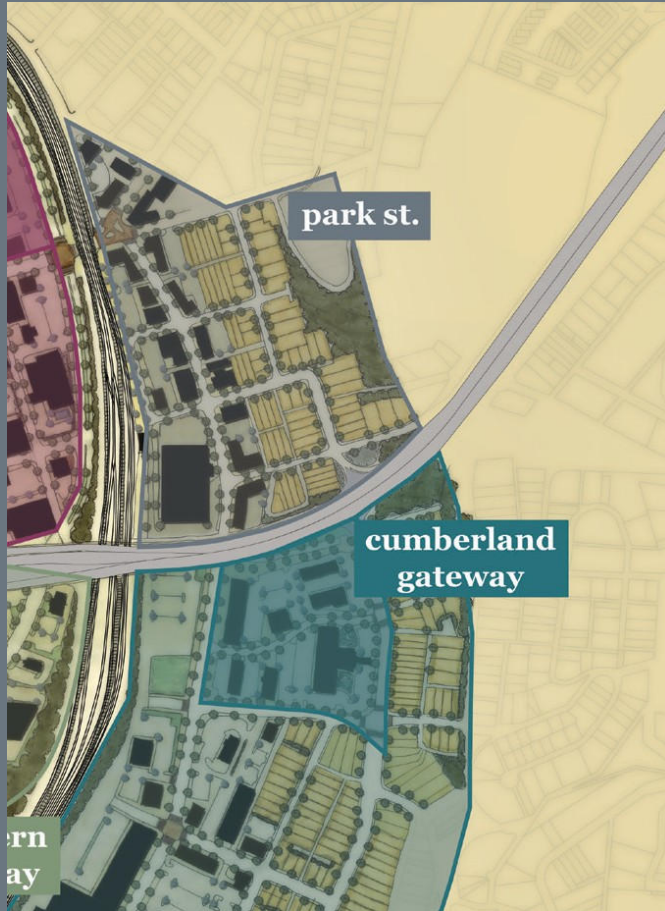
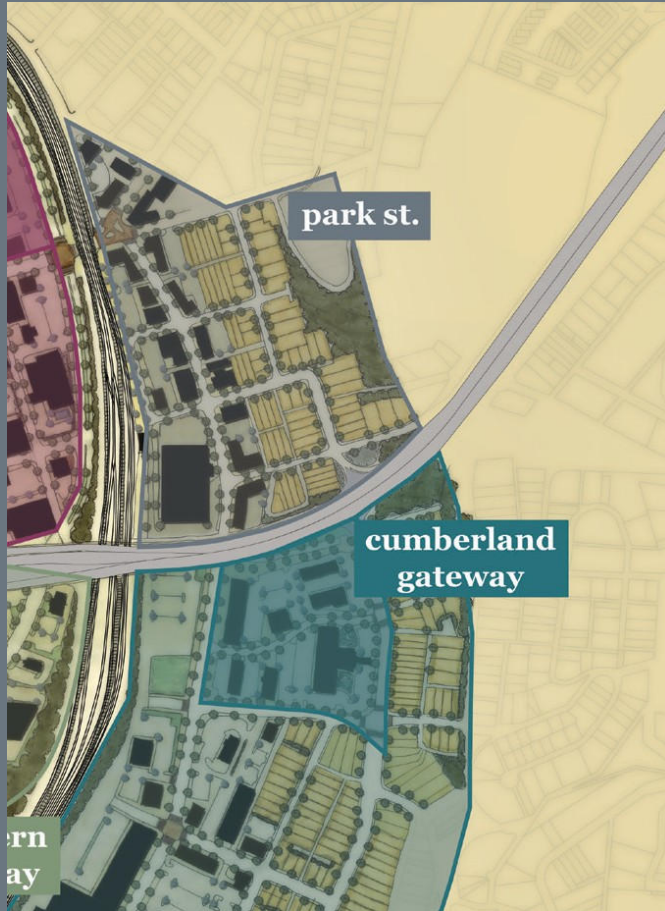


Park St. & Cumberland Gateway



Downtown Cumberland Civic Master Plan, 2019

Park St. & Cumberland Gateway



Downtown Cumberland Civic Master Plan, 2019

Park St. & Cumberland Gateway

Conceptual Land Use Mix

Park St.

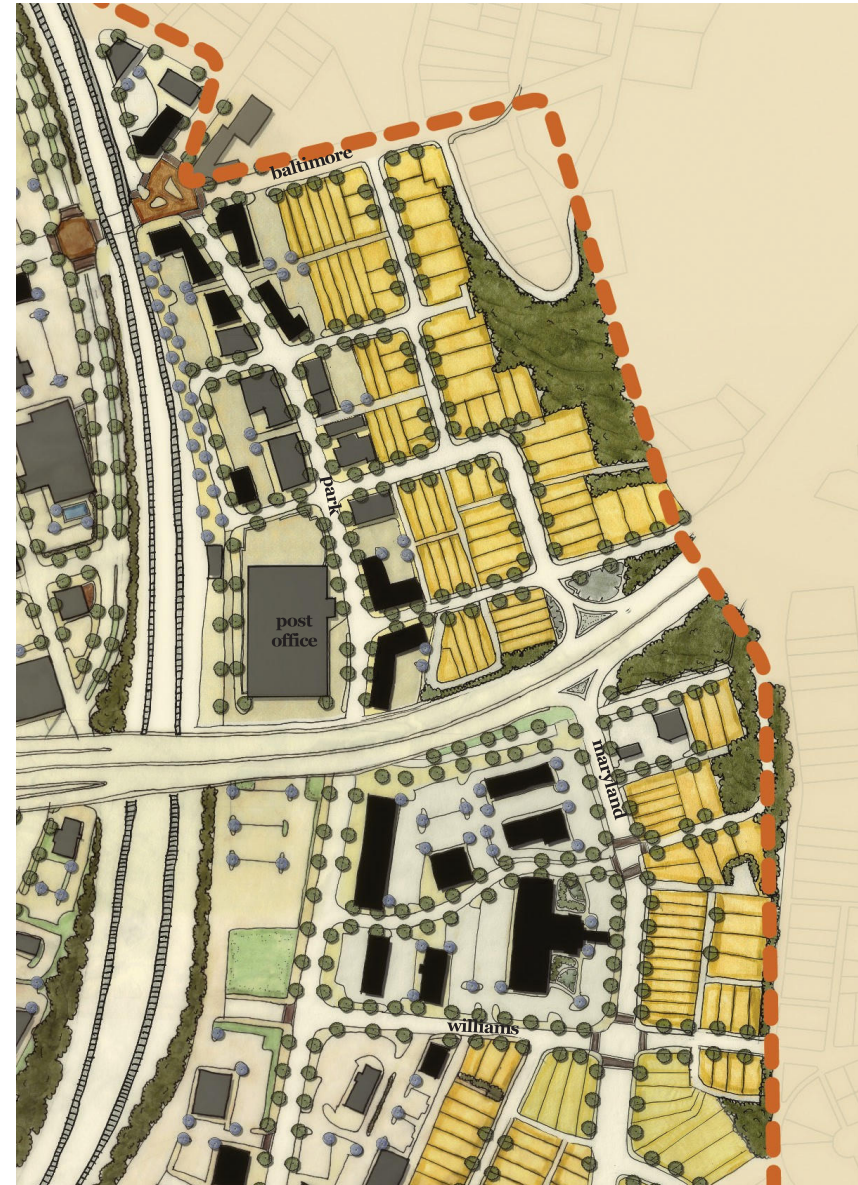
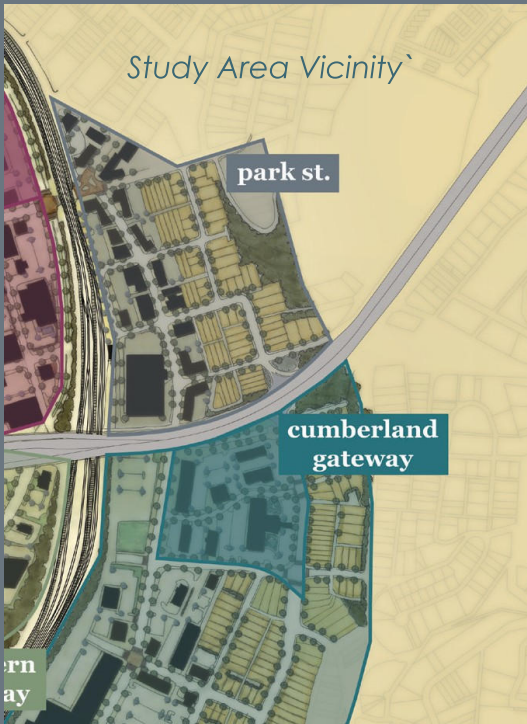
Mixed-use
60,000 sq. ft. (3-story)

Multi-family
41,000 sq. ft. (3-story)

Cumberland Gateway

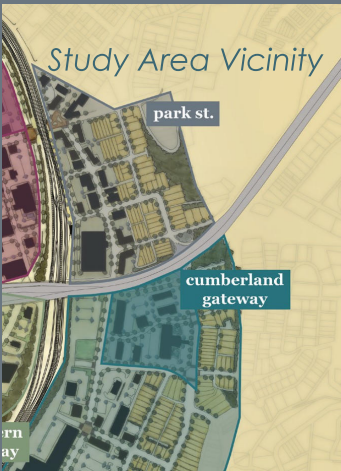
Hotel
129 Keys

Commercial, Retail & Restaurant
33,000 sq. ft. (1-story)



Downtown Cumberland Civic Master Plan, 2019

Park St. & Cumberland Gateway

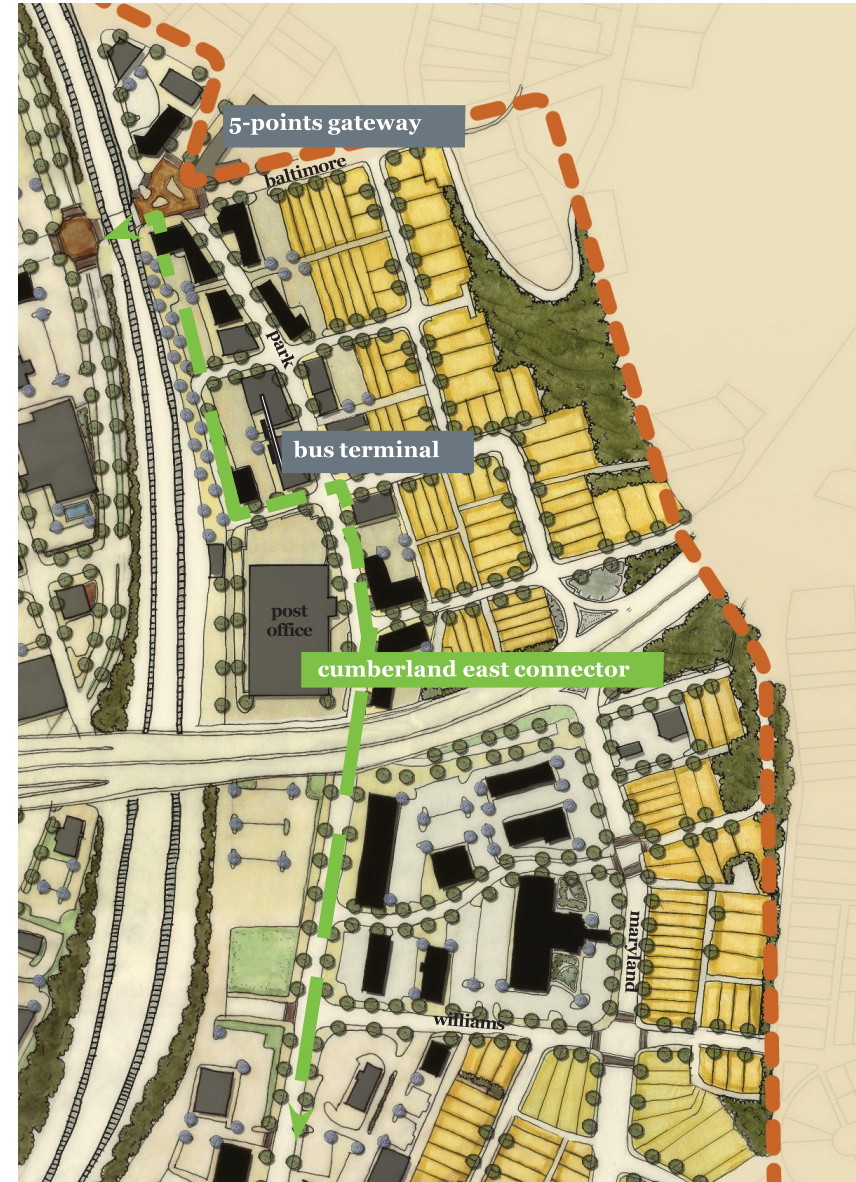


Conceptual Land Use Mix

- Park St.**
 - Mixed-use**
60,000 sq. ft. (3-story)
 - Multi-family**
41,000 sq. ft. (3-story)
- Cumberland Gateway**
 - Hotel**
129 Keys
 - Commercial, Retail & Restaurant**
33,000 sq. ft. (1-story)

Key Features

- Bus terminal – improved Amtrak gateway
- Cumberland Gateway (design by others)
- Road realignment: Maryland Ave. and Williams St.
- Queen City Drive streetscape improvements



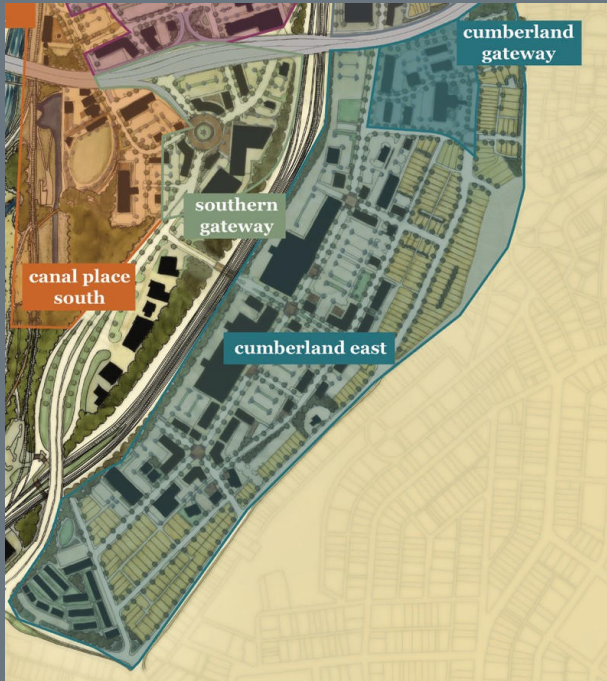
Downtown Cumberland Civic Master Plan, 2019

Cumberland East



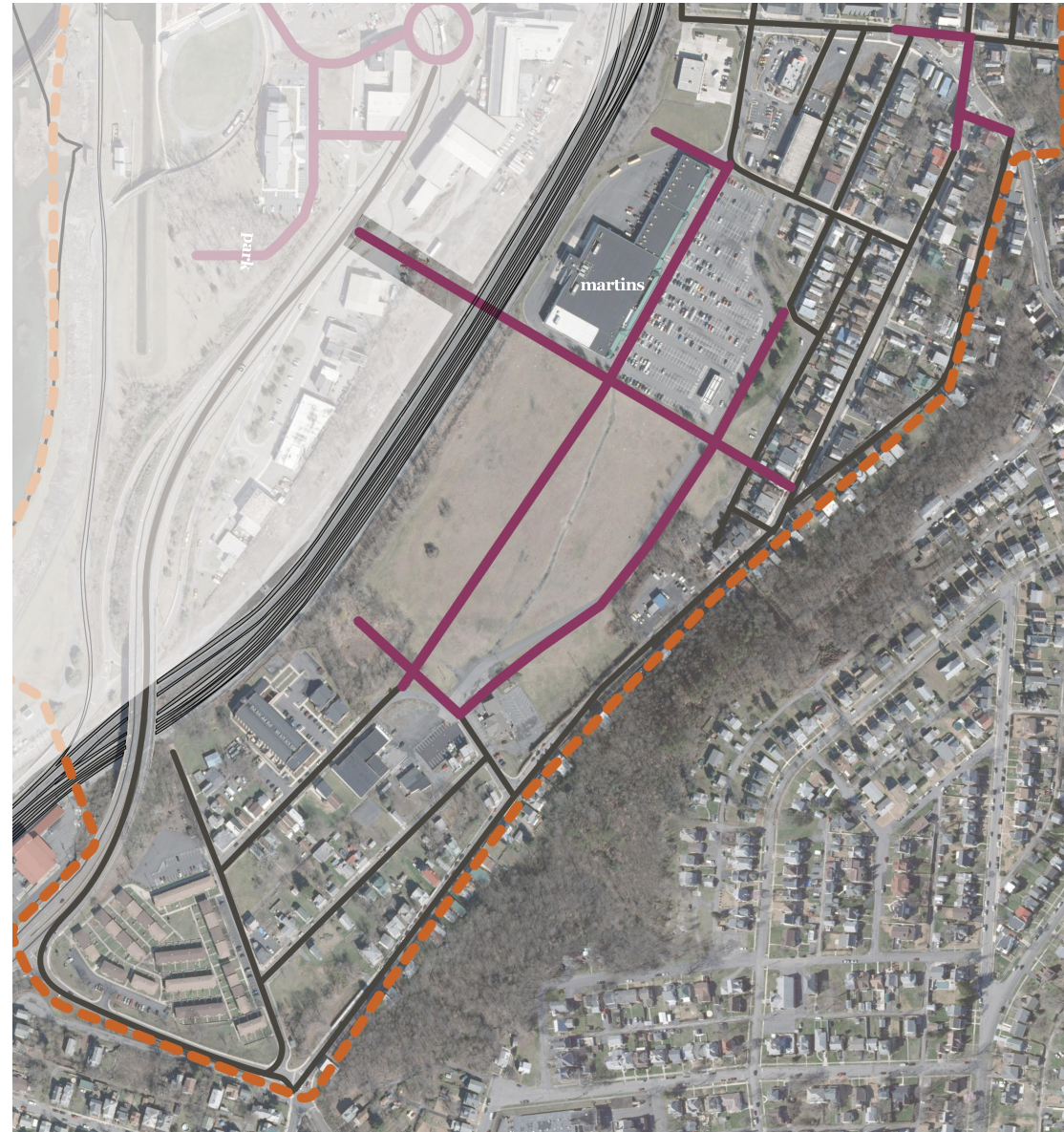
Downtown Cumberland Civic Master Plan, 2019

Cumberland East



Downtown Cumberland Civic Master Plan, 2019

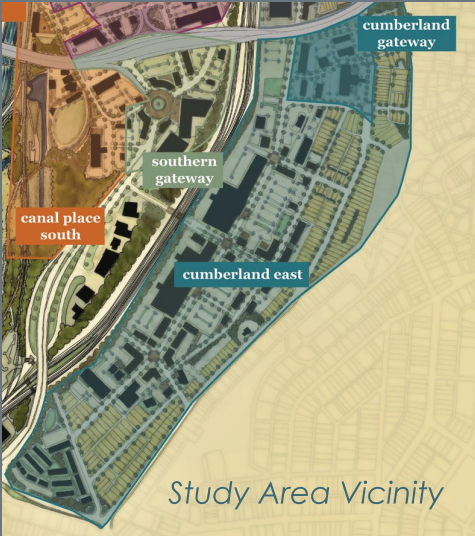
Cumberland East



Downtown Cumberland Civic Master Plan, 2019

Cumberland East

Conceptual Land Use Mix



Anchor retail
two (2) 45,000 sq. ft.

Commercial 26,000 sq. ft. (1-story)

Mixed-use 184,000 sq. ft. (3-story)

Multi-family 190,000 sq. ft. (3-story)

Key Features

- Infill + greenfield development
- Extended Park St.
- Walkable neighborhood
- Industrial Blvd. connectivity



DESTINATION BY DESIGN
planning | engineering | communications



Downtown Cumberland Civic Master Plan, 2019

MOVING
FORWARD...

1. Long-term Parking Needs
2. Development Ordinance Update?
3. Capital Infrastructure Planning
4. Community Branding
5. Detail Planning + Outreach Materials
6. Gateway Master Planning & Implementation (and other near-term successes)



*Downtown
Cumberland
Civic Master Plan,
2019*



Detail
Planning
+
Outreach
Materials



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Cumberland
Civic Master
Plan, 2019



Detail
Planning
+
Outreach
Materials



Downtown
Cumberland
Civic Master
Plan, 2019



Detail
Planning
+
Outreach
Materials



*Downtown
Cumberland
Civic Master
Plan, 2019*



Detail
Planning
+
Outreach
Materials



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Civic Master
Plan, 2019



Gateway Master Planning + Implementation (near-term successes)



Gateway Master Planning + Implementation (near-term successes)





Urban Design Primer + Council Workshop

Downtown Civic Master Plan

August 13, 2019



DESTINATION BY DESIGN
planning | engineering | communications