

CHARRETTE PLAN PHASE 3

LEGEND

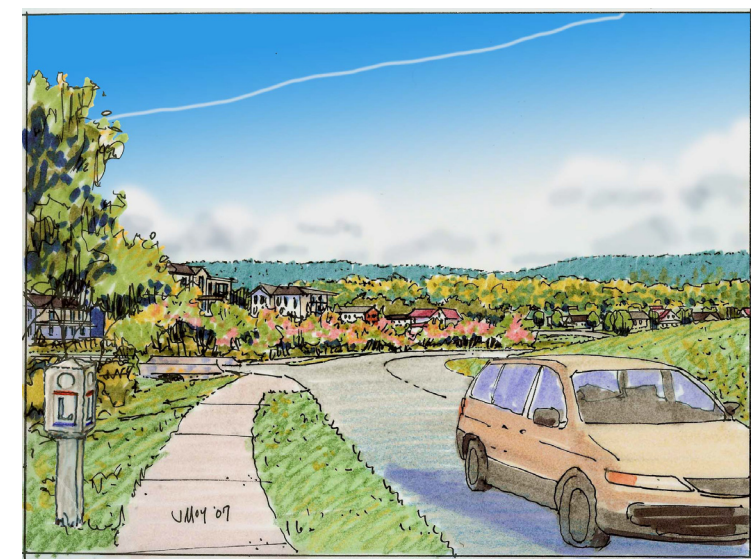
- MIXED USE
- RETAIL PRIMARY
- HIGH-DENSITY HOUSING
- MID-DENSITY HOUSING
- LOW-DENSITY HOUSING
- CNK/SIGNATURE BUILDING
- OFFICE/EMPLOYMENT USE

CONCEPT DESCRIPTION

- Greenways define development areas and connections to rural context
- Mixed use development with highest density is centered on Route 30
- Public open space provides gathering places throughout the site
- Gateway at intersection of Route 30/981 serves as an arrival point to Latrobe and the Laurel Highlands
- Route 30 corridor remains a regional connector with parallel roads to provide local circulation



Existing view along Arnold Palmer Drive.



Enhanced views to the Chestnut Ridge along Arnold Palmer Drive.



Aerial view of new gateway.

