

Commercial Guidelines

ISSUES:

- Higher than *Average Accident Rates (13/366 Corridor Management Plan)*
- Unplanned, Strip Development Threatens:
 - Functionality and Safety of Town Roads
 - Character and Image of Town, Long-term Value of Commercial Investments

Commercial Guidelines

GOALS:

- Strengthen sense of place
- Shared parking and driveway access
- Avoid the “One Size Fits All” Approach
- Flexibility & Creativity for Developers,
Town

Routes 13 and 366 East of Pinckney Road

- No shared parking
- No shared curb cuts
- Less Convenient, Less Safe



Curbcuts No. 3 & 4



Too tall lighting

Flashy Canopies

*Signage
Overdose*

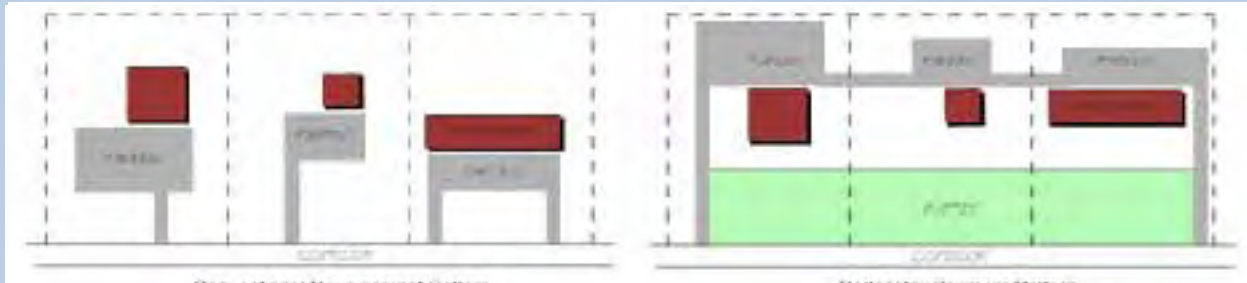
Curbcut No. 2

Curbcut No. 1





ACCESS MANAGEMENT & CIRCULATION



Conventional Development Pattern

Better Development Pattern



Recommended Development Pattern

Site Details

Bad



Access to Public Transit and Trails

***Jim
Schug
Trail***



“Character Areas”

- Village/Hamlet
- Mixed Use/Medium Density
- Rural Highway Corridor



Town of Dryden
Route 13 & 366
Commercial Corridor Districts



Village / Hamlet



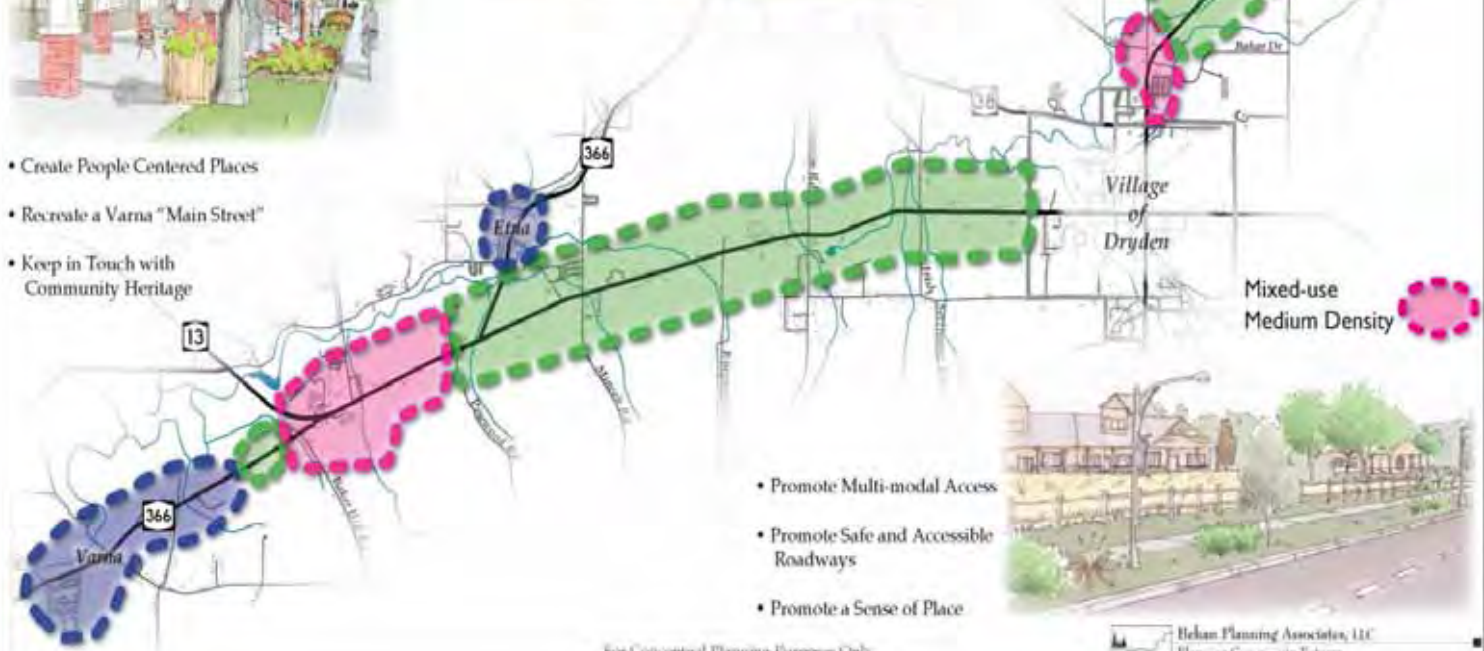
- Create People Centered Places
- Recreate a Varna "Main Street"
- Keep in Touch with Community Heritage



Rural Highway Corridor



- Preserve and Enhance the Rural Heritage in the Area
- Promote Safe and Accessible Roadway Access



- Promote Multi-modal Access
- Promote Safe and Accessible Roadways
- Promote a Sense of Place



For Conceptual Planning Purposes Only

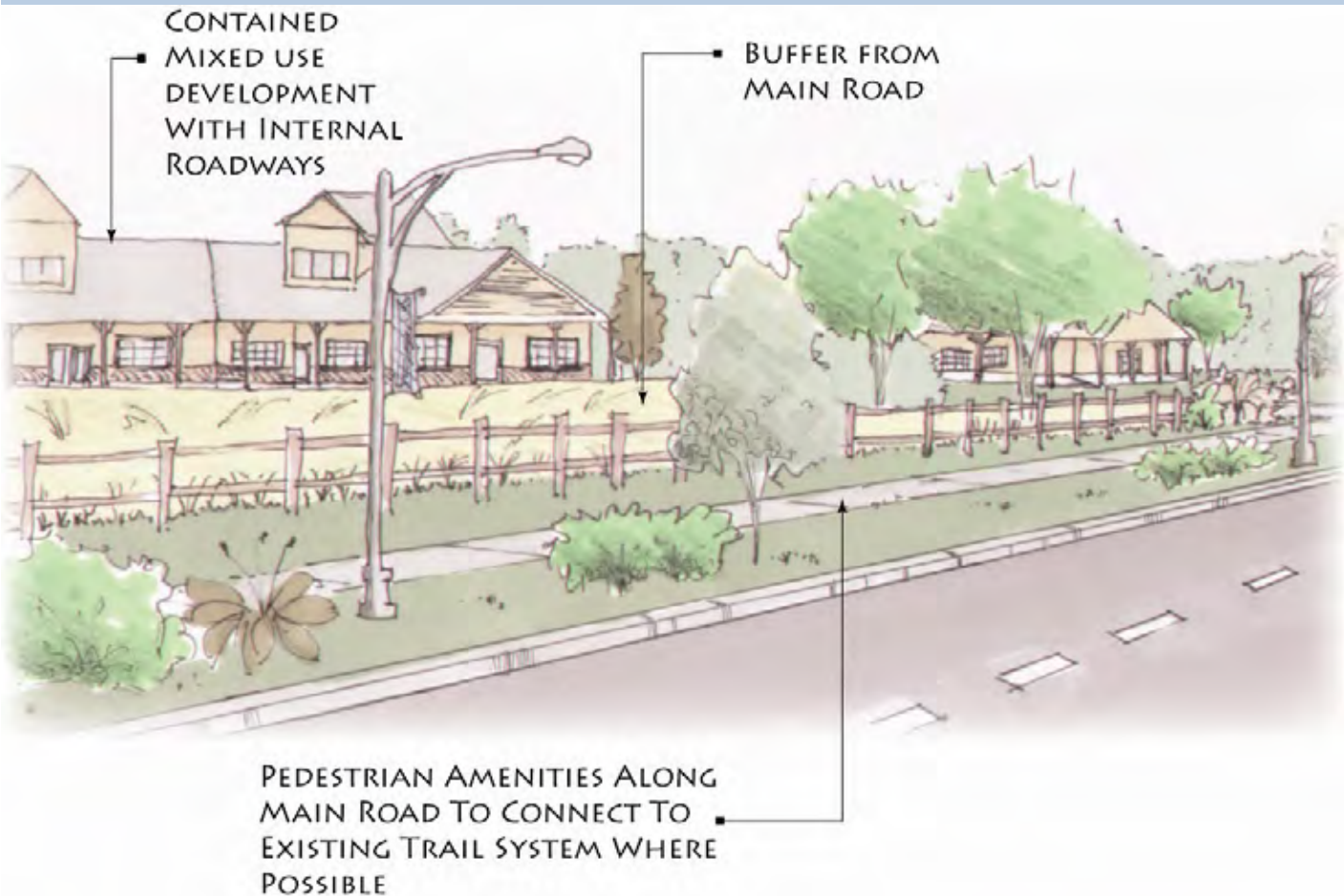
Hamlet/Village Character Area

KEY BUILDING BLOCKS



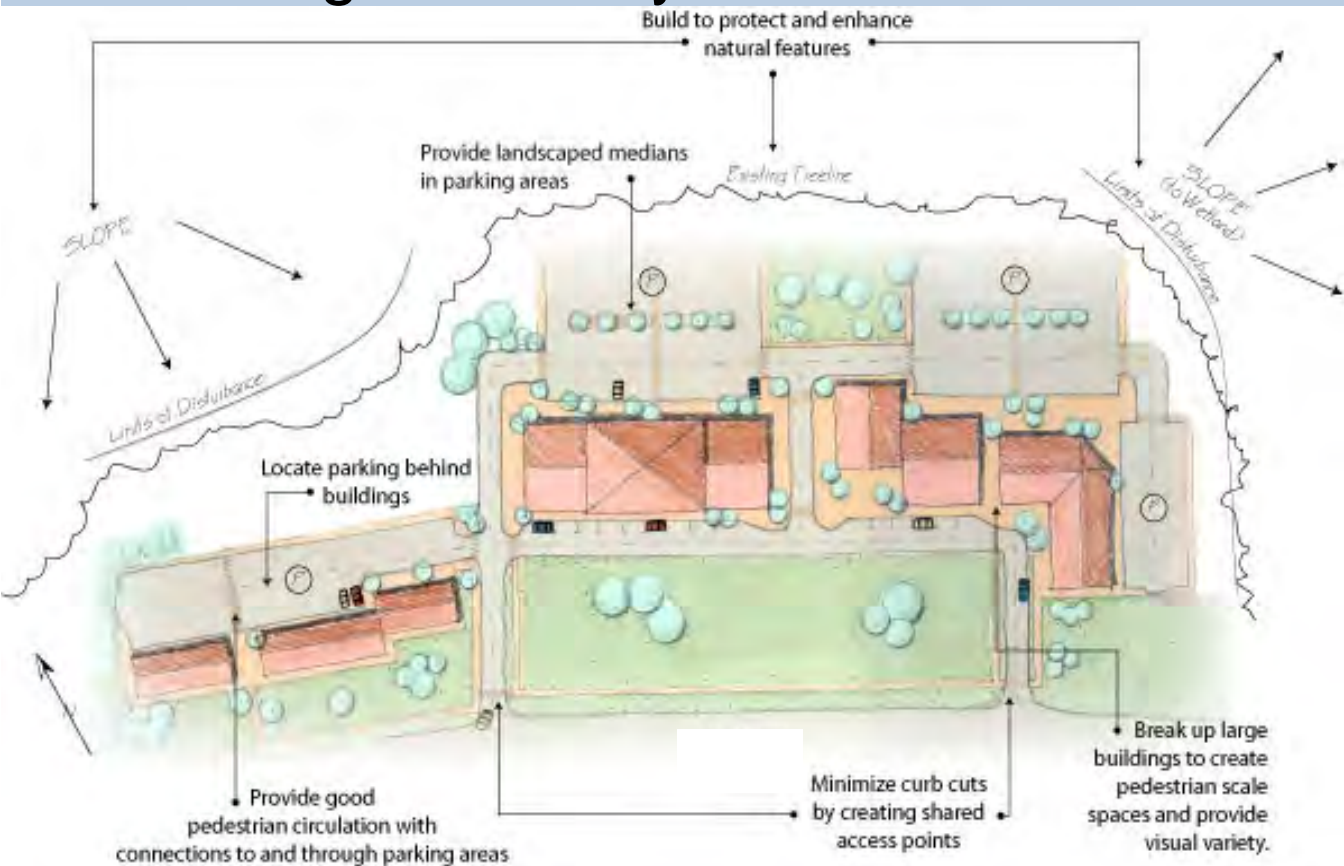
Mixed Use Medium Density Character Area

Medium-Mixed Use Building Blocks



Mixed Use Medium Density Areas

- Parking & Site Layout



Rural Highway Corridor

Building Blocks



- Landscaping

Occasional Trees at
Setback Lines

**Consistent Setbacks
and Buffer**



- Site Details



Rural Lighting Levels

**Low Monument Style
Signs**



Rural Scale

Rural Lighting Levels

Hedge and Stone Fence Buffer

THANK YOU!

Thoughts, Comments, Suggestions?

Next Steps:

Zoning Amendments

More Public Meetings

Adoption Hearings

Summer/Fall