



Williams Drive Study - Challenges & Recommendations

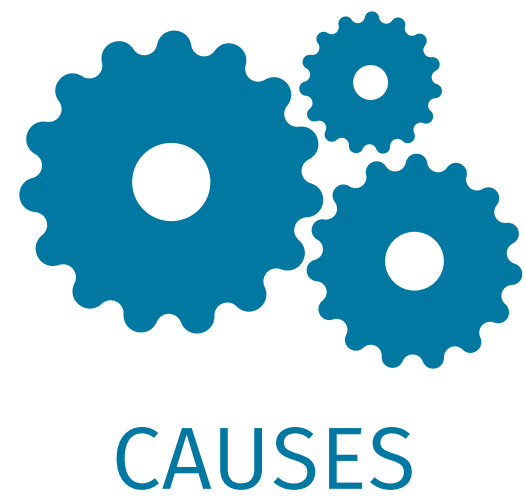
Aesthetic Enhancements

CEDAR LAKE TO SERENADA - RECOMMENDATIONS



- Frontage**
 - » 30' wide landscape buffer planted with native vegetation.
 - » Buildings pulled up to internal sidewalk or set behind a double row and aisle of parking.
 - » Curb cuts consolidated, backage road provides inter-parcel connectivity.
- Pedestrians/Cyclists**
 - » 12' wide multi-use path on south-side of Williams Drive.
 - » 12' wide tree lawn with formalized street tree planting.
- Automobiles**
 - » 11' wide travel lanes.
 - » 12' wide median planted with native vegetation.
- Pedestrians**
 - » 8' min sidewalk on north-side of Williams Drive.
 - » 12' wide tree lawn with formalized street tree planting.

EXISTING CONDITIONS	
Right-of-Way	100' to 135'
Shoulder Width (2)	10'
Travel Lane Width (4)	11.5'
Center Turn Lane Width (1)	12'
Total Pavement Width	80'

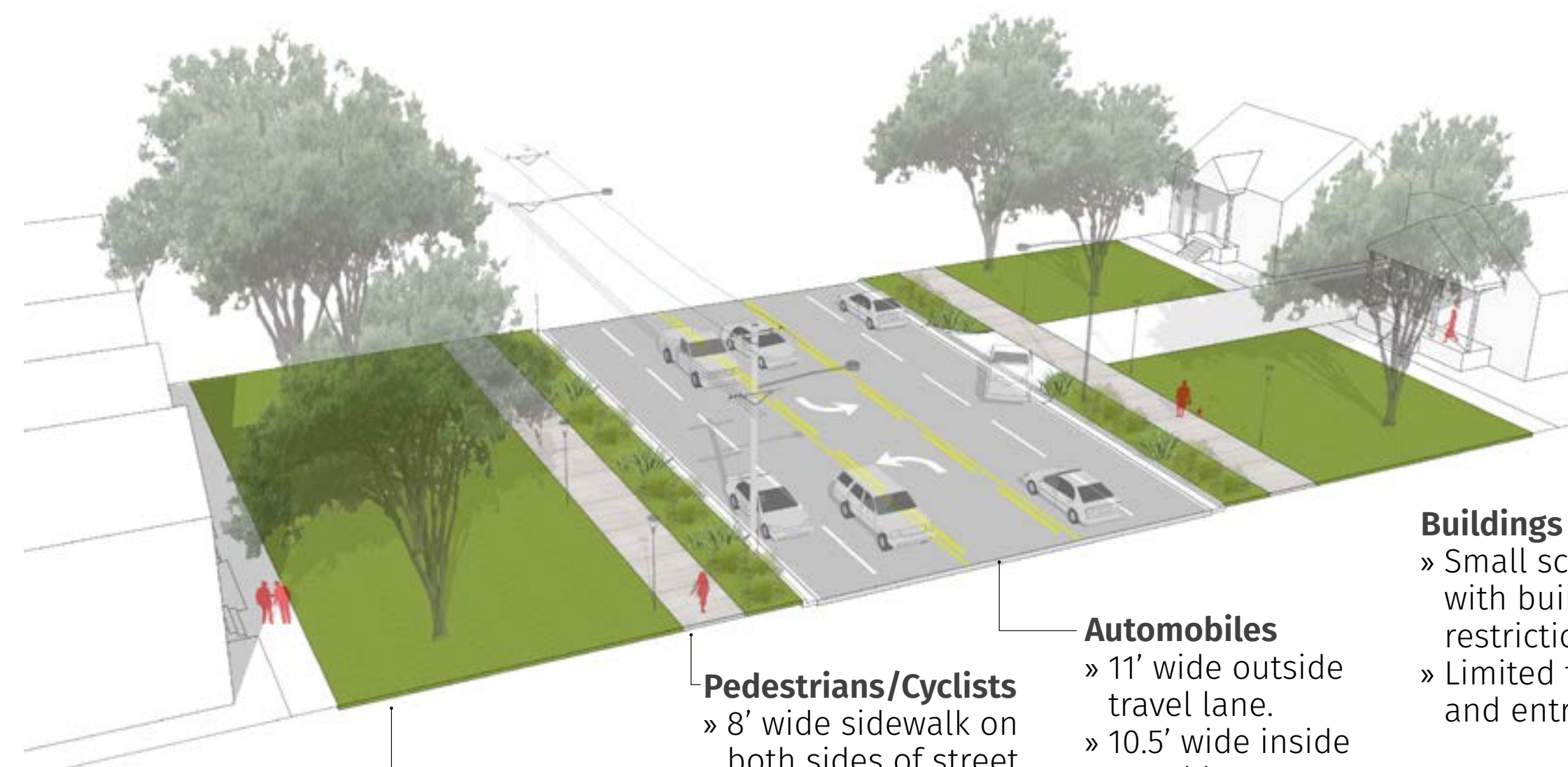


- Older developments built without zoning codes or through iterations of codes
- Landscaping, signage, parking lots, front yard/gateway treatments – nonconforming to today’s standards



- Consider new Gateway design standards
- Consider zoning solutions for older properties to offer flexibility for redevelopment
- Adjust non-conforming site requirements to ensure incremental improvements and upgrades

GOLDEN OAKS TO RIVERY - RECOMMENDATIONS



- Frontage**
 - » Scenic corridor and mature tree canopy preserved.
 - » 40' wide frontage.
 - » Where practical, no parking between building and street.
 - » Where possible, driveways consolidated and shared.
- Pedestrians/Cyclists**
 - » 8' wide sidewalk on both sides of street.
 - » 6' wide tree lawn, supplement preserved front yard trees.
 - » Primary bike route off of Williams Drive (Dawn Drive).
- Automobiles**
 - » 11' wide outside travel lane.
 - » 10.5' wide inside travel lane.
 - » 14' wide center turn lane (too many small lots with individual driveways to loose center turn lane).
- Buildings**
 - » Small scale structures with building length restrictions.
 - » Limited transparency and entrance spacing.

EXISTING CONDITIONS	
Right-of-Way	70' to 120'
Shoulder Width	--
Travel Lane Width (4)	11.5'
Center Turn Lane Width	12'
Total Pavement Width	60'