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PLACE MAKING RECOMMENDATIONS

RECOMMENDATIONS
ELLIS BLVD STUDY – CEDAR RAPIDS, IA
October 22, 2013
**Ellis Blvd Study – Cedar Rapids, IA**

**Low to High Intensity of Use Recommendations**

**1-2 Stories**
- Typically single-family/detached garage
- Setback from street

**2-3 Stories**
- Townhome/Row-houses
- Housing entrance is located at-grade
- Setback from street

**2-3 Stories**
- Commercial at-grade/Housing above
- 0’ setback from property line
STREETScape Recommendations

Ellis Blvd Study – Cedar Rapids, IA

Recommendations

On-street Parking

Bump-out for Pedestrian Safety

Decorative Street Lighting

On-street Parking

Preserve Mature Tree Canopy

0’ Setback Lot Line

Streetscape Between Nodes

Recommended Streetscape at Nodes of Activity

October 22, 2013
PREVIOUS STUDIES:

- Promotes high density mixed-use development
- Promotes complete streets / walkable community
- Sustainable / flood resilient building practices
- Ellis Blvd is the commercial center / neighborhood is oriented around the Ellis commercial center
- Incorporate context sensitive design – size / scale of structures to blend with existing development

NEIGHBORHOOD FEEDBACK FROM AUGUST 26 WORKSHOP:

- “Mix of single-family / business”
- “The neighborhood is like a little town”
- “Sustainable development and green space”
- “Street front businesses”
- “The neighborhood is historic”


Fig. 3 “This small-scale mixed-use building, and its ground floor commercial tenant are typical of the independent business found in the neighborhoods surrounding downtown Grand Rapids.” Digital Image. 6 October 2010. Web 17 September 2013. <http://livingurbanism.wordpress.com/>