

Group 7

Streetscape

Having plantings in the medians would be considerably attractive in comparison to plain islands. The tinted windows along the streetscape are uninviting and you can't see inside the stores. The brick buildings are attractive, but the concrete block buildings are not. Landscaping is so important that builders and tenants should be required to incorporate it on their property. Landscape can also be a great filler for gaps and closing up unnecessary curb cuts. The ivy covering the walls is a beautiful accent to the building's exterior, and a great alternative to boring blank walls. Underground utilities and storm water is ideal for improving the view of the streets. Some business owners would pay an extra assessment for underground utilities. Buildings have an appropriate height, but the signs over the setbacks need adequate sidewalk space. There should be a list of colors that are not allowed to be used on the buildings along Edgewater Drive.

Traffic

There is a huge issue with Vassar, Smith, and Edgewater's traffic light situation. Having Welsley Sales Center at corner of Vassar is terrible for the vehicular circulation on that street. Traffic could be significantly slowed down by bricking the streets. In addition to calming the traffic and it also signifies the downtown center (Smith/ Edgewater/ Princeton). On-street parking impedes traffic flow at busy times and narrows sidewalk. The bulb outs along Vassar intersection should be used at other intersections as well.

Pedestrian

There are no palm trees and no shade for the pedestrians. The sidewalks are narrow and busy. Increasing the depth of the sidewalks should definitely be considered. The Welsley provides some shade. Adequate sidewalks still funnel into narrower area. There shouldn't be placards/ temporary signs on sidewalks unless there is adequate sidewalk width. The street lighting is inadequate for evening pedestrians.

Transitioning

Take advantage of setbacks for more attractive space/ re-zone adjacent space to properly transition. Straight zoning rules are not needed as everything integrates from business to residential. 2- story apartments are good for transition to Edgewater's greater density areas and they also support the businesses

Community Feel

To establish a sense of community among businesses a greater focus should be put towards deciding on what types of businesses (family restaurants) residents really need. The area should also be expanded to include Princeton and Smith, while creating more usable green space. Albert Park is a great example of a community jewel with good open space, as well as Dartmouth Park. These types of features should be encouraged along Edgewater. Nice landscaping, but if it were open, you could use it for more events. Back parking/ landscaping between businesses and residential properties is good.