

7~ Commercial Transitional Corridors



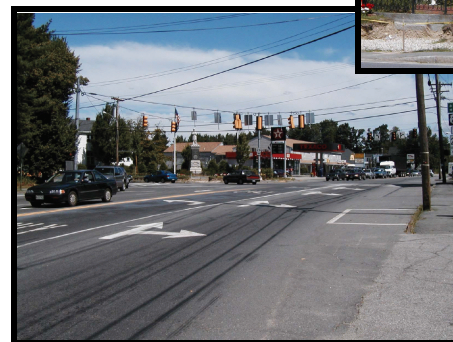
These roadways represent major transportation corridors that move traffic within the community and the adjoining region. Portions of these highways have been zoned for commercial and business use in an effort to expand the community's non-residential tax base and provide goods and services for residents. Land uses along these corridors are a mixture of commercial, industrial, and residential development. The land that abuts these roadways represent a "transition zone" between the adjoining residential or undeveloped parcels and a "highway environment". It also represents a transition away from or into the Village center.

ISSUES

- Increasing traffic volumes on these roadways will make them less desirable for residential uses.
- Retail expansion along these roadways could result in commercial "strip development" which could exacerbate traffic conditions.
- Commercial development along these corridors could potentially compete with commercial expansion of the Village area.
- There is a considerable amount of existing residential development along these corridors that will have to be "redeveloped" in order for new businesses to be established.
- These roadways represent "gateways" into the town and should create a positive image for the community.

OPPORTUNITIES

- These corridors have not yet developed to a point where changes in land use cannot be instituted.
- Gateways (which might include signage, landscaping, or other design elements) could be created at the entrance points into town and the Village area.
- Establish zoning that promotes businesses which are not large traffic generators, such as offices or professional services.
- Create corridor management plans that control important design aspects of these roadways such as intersection signalization, pedestrian/bike access, lane widths, median strip/landscaping, turning movements, etc.



~ Vision Concepts

- Roadway design that promotes the safe movement of local/regional traffic and pedestrians
- Land use regulations that encourage business development in a controlled manner
- Discourage commercial strip development
- Highway design that creates an appropriate visual image for the community
- Highway design that does not create "barriers" through the community