



URBAN DESIGN ASSOCIATES



PECAN GROVE BLUFF CONCEPT PLAN



View of the Mississippi from Pecan Grove Bluff Neighborhood

PECAN GROVE DEVELOPMENT SUMMARY

- Village Lots: 16
- Garden Lots: 18
- Cottage: 16
- Total Lots: 50

PECAN GROVE ON-SITE RECOMMENDATIONS

- For-Sale houses only
- No houses smaller than 1,100 square feet
- Develop Design Guidelines or a Pattern Book with quantitative and qualitative restrictions to protect the design.



- VILLAGE LOTS
- GARDEN LOTS
- COTTAGE LOTS

Pecan Grove Bluff Neighborhood The Pecan Grove Bluff concept plan was designed to maximize view to the Mississippi River from the Bluff site. These views are important for the public interest as well as for lot values.

PECAN GROVE BLUFF VIEWS

RECOMMENDATIONS

- “Pocket Neighborhood” of 18 Cottages
- Out-of-sight from Julius Freyhan Center
- South of Amphitheater Site
- Outside of Flood Zone A
- Clear site, ready for development
- Zoned as RS-2, would be a PUD

KEY

- FLOOD ZONE A
- FLOOD ZONE C



Source: Julius Freyhan Cultural Center Renovation and Master Plan



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CANNERY COTTAGES