



VIABLE BUSINESS CORRIDOR

ELLIS BLVD STUDY- CEDAR RAPIDS, IA
October 22, 2013



PREVIOUS STUDIES:

- Promotes high density mixed-use development
- Promotes complete streets /walkable community
- Sustainable/flood resilient building practices
- Ellis Blvd is the commercial center/ neighborhood is oriented around the Ellis commercial center
- Incorporate context sensitive design – size/scale of structures to blend with existing development

NEIGHBORHOOD FEEDBACK FROM AUGUST 26 WORKSHOP:

- “Mix of single-family/business”
- “The neighborhood is like a little town”
- “Sustainable development and green space”
- “Street front businesses”
- “The neighborhood is historic”

NEIGHBORHOOD FEEDBACK

ELLIS BLVD STUDY– CEDAR RAPIDS, IA
October 22, 2013





Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  Ellis Blvd Overlay District
-  1/4 Mile & 1/2 Mile Walking Radius
-  Railroad Tracks
-  Existing Parks
-  Proposed Flood Management Area
-  Identified for Future Redevelopment (Upon Resolution of Flood Protection)
-  Nodes of Activity

Former Landmarks

- | | |
|---------------------|-----------------------|
| ① Boys & Girls Club | ④ Kappa Ann Riverboat |
| ② A&W Restaurant | ⑤ Chirp's Restaurant |
| ③ Jack Henry Spa | |

Current Landmarks

- | | |
|--|----------------------------------|
| ⑥ Ellis Park | ⑮ Pierson's Florist |
| ⑦ Harrison Elementary School | ⑯ Hubbard Building |
| ⑧ St. James Methodist Church | ⑰ Johnson Gas |
| ⑨ Flamingo Restaurant | ⑱ Olivet Church |
| ⑩ Time Check Park | ⑲ St. Patrick's Church |
| ⑪ Diamond V Mills | ⑳ Guppies Gas Station |
| ⑫ Matthew 25 Urban Farm | ㉑ Mckinnon Barber Shop |
| ⑬ Ellis Trail | ㉒ UP Railroad Bridge |
| ⑭ Northwest Neighborhood Resource Center | ㉓ Mother Mosque of North America |

Future Landmarks

- ⑳ Future Recreation Center
- ㉔ Future Park Area

PLACE MAKING NEIGHBORHOOD FEEDBACK

ELLIS BLVD STUDY- CEDAR RAPIDS, IA
October 22, 2013



Ellis Park

Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  Ellis Blvd Overlay District
-  1/4 Mile & 1/2 Mile Walking Radius
-  Railroad Tracks
-  Existing Parks
-  Proposed Flood Management Area
-  Identified for Future Redevelopment (Upon Resolution of Flood Protection)
-  Existing Industrial Area
-  Intensity of Use
High
Low
-  Identified Gateway to Ellis Boulevard/ Improve Pedestrian Connection
-  Identified Future Gateway to Ellis Boulevard
-  Proposed Street Connection

Unique Places

- ① Time Check Park
- ② Future Recreation Center
- ③ Future Greenway

PLACE MAKING RECOMMENDATIONS
RECOMMENDATIONS
 ELLIS BLVD STUDY- CEDAR RAPIDS, IA
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LOW

HIGH



Fig. 1

- 1-2 Stories
- Typically single-family/detached garage
- Setback from street



Fig. 2

- 2-3 Stories
- Townhome/Row-houses
- Housing entrance is located at-grade
- Setback from street

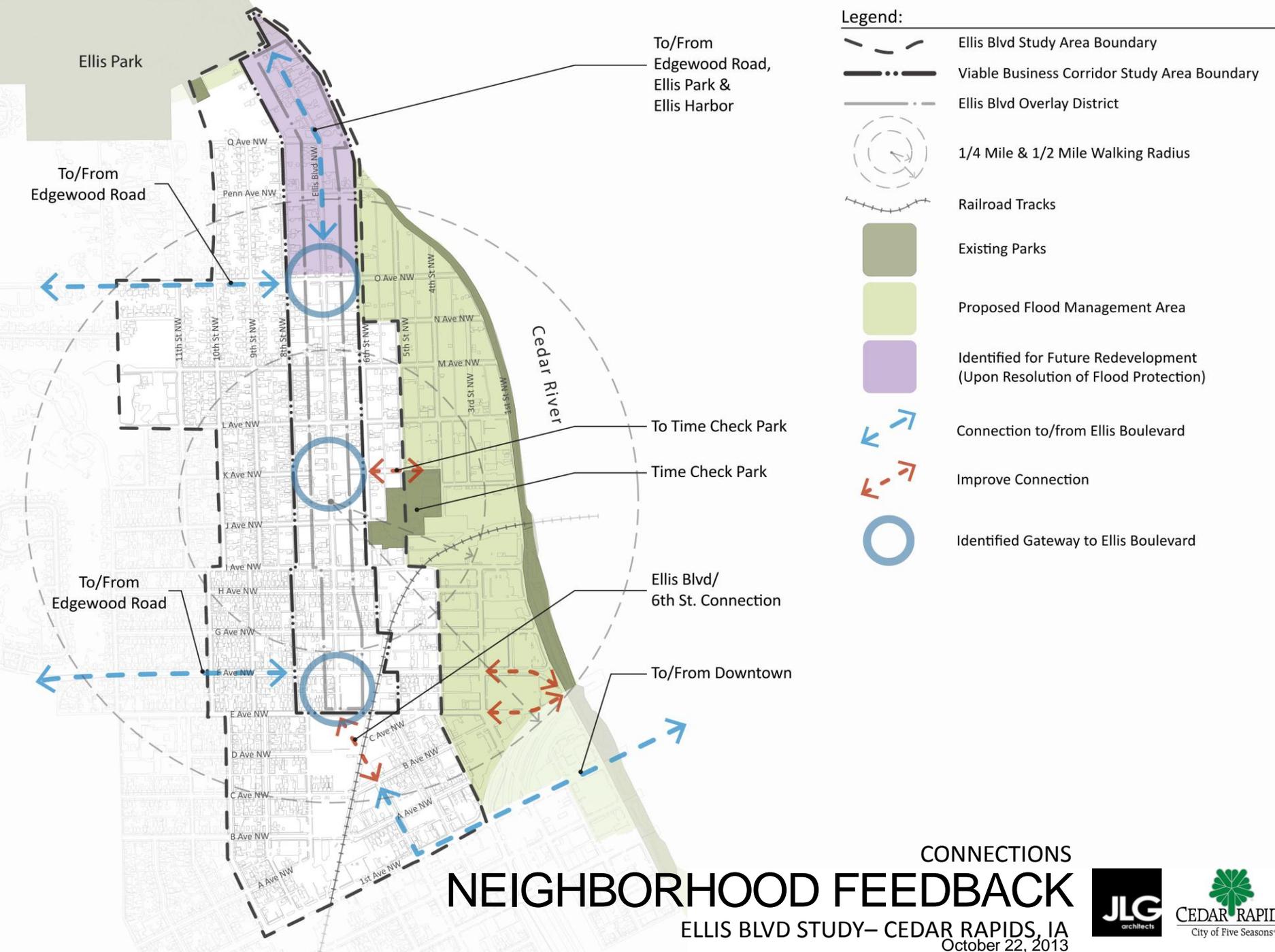


Fig. 3

- 2-3 Stories
- Commercial at-grade/Housing above
- 0' setback from property line

BUILDING FORM: INTENSITY OF USE
RECOMMENDATIONS
ELLIS BLVD STUDY- CEDAR RAPIDS, IA
October 22, 2013





Ellis Park

To/From Edgewood Road

To/From Edgewood Road

To/From Edgewood Road, Ellis Park & Ellis Harbor

Cedar River

To Time Check Park

Time Check Park

Ellis Blvd/ 6th St. Connection

To/From Downtown

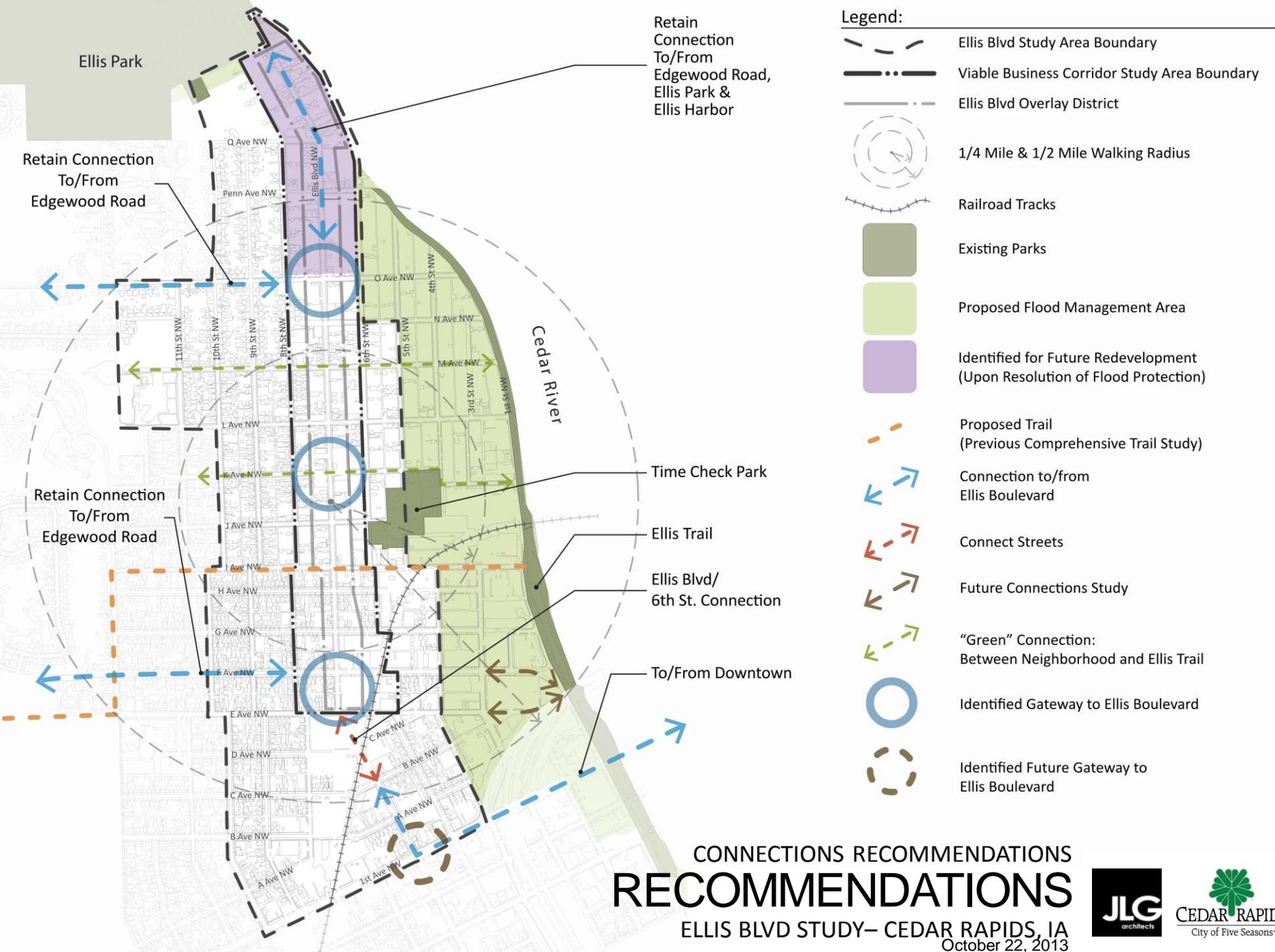
Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  Ellis Blvd Overlay District
-  1/4 Mile & 1/2 Mile Walking Radius
-  Railroad Tracks
-  Existing Parks
-  Proposed Flood Management Area
-  Identified for Future Redevelopment (Upon Resolution of Flood Protection)
-  Connection to/from Ellis Boulevard
-  Improve Connection
-  Identified Gateway to Ellis Boulevard

CONNECTIONS NEIGHBORHOOD FEEDBACK

ELLIS BLVD STUDY- CEDAR RAPIDS, IA
October 22, 2013





Ellis Park

Retain Connection To/From Edgewood Road

Retain Connection To/From Edgewood Road

Retain Connection To/From Edgewood Road, Ellis Park & Ellis Harbor

Cedar River

Time Check Park

Ellis Trail

Ellis Blvd/ 6th St. Connection

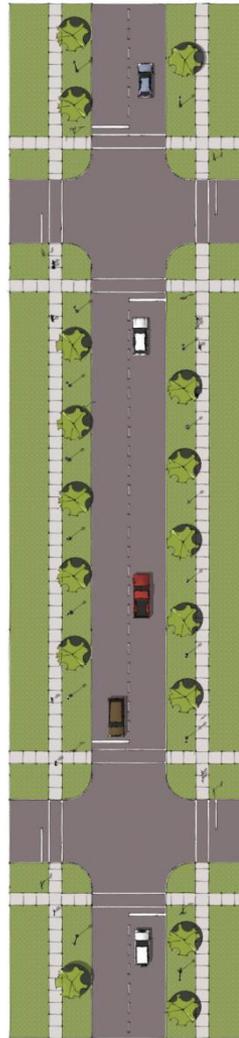
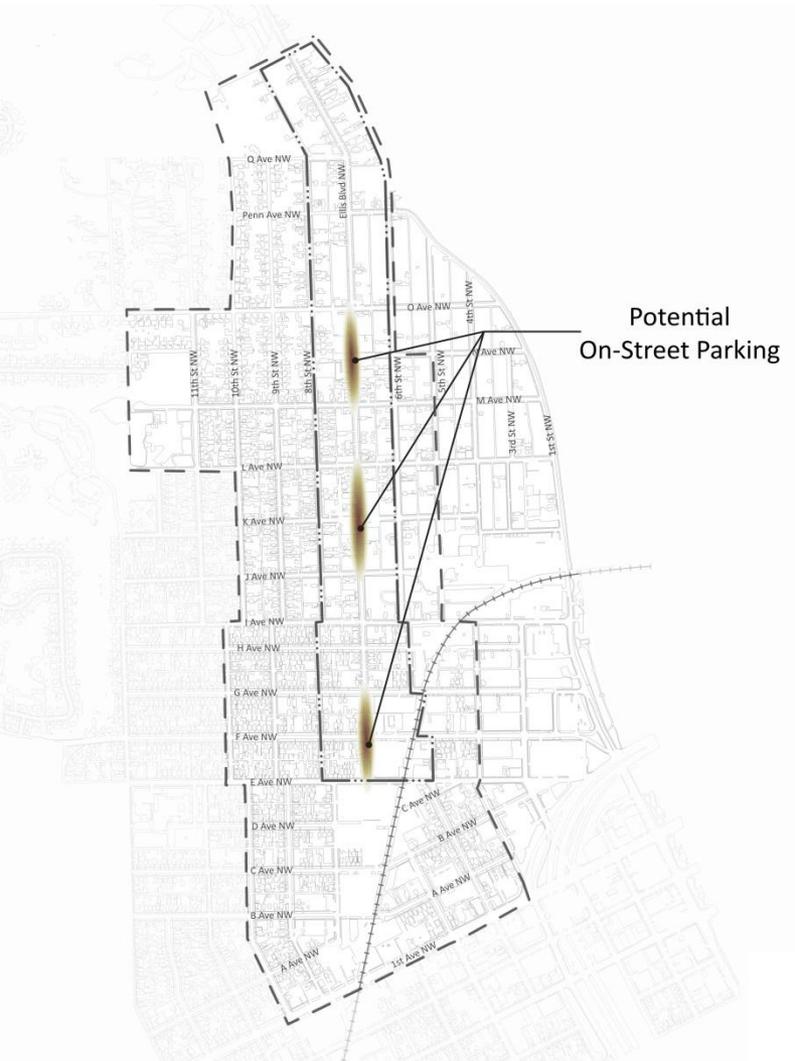
To/From Downtown

Legend:

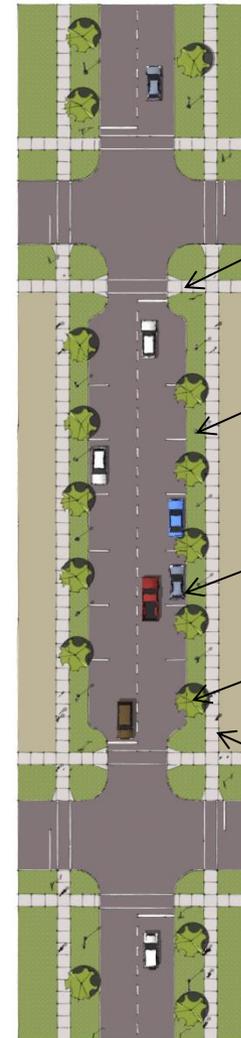
-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  Ellis Blvd Overlay District
-  1/4 Mile & 1/2 Mile Walking Radius
-  Railroad Tracks
-  Existing Parks
-  Proposed Flood Management Area
-  Identified for Future Redevelopment (Upon Resolution of Flood Protection)
-  Proposed Trail (Previous Comprehensive Trail Study)
-  Connection to/from Ellis Boulevard
-  Connect Streets
-  Future Connections Study
-  "Green" Connection: Between Neighborhood and Ellis Trail
-  Identified Gateway to Ellis Boulevard
-  Identified Future Gateway to Ellis Boulevard

CONNECTIONS RECOMMENDATIONS
RECOMMENDATIONS
 ELLIS BLVD STUDY- CEDAR RAPIDS, IA
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STREETSCAPE
BETWEEN NODES



RECOMMENDED STREETSCAPE
AT NODES OF ACTIVITY

Bump-out for
Pedestrian Safety

Decorative Street
Lighting

On-street Parking

Preserve Mature
Tree Canopy

0' Setback Lot Line

STREETSCAPES RECOMMENDATIONS

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NEIGHBORHOOD FEEDBACK

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Fig. 1 “Harriet Phillips Bungalow” by Daniel Case. Digital Image. 19 September 2008. Web 17 September 2013. <http://en.wikipedia.org/wiki/File:Harriet_Phillips_Bungalow.jpg>.

Fig. 2 “Norwalk, CT townhouses demonstrate “smaller infill sites enhance economic and social health” Digital Image. 24 June 2010. Web 17 September 2013. <<http://townhousecenter.org/2012/06/24/norwalk-ct-townhouses-demonstrate-smaller-infill-sites-enhance-economic-and-social-health/>>.

Fig. 3 “This small-scale mixed-use building, and its ground floor commercial tenant are typical of the independent business found in the neighborhoods surrounding downtown Grand Rapids.” Digital Image. 6 October 2010. Web 17 September 2013. <<http://livingurbanism.wordpress.com/>

WORKS CITED

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