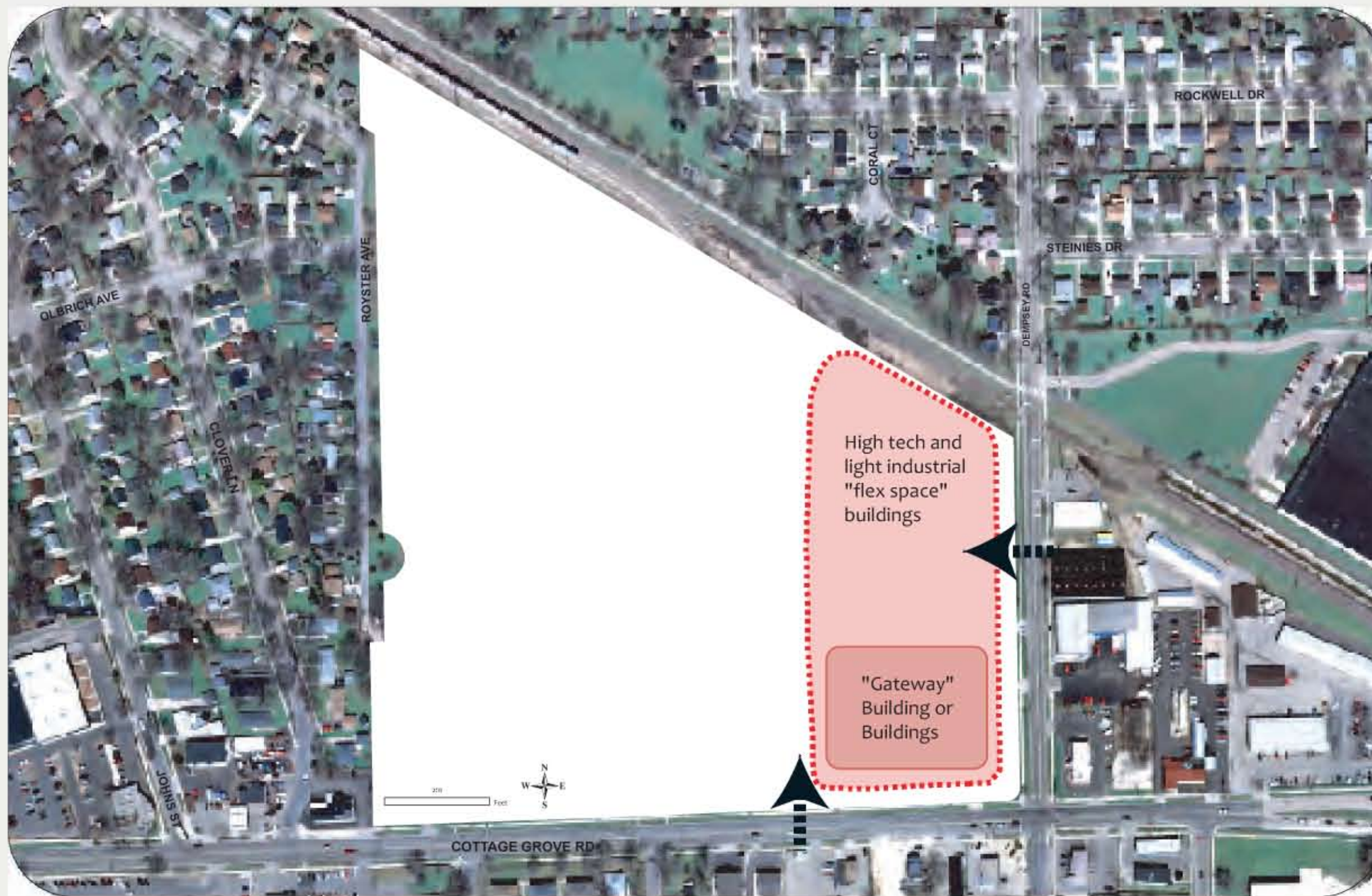


Site Recommendations: Employment

Office, Research, and "Flex-Space" Building Examples



"Gateway" Building Examples



Summary Recommendations

Develop the northwest corner of the Cottage Grove Road and Dempsey Road intersection with employment uses within a prominent "gateway" building or coordinated set of buildings. This building should be at least two stories in height, and could be three or more.

Development at the northwest corner of Cottage Grove Road and Dempsey Road will set the tone for the entire site redevelopment and should reflect the highest goals of the overall vision and development theme.

Locate a mix of office, research, and business "flex space" uses in the northeastern portion of the site along Dempsey Road and the railroad tracks. These uses should have no undesirable impacts on surrounding residential development and be generally compatible with existing uses east of Dempsey Road.

Buildings in the northeast portion of the site should generally be two to three stories tall, and their uses should emphasize employment and entrepreneurship, rather than storage and warehousing.

Surface parking for employment uses should be located in the interior of the site to the extent feasible.

Street connections to Cottage Grove Road and Dempsey Road are feasible if located sufficient distance from the intersection of Cottage Grove Road and Dempsey Road (see arrows for possible locations).