

BUSINESS & REAL ESTATE *ference*

Villages of Five Points development moving forward *n- n- nd*

By Michael Short

The Villages of Five Points has been ground and is expected to be its first housing units ready this fall and early next spring. Plans call for 586 housing units to be built in phases as well as several acres of commercial property. Craig Hudson and Mike Lynn are partners in the project off Savannah Road on approximately 200 acres of land immediately east of Five Points. Lynn is president of RDM Development. Hudson and his family are well-known builders and developers in the Cape Region. Lynn and Hudson are setting aside five acres of land on Savannah Road to be used for future community needs in the Lewes area. They also plan to include a five-acre park, athletic facilities and other amenities that will be open to the public. The nine-acre shopping area in the

Villages is expected to open in late winter or early spring. "This shopping center will take people off Route 1," Lynn said. The bank will be County Bank, which is planning to open a facility on one acre of ground beside the shopping area. The remaining nine acres will feature the grocery store and restaurant, but Hudson and Lynn could not say what the stores will be.

Negotiations are under way with a major food store chain, but Lynn could not be more specific. Other associated uses could be a dry cleaner or other local stores, but the mixture is still to be decided.

What both Lynn and Hudson were sure of is the project will be unique. It is large, but it is also chock full of amenities and unique features that both believe will harken back to a simpler time when people talked to their neigh-

bors, chatted over back fences and enjoyed the company of friends.

They say that the development will feature the park area, the multiuse soccer or athletic field, more than eight miles of sidewalks and a large community building.

A downtown community center will feature a circle the size of the Georgetown Circle as well as downtown walking style shops such as bookstores or coffee shops.

There will be landscaping, pedestrian walkways, bicycling and a friendly, downtown atmosphere that used to characterize most downtowns before the days of megamalls and outlet shops.

"We see people going downtown to meet with their friends," Lynn said.

There could be some limited medical office space downtown, but the majority will be small, supportive type stores offering investment services, the latest in best sellers and others. There will be two swimming pools and eight tennis courts.

"It will be a livable, attractive community," Hudson said.

Both men say they want to give something back to the community. That explains setting aside five acres of prime land for community needs. That can be developed whenever the community feels the need, they said.

"We want to end up being a good neighbor to the City of Lewes," Hudson said. In addition to the community area, they have offered three acres of land to Delaware's Department of Transportation (DelDOT), and they are doing a major overhaul of the Wescoats Corner.

"If you have the opportunity to enhance the surrounding community's quality of life, even if it is only a bike path, do it," Lynn said.

The three acres of land is for future, potential road work and Michelle Ackles with DelDOT said that land could be used to realign Sussex 269A from the revamped Wescoats Corner intersection.

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Westcoats Corner to be revamped

By Michael Short

The Villages of Five Points will complete a major upgrade of the Wescoats Corner intersection by Memorial Day.

Mike Lynn of RDM Development Inc. and Craig Hudson are partners in the nearly 600-unit development near Five Points. They have just received permits from the Delaware Department of Transportation (DelDOT) to do a major revamping of the often confusing intersection.

Hudson and Lynn will pay the cost of the intersection changes. They did not discuss the cost of the project, but volunteered to do the improvements.

Right now, the intersection joins Savannah Road with Clay Road and Wescoats Road. A large island now separates the middle of the intersection with a two-way road bearing east toward Lewes and a second two-way road bearing west toward Five Points.

the large island and there is no traffic signal.

Plans by Lynn and Hudson call for a traffic signal to be installed in plans which Lynn said should improve traffic safety. The intersection will become a more traditional T-intersection.

"If you have the opportunity to enhance the surrounding community quality of life," said Lynn, "even if it is only a bike path, then do it."

Plans call for the existing two-way legs of the intersection to become one-way roads. The road to the east will become one way toward Lewes while the other road becomes one way on to Wescoats Road from the Five Points area.

A traffic signal will be added and part of the island will be used to create a more traditional signal intersection which includes a left turn toward Five Points and a left turn from Savannah Road on to Wescoats Road. Plans call for the changes to begin in the next few days and to be completed before the high tourist season begins in earnest. Lynn said



Villages of Five Points
Downtown Center

William (Helen) Westcoats