This demonstration project focuses on the reuse of greyfields. In this case, the greyfield is an underutilized shopping center. Each of the PlanET counties has tens of thousands of square feet of such spaces, which are likely to be redeveloped over time. As aging shopping centers are redeveloped, they can be replaced by a mix of retail, office, and housing development, accompanied by ample green space and also street networks that serve multiple transportation needs and connect with nearby developments.

CONCEPTS

Develop dynamic new centers.

Through the use of mixed-use and compact development, the site can accommodate new commercial, office, and residential uses. The project envisions dining and shopping as ground-level uses, while apartments and offices are situated on upper floors. This would create a new town center, accommodating 1,200 new residents and 3,500 jobs over the next 30 years. It should also include bio-swales to reduce stormwater runoff.

Preserve our natural buffers.

These creek buffers can be used for greenway trails as well. Artificial wetlands, parking lot cisterns and artificial rain gardens can be created to reduce stormwater runoff.

Enable urban agriculture.

This demonstration project focuses on the reuse of greyfields. In this case, the greyfield is an underutilized shopping center. PlanET staff suggested the former Walmart site as a candidate for the demonstration project. The site is underutilized and could be redeveloped to create a new town center with a mix of uses to enhance the quality of life for Halls residents.

CONCEPTS FOR ROAD IMPROVEMENTS

Create more walking and bicycling opportunities.

The project includes a connected network of Complete Streets, that is, streets that provide safe accommodation for all users. The addition of new residents and jobs would help support a transit accommodation for all users. The addition of new residents and jobs would help support a transit connection to the points between Halls and downtown. Greenway trails can link to the existing trails in Halls and to nearby destinations.

Enable urban agriculture.

This vision for park improvements would provide opportunities for people to connect with nature and grow their own food.

CONCEPTS FOR PARK IMPROVEMENTS

Preserve our natural buffers.

As part of the PlanET demonstration project, there are opportunities to conserve streamside habitats. These creek buffers can be used for greenway trails as well. Artificial wetlands, parking lot cisterns and bio-swales can be created to reduce stormwater runoff.