

# NORTH PROGRESS REDEVELOPMENT OPPORTUNITY SUBAREA PLAN

PREPARED FOR: TOWN OF PARKER

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## PROBLEM STATEMENT

Buildings in this study area are reaching their end of life, and land is underutilized. This report supplements Town documents in guiding property owners and Town officials in redevelopment, transportation and connectivity, and design standards.

## EXISTING LAND USES



## PARCEL RECOMMENDATIONS

### PARCEL A, B, C

These three parcels are an area of opportunity. They are currently zoned industrial and are a challenging size where they are too big for small developers, and too small for larger industrial uses. They could be combined under one owner for a larger industrial use, such as a small assembly or distribution site. Combine acreage would total: 5.34 acres. A deep setback would help protect the streetfront from the industrial use.

### PARCEL D, E, F

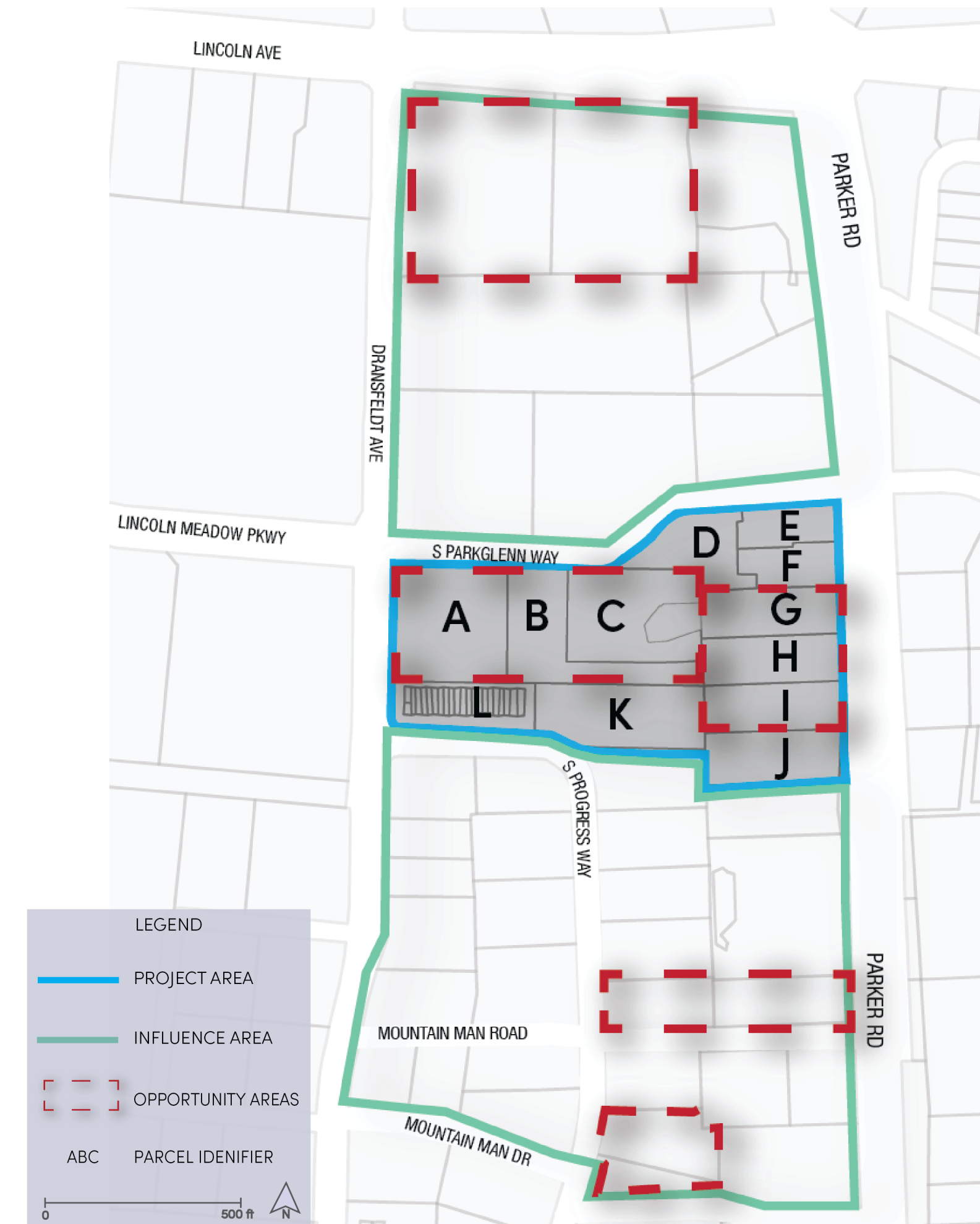
These three parcels are already grouped together as they share parking. Each lot is zoned commercial and has a structure built in 2008/2009. These parcels are currently stable and are not recommended for redevelopment. A large portion of parcel D is dedicated to stormwater management. Total acreage: 2.23 acres.

### PARCEL G, H, I

These three parcels are an area of opportunity. They are zoned commercial and are currently underutilized. Entrance from Parker Road is a challenge and requires a large percentage of land. These parcels could be combined under one owner, share parking, or create one egress to optimize land usage. Total acreage: 3 acres.

### PARCEL J, K, L

The businesses within these parcels are currently stable and are not recommended for redevelopment. However, with the expansion of Progress way connecting both to the north to S Parkglenn way and east to Parker road, these businesses would have new access points. It would be recommended when they make renovations to reorient loading entrances and parking lots to these local roads.



## RECOMMENDATIONS

### LAND USE

- LU1** Update zoning to support continued industrial use and allow for a wider variety of uses outlined in the Parker Road Corridor Plan
- LU2** Encourage shared parking wherever accessible.
- LU3** Combine parcels and grouping uses to attract medium-size industrial uses and reduce unusable land.

### TRANSPORTATION

- T1** Adopt proposed Progress Way east/west connection to Parker road and north/south connection S Parkglenn way
- T2** Adopt 3/4 intersection at Mountain Man Rd. and Parker Rd.
- T3** Align loading entrances and parking lots to local roads to simplify connectivity to arterials.

### DESIGN STANDARDS

- DS1** Adopt a Wayfinding signage system for North Progress that is unique to the subarea and conforms to The Town's aesthetic choices.
- DS2** Conduct a streetscape improvements plan to establish a unified streetscape design across the Town.
- DS3** Align Building frontage to main streets including-but not limited to-Parker Road, Lincoln Avenue, Dransfeldt Avenue, S Parkglenn Way, and Progress Way.
- DS4** Build along edge of vehicular ways, with large sidewalks, tree lawns, and parallel or angled parking.
- DS5** Restrict blank walls. Minimum transparency or art on side-street facing wall to encourage safety and comfort for pedestrians.