, a district proactively rezones parcels with the Comprehensive Plan and market demands in mind.

## WHERE



Berryville Avenue is one of four Neighborhood Design Districts being planned. It consists of a series of properties centered around the street, Berryville Avenue, between Baker Ln. and the I-81 interchange.

## WHY

Although the current Comprehensive and Strategic Plans identify areas where the community would like redevelopment to occur, we only sit back and wait for the right PUDs to come along. We should back up our intent with the proper zoning. Whether you are a resident or a developer you want one thing when it comes to growth: certainty. Residents want to know in advance what will go in a specific place and developers want to know exactly what they can build. District plans do that.

In order to keep up with this redevelopment, infrastructure should be proactively planned and funded more efficiently. The District plans will identify not only what public improvements might be needed but a mechanism for funding them over the long term.

# The Neighborhood Design District Process

## TIMELINE



## The NDD Advisory Committee



**Share Your Input!**

Take some time to read through the boards at each station and leave some comments. City staff will be at each station to help answer any questions you may have.

# Analysis of the Berryville Avenue Area

## What's wrong with these areas today?

- Lack of trees and green space
- Unsafe for walking and biking
- Single use – no mix of jobs, housing and entertainment
- Old, inadequate infrastructure
- Some businesses are still thriving, but others have left or may leave soon



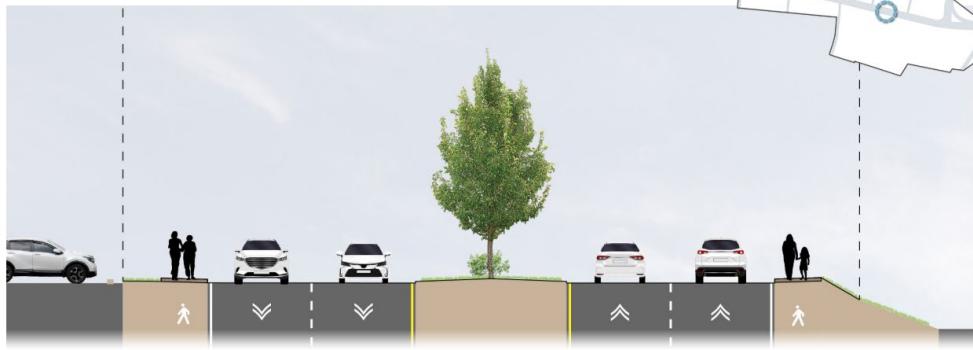
Tell us features of the Berryville Avenue Area  
that you think could be improved.

# The Future Vision



# The Future Vision

BERRYVILLE EAST EXISTING



78' Existing ROW



4' 5' 11' 11' 16' 11' 11' 5' 4'  
 Side-walk Drive lane Drive lane Planting strip Drive lane Drive lane Side-walk

BERRYVILLE EAST PROPOSED



78' Existing ROW

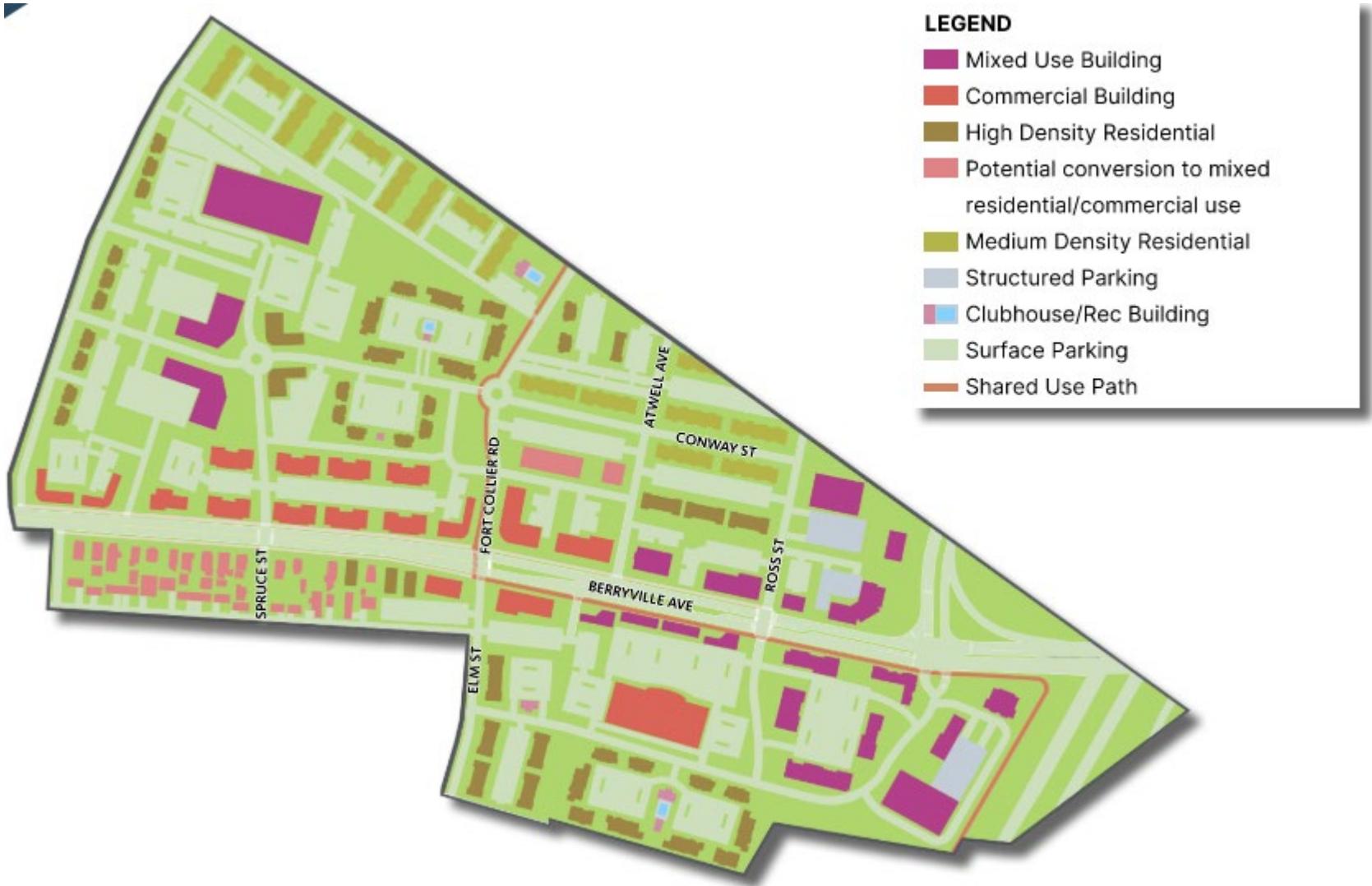
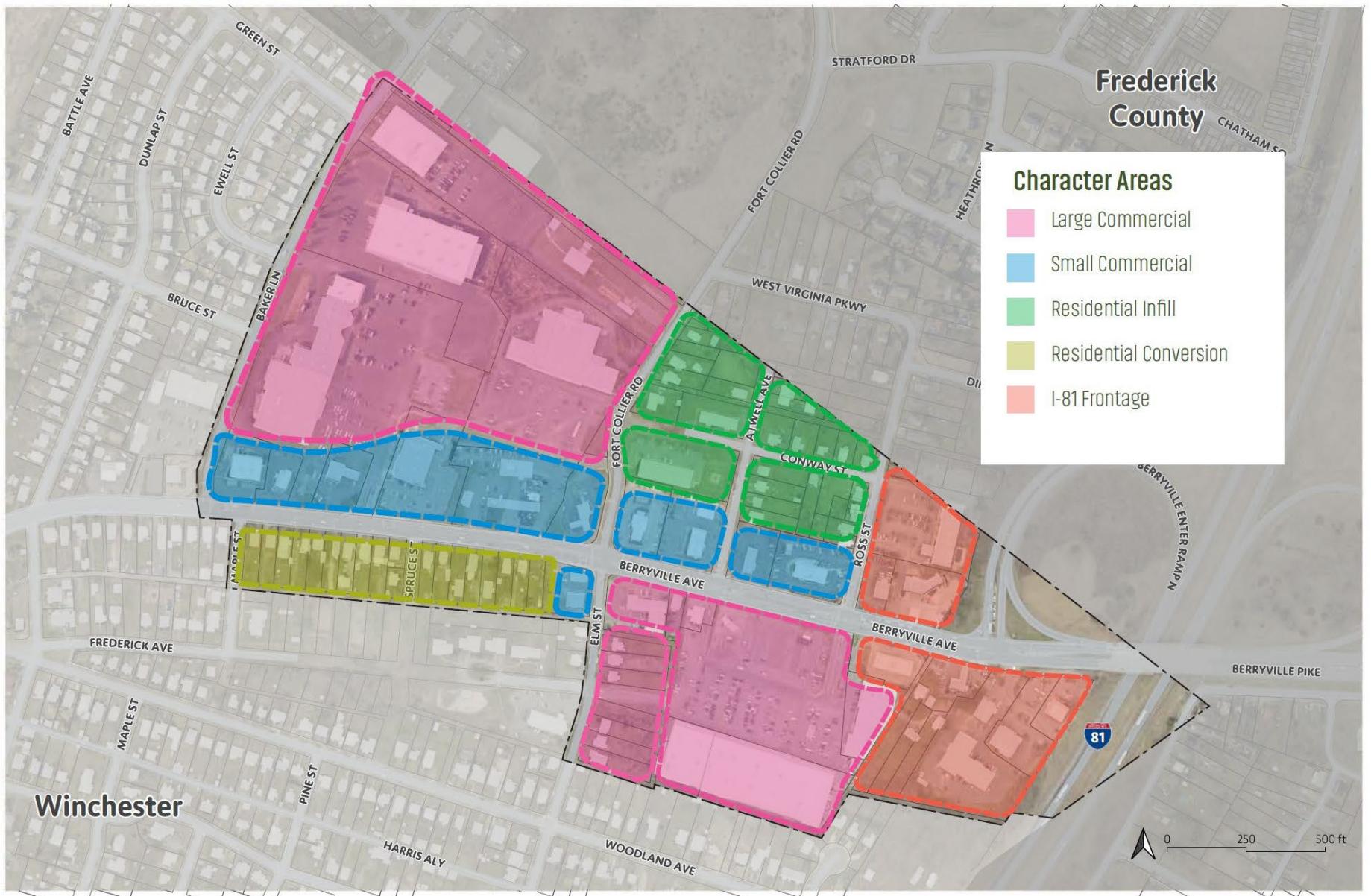
87' Proposed ROW



7' 4' 1' 11' 11' 16' 11' 11' 1' 4' 10'  
 Side-walk Drive lane Drive lane Planting strip Drive lane Drive lane Shared use path



# The Future Vision



# The Future Vision



## GREEN SPACE



## CIRCULATION



Existing

Proposed



# Thought Board

Write your thoughts below



Tell us features of the Berryville Avenue Area  
that you like, or think could be improved.

Write down name ideas for the Berryville Avenue NDD

Name?