

EVERGREEN MANOR

PART OF PROPOSED "MEDICAL ORIENTED DISTRICT"

PROJECT DATA

**Former Evergreen Manor Hotel Site
28-Acre Site with Several Buildings
1,500 ft of Road Frontage along Crompond Road
Large Wetland in Rear**

PROJECT DESIGN

**Architecture Design Residential in Character
Landscape Enhancements to Streets and Parking
Provide Buffer Plantings to Neighbors
Use Down Lighting to Reduce Glare
All Utilities Placed Underground**

PROJECT BENEFITS

**Increase in Town, County and School Taxes of \$1.2 M to \$1.5 M
Positive Tax Benefit to Lakeland School District
Approximately 170 Part and Full Time Employment Positions
Create Sustainable Economic Conditions for Hospital**

CONCEPT PLAN - MIXED USE DEVELOPMENT

**92 Room Hotel
40,000 sf Commercial - Neighborhood, Medical and Specialty Uses
150 Unit Assisted Living Residence - Close to Hospital Care
166 Residential Units (152 One Bedroom + 14 Two Bedroom)**

**Provide Walking Trails and Open Space
Provide Walk Connections to Other Uses
Transportation Systems Planned - Bus, Jitney, Zip Car, Etc.
Stormwater Treatment Systems to Clean Water and Infiltrate
Preserve and Enhance Wetland in Rear - Open Space**

**Enhanced Street-scape On Crompond Road to Hospital Center
Centralized Driveway Access
New Traffic Signal at Conklin Avenue
No Road Traffic Connections to Tamarack Drive
Offsite Road Improvements Along Crompond Road**