

OPTION "A"

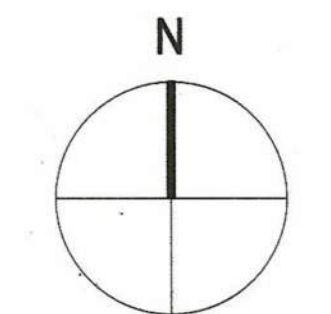
ATTRIBUTES:

- NEW COMMUNITY ACTIVITY PARK ANCHORED BY LIBRARY AND HISTORICAL SOCIETY.
- LIBRARY WITH CONVENIENT ACCESS TO ELEMENTARY SCHOOL.
- PUBLIC BATHROOMS AND ACTIVITY SHELTER.
- POTENTIAL CAFE WITH FRONTAGE ON BOTH RTE. 78 AND NEW COMMUNITY PARK.
- 12,600 - 25,200 SQ. FT. OF POTENTIAL COMMERCIAL SPACE WITH FRONTAGE ON RTE. 78.



HIGHGATE

Village Core Master Plan



MAY 10, 2023

gbArchitecture

OPTION "B"

ATTRIBUTES:

- LIBRARY DIRECTLY ON THE STREET AND VERY CLOSE RELATIONSHIP WITH HISTORICAL SOCIETY.
- LIBRARY WITH CONVENIENT ACCESS TO ELEMENTARY SCHOOL.
- DEDICATED PARKING FOR LIBRARY.
- (10) 2-3 BEDROOM HOMES IN A COTTAGE CLUSTER.
- PRESERVE THE HISTORIC STINEHOUR HOTEL AS A COMMERCIAL SPACE OR CAFE.
- 9,500 - 19,000 SQ. FT. OF POTENTIAL COMMERCIAL SPACE WITH FRONTAGE ON RTE. 78.
- POTENTIAL CAFE WITH CLOSE PROXIMITY TO THE EXISTING GREEN AND COMMUNITY PARK.



HIGHGATE

Village Core Master Plan

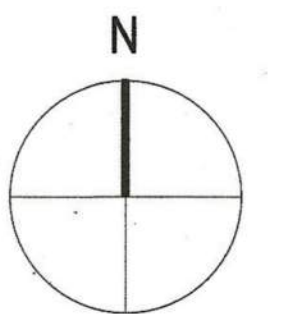
MAY 10, 2023

gbArchitecture

OPTION "C"

ATTRIBUTES:

- NEW TRADITIONAL TOWN GREEN ANCHORED BY LIBRARY AND HISTORICAL SOCIETY.
- LIBRARY WITH CONVENIENT ACCESS TO THE ELEMENTARY SCHOOL.
- ONE VEHICLE ACCESS POINT TO NEW DEVELOPMENT.
- POTENTIAL CAFE WITH TERRACE FACING NEW TOWN GREEN.
- 14,000 - 17,000 SQ. FT. OF POTENTIAL COMMERCIAL SPACE WITH FRONTAGE ON RTE. 78.
- 10 APARTMENTS ABOVE COMMERCIAL SPACE.



HIGHGATE

Village Core Master Plan

MAY 10, 2023

gbArchitecture

OPTION "D"

ATTRIBUTES:

- LIBRARY DIRECTLY ON THE STREET AND VERY CLOSE RELATIONSHIP WITH HISTORICAL SOCIETY.
- LIBRARY WITH CONVENIENT ACCESS TO ELEMENTARY SCHOOL.
- 20+/- ELDERLY HOUSING WITH CLOSE RELATIONSHIP TO LIBRARY, MULTI-GENERATIONAL ACTIVITY AREA AND CAFE.
- PRESERVE HISTORIC STINEHOTEL AS COMMERCIAL SPACE OR CAFE.
- REINFORCE AND STRENGTHEN THE EXISTING GREEN WITH PUBLIC PLAZA AND COMMERCIAL.
- 11,000 - 18,000 SQ. FT. OF POTENTIAL COMMERCIAL SPACE WITH FRONTAGE ON RTE. 78.



HIGHGATE

Village Core Master Plan

MAY 10, 2023

gbArchitecture

OPTION "E"

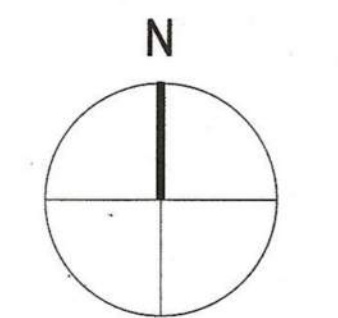
ATTRIBUTES:

- LIBRARY ON RTE. 78 AND PART OF A STRENGTHENED EXISTING GREEN.
- LIBRARY INTEGRATES THE HISTORIC STINEHOUR HOTEL AS A COMMUNITY CENTER.
- POTENTIAL CAFE FRONTING RTE. 78 AND CLOSE RELATIONSHIP TO LIBRARY AND GREEN.
- 7,500 - 15,000 SQ. FT. OF POTENTIAL COMMERCIAL SPACE FRONTING ON RTE. 78.
- (6) TRADITIONAL SINGLE FAMILY HOMES WITH CLOSE RELATIONSHIP TO ELEMENTARY SCHOOL.
- PRESERVE THE EXISTING PARK SPACE ACROSS FROM HISTORIC SOCIETY.



HIGHGATE

Village Core Master Plan



MAY 10, 2023

gbArchitecture