

Forbes Property

Land Use Study

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GENIVAR



FORBES property



SCHEDULE

- 1) Existing site conditions
- 2) Background Research
- 3) Housing Types
- 4) Servicing
- 5) Transportation
- 6) Guiding Principles
- 7) Concepts
- 8) Questions and Comments

EXISTING SITE CONDITIONS

- Predominantly vacant with the exception of the Forbes Home and a few barns.
- Mature trees exist at various points throughout the property.
- Driveway into the Forbes Home features a number of mature, high-leaving trees.
- Driveway across from Bradshaw Drive.
- Present site of the Village's community garden.

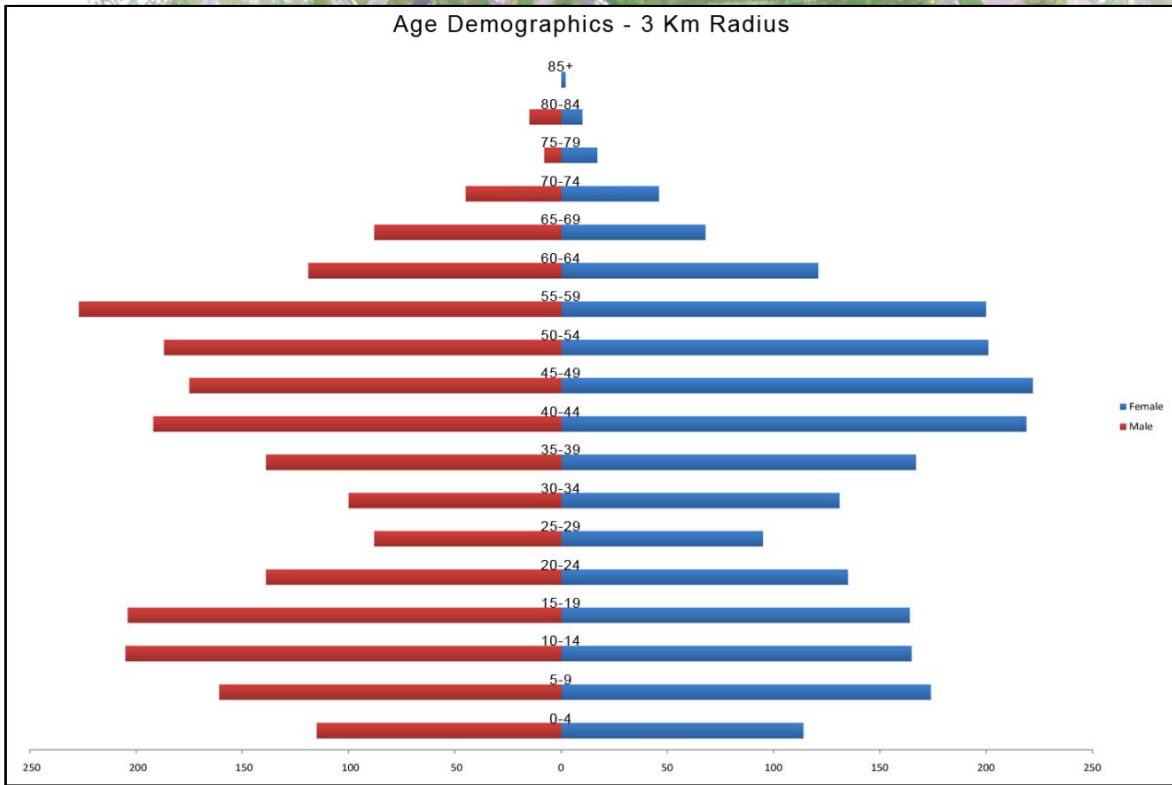


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AGE DEMOGRAPHICS

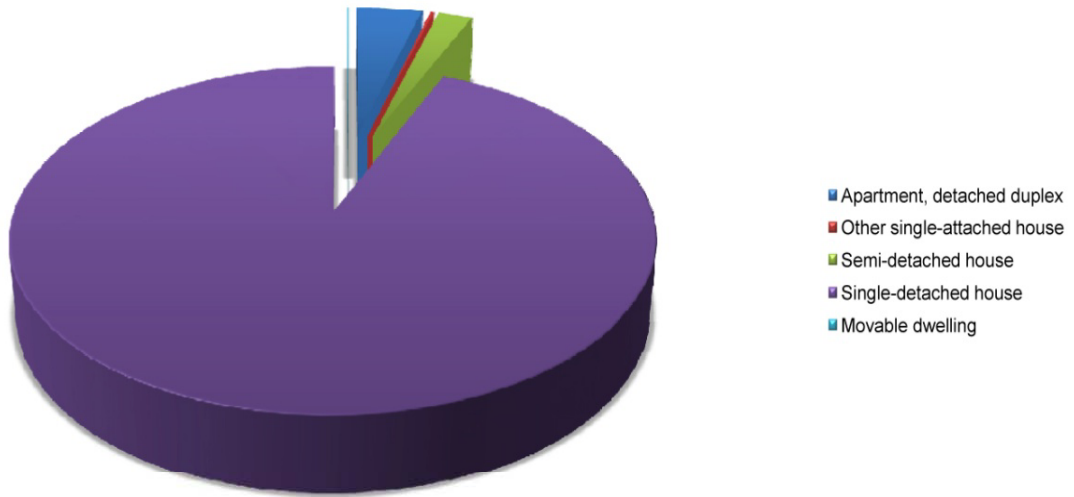


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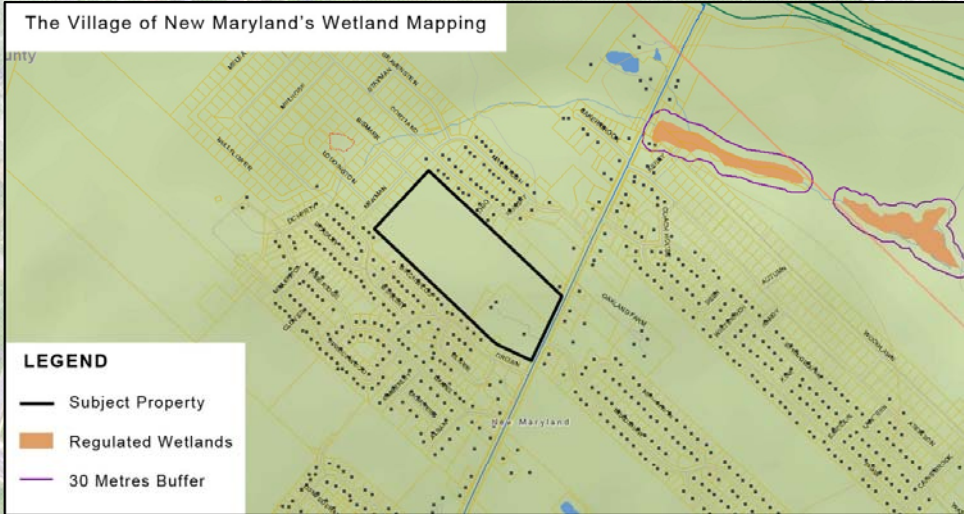
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EXISTING HOUSING TYPES

Types of Dwelling - 3 Km



WETLANDS



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HOUSING TYPES

- Single-family
- Semi-detached
- Townhouses
- Condos

























SERVICING

- Water to come from existing system.
- Denser developments could require a pumping station.
- Easiest servicing connection would come from Bismark Street.
- Stormwater detention likely necessary towards Bismark Street.
- Though some hurdles may exist, site can be serviced.



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ACCESS

- Minimize connections to New Maryland highway.
- Provide further connectivity between existing subdivisions.
- Avoid long straight roads to help reduce speeds.



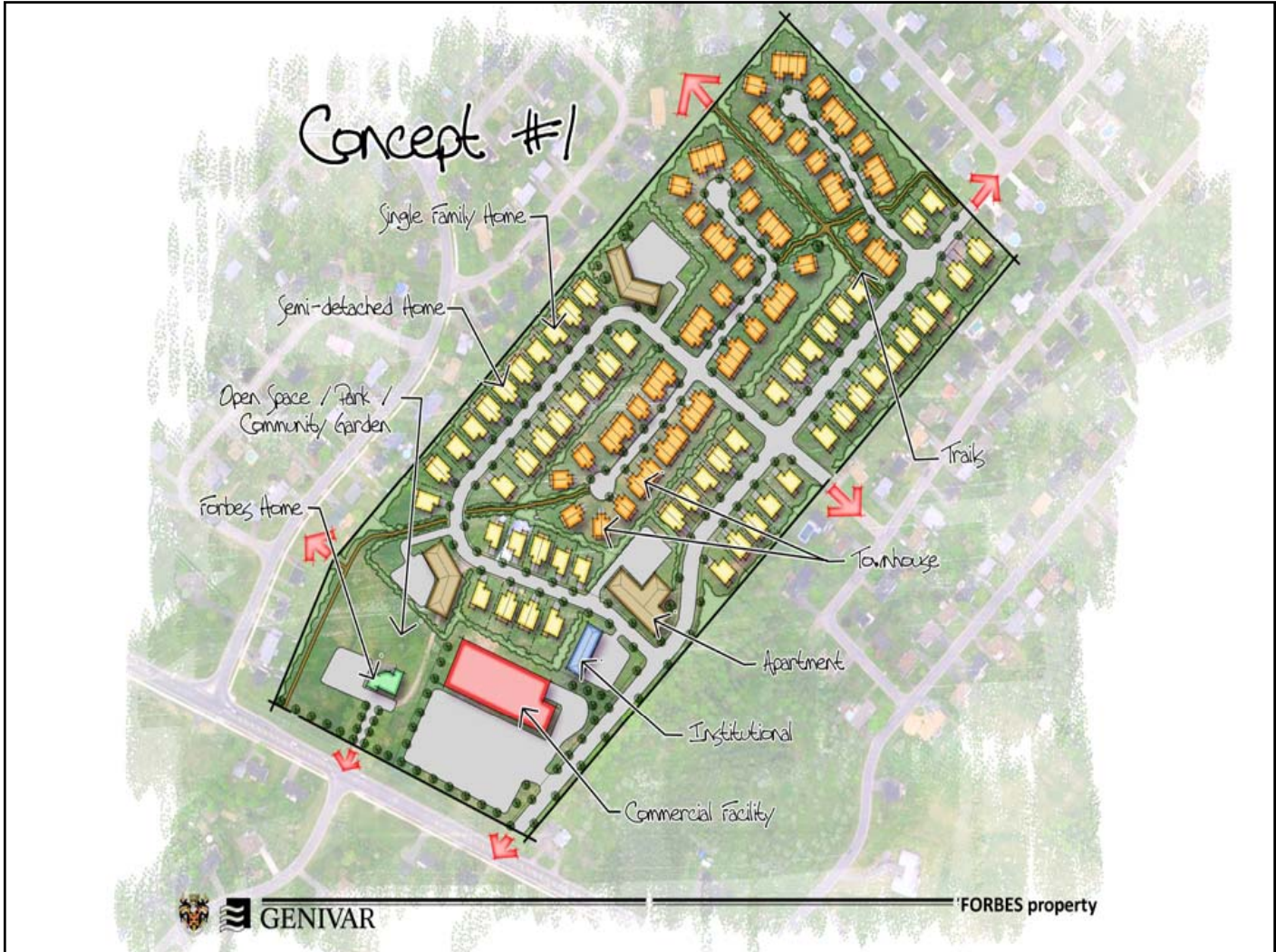
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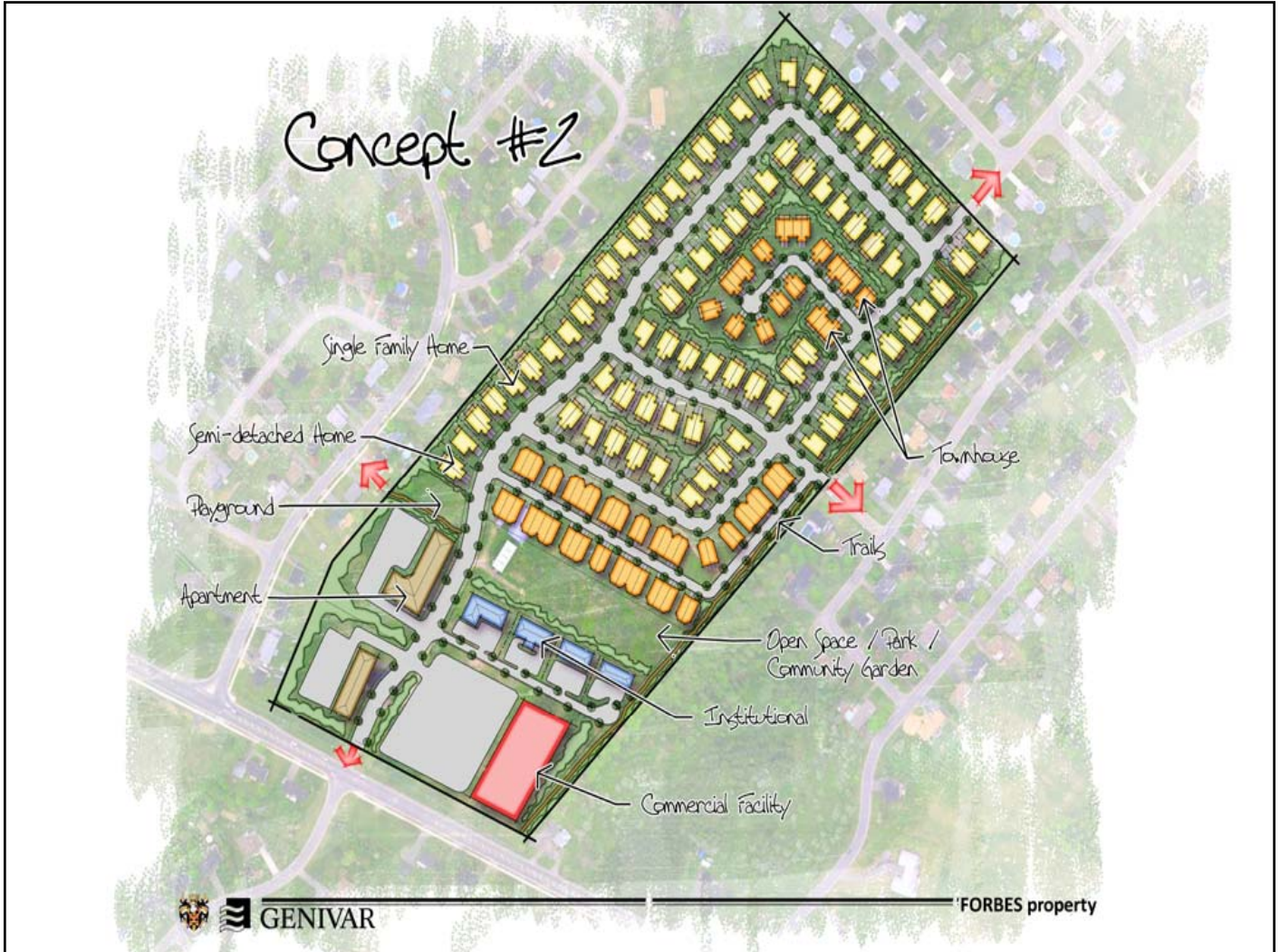
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GUIDING PRINCIPLES

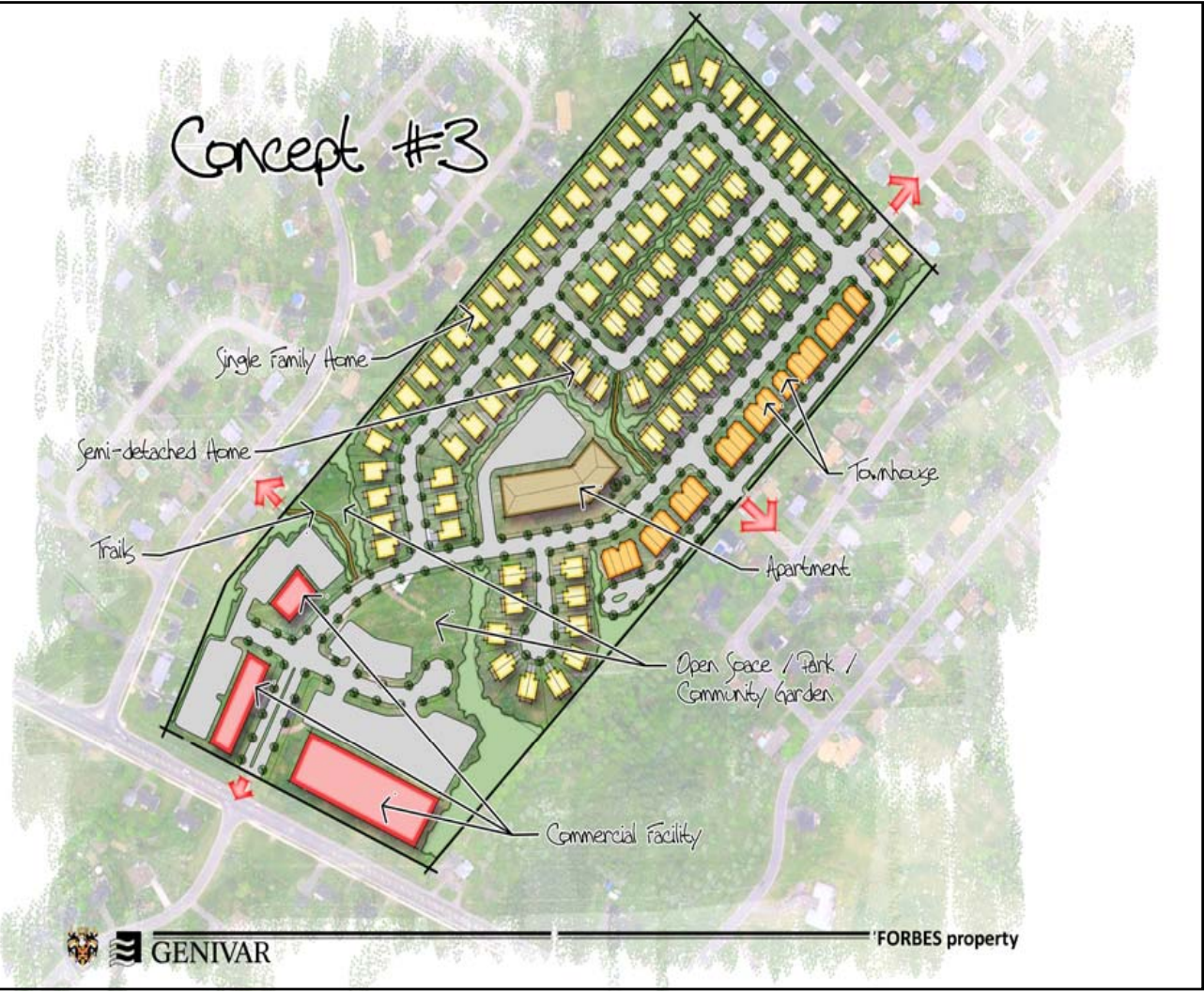
- Create an interesting and vibrant community.
- Establish greater connectivity between existing development.
- Minimize access to New Maryland Highway.
- Promote various types and densities of housing that are appropriate for the market.
- Establish appropriate locations for parks, trails, commercial and institutional uses.

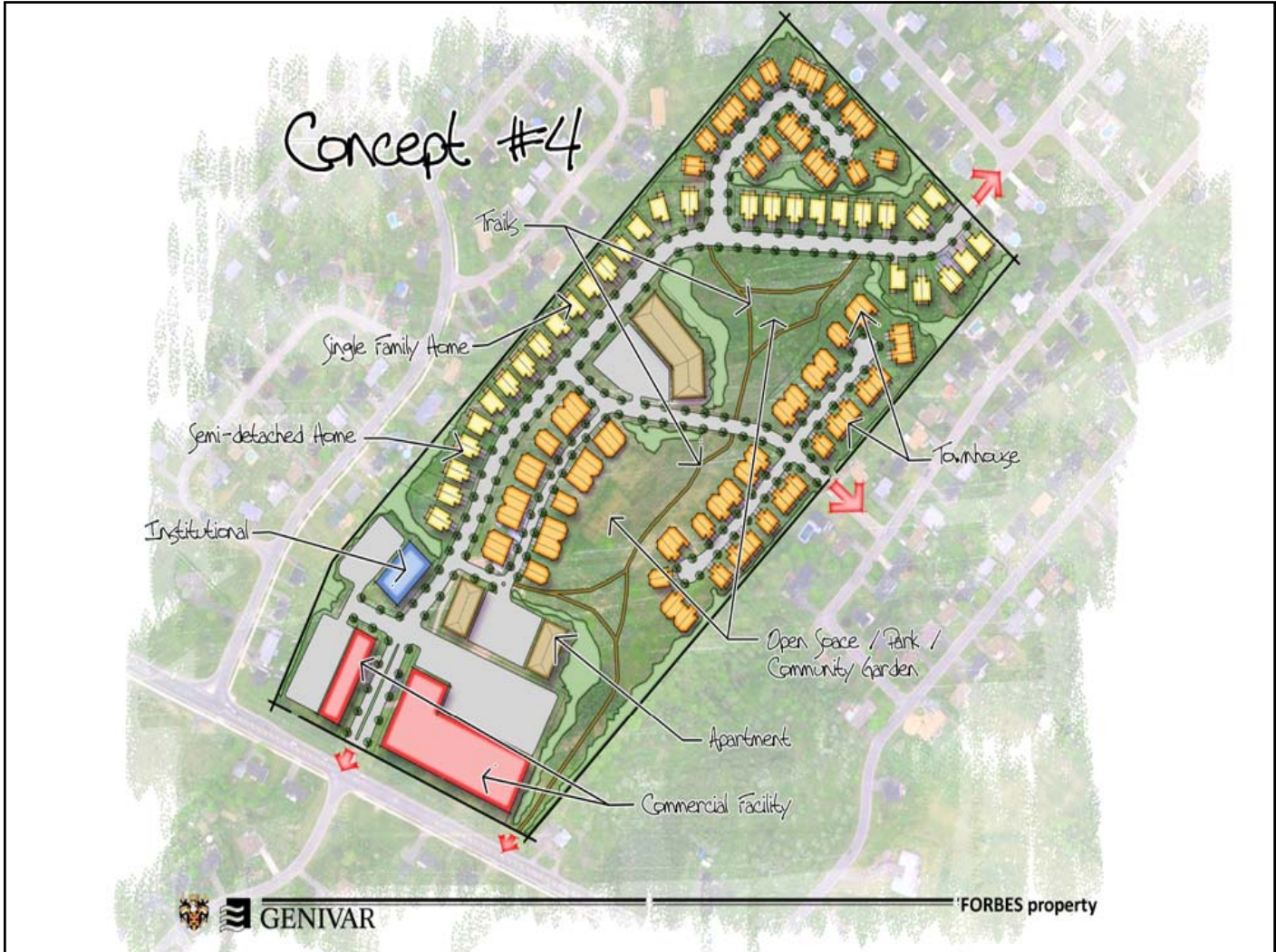






Concept #3







NEXT STEPS...

- 1) Gather Public Feedback
 - Dotmocracy
 - Questionnaires
- 2) Refine Final Option
- 3) Finalize Land Use Study and recommendations.



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