

Drive-Through Lane Context Examples:

The following examples are intended to help show how the proposed design criteria would facilitate both pedestrian oriented development and allow for a broader list of businesses allowed to have accessory drive-through lanes. These examples focus on the drive-through location and do not represent the larger scope of design criteria that are already required within the Briggs Village.

Example 1 - Very Auto Oriented:

This example is of a highly auto oriented drive-through business. It would not be appropriate within the context of a walkable mixed use community such as the Briggs Village and does not meet the design criteria proposed:

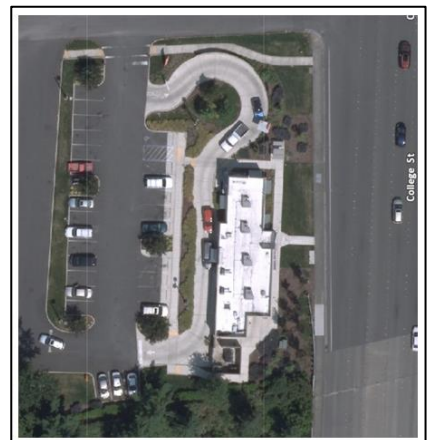
- Pedestrians must cross drive-through to enter building.
- Building design emphasizes auto orientation rather than walk-in.
- Two drive through lanes show a clear focus on auto oriented service.



Example 2 - Moderately Auto Oriented:

This example shows intent to consider the pedestrian experience; however the building and drive-through design are clearly oriented towards the auto rather than pedestrian. The proposed design criteria would not allow for this site layout within the Briggs Village.

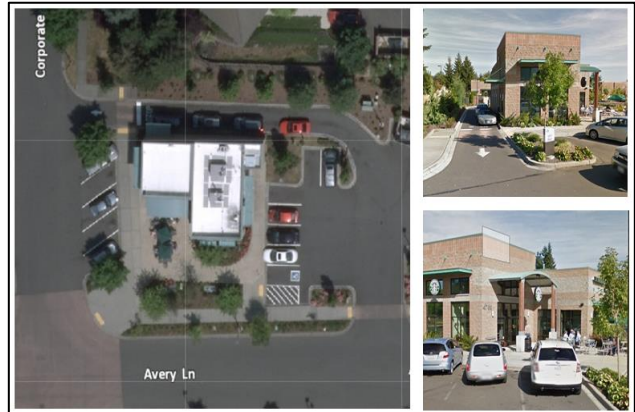
- Direct pedestrian access from the street is provided, however pedestrians must cross drive-through to enter from the parking lot.
- Single drive-through lane, but the building design emphasizes auto orientation.
- Building design favors auto oriented businesses rather than serving walk-up customers.



Example 3 - Pedestrian Oriented:

This example meets the design criteria proposed as both the building and site layout place a clear emphasis on the pedestrian environment while also providing an auto oriented element in the rear of the structure.

- Pedestrians have direct access to the building entry from the street and parking lot.
- Building design emphasizes pedestrian orientation with outdoor seating.
- Single drive-through lane is tucked behind the building and is accessed through the parking lot.



In sum, the proposed provisions will allow for greater flexibility in the uses permitted to have accessory drive-through lanes while significantly limiting their potential locations by enhancing the site design criteria within the code. Staff and the Planning Commission recommend approval of these amendments because the revisions will help encourage the development that has long been anticipated in the Briggs Village, while maintain the underlying design intent within the master plan.