

Streetscape and Urban Design

Summary Recommendations

Encourage the consolidation of driveways on properties along the south side of Cottage Grove Road as redevelopment occurs, and minimize driveway access to properties on the northern side to the extent compatible with intended uses.

Require that new buildings along the Cottage Grove Road frontage provide direct pedestrian access from the public sidewalk to the building entrance.

Require an adequate setback for all buildings along the north side of Cottage Grove Road as to accommodate the burying of overhead transmission lines, should it be financially feasible in the future.

Incorporate low-growing trees in the public terrace along Cottage Grove Road, and encourage larger trees within landscaping plans for private property along Cottage Grove Road

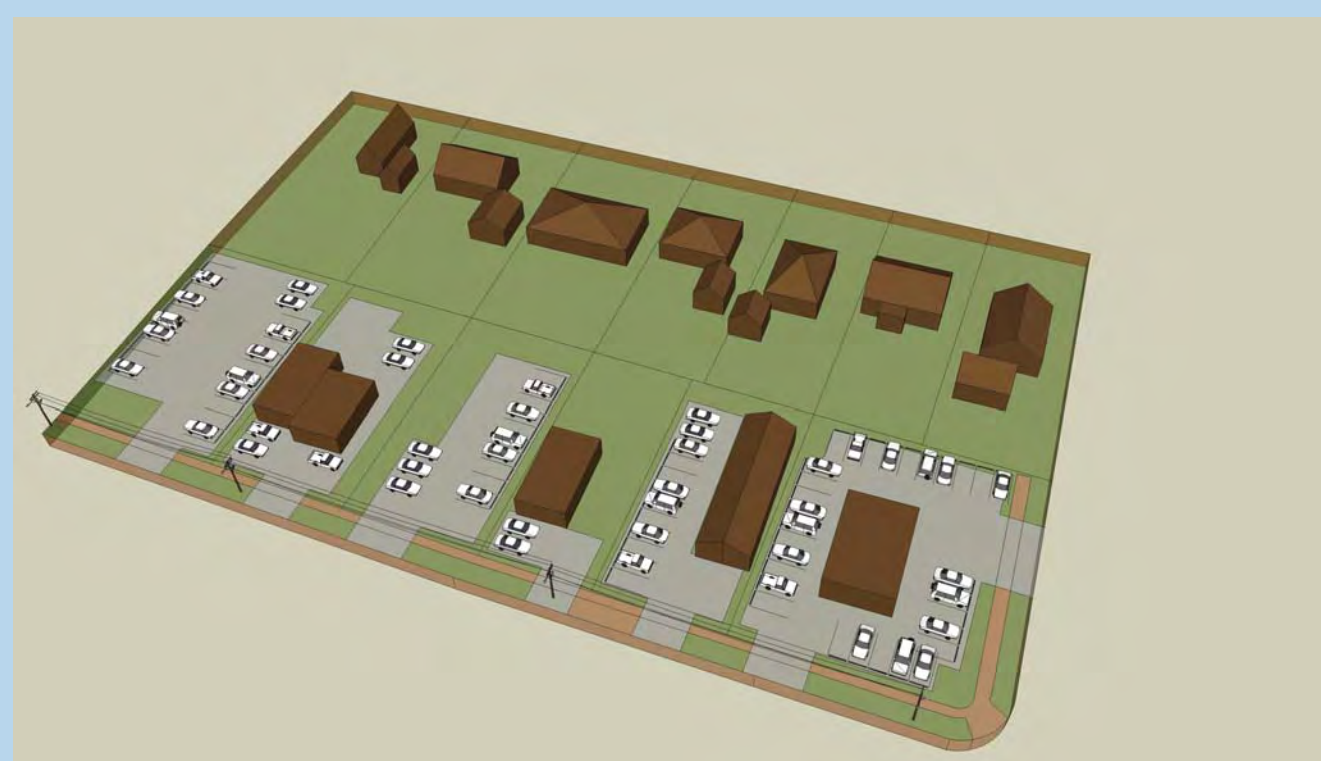
Incremental Infill Along the South Side of Cottage Grove Road

New development may enhance the existing business district along Cottage Grove Road utilizing vacant lots and combining parcels if redevelopment if desired. Driveways may be combined, and landscaping along the street can be coordinated to provide an enhanced business district.

Types of Existing Development



Potential Redevelopment Opportunities

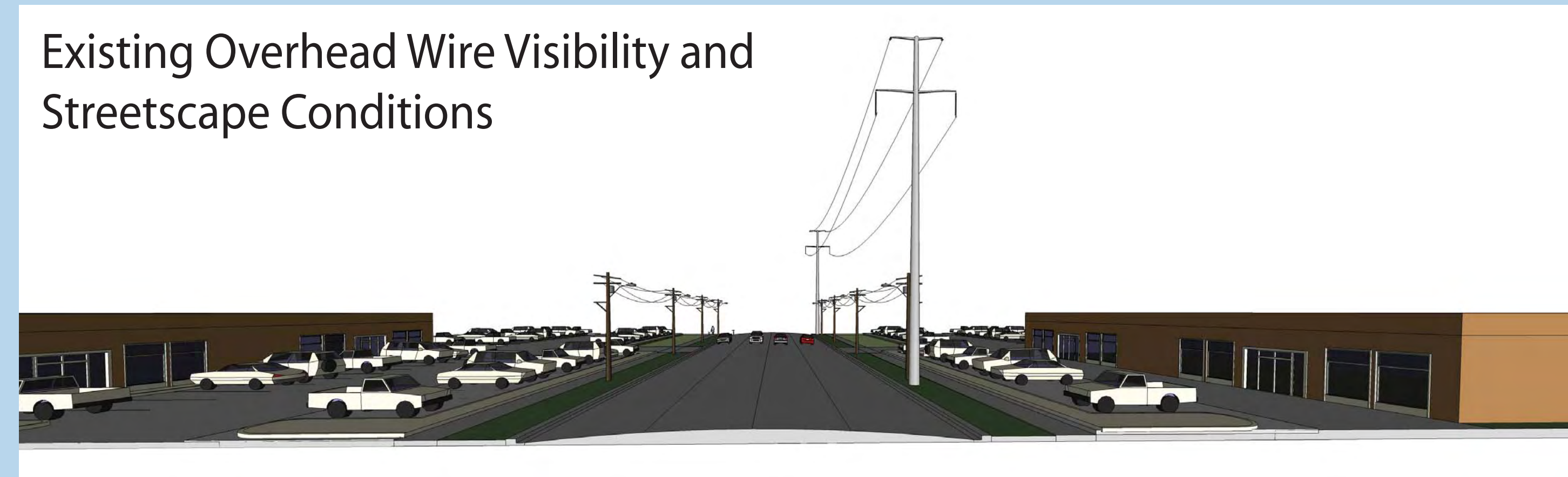


Visual Impact of the Overhead Wires



A 20-foot setback on Cottage Grove Road for new development will make room for either a planting buffer to minimize the impact of the overhead wires, or create space if the wires were to be buried underground.

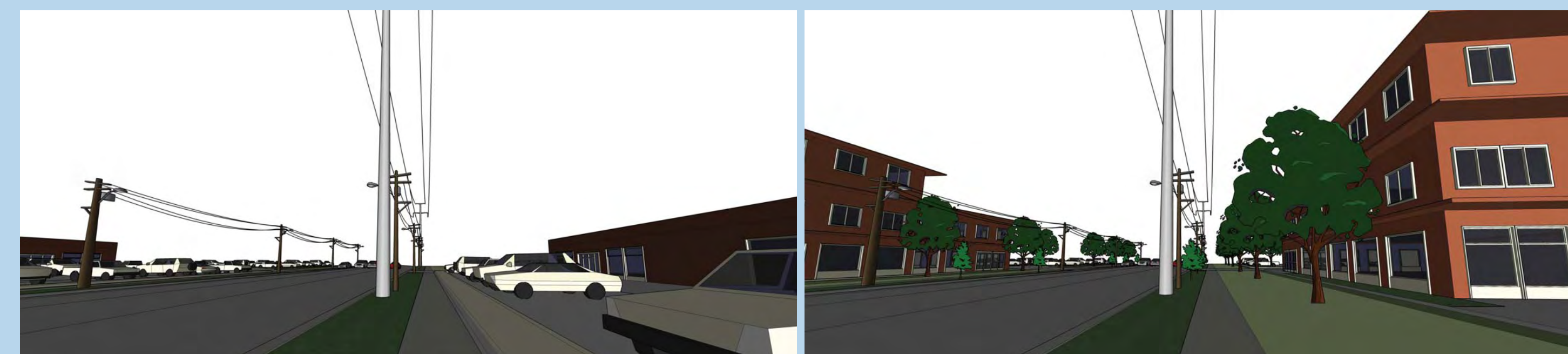
Existing Overhead Wire Visibility and Streetscape Conditions



Potential Redevelopment Opportunities and Enhanced Streetscape



Examples of Redevelopment & Infill Along Streets with Mixed-Uses



As redevelopment Opportunities occur, designing buildings closer to the street, with adjacent entryways, and attractive landscaping create a safer and more pleasant pedestrian experience.