



Narrowsburg Master Plan

MASTER PLAN DESIGN OF THE HAMLET OF NARROWSBURG,
TOWN OF TUSTEN, NY

NOVEMBER 2013

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PREFACE

WHAT IS A MASTER PLAN?

A Master Plan is a comprehensive long range plan intended to guide growth and development of a community or region. It includes analysis, recommendations, and proposals for the community’s population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions. A Master Plan is a policy based document, it does not nor can it regulate land use. A Master Plan is not a zoning document; therefore the recommendations in this plan are only for guidance, not to regulate properties or land use.

MASTER PLAN

The Town of Tusten invited Buck Moorhead Architect to assist the Town with a conceptual development and redevelopment design plan for the hamlet of Narrowsburg. The Master Plan targets certain areas for improvement in the downtown area as well as potential areas of expansion throughout the hamlet. This schematic plan serves as a guide for future development of the hamlet while thinking of its historic preservation and its desire to promote environmental, artistic, cultural and touristic values. This conceptual plan depicts a broad view of possibilities without being a definitive commitment to any particular project.

This report was commissioned by the Town of Tusten and paid for by Narrowsburg Beautification Committee and a grant from Sullivan Renaissance.



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INTRODUCTION

21st Century Tusten: Walking Amidst Our String of Pearls

The Town of Tusten is coming of age in the 21st century, and it is expressing this maturation in its desire to develop a creative, far-reaching, over-arching master plan for the Town’s core, the hamlet of Narrowsburg.

Narrowsburg is where Tusten’s residents and its visitors socialize, congregate, celebrate, commiserate, shop, dine, are entertained, see art or theater, have a coffee

And, very clearly, Narrowsburg and Tusten, are part of a larger region, the Upper Delaware, and an even larger definer, a bioregion.

Within that bioregion are cultural and historic assets, and economic systems to which the hamlet must link. Within that bioregion there are ecological systems: hydrologic, geologic, wildlife, horticultural, to name a few, to which the Town of Tusten and the hamlet of Narrowsburg are inextricably linked and to which they ultimately must be integrated.

Walkable communities are where a growing number of people of the 21st century want to be. We want to walk or cycle to work. We want to live in smaller houses that are more convenient to work and shopping and entertainment.

We want mass-transit to other regions and larger cities.

We are increasing more conscious of our energy use and how the energy we use is generated. We want a smaller carbon footprint.

The Town of Tusten, over the past several years, has developed plans that speak to these issues and concerns. The Town wants to respect the wondrous, magical, and elegant Upper Delaware River and all its attendant systems. The Town wants to enhance its relationship with the River, and to use its proximity to it to improve the quality of life for its residents and visitors, and to enhance the economy and economic opportunities within the Town.

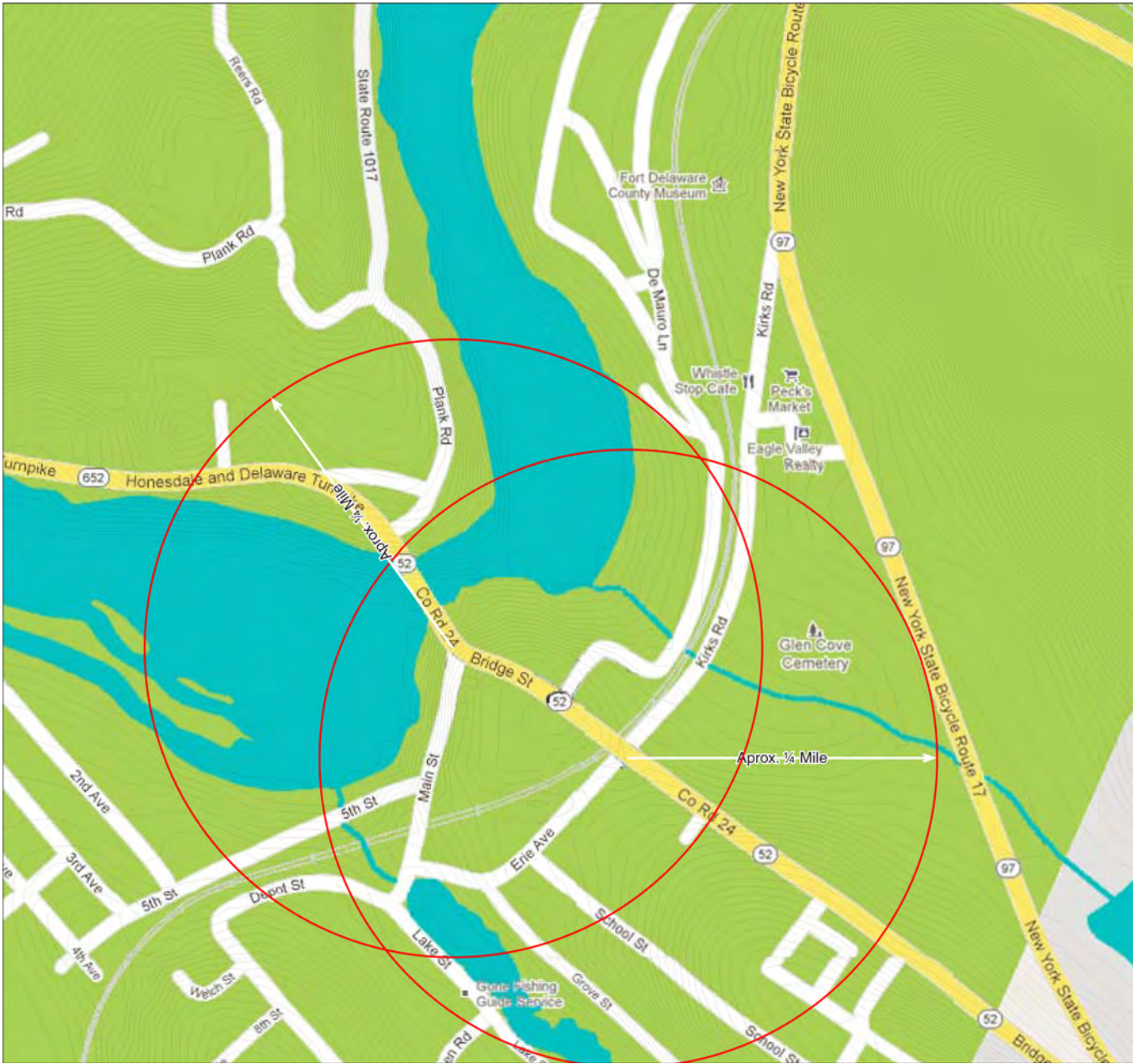
The Town wants to integrate the River with its other known assets and potential ones: its quality Main Street shops, its public spaces, its cluster of civic uses adjacent to Town Hall, the school, and the field, and most importantly, its people.

For it is people that make the place. So much of this endeavor has focused on how people move through the spaces of Narrowsburg, and how that can be made delightful.

Essentially, and ironically, while the Town of Tusten is moving forward into the 21st century with the goals and criteria of this planning effort, it is also reflecting back and showing respect for its history, and its respectful use of the natural resources of the region: the forests, the land, and the water.

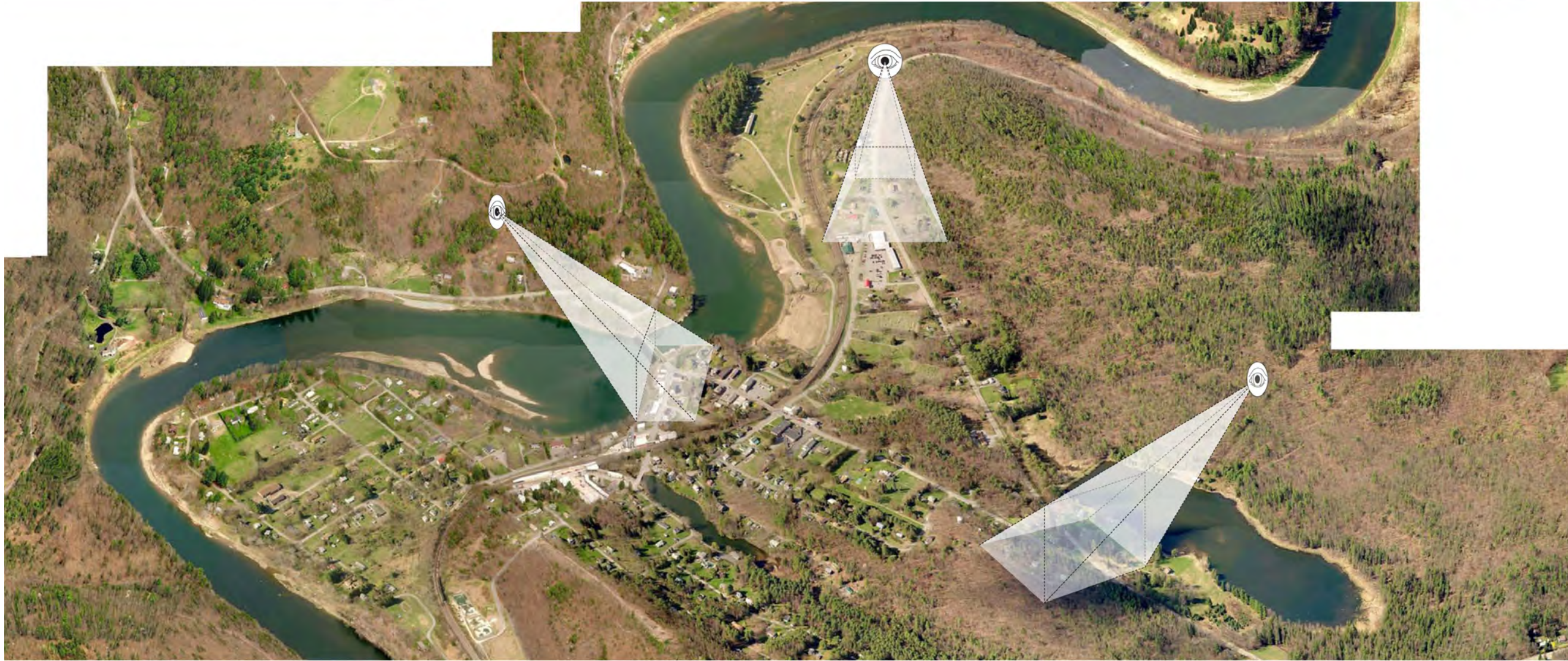
The Town has asked that this master plan for Narrowsburg be the great synthesizer of all recent plans, to reflect the thoughtful community processes over the past several years that embody these dual goals: maintain respect for the history of the Town and its foundational strengths while intelligently, passionately planning and developing for its 21st century future around community-defined ideas.

Walkability Map



Opportunity Map







PROCESS

Committee

Chairman: Karl Wasner

Committee members:

Ed Jackson, Planning Board Chairman
Bernie Lohman
Jane Luchsinger
Andrea Reynosa
Carol Wingert, Town Supervisor
Madeleine Wootans

Other Community Participants included:

Elaine Giguere, Delaware Valley Arts Alliance
Juliette Hermant
Monica Meunier
Annie Stanley
Stephen Stuart, Narrowsburg Fire Department
Vera Williams

Project Area

In its early meetings, the Master Plan Committee expanded the project area of the original RFP to generally include the water and sewer district of the Town of Tusten. In this expansion of the project area, it was the Committee's goal to include the interests of more of the Town's residents in the development of a conceptual master plan for the hamlet of Narrowsburg

Meeting Process

The Committee met, generally every two weeks, September 2012 and November 2013. The committee discussed ideas and concepts throughout the project area that were then recorded on a large-scale, birds eye image of the project area.

Goals

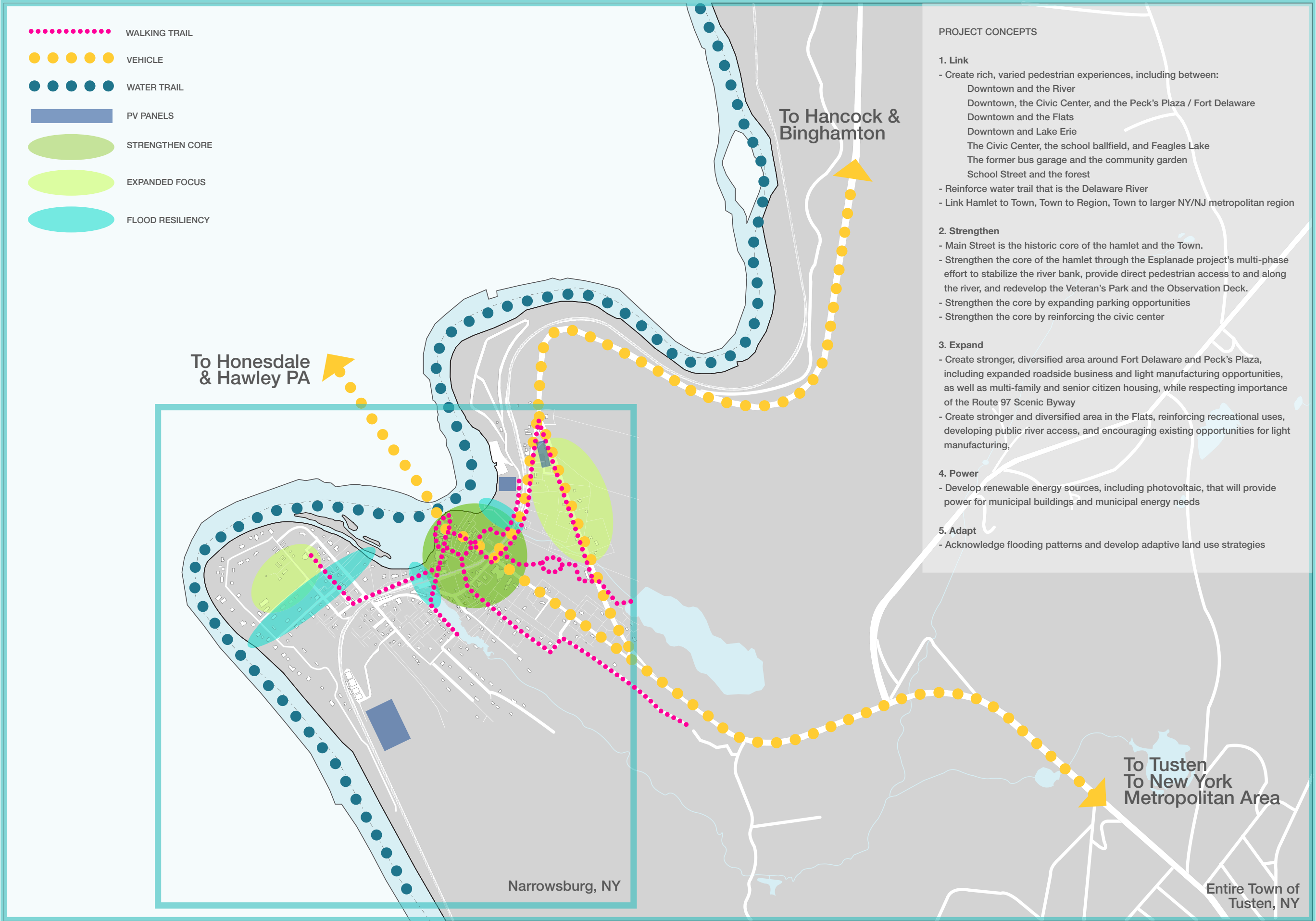
As outlined in the Town's Request for Proposals, the Vision of the Master Plan Committee articulated over the course of its meetings embodies the following goals:

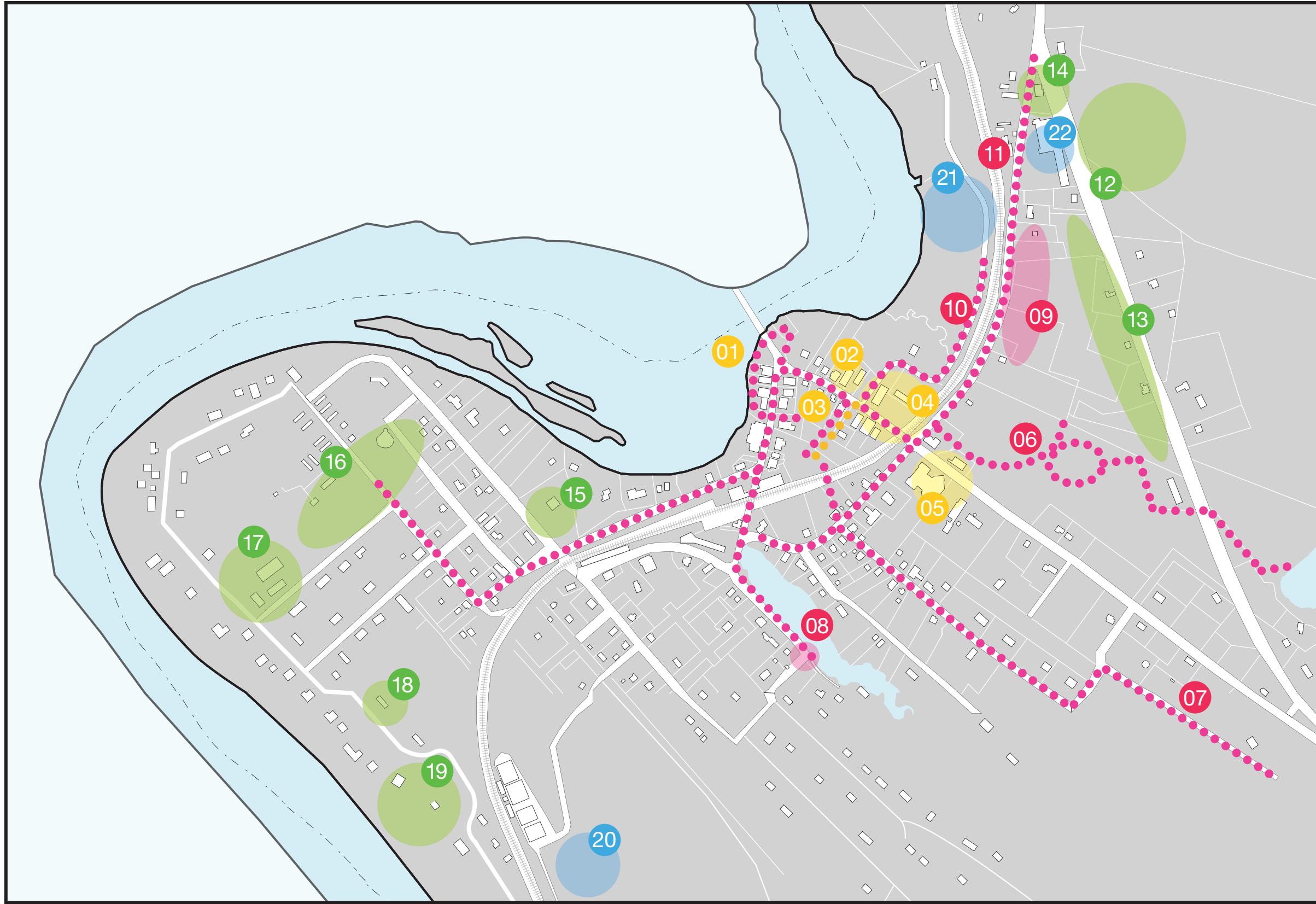
1. Create an atmosphere and physical environment that encourages and reinforces pedestrian activity within the hamlet area, with the understanding that this high quality pedestrian experience will improve the quality of life for Tusten residents, as well visitors to the Town, thereby creating potential economic benefits and economic growth within the Town.
2. Develop greater parking capacity within the hamlet area
3. Develop more locations for potential commercial and light manufacturing/industrial development to occur
4. Define and develop the Town Center, incorporating municipal, civic, and cultural functions.
5. Develop renewable energy strategies for the hamlet area
6. Integrate the hamlet and Town within a larger scale regional movement systems, including mass transportation and hiking trails.
7. Integrate the hamlet and Town within a larger scale regional ecological and economic systems, including flood mitigation, climate change mitigation and adaptation, and economic strategies that reinforce agriculture and tourism related to the regions natural resources.

PROCESS (continued)

During the course of the meetings, the Committee worked around a large scale aerial view of Narrowsburg. Areas of potential action were identified by numbers. Ideas and visions were sketched and painted directly upon the aerial view.







Proposed Pedestrian Access

Proposed Vehicular Access

Proposed Action Areas

- 01 Esplanade
- 02 Former Bus Garage
- 03 Municipal Parking
- 04 Library front, surrounding buildings & back lot
- 05 School
- 06 Ballfield on Kirk Rd
- 07 School Street & Hilltop Lane Trail
- 08 Lake Erie
- 09 Downtown Business Extension
- 10 DeMauro Pedestrian Link
- 11 Kirk Rd Pedestrian Link
- 12 Route 97
- 13 Route 97
- 14 Antique Junction
- 15 Flats Medical Building
- 16 Flats Recreational Area
- 17 Former Sawmill
- 18 Ford Dealer
- 19 Flats River Access
- 20 Municipal Utility Area
- 21 Fireman's Field
- 22 Pecks Plaza



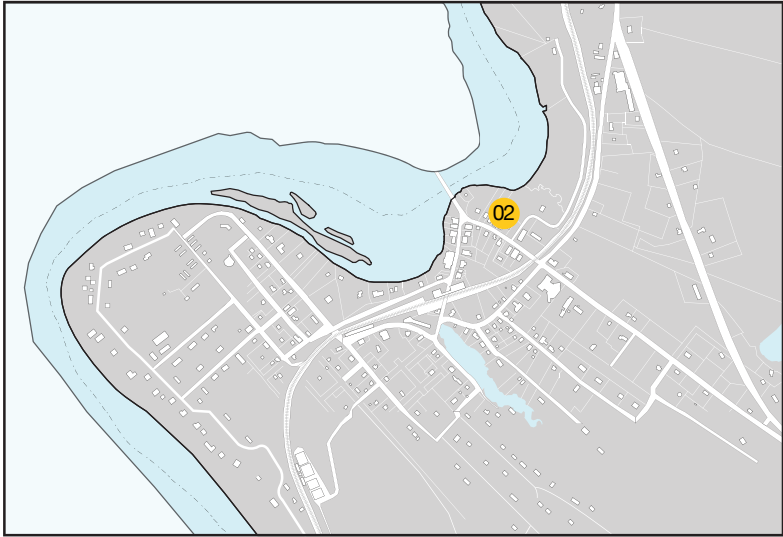
The Esplanade project is located within one of the Hamlet's two major business areas and is designed to provide direct connection between the Hamlet and the Delaware River. It is comprised of multiple phases, including the reconstruction of the Observation Deck, the enhancement of Veteran's Park, and the addition of a pedestrian link along the Delaware River connecting the two. The project will also address storm water management issues and provide riverbank stabilization measures. A consultant has been retained by the town to prepare design and construction documents for the preliminary phase: the Observation Deck. The town is currently developing strategies to raise funds for the project through available grants and to the exclusion of local tax payer money.

- New Observation Deck
- Enhancement of Tusten Veterans' Memorial Park
- Pedestrian link along Delaware River

An aerial photograph showing a small town situated along a river. A bridge with a green metal truss structure crosses the river in the lower left. The town features several buildings, including a large white industrial-style building with a flat roof on the right, and several smaller, older buildings with gabled roofs in the center. A road curves through the town, and a parking lot is visible. The river reflects the sky and the surrounding landscape.

An aerial photograph of a river with a bridge crossing it. A road intersection is visible on the right side of the river. A red line with pink dots marks a path along the riverbank and through the intersection. The path starts at the bottom left, goes up along the riverbank, then turns right at the intersection, and continues along the top edge of the image. The river is filled with rocks and debris. The bridge is a simple wooden structure. The road intersection has several buildings and cars. There are trees and greenery around the intersection. A swimming pool is visible in the upper right corner.

- ● ● ● Pedestrian Access



02.

ACTION AREA : Former Bus Garage,
Pedestrian Link
EXISTING ZONING : Downtown Business

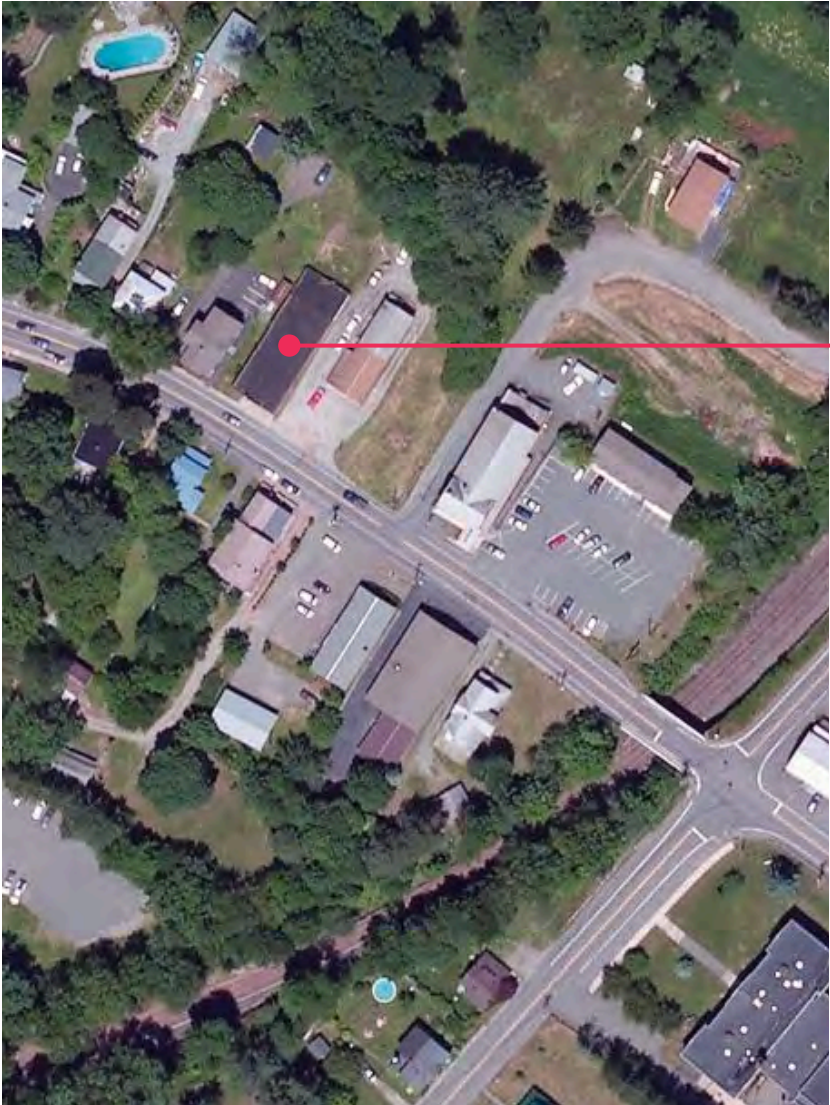


The property owner has created a garden behind her property and has proposed the possibility of creating a pedestrian trail connecting that garden to the community garden.

ACTIONS :

- Private property serving as a link to community garden
- Negotiate easement

CONCERNED TAX LOTS :
8.-1-6



Private property serving as a link to
community garden



03.

ACTION AREA : Municipal Parking
EXISTING ZONING : Downtown Business

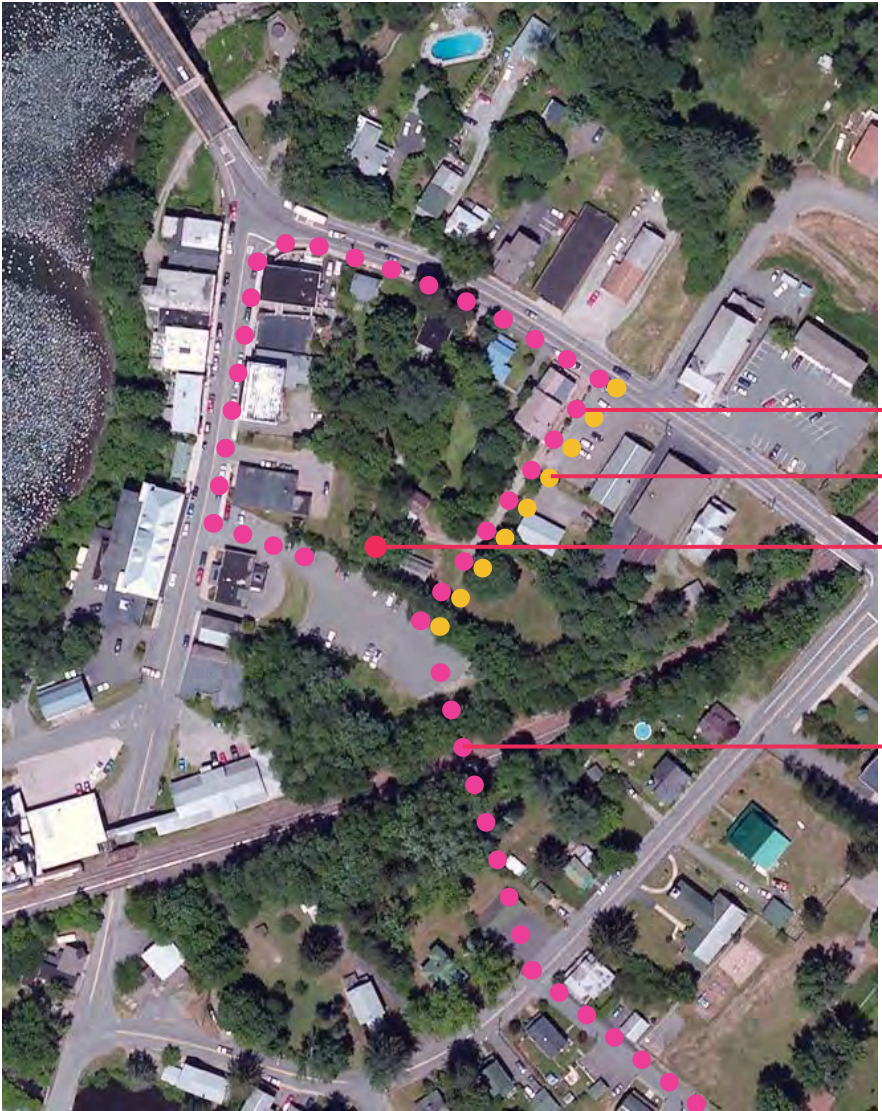


The expansion of parking is generally understood to be of significant importance to the future of Narrowsburg. The Municipal Parking area is one of the few public parking areas currently located within the Hamlet. Its convenient location behind existing businesses on Main Street and Bridge Street makes the expansion of this lot as necessary as it is opportune. The intention, long-term, is to negotiate easements with adjacent property owners in an effort to maximize the parking capacity of the Hamlet, especially when main street is closed for events. It is also hoped that this area could eventually house an electric vehicle charging station powered by photovoltaic canopies. It is proposed that, ultimately, this parking area include a pedestrian link and additional vehicular connection to Bridge Street.

ACTIONS :

- Increase area of public parking
- Create pedestrian link to Bridge Street
- Create vehicular link to Bridge Street
- Build pedestrian bridge over railroad (long term)
- Install EV charging station

CONCERNED TAX LOTS :
10.-1-1.21 / 10.-1-2 / 10.-1-3 / 10.-1-4.1 / 10.-1-4.2 / 10.-1-5 / 10.-1-19 / 14.-1-47 / 10.-1-13



- ● ● ● Pedestrian Access
- ● ● ● Vehicular Access

Pedestrian link to Bridge Street

Vehicular link to Bridge Street

Increase area of public parking

Pedestrian bridge over railroad



04.

ACTION AREA : Library front, surrounding buildings and back lot (Community Garden)

EXISTING ZONING : Downtown Business

CONCERNED TAX LOTS :

8.-1-11.2 / 8.-1-10 / 10.-1-6.2 / 10.-1-8 / 10.-1-9



This site includes the existing Town Hall, a portion of which is occupied by the Tusten Theater, the library, the UDC property, the fire house, and the unoccupied house adjacent to the railroad track.

The Town Hall currently has inadequacies with respect to present space, and is considering options for renovation and expansion of the Town Hall at its present location, or relocation of the Town Hall to another site. Both options were considered within the Committee's discussions.

It is recommended that the Town conduct an assessment of the architectural program for the Town Hall and for a community meeting space or community center. This will allow the Town to evaluate the possibilities of expanding at its present location.

While there was not an overwhelming consensus for this option within the Committee, there was a general acknowledgement that this option is consistent with the goal of creating a walkable civic core.

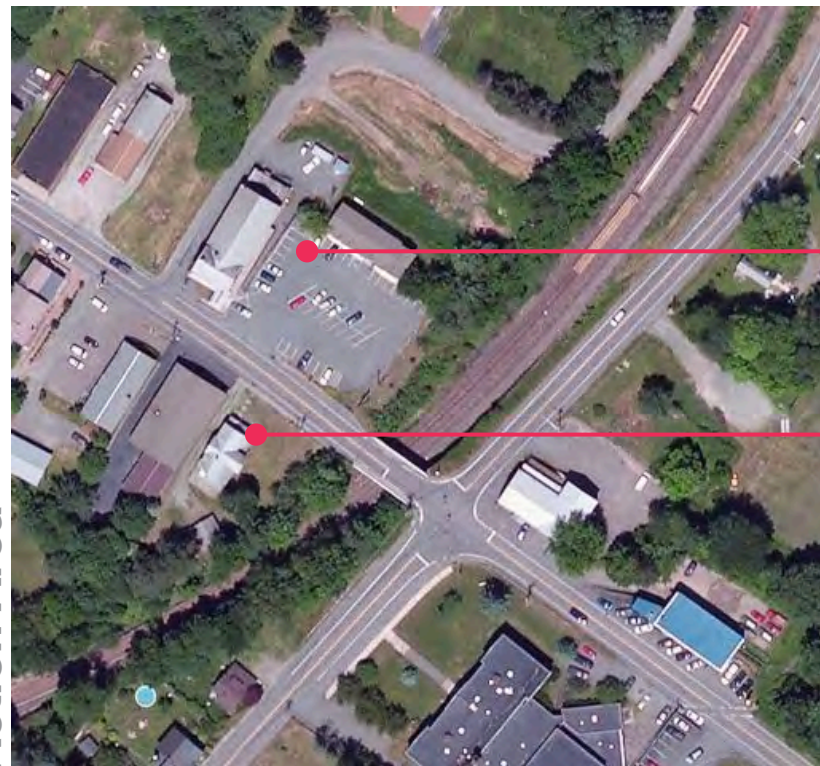
There is the opportunity to use a portion of the existing parking lot next to the Town Hall for expansion and to create a Town Square.

The property with the vacant residence adjacent to the railroad track provides a potential opportunity for the municipality to provide additional parking and a second access to the public parking behind the bank.

The rear of the library property is presently used as a community garden. In the longer term this site might be used for additional ground level parking, expansion of the library and creation of a community meeting space at a second / third levels, with a community garden on the roof.

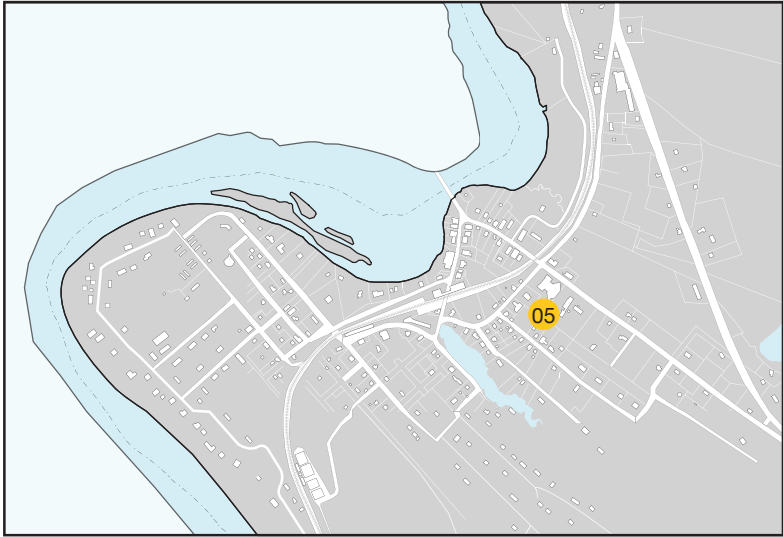
ACTIONS :

- Town to develop architectural program
- Create inventory of Town land
- Develop Master Plan for Civic Center



- Possible location for portion of Town Hall (2nd level)
- Meeting room (3rd level)
- Roof top community garden
- Library, professional offices, Town offices, senior center, community meeting space

Ground level parking



05.

ACTION AREA : School, Adaptive Use
EXISTING ZONING : General Residential

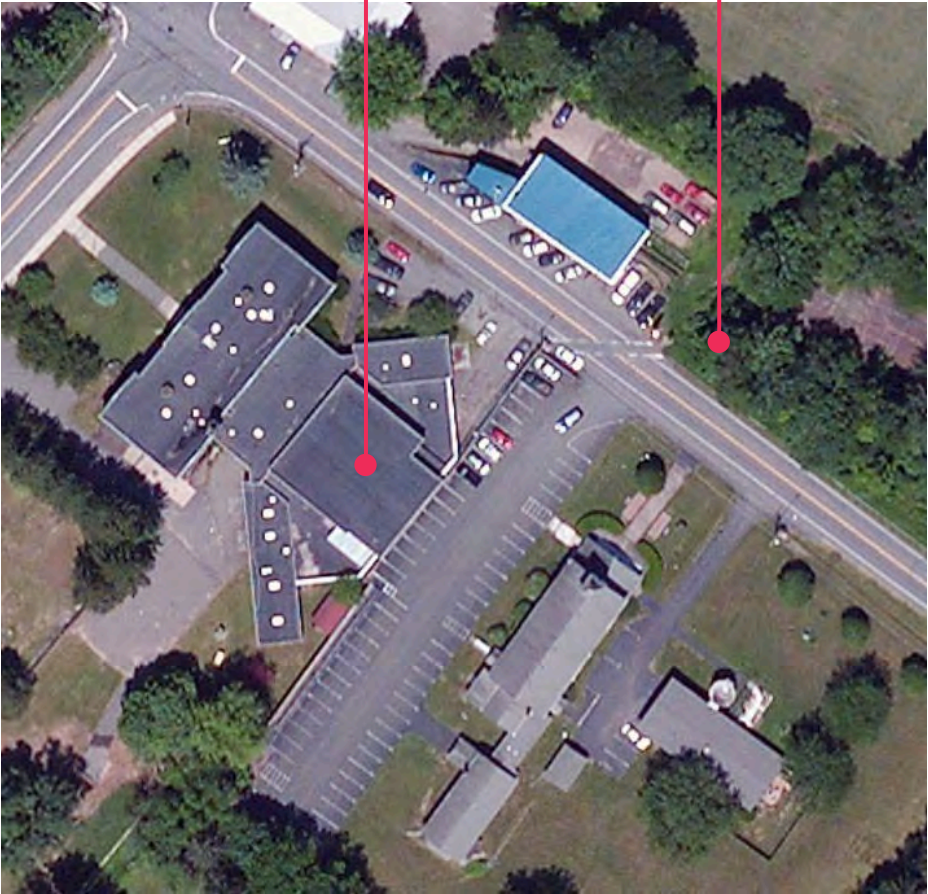


This site is located at the heart of the hamlet area and operates a highly visible location. It is directly adjacent to multiple existing municipal, cultural, and civic buildings, including the existing Town Hall, the Tusten-Cochecton branch of the Western Sullivan Public Library, the Tusten Theater, the Narrowsburg Fire Department, and the Upper Delaware council offices. The existing school building is presently for sale. There is a proposal from a potential buyer to develop a multipurpose business incubator center. There is also the possibility that this might be a satellite facility for educational functions. In the long term, this could potentially be a site for a hotel and convention center.

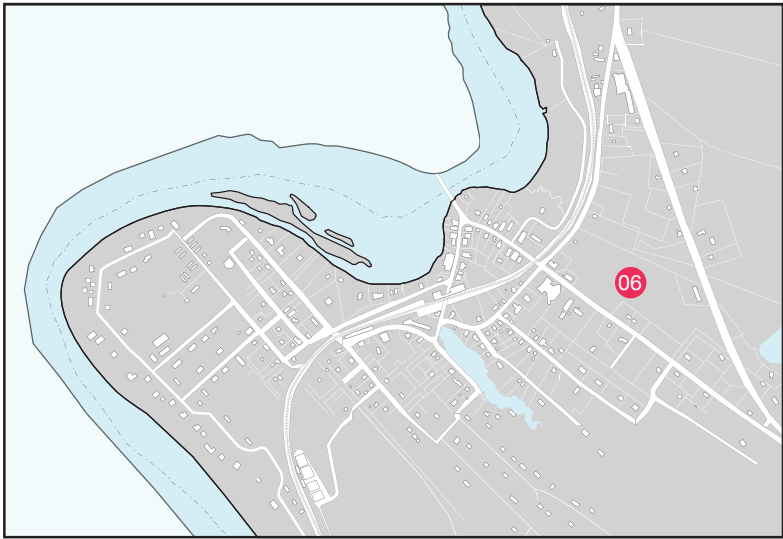
ACTIONS :

- Town to encourage potential future uses including:
 - Multi-purpose business incubator center
 - Hotel
 - Senior Housing
- Town to negotiate municipal use of parking facility
- Encourage use of building that is a positive contribution to the local economy

CONCERNED TAX LOTS :
10.-3-1 / 10.-3-18 / 10.-3-15 / 10.-2-5.1



- Multi-purpose business incubator center
- Educational facility
- Hotel
- Municipal use of multi-tiered parking facility



06.

ACTION AREA : Ballfield on Kirk Road
EXISTING ZONING : General Residential

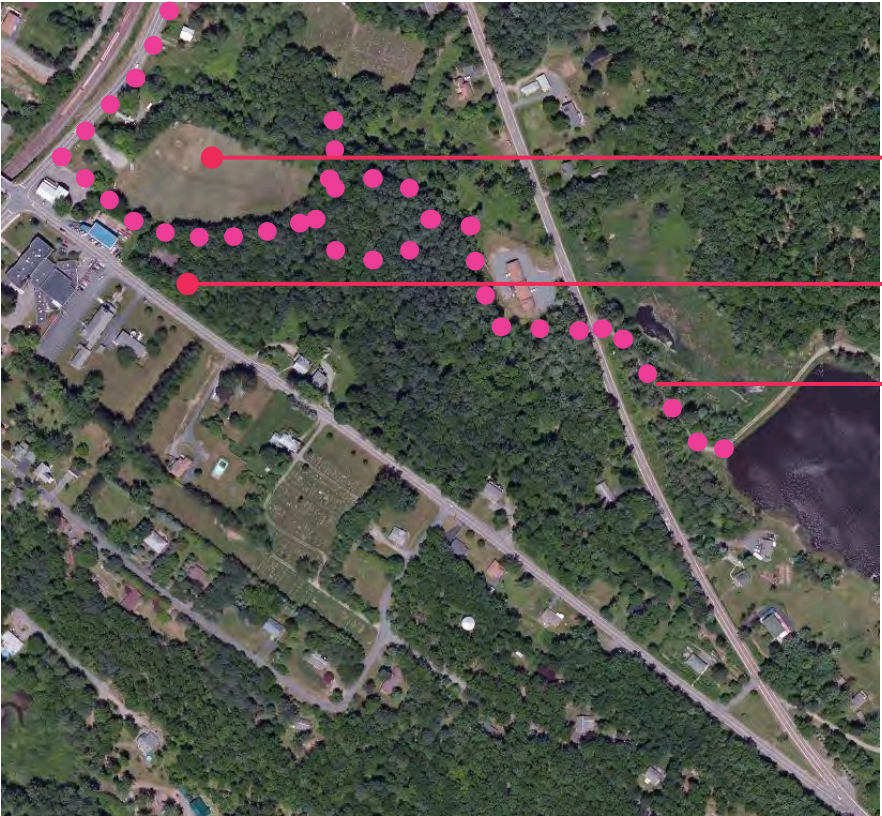


This area presently is a 14.5 acre site owned by the school district. It is comprised of significant wetland areas, which are part of the drainage from Feagles Lake into the river. This area can be developed as both an active and passive recreation area, providing ball fields and hiking trails for the community. The trail system would connect future residential development above Feagles Lake to the town business centers and also provide a more natural pedestrian link between the two business centers. In the long term, the portion of the site that abuts Bridge Street could form the future location of a multitiered municipal parking garage immediately to the east of the existing automotive dealer. That same site might also provide an opportunity for municipal office space.

ACTIONS :

- Active and passive recreation
- Trails connecting Pecks, Feagles Lake, and Bridge Street
- Multi-tiered parking (long term)

CONCERNED TAX LOTS :
10.-2-5.1



Active and passive recreation

Multi-tiered parking

Trails connecting Pecks,
Feagles Lake and Bridge Street

● ● ● ● Pedestrian Access





07.

ACTION AREA : School Street/Hilltop Lane Trail
EXISTING ZONING : General Residential

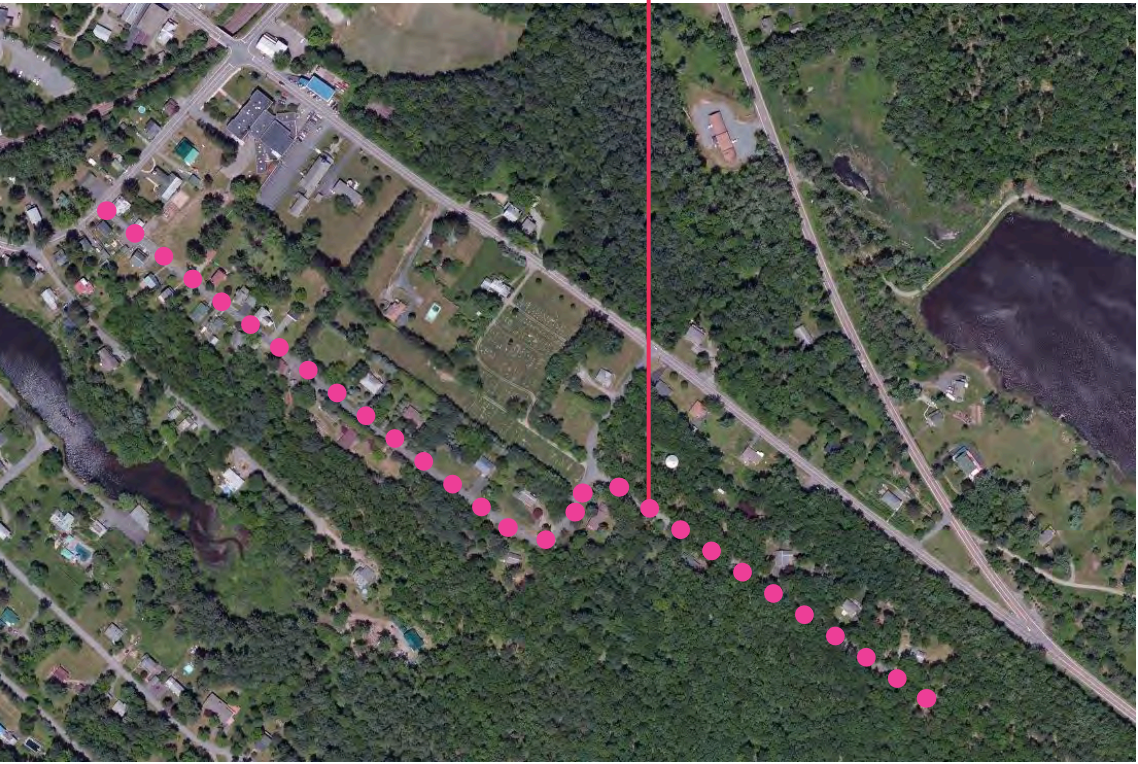


At its western end, School Street meets the corner of Erie Avenue, not far from the existing school. It is proposed that School Street be an opportunity for a hiking trail that goes from the center of the hamlet east, follow School Street to Hilltop Lane, and connect to a possible forested walkway system. Signage along the public street would provide direction for those who wish to follow the pathway. In the long term, it is proposed that there be a pedestrian bridge across the railroad track connecting the School Street/Erie Street corner to the municipal parking area behind Main Street and Bridge Street. This long-term project will depend upon negotiation with adjacent property owners to provide required easements.

ACTIONS :

- Create Hiking Trail
- Negotiate easements with property owners

CONCERNED TAX LOTS :
14.A-1-10.4



● ● ● ● Pedestrian Access

Hiking Trail



08.

ACTION AREA : Lake Erie
EXISTING ZONING : General Residential



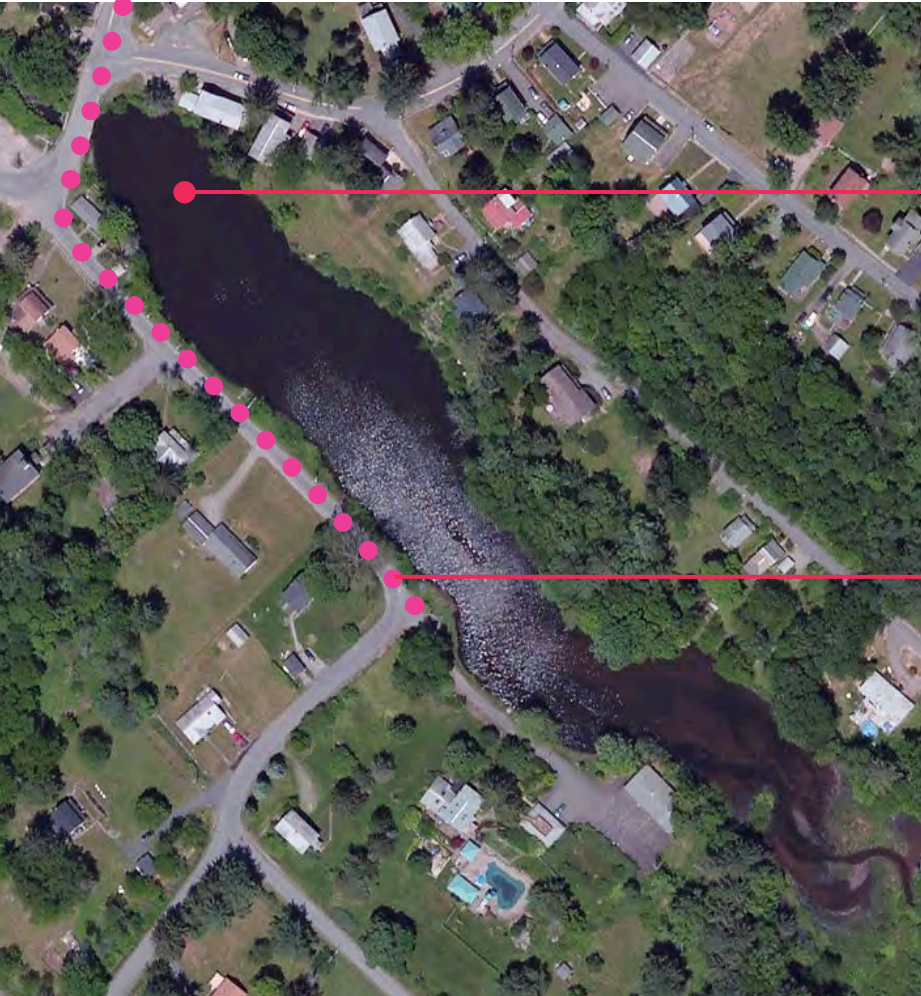
It is proposed that Lake Erie be developed to provide public recreation opportunities, such as fishing and ice skating. Establish a public access point.

It is recommended that the lake be dredged, and that a flood gate be installed at its westerly end to mitigate impacts from flood events

ACTIONS :

- Establish a public access point
- Dredge lake
- Install flood gate
- Add hiking path near waterside

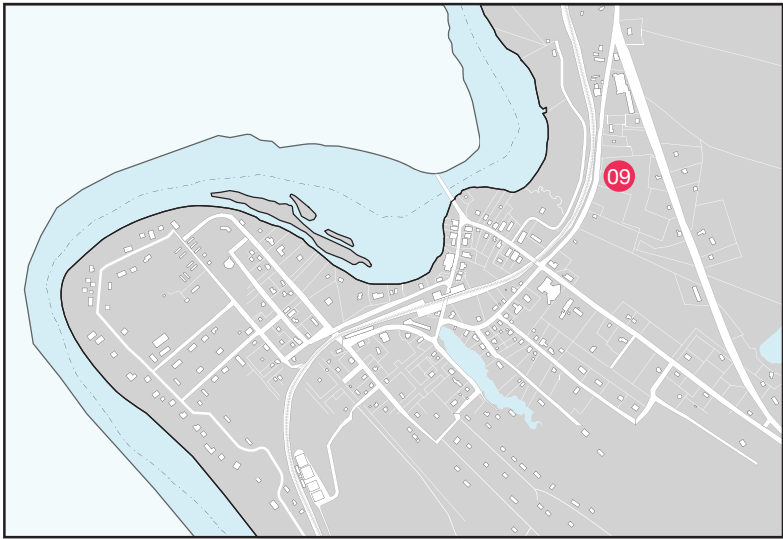
CONCERNED TAX LOTS :
13.-3-11



Dredge lake & install flood gate

Hiking path near waterside

● ● ● ● Pedestrian Access



09.

ACTION AREA : Downtown Business Extension
EXISTING ZONING : Roadside Business

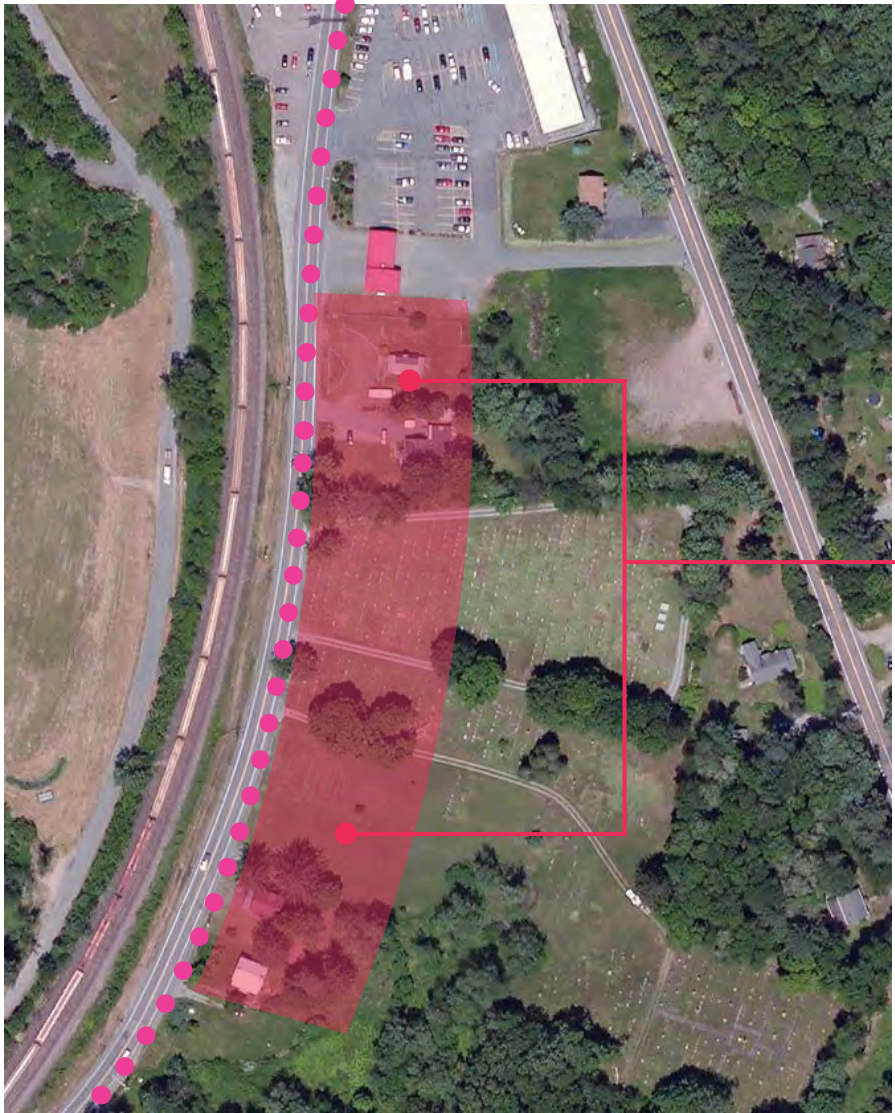
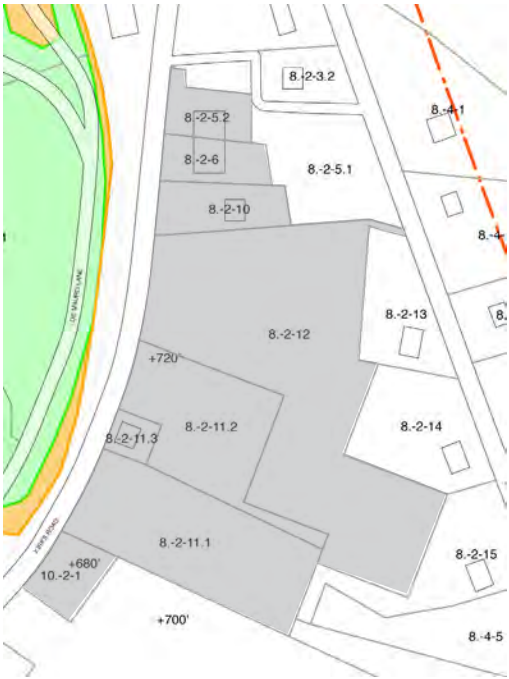


Development of this area provides an opportunity to reinforce a pedestrian link between the two existing business areas of the town: Main Street and the Peck's Shopping area. It is important that the pedestrian walk space be protected from vehicular traffic by an adequate buffer zone. While new development may not necessarily need to be historic architecturally, the scale and massing of setbacks as well as street walls should be similar to those of Main Street, in order to provide a sense of continuity within the Hamlet.

ACTIONS :

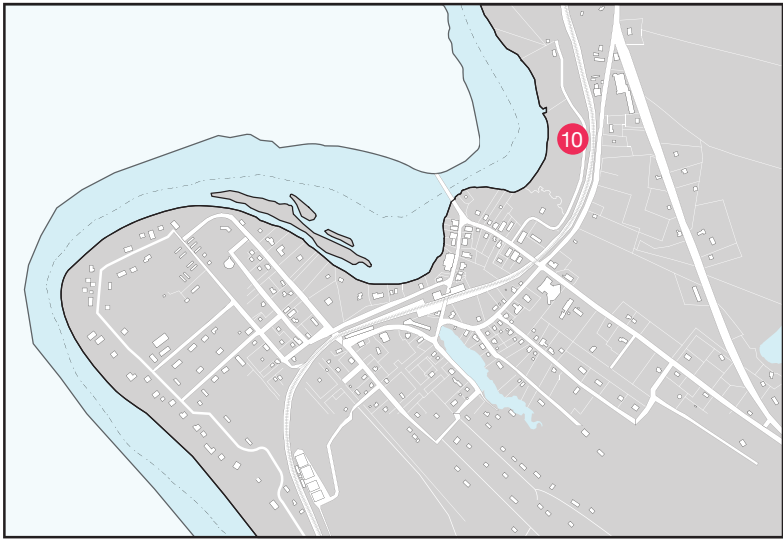
- Create building massing and scale that captures scale and massing of Main Street
- Zoning change from existing Roadside Business to Downtown Business.

CONCERNED TAX LOTS :
8.-2-5.2 / 8.-2-6 / 8.-2-10 / 8.-2-11.1 / 8.-2-11.2 / 8.-2-11.3 / 8.-2-12 / 10.-2-1



Create building massing capturing scale and massing of Main Street

- ● ● ● Pedestrian Access
- Action Area



10.

ACTION AREA : DeMauro Pedestrian Link
EXISTING ZONING : Recreational River



It is proposed that DeMauro Lane be developed as a pedestrian link connecting Main Street and Bridge Street businesses to the campground area to the north. Proposed work will include creating a walk space on the side of the road with a buffer protecting pedestrians from vehicular traffic. In the long term, there would be a pedestrian tunnel beneath the existing railroad track connecting the DeMauro path to the shops and businesses on Kirk Road at the Pecks shopping center.

ACTIONS :

- Create safe, enhanced pedestrian path connecting Main Street to campground area as well as a safe path from the campground to Bridge Street & Main Street

CONCERNED TAX LOTS :
4.-1-1.1





11.

ACTION AREA : Kirk Road Pedestrian Link
EXISTING ZONING : Recreational River



This proposes to create a pedestrian-friendly walking path along the easterly edge Kirk Road between the school corner and Fort Delaware and the Peck's Plaza.

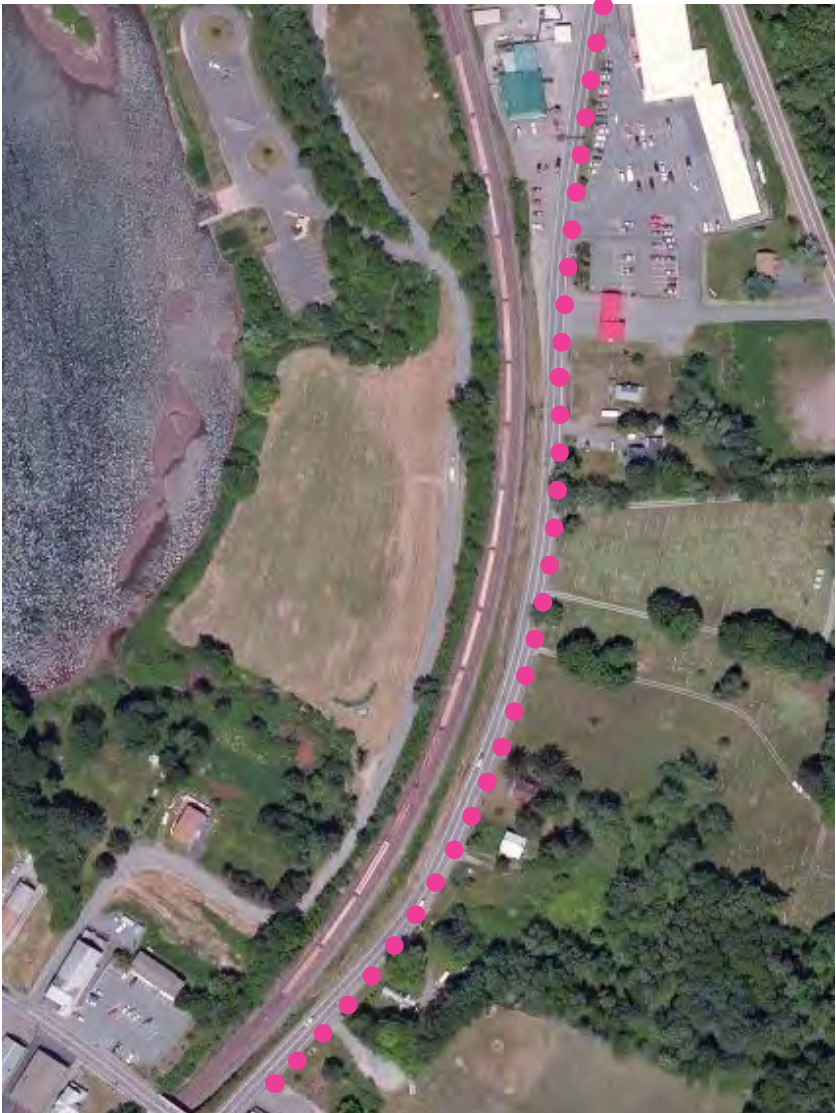
This will connect the two business areas, the downtown area and Peck's, and will provide a walkable pathway between downtown and Fort Delaware.

The pathway would be designed with a buffer between the road and the walkway, providing vehicular and pedestrian separation

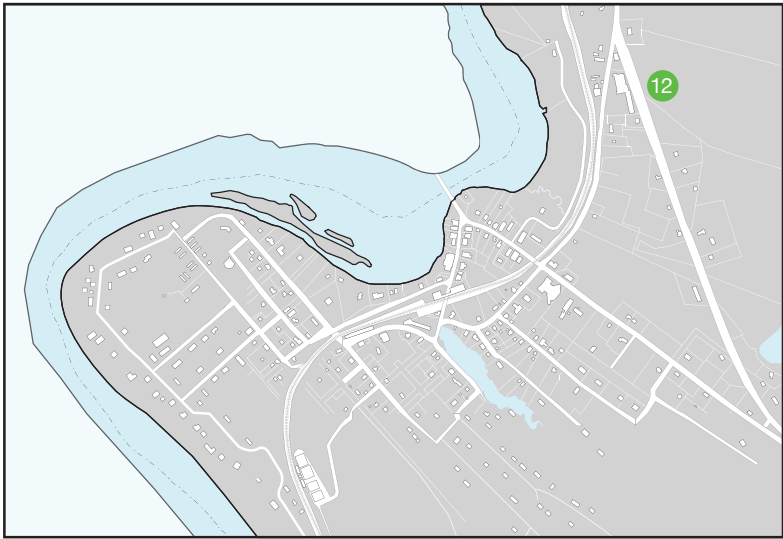
ACTIONS :

- Create safe, enhanced pedestrian path connecting Main Street businesses to Peck's area businesses

CONCERNED TAX LOTS :
n/a



● ● ● ● Pedestrian Access



12.

ACTION AREA : Route 97
EXISTING ZONING : Roadside Business,
General Residential and Rural Residential

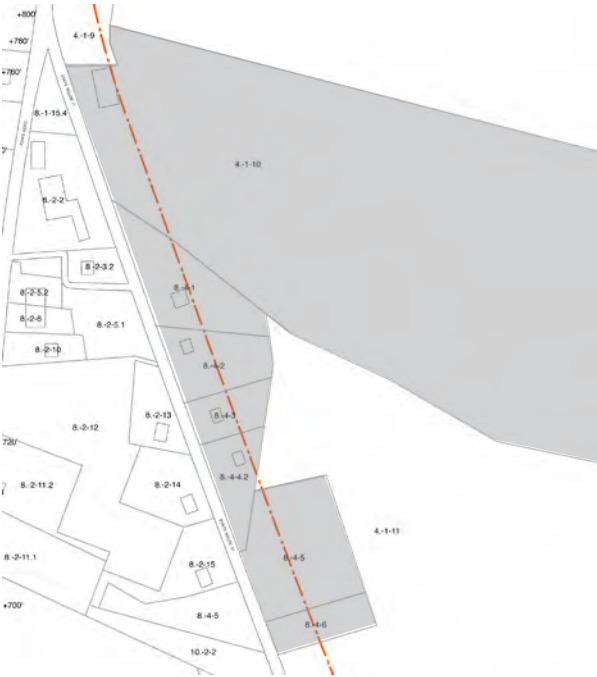


Located off of Route 97, the scenic byway, this site is a major entry point as well as one of two major business areas in the Hamlet. It is also necessary to provide additional area and, consequently, opportunity for roadside business and potential light manufacturing uses (?) that wish to locate in the town. Imperative maintenance is recognized, however, of the scenic byway along Route 97 as well as a buffer zone between the scenic byway and new development. It is anticipated that this site will be designed around and incorporate access to the large property to the East, intended for large-scale residential development.

ACTIONS :

- Zoning change to permit additional roadside business use and light manufacturing
- Medical Facility
- Higher Density Housing (Senior Housing)

CONCERNED TAX LOTS :
4.-1-10 / 8.-4-1 / 8.-4-2 / 8.-4-3 / 8.-4-4.2 / 8.-4-5 / 8.-4-6



Zoning change to permit additional roadside business use and light manufacturing



13.

ACTION AREA : Route 97
EXISTING ZONING : Roadside Business,
General Residential

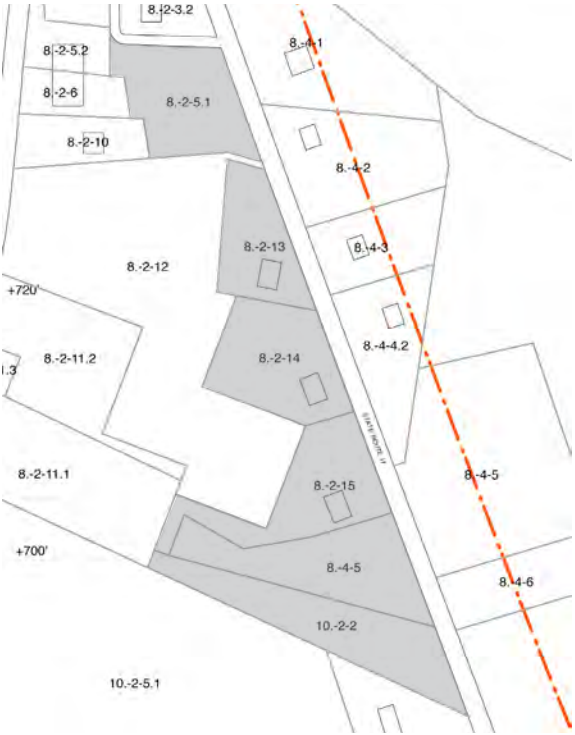


This site is located proximate to the Peck's Plaza and the proposed walking trails at the Kirk Ballfield site providing pedestrian access to the Main Street area. While the site is relatively small, it is proposed as a strong location for some multi-family and/or senior housing that would be readily walkable to assets of the Hamlet.

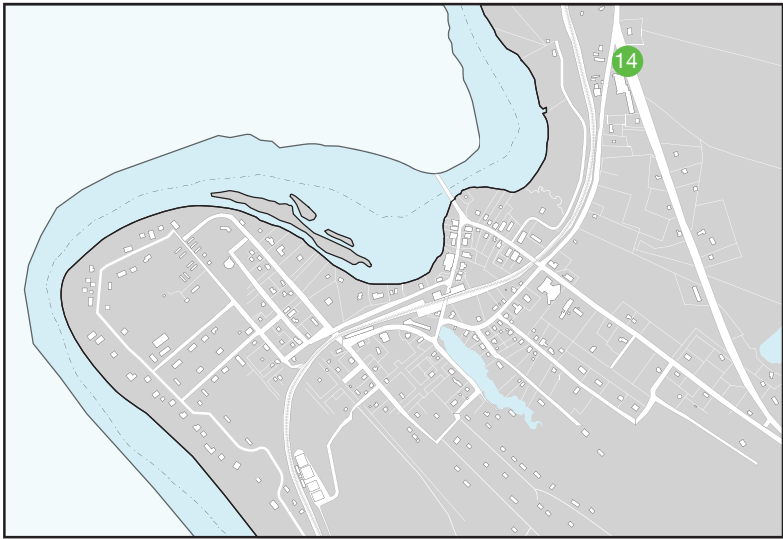
ACTIONS :

- Zoning change to permit:
- Senior Housing
 - Multi-family small housing

CONCERNED TAX LOTS :
8.-2-5.1, 8.-2-13 / 8.-2-14 / 8.-2-15 / 8.-4-5 / 10.-2-2



Senior housing
Multi-family small housing



14.

ACTION AREA : Antique Junction
EXISTING ZONING : Roadside Business

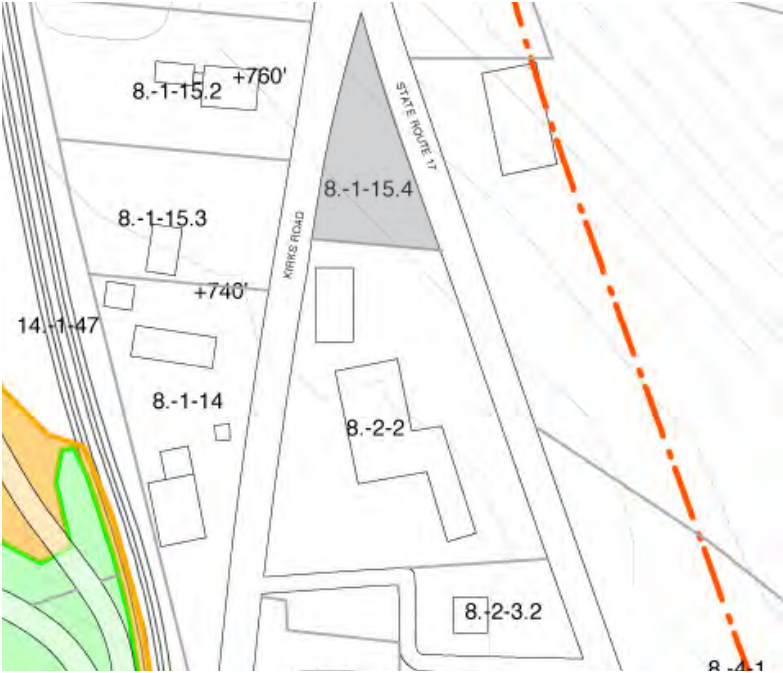


This site is also located at the major entry point discussed in item 12, along the Scenic Byway. The long-term goal is to create a landscaped gateway to the Hamlet, using a portion of this property, while still maintaining a small business appropriate to the site.

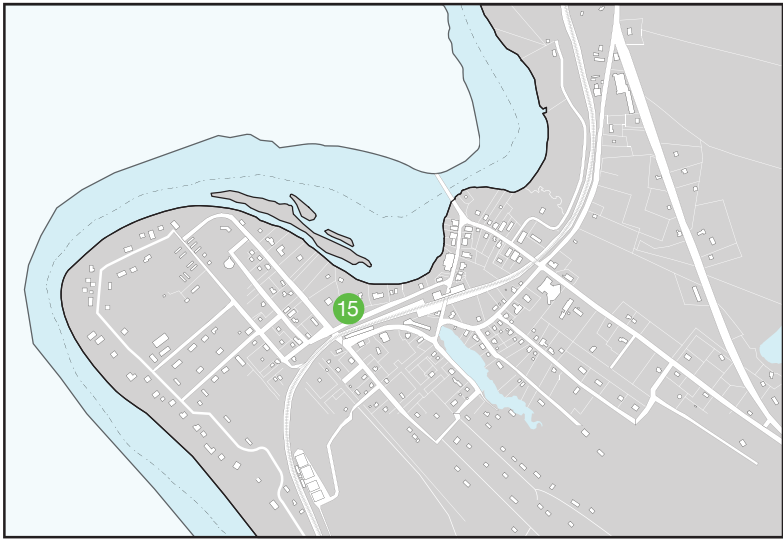
ACTIONS :

- Create a landscaped gateway

CONCERNED TAX LOTS :
8.-1-15.4



Landscaped gateway



15.

ACTION AREA : Flats Medical Building
EXISTING ZONING : Downtown Business

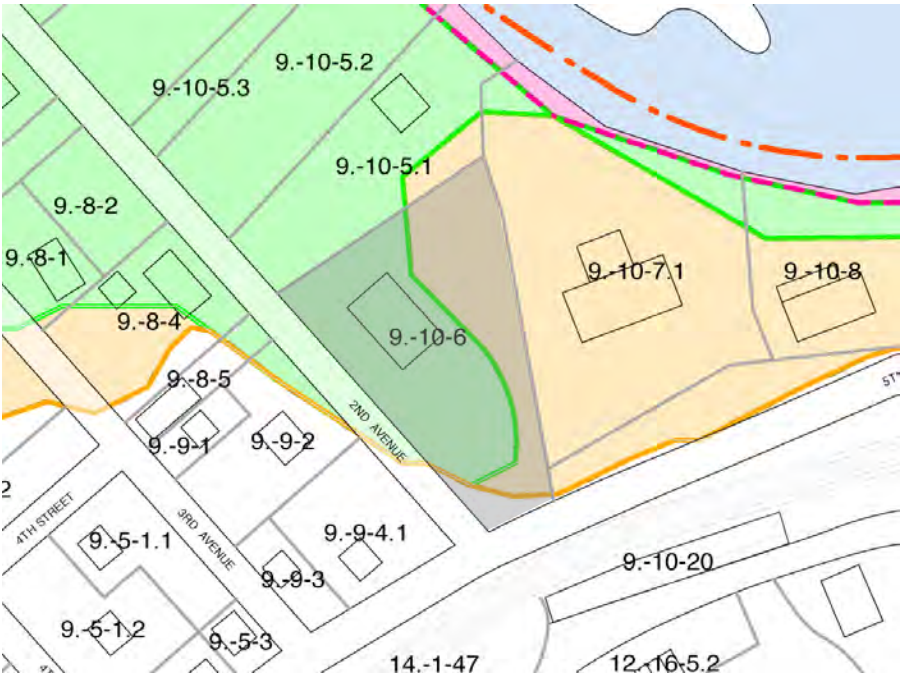


This site includes an existing vacant building that is presently deeded for medical use only. It is proposed that, in the short term, the details of the deed be investigated and clearly understood to determine the full potential reuse of this property and whether or not it may be of future use to the town, whether it be for medical use, the site of a potential senior center, or even municipal support services.

ACTIONS :

- Potential location for municipal use
- Potential senior center

CONCERNED TAX LOTS :
9.-10-6



Potential senior center

Potential location for municipal use



16.

ACTION AREA : Flats Recreational Area
EXISTING ZONING : General Residential

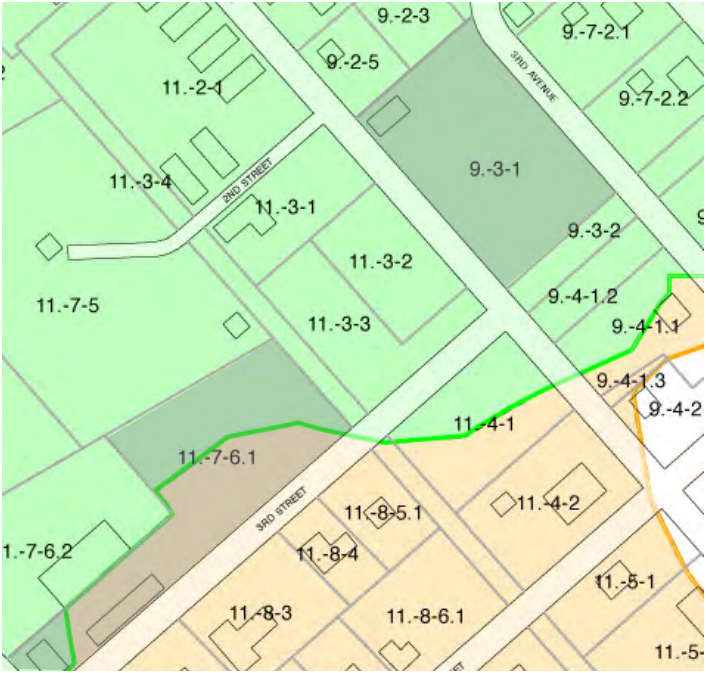


It is proposed that the existing Flats recreation area, which presently includes a ball field, be enhanced through the addition of a picnic pavilion including a small kitchen and a stage for cultural events. The area would include new shade trees and multigenerational recreation areas. This public space would be connected to the newly created public river access in the flats. Acquiring easements on properties for additional public parking would be advantageous to this project.

ACTIONS :

- Create a picnic pavilion
- Add a portable stage for events
- Add shade trees
- Enhance multi-generational recreation areas
- Add parking at Narrowsburg Lumber Lot (Negotiate easement for parking)

CONCERNED TAX LOTS :
9.-3-1 / 11.-7-6.1



- Picnic pavilion
- Portable stage for events
- Shade trees
- Multi-generational recreation areas

Add parking at Narrowsburg Lumber Lot



17.

ACTION AREA : Former Sawmill (Nbg Lumber)
EXISTING ZONING : General Residential



This is the former sawmill. As a former industrial site, it might be a possible location for a light industrial use that could adapt to this location in the flood plain, and be compatible with adjacent residential use.

ACTIONS :

- Encourage light industrial uses with minimal noise & community impact
- Encourage as potential senior housing site

CONCERNED TAX LOTS :
11.-7-6.1 / 11.-7-6.2



Potential Senior Housing /
Light industrial use



18.

ACTION AREA : Ford Dealer
EXISTING ZONING : General Residential

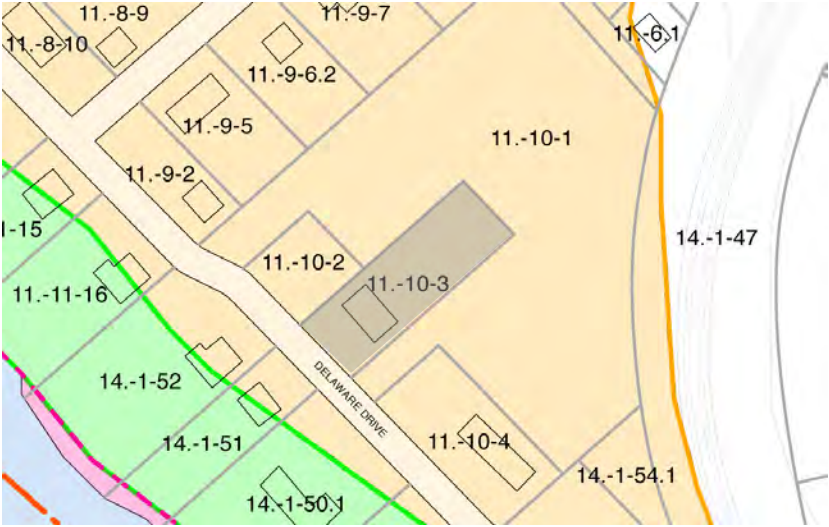


This is the former auto dealer / auto service site. It might be a possible location for a light industrial use compatible with adjacent residential use.

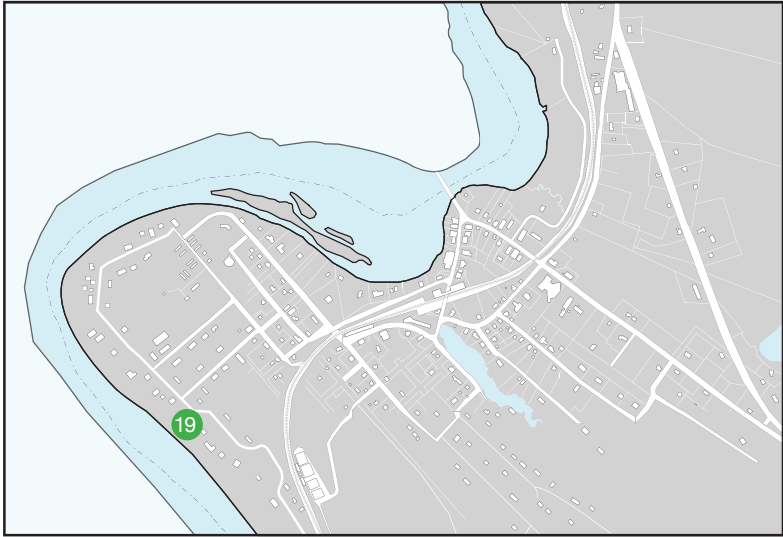
ACTIONS :

- Encourage light industrial uses with minimal noise & community impact
- Encourage as potential senior housing site

CONCERNED TAX LOTS :
11.-10-3



Potential Senior Housing /
Light industrial use



19.

ACTION AREA : Flats River Access
EXISTING ZONING : General Residential



It is proposed that the town create a public access to the river on the Flats, utilizing existing town property. In the long term, if the existing property in question is relatively narrow and less than ideal, it is proposed that the town, acquire a larger property along the river on the flats that may provide adequate access. This public access to the river would be linked via pedestrian access to the existing community ball field and community space in the flats.

ACTIONS :

- Create a public river access on the Flats
- Consider promoting Ten Mile River as Town swimming beach

CONCERNED TAX LOTS :
14.-1-48 (District)



Create a public river access on the Flats



20.

ACTION AREA : Municipal Utility Area
EXISTING ZONING : General Residential



This area is presently a toxic superfund site undergoing remediation. Adjacent to the existing municipal wastewater treatment plant, it is proposed that this area provide both potential expansion for the existing wastewater municipal treatment plant and incorporation of a large scale commercial photovoltaic (PV) array that will have the capacity to offset some of the municipal power requirements. Required steps include an analysis of the existing capacity of the wastewater treatment system, its proposed lifespan, and future wastewater treatment requirements. Additionally, an analysis of the municipalities present electric use and a study of the PV panels that may be required to address that power requirement

ACTIONS :

- Coordinate installation of large solar power system
- Continue long term use of waste water system

CONCERNED TAX LOTS :
14.-1-55.3



Installation of large solar power system



21.

ACTION AREA : Fireman's Field
EXISTING ZONING : Residential River

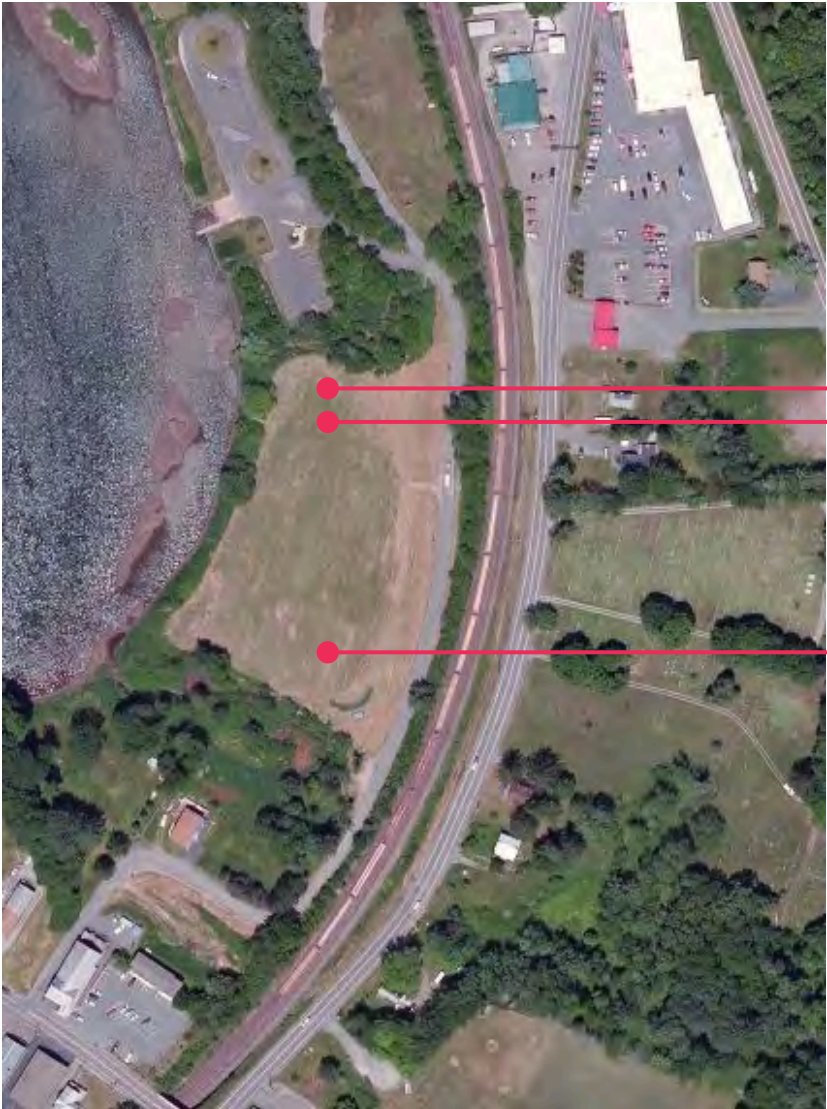


This property is presently owned by the fire department. It is proposed that the southern portion continue its present use as a community ball field and as a designated landing zone for helicopters in an emergency. It is also proposed that the northern portion be repurposed as possible temporary parking for municipal or community events in town with the provision of a shuttle bus service between this area and the event area. This northern portion could potentially include the development of a canopy of photovoltaic panels to provide a source of renewable municipal power.

ACTIONS :

- Maintain ballfield to south
- Large event parking with shuttle
- Municipal renewable power

CONCERNED TAX LOTS :
4.-1-1.1



Large event parking with shuttle
Municipal renewable power

Maintain ballfield



ACTION AREA : Peck's Plaza
EXISTING ZONING : Roadside Business

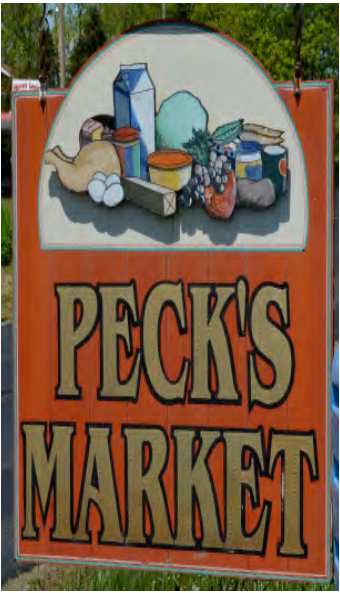
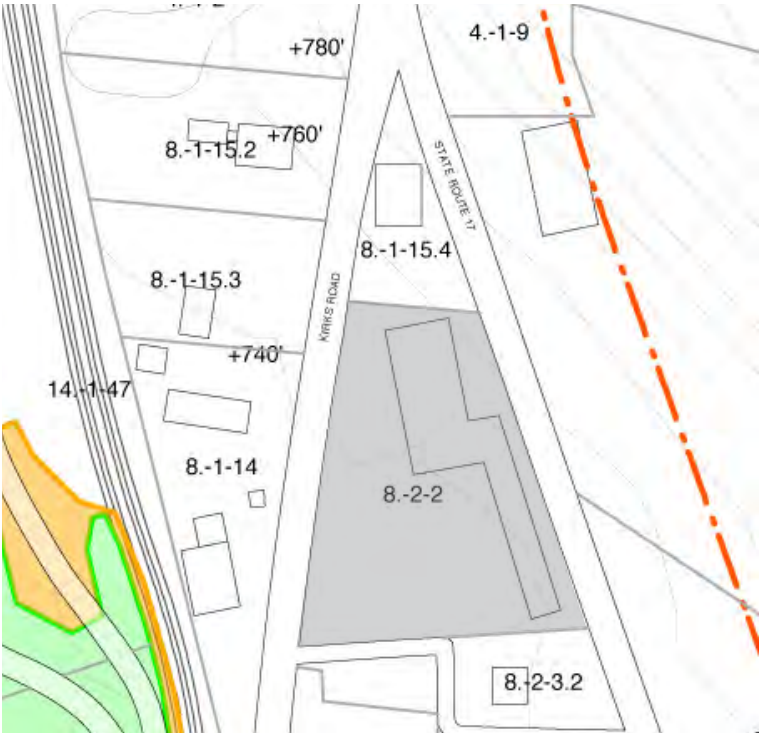


This site is one of two major business areas within the hamlet and is also located at one of the major entry points into the hamlet from route 97, the scenic byway. There is a perceived need to improve the aesthetics of the existing buildings themselves and the large parking area, providing parking for the mall buildings.

ACTIONS :

- Encourage land owner to landscape parking lot, improve parking safety and consider installing solar panels on roof

CONCERNED TAX LOTS :
8.-2-2



Solar panels on roof

Landscape parking lot and improve parking safety



REFERENCES

www.tusten.org

- Town of Tusten Zoning Code
<http://www.tusten.org/final.pdf>
- Natural Resources and Open Space Inventory
http://www.tusten.org/Tusten_Natural_Resources.pdf
- Town of Tusten Comprehensive Plan
http://www.tusten.org/Tusten_Comp_Plan_Final_Adopted.pdf
- Town of Tusten: Goals Matrix
http://www.tusten.org/goals_matrix_final_adopted.xls

www.trailkeeper.org

MASTER PLAN DESIGN BY BUCK MOORHEAD ARCHITECT.

