

Linden Ave Town Center Streetscape

Where the community comes together

Zoning

Parcels fronting Linden Ave N or near Rapid Ride stop

Pedestrian oriented commercial streetfront

Uses

- Pedestrian oriented commercial and mixed use buildings and uses

Orientation

- Pedestrian oriented non-residential uses required along building front.
- No setback except for a retail oriented plaza
- No parking in front of building
- Restrictions to parking access (driveways), although some driveway access may be necessary.
- Sidewalk improvements may be necessary.



A pedestrian oriented commercial streetfront



A retail oriented plaza

Pedestrian oriented residential streetfronts

Uses

- Primarily residential though small scale retail, office, live/work could be allowed.

Orientation

- Require attractive street front through measures such as: landscaping, ground related residential units, and courtyard entries and plazas.
- No front yard parking along Linden Ave N.
- Limited driveway access from Linden Ave N unless there is no option.



An attractively landscaped residential streetfront



A residential courtyard

Flexible streetfronts

Development can adhere to either pedestrian oriented commercial or residential standards

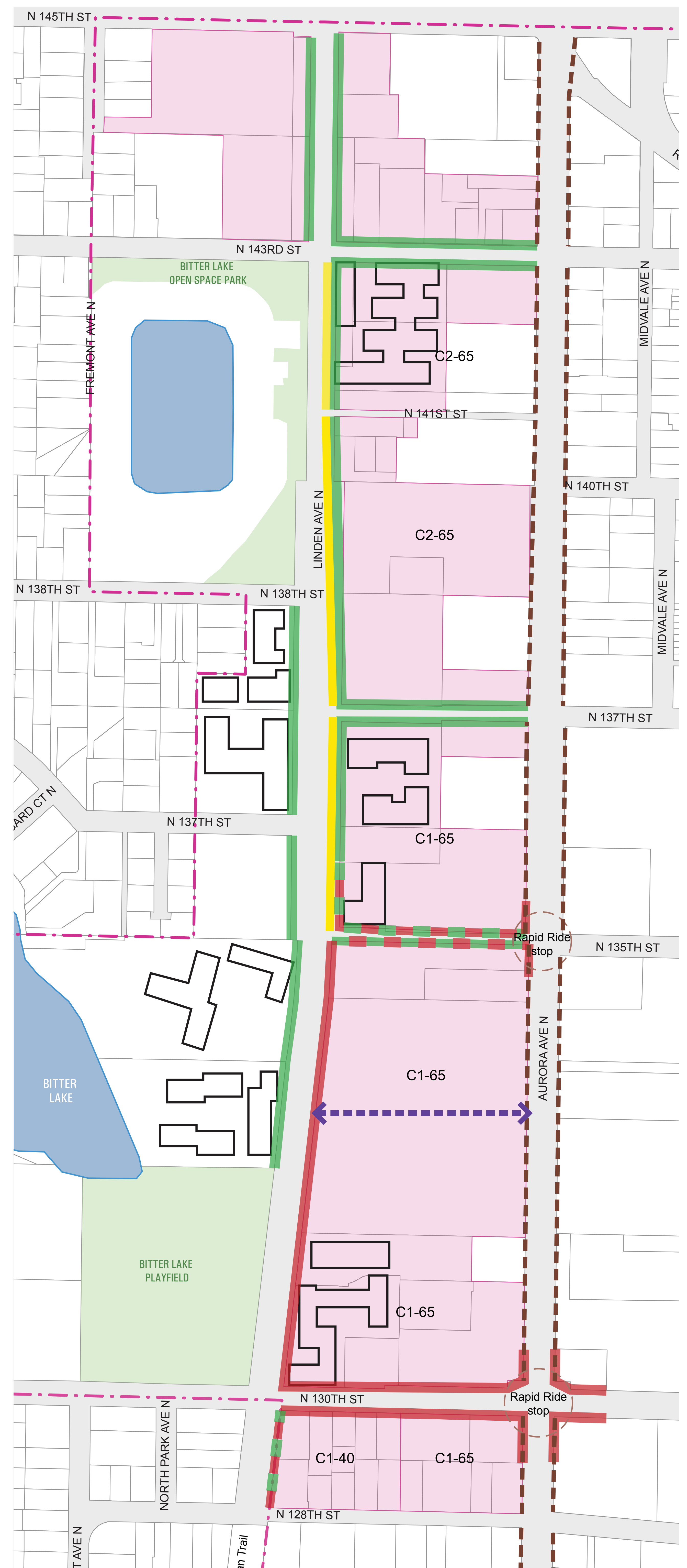
Pedestrian pathway

Required as part of new development

Special design along back of sidewalk of Linden Ave N ROW

Aurora streetfront

Determine land use and character of entire Aurora corridor and re-start safety improvements design.



Linden Ave N Urban Design Elements

Where the community comes together

LAND USE

- Regional retail (envisioned)
- Local retail (envisioned)
- Multifamily over retail (existing)
- Multifamily over retail (envisioned)
- Multifamily residential (existing)
- Multifamily residential (envisioned)

CIRCULATION

- 1/4 mile radius
- Bicycle route or lanes
- Bus stop

Pedestrian Routes

- Major
- Minor or private

OPEN SPACE

- Public**
- Active
- Passive

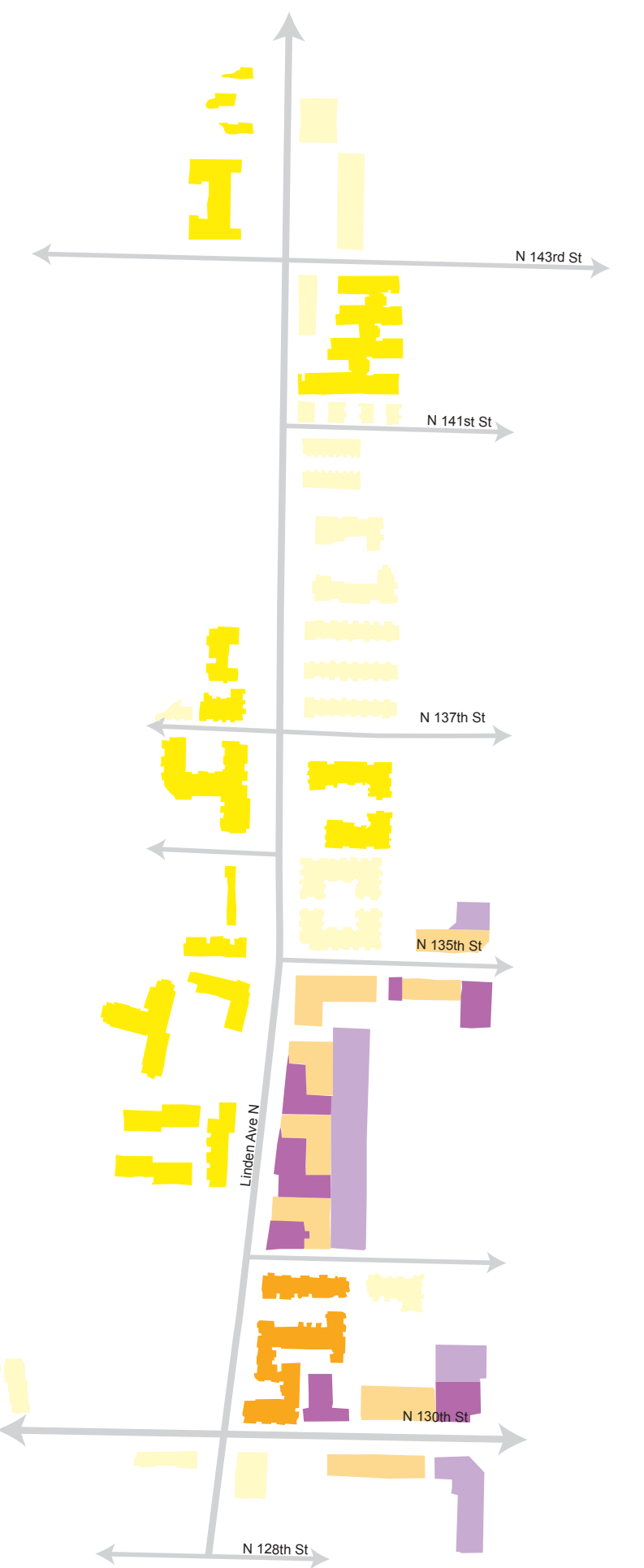
Private

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Community Center

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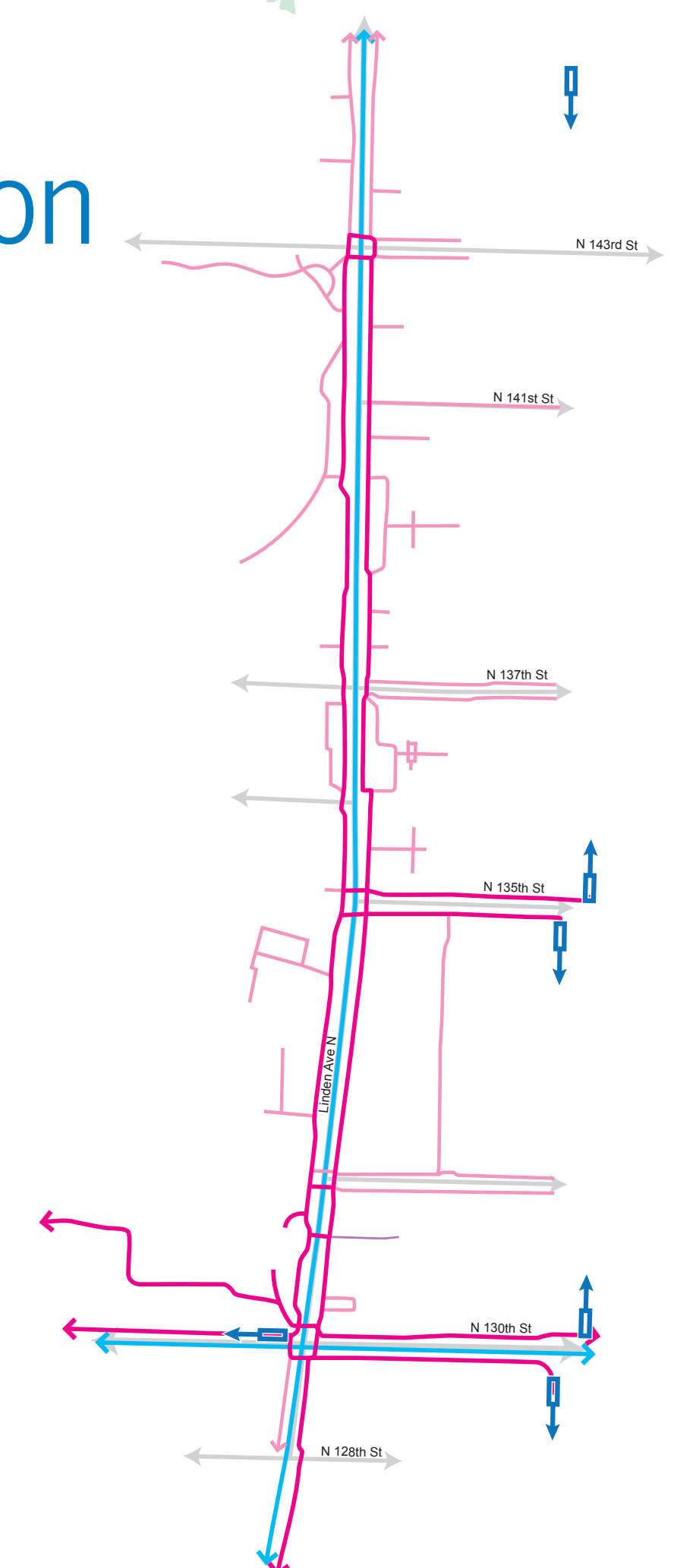
Land Use



Parks & Open Space



Circulation



Broadview / Bitter Lake / Haller Lake Linden Ave Urban Design

Vision based on input from 7 community workshops (February and March 2011) and Neighborhood Advisory Committee.

