

2006

Concerning a Vision Statement for McKownville.

It is obvious that nearly all of the 900 plus land uses in McKownville—the homes and the businesses and the open land—will remain in the same use for many years to come. But there will be changes and there will be pressure for changes that are not desired. It is the latter that need be addressed here.

First the open spaces. The areas alongside the Krumkill, the pond/reservoir area, Abele Park, the areas near the Northway at the end of Warren, Mercer and Providence, and the area at the end of Waverly. It is not desired that these be fully developed. McKownville needs open spaces and paths and recreation sites. And more than we now have. An open space plan needs to be completed.

Now the residential land uses. Undoubtedly some more “mother--in--law apartments” are going to be constructed. There does not seem to be a problem with them since the Town has a process for having them eliminated when they are used “out of code”. The predominant dwelling is the single family unit. There is concern that more large additions will be built (miniMcMansions)—and that car ownership will increase such that front gardens will entirely become parking areas. The former needs more discussion and the latter needs to be guarded against.

Thirdly, the major side roads—Fuller, Schoolhouse and McKown. These should not become anymore commercial than they are in McKownville. Their ~~unsuitable~~ ^{were} geometry—the curves, hills, lack of clear line of sight for drivers and pedestrians—~~makes them unsuitable for commercial development as does the volume of traffic on each of these roads.~~

Fourth, there are about ten architecturally ^{important} or historic buildings in McKownville—the McKown home across from the Pub (1245 Western), the Knowles family farm house on the corner of Knowles Terrace (1261 Western), the Frank Lloyd Wright looking home on Western (1423 Western), the older home on the Holt-Harris property off of Norwood Street, the David’s home (1455 Western), the home that was once Dr. Mastrianni’s office (1461 Western), the Macomber residence (1430 Western), Mrs. Strassburg’s home and the old barn that goes with it (1 McKown Road) and a few

In short, the McKownville of the future will undoubtedly look much like the McKownville of the present and the many attractive homes in McKownville, especially those that are historic and/or architecturally important, should be protected. Open spaces may be developed but walking paths and recreation sites need be set aside. The future McKownville should contain more multi-family housing and mixed use (retail/multi-family) sites along Western Avenue, especially on the south side. The area near the City line should become an architecturally attractive site, again with a mixture of housing and retail shops.

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