

Site Recommendations: Mixed Use

Mixed Use Building Examples



Summary Recommendations

Locate retail and mixed use development along Cottage Grove Road, where it will be convenient to the neighborhood and help reinforce the existing business district.

Uses within this area could include neighborhood-serving employment, and civic uses, with opportunities for residential uses on upper levels.

Relatively larger developments, including multi-use and multi-tenant developments, are generally preferable to the creation of a large number of relatively small non-residential development parcels that could be developed piecemeal with little coordination.

Development in the southwestern corner of the site on MG&E property may be considered if the MG&E training facility is relocated. Access to the substation must be maintained.

To help "frame" the Cottage Grove Road corridor, establish a consistent set-back/build-to line for all new buildings or major additions along both sides of the street. Encourage new buildings on this frontage to be at least two stories in height, and oriented to Cottage Grove Road.

Provide the primary entrance to the site from Cottage Grove Road opposite Maher Avenue, and allow for second street entrance between Maher Avenue and Dempsey Road (see arrows above).