### Williams Drive Study - Challenges & Recommendations

#### Redevelopment/Reinvestment

**CAUSES**
- Redevelopment of older parcels challenging due to new development requirements
- Fragmented ownership and smaller, disjointed parcels
- Zoning districts & land uses not customized to corridor

**SOLUTIONS**
- Create development strategy that is not “one-size-fits-all”
- Land Use
- Development Standards
- Utilities/Public Improvements
- Partner with landowners of catalytic sites
- Recruit retailers

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**Future Zoning and Land Use**

**Catalytic Sites**
- Strategic redevelopment of these sites into a walkable activity center with housing and commercial properties

**Georgetown Health Foundation**
- New townhouses
- Four new 2- or 3-story apartment buildings
- New townhouses
- Larger multi-story medical office facility
- Single-story retail building
- Three new 2-story medical office buildings
- Approximately 350 parking spaces