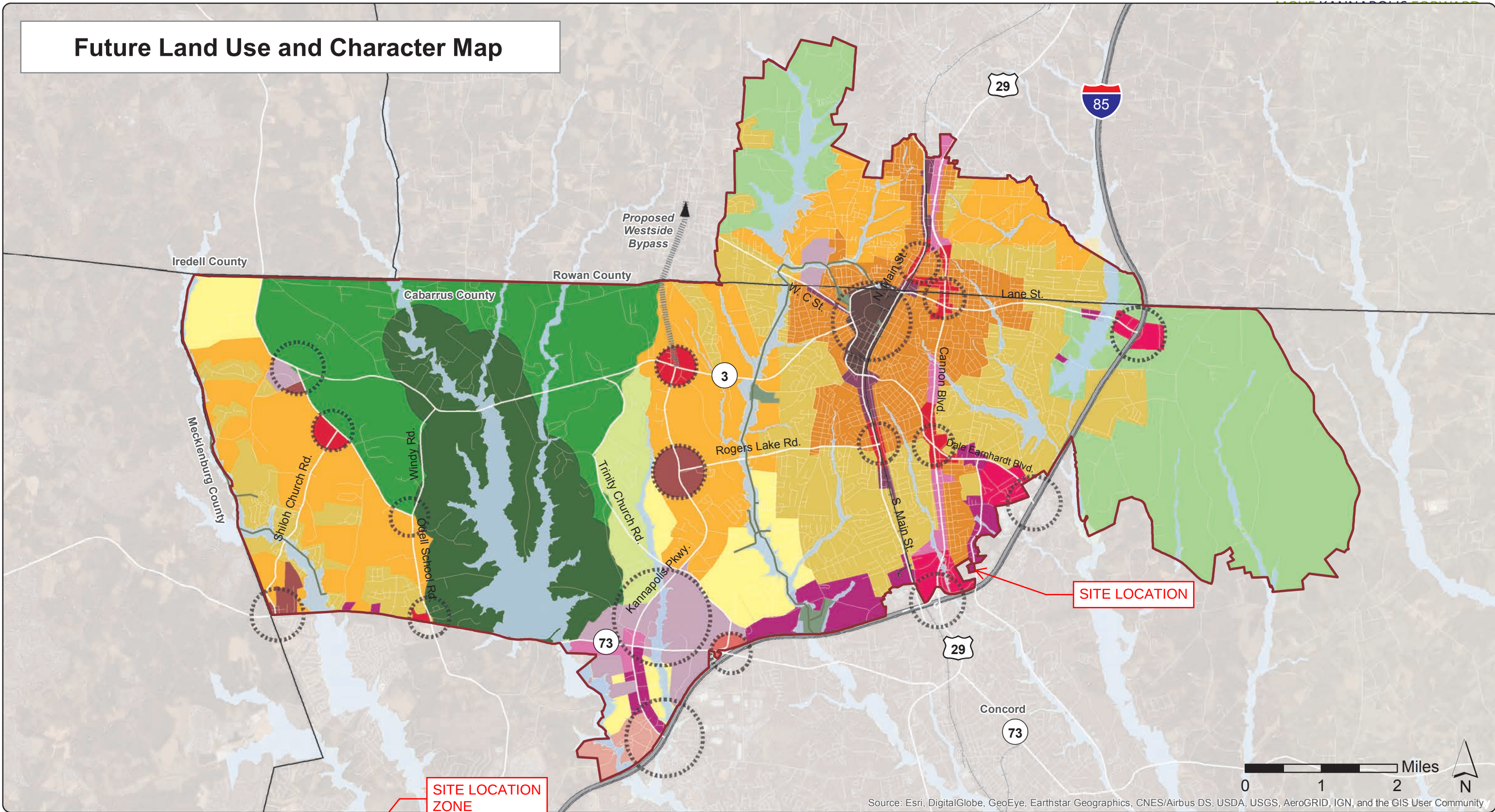


Future Land Use and Character Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Activity Centers

- Downtown Center
- Primary Activity Center
- Primary Activity Interchange
- Secondary Activity Center
- Secondary Activity Interchange
- Regional Commercial Center
- Employment Center

Activity Corridors

- Urban Corridor
- Suburban Activity 1
- Suburban Activity 2

Neighborhood Areas

- Urban Residential
- Complete Neighborhood 2
- Complete Neighborhood 1
- Neighborhood Transition 2
- Neighborhood Transition 1

Green Areas

- Future Planning Area
- Cluster Residential
- Conservation Neighborhood

Green Features

- 100 Year Floodplain
- Parks
- Greenways

Boundaries

- Planning Area
- County Boundary
- Current and Future Centers



Urban Corridor



Character Intent

The Urban Corridor Character Area includes activity corridors with places to live, work, and shop in a walkable configuration. The Area may include both vertically and horizontally mixed uses, however infill development will be vertically-mixed, with ground floor retail and offices and housing on upper floors. These developments are located close together and near the street, providing connections to surrounding development.

Retrofit Opportunities

- Mixed-use infill and redevelopment
 - Multi-modal street redevelopment
 - Sidewalks and street trees
 - Additional connections to reduce block sizes
- Crosswalks and pedestrian amenities
 - Protected bike lanes

Primary Uses

- Retail
- Office
- Multifamily residential

Secondary Uses

- Institutional / Civic
- Light manufacturing
- Single family attached residential



Characteristics of Urban Form

	Existing	Desired
Building Heights	1 - 3 Stories	2 - 5 Stories
Setbacks	0 - 30 ft.	0 - 30 ft.
Block Length	400 - 800 ft.	400 - 600 ft.
Street Character	Gridded	Gridded, Walkable
Parking	Front, Rear, Side, On-street	Behind buildings, On-street, Mid-block structured parking
Residential Density	n/a	6 - 20 units/acre



Suburban Activity 1



Character Intent

The Suburban Activity 1 Character Area includes primarily regional-scale commercial development that can accommodate large format commercial developments. Lighting, landscaping, and fully connected sidewalks and roads should line blocks and provide safe vehicular and pedestrian access within and between developments. In some locations, buildings placed close to the street create a comfortable pedestrian environment while shared parking strategies reduce overall impervious surface area.

Development Opportunities

- Building upgrades
- Sidewalk and greenway connections
- Infill development
- Low impact development retrofits
- Pocket parks
- Renewable energy generation
- Community gardens
- Pedestrian connections
- Landscaping
- Crosswalks and pedestrian amenities

Primary Uses

- Retail
- Office

Secondary Uses

- Light manufacturing
- Multifamily residential
- Single family attached residential



Characteristics of Urban Form

	Existing	Desired
Building Heights	1 - 3 Stories	1 - 4 Stories
Setbacks	20 - 100 ft.	5 - 30 ft.
Block Length	600 - 2400 ft.	600 - 800 ft.
Street Character	Hierarchical, Curvilinear	Enhanced network
Parking	Surface lots	Rear, Side, On-street, Mid-block surface parking
Residential Density	n/a	6 - 16 units/acre