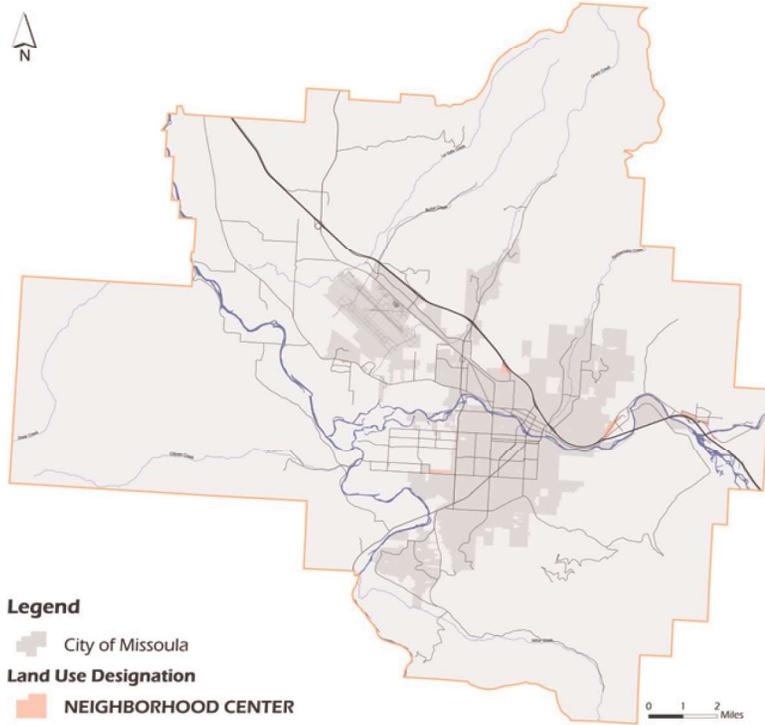


NEIGHBORHOOD CENTER

GOALS

- Designed to be a neighborhood focal point and center of activity, providing opportunities for retail, service, and employment.
- Provide services to residents within a five to ten-minute walk.
- Accommodate higher intensity residential choices that contribute to countywide housing diversity.



Neighborhood Center is 267 acres, 0.2% of the planning area.



LAND USES

Land use is a mix of residential, neighborhood services, offices, retail, and institutional uses.

CHARACTER

Mix of uses can be both horizontally and vertically integrated, having shared walls, ceilings, and floors.

Parking and utilities for multi-family and commercial buildings should be oriented toward the rear of buildings away from the street and front facade.

Building design is sensitive to its relationship to adjacent uses.

Neighborhood Centers are typically located on arterial or collector roads.

INTENSITY

Residential density is eight units per acre or greater, requiring connections to public sewer and water.

The ability to achieve higher densities may be limited by site considerations, like lot size, setbacks, floodplain, and slope.

Commercial and mixed-use buildings may range from small (1,000 square feet) to an anchor size (45,000 square feet). A grocery store is a typical anchor.

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

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