SOUTHBOROUGH

Be part of the neighborhood
Challenges

• Building Code: Shared Footing on Zero Lot Line
• Life Safety Egress From Lowe’s Through Housing Components
• Transit Adjacent Land Use Appropriateness and Required Density
• Several Plans Impact the Area
• Adjacent to Highly Organized National Register Historic Neighborhood
• How Do You Hide a 172K SF Lowe’s that is 92’-140’ From Back of Sidewalk
1. Dowd YMCA - 400 E. Morehead Street
2. The Tom Sykes Euclid Center / Dillworth Elementary School 1501 Euclid Avenue
3. Tremont Avenue / Park Road Roundabout
4. Sedgefield Park Walking & Biking Trail
5. East Boulevard Dining & Shopping District
6. East Boulevard Pedscape Improvements
7. Kings Drive Farmers Market
8. Little Sugar Creek Greenway
The Internal Courtyard
The Euclid Pedestrian Entrance and Fountain
Lessons Learned

• Get All Parties to the Table as Early as Possible
• Begin with the End in Mind (County Attorney)
• Help with the Filtering
  – Look at All Plans Impacting Development Holistically
  – Help the Sponsor Layer and Filter this Information
  – Drama Delivered One Department at a Time Does Not Advance the Deal
• Stakeholders Want to be Heard, not “Sold”
• The Market Doesn’t Care if it is “Technically Cool”. They want a Place to Live and Work...Their Only Measure
• Trust is the Grease and Time Spent Builds Trust
  – The City with Sponsor and Sponsor with Community