

5a. Large-format Commercial development

Recommendations:

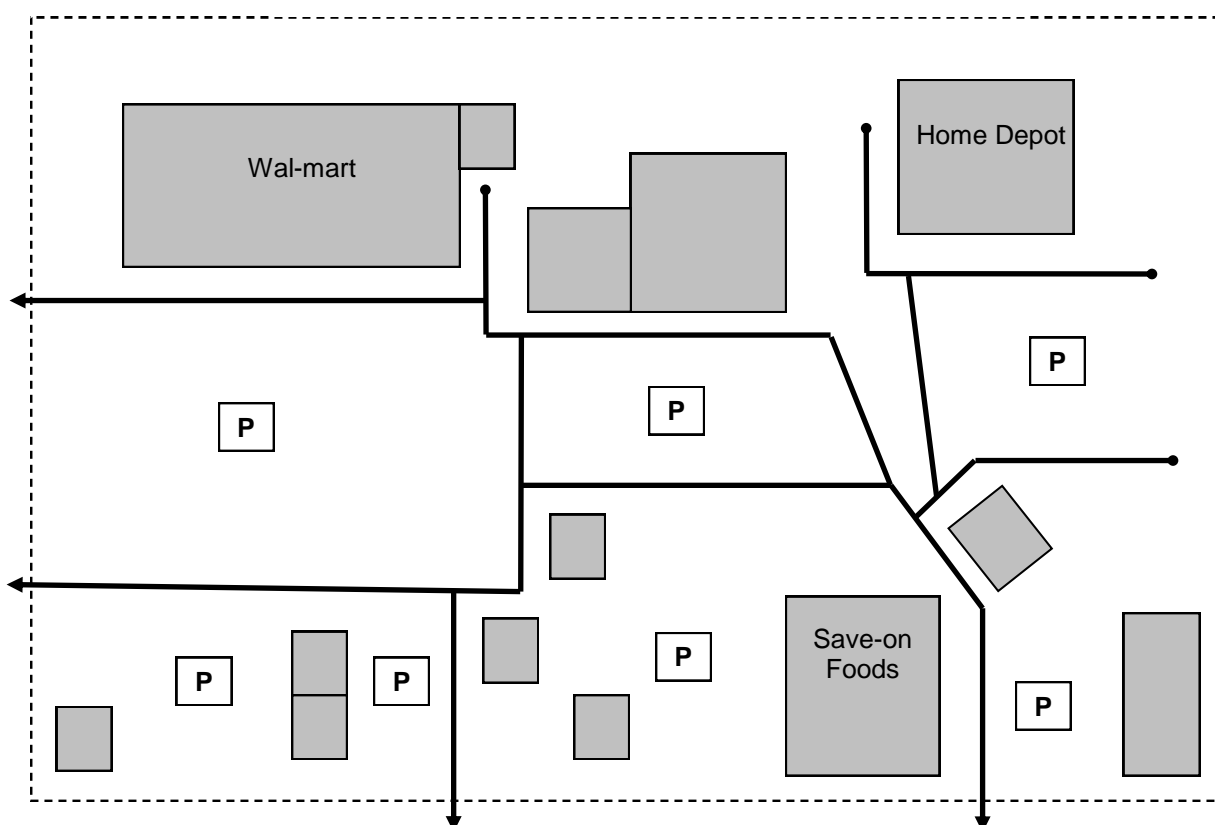
- Site design requirements for a grid-like road system to be established with servicing and pedestrian facilities focused along those routes.
- Maximize land by clustering buildings and implementing maximum parking limits.

Why:

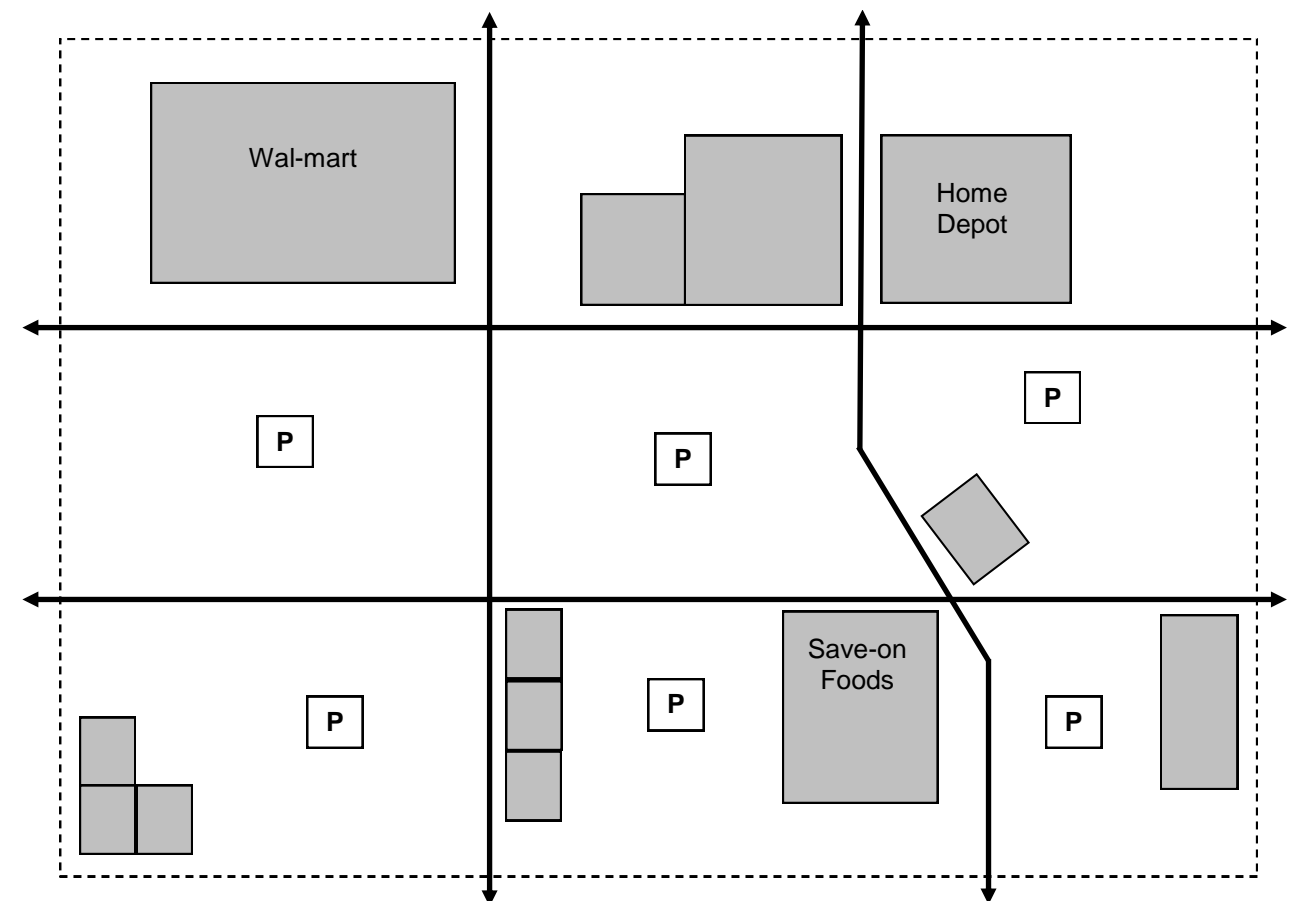
- Facilitates future redevelopment while still allowing current forms of commercial development.
- Large-format commercial is still a popular shopping choice.



Current Layout example



Preferred Layout example



Potential challenges:

- Form of development unique to the area.
- Longer term trends show a slow-down in the form of big-box retail.

A clear street framework makes it much easier to get around large-format commercial sites, but still allows the stores to have adjacent parking.