

## Regionally Programmed Open Space



### Key Elements

- Improved parking area, including swales to prevent chemical runoff into pond.
- Focus Mixed-Residential types along the greens to promote "eyes on the street"
- Place parking behind or next to the building, to screen the parking from sight and to create a pleasant pedestrian experience.
- Build a substantial corner element (architectural element, signage, monument marker etc.) to add significance to the building and the intersection.
- Improve streetscaping along Camp Robinson Road and side streets.
- Sidewalks were meant to connect the neighborhoods to the retail that serves it; without meaningful connections, there are few means to get to the place.
- Pond to create outdoor recreation area and alleviate flooding within private property
- Inclusive Playground can be a regional draw and improvements to pedestrian realm should embody universal design principles

## Examples of Open Space



Install an ADA-friendly playground for all types of families to enjoy.

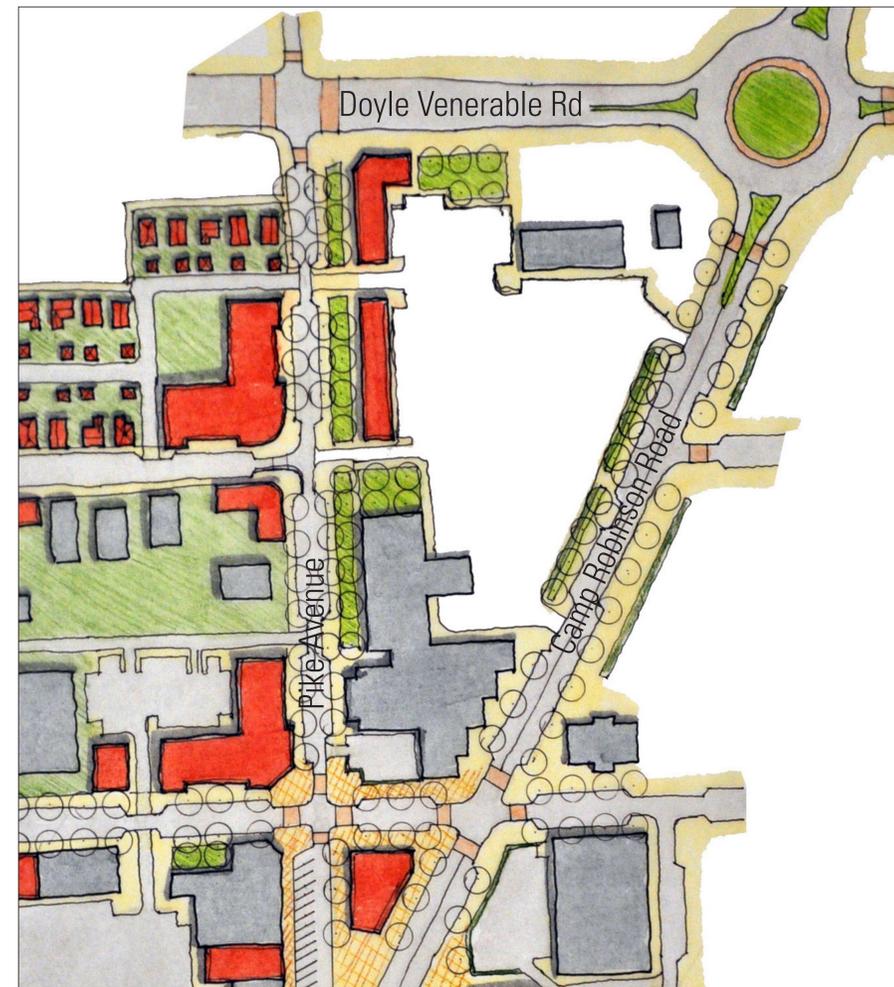


Swales help mitigate stormwater runoff.



Example of outdoor open space park.

## Mixed-Use Infill Site



### Key Elements

- Create landscaped public spaces and intimate private spaces that are walkable and accessible.
- Focus on maintaining historical significance of the area.
- Improve streetscaping along Camp Robinson Road, Pike Avenue and the side streets.
- Screen parking with new buildings, specifically utilizing liner buildings to preserve parking counts
- Respect the single-family neighborhood to the east of the study area by maintaining a transition of height adjacent to the property lines.
- Mix of uses to allow flexibility in the re-purpose of any building that may be preserved to have the best option for return on investment.
- Ensure that appropriate transitions are made in building height as the development approaches existing single-family lots. This should be done when adjacent, a setback in height should be required.

## Mixed-Use - Proposed Building Types



Live/Work Detached Buildings



Multi-Unit Residential - 4 to 8 units



Multi-Unit Residential - 3 to 4 units



Plaza as Open Space



Mixed-Use Buildings



Trail Dining and Entertainment

## Entry Plaza



### Key Elements

- Restaurants create frontages on the Levy Trail to attract users.
- Redevelopment can create public space for outdoor dining and festivals much like the historic "Levy Days."
- Street screening for existing parking or bring parking to the rear or side of the building in order to create a better front door.
- Improved crosswalks and signaling to encourage pedestrian crossing and walkability.
- Focus on having parking internal to the block and wrap buildings around it, especially when creating a shared parking facility.
- Focus on the corner of Camp Robinson and Pike Avenue as a prominent location for a gateway element (fountain, statue, monument, prominent architecture, etc.)