

T-6: Route 209 Corridor Character Area

Best Practices & Models: Crocker Park (Cleveland, OH)



Civic Plaza



Boulevard Entrance Street

Overview:

1. New commercial development can be combined with new residential development.

Recommendations & Best Practices:

1. Provide civic amenities such as landscaped boulevards, plazas, bus shelters, and the like.
2. Promote the use of sidewalk cafes.
3. Provide first floor/ground floor retail use.



Street furniture and bus shelter



Sidewalk Cafe

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Best Practices & Models: Easton Town Center (Columbus, OH)



Civic Plaza & McDonalds



First Floor Retail & Second Floor Offices

Overview:

1. New town centers can be created to emulate a pre-1950's town or village type environment.

Recommendations & Best Practices:

1. Position buildings close to sidewalks and create a pedestrian-oriented streetscape.
2. Provide parks, plazas, and civic areas.
3. Provide residential use above first floor retail.



Terminated Vista



Well-defined Crosswalks at Street Intersection

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Best Practices & Models: Mashpee Commons (Mashpee, MA)



A Retrofit Town Center



Entry Sign and Branding of Character

Overview:

1. Existing, underperforming shopping centers and strip shopping areas can be transformed into new pedestrian-oriented places.

Recommendations & Best Practices:

1. Retrofit existing commercial development along the Route 209 Corridor by transforming auto-oriented centers into pedestrian-oriented places.
2. Create a streetscape environment.
3. Mix residential with commercial uses.
4. Provide pedestrian amenities.



Main Street Environment



Post Office as Civic Amenity

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Best Practices & Models: Main Street at Exton- Exton, PA



Two story building anchors corner



Corner building with sidewalk cafe

Overview:

1. Areas along the Route 209 corridor could be re-shaped into mixed use, walkable places with a main street environment.

Recommendations & Best Practices:

1. Use two story buildings (minimum) to help form the street wall and an "outdoor room".
2. Permit on-street parking to calm traffic and buffer pedestrians on the sidewalk.



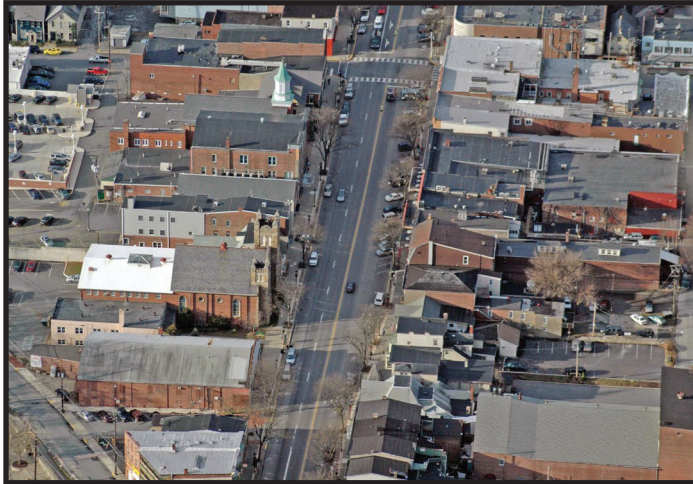
Streetscape with on-street parking



Street wall to street wall dimension: 63'-6"

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Best Practices & Models: Stroudsburg, PA



Streetscape formed by Buildings



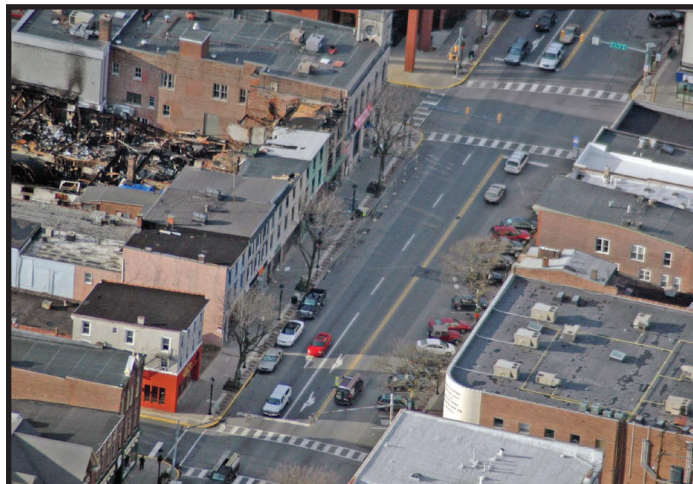
“Bookend” Buildings straddling the main street

Overview:

1. The Route 209 Corridor could be “necked-down” to create a more traditional streetscape appearance.

Recommendations & Best Practices:

1. Anchor street corners and street intersections with buildings.
2. Place buildings on a build-to line to create a streetscape.



Wide Street right-of-way edged by Buildings at Build-to Line



Buildings Anchor Corners