Overview

• What are Place Types?
• How do Place Types Relate to Land Use?
• Case Study Examples
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  • Fort Collins City Plan
  • PlanNorman Comprehensive Plan
  • Blueprint Denver
  • Future 2040 Charlotte Comprehensive Plan
• Discussion
What are Place Types?
Community Conversation

Land Use
Built Form

Mobility
Quality of Life Infrastructure
How Do Place Types Relate to Land Use?
FLUM and Place Types

Character Defining Place Types

Traditional Land Use Categories and Mapping

Case Study Examples

SA Tomorrow Comprehensive Plan
Fort Collins City Plan
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Future 2040 Charlotte Comprehensive Plan
Case Study Examples

SA Tomorrow Comprehensive Plan:
Place Types as a supplement to FLUM
FLUM and Place Types

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Building Blocks

- Regional Centers
- Urban Centers
- Corridors
- Neighborhoods
•Scoped as addressing less common development types

•Amenity-Oriented Developments as Place Types
  • Transportation and land use
  • Sustainability and natural features
  • Adaptive reuse
Regional/Commuter Rail

A Regional/Commuter Rail place type has a major transit station along a regional or commuter-heavy rail corridor. The predominant land uses surrounding the transit station should be mixed, with high density residential closer to the station and then transition to single-family residential moving further away from the station. The features that make this place type unique are pedestrian access to regional transit and pedestrian and bicycle connectivity, which activate the surrounding neighborhood. The VIA Centro Plaza, Robert Thompson Transit Center and future Lone Star Rail all have the potential to fully realize the Regional/Commuter Rail place type.

Major Determinant
Major transit station along a regional or commuter heavy rail corridor.

Relation to VIA Transit Supportive Development Typologies
One of three typologies corresponding to VIA's Urban Center typology.

Predominant Land Uses
Mixed-use housing and office development with retail on a portion of the ground floor, office, multifamily housing and attached single-family housing.

Performance Standards
- Height: 6 to 12 stories or 70 to 150 feet
- Massing and Density: 20 to 60 housing units per acre and 2.5:1 to 8:1 Floor Area Ratio (FAR)
- Street Level Activation: Transparency along primary street of 60%, transparency along side street of 25%
- Connectivity: Maximum block perimeter of 1,200 feet, minimum 150 intersections per square mile
- Public Space: Plazas and park spaces totaling 15 acres per 1,000 residents
- Parking: On-street and off-street parking (most in structures)
POTENTIAL LOCATIONS

The Regional/Commuter Rail place type is appropriate within ¼-mile to ½-mile of commuter and regional rail stations. The map above illustrates areas within ¼-mile of existing Amtrak stations and a potential new regional rail station. The applicability of this place type to the regional centers is addressed at the end of this chapter.

DOMINIC, California (left) and San Diego, California (right) both have regional transit and Union Station areas that have helped to stimulate millions of dollars in new development.

HIGH-CAPACITY TRANSIT CORRIDOR
INSTITUTIONAL/CAMPUS MIXED-USE

COMMUNITY CORRIDOR
NEIGHBORHOOD MAIN STREET

TRAIL-ORIENTED DEVELOPMENT

Trails, Parks and Open Space Place Types

These place types are designed to create stronger connections among the city’s active and passive recreational and cultural assets by both leveraging and protecting these important community features. Place types in this category include:

- Trail-Oriented Development;
- Community/Regional Park;
- Natural/Historic/Cultural Asset; and
- Green Neighborhood.
COMMUNITY/REGIONAL PARK

NATURAL/HISTORIC/CULTURAL/ECONOMIC ASSET
GREEN NEIGHBORHOOD

Maintaining Great Places and Community Character During Rapid Growth: Place Types

SHOPPING MALL RETROFIT

Adaptive Reuse Place Types

Adaptive Reuse place types offer solutions for areas still in transition and need to evolve to remain relevant either in their current use or change to a new use. The place types in this category include:

- Shopping Mall Retrofit
- Office Park Infill
- Industrial Site Reuse
Place Types and Regional Centers
Regional Centers represent one of the major opportunities for developing the place types presented in this chapter. The following table summarizes where place types are appropriate within the 13 regional centers. It also indicates the place types that should be encouraged and incentivized in specific regional centers. The following symbols are included in the table:

- not appropriate or recommended
- recommended

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Draft Future Land Use Map

General Land Use Categories
- Residential Estate
- Low Density/Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial
Fort Collins City Plan: Place Types as a complement to FLUM

FLUM and Place Types

Character Defining Place Types

Traditional Land Use Categories and Mapping

SA Tomorrow Comprehensive Plan

Fort Collins City Plan

PlanNorman

Blueprint Denver

Future 2040 Charlotte Comprehensive Plan

Case Study Examples
Place Types in Fort Collins
- Incorporated into comprehensive plan update in 2019
- Designed to complement traditional future land use map

Why make the switch?
- Identify changes over time in developed areas
- Promote elements beyond land-use
- Flexibility
- Engaging & approachable for community members
- Communicating with developers

Future Land Use Map – Old (City Plan, 2011)
- Strong zoning alignment
  - Nearly 1-for-1 with zone districts
- Worked well during era of mostly greenfield development & annexations
Future Land Use Map – New (City Plan, 2019)

- Organized around place types
  - Neighborhoods (residential)
  - Districts (commercial/institutional)
  - Protected Lands (parks/open space)
- Broader categories, slightly less prescriptive
- More responsive in era of infill/redevelopment

Visual Suplements

Photos / Characteristics Tables

Ground & Bird’s Eye Character Renderings
Principal & Supporting Land Uses

- **Adjacent Neighborhoods**: Residential areas typically located near Transit-Oriented or Mixed-Use Neighborhoods, providing residents with access to services and amenities.
- **Office**: Professional offices expand employment options in close proximity to housing and transit.
- **Structured Parking**: As vehicle ownership increases, structured parking will become more prevalent.

### Mix of uses

<table>
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<tr>
<th>Multi-Unit</th>
<th>Retail/Commercial</th>
<th>Office</th>
<th>Parks, Open Space, and Facade</th>
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</thead>
</table>

**Maintaining Great Places and Community Character During Rapid Growth: Place Types**

**Mobility / Transportation**

- **Mobility Hub**: Multimodal mobility hub connects bike, bus, and other services, such as on-demand/microtransit service.
- **Local Streets**: Local streets provide access to and within adjacent neighborhoods.
- **Regional Trail**: Bike and pedestrian trail connects district to citywide and regional facilities.
- **Trolley**: Local bus (30min frequency), on-demand microtransit.
- **Protected/ Buffered Bike Lanes**: Protected or buffered bike lane provides a low-stress, well-maintained bike facility.
- **Pedestrian Crossing**: Enhanced pedestrian crossing along high-volume, high-speed streets.
- **Pedestrian Zones**: Pedestrian-dedicated main streets with amenities (e.g., street furniture, trees), and pedestrian signaling.
**Background:**
- Redevelopment of former Colorado State University football stadium
- Recently annexed; formerly outside Fort Collins Growth Management Area
- Council initiated zoning (in-process)
- Controversial project; lots of community involvement
Place Types in Action – Hughes Stadium Zoning

- Two place types identified for the site
- Elevated discussion about the site to include important neighborhood & community elements beyond just zoning (housing mix, transit, access to natural spaces)

**Hughes Site Rezoning**

**Housing Types**
- Different zone districts permit different types of housing
- There can be wide variation in size among the same types of housing (size, height, design/style, etc.)
- Examples of common types of housing are illustrated below:

```
SINGLE FAMILY DETACHED
- Single detached unit on its own lot
- Largest variation in size among single-family
- Examples: single, double, or detached
- Typically 1-2 stories

SINGLE FAMILY ATTACHED
- Located next to each other
- Typically 1-2 stories

TOWNHOUSE
- Usually found in urban settings
- Typically 1-2 stories

MULTIFAMILY
- Multiple units per building
- Typically 3 or more stories

- Examples: apartment complexes, condominiums
```

**Hughes Site Rezoning**

**Clustering Development**
- Several Fort Collins zone districts, such as Residential Foothills (RF), allow clustered development
- Clustered developments incentivize higher density in exchange for preserving private/public open space
- Examples of clustered vs. non-clustered development patterns are illustrated below:

```
Clustered Development
- Higher density in exchange for public/open space
- Examples: apartment complexes, condominiums

Non-Clustered Development
- Lower density, more open space
```

Place Types in Action – Hughes Stadium Zoning

- Visual nature of place types & discussion of place characteristics well-received
- Residents appreciate the visual elements and better understand the planning process
PlanNorman Comprehensive Plan: Neighborhood Types as replacement for FLUM

FLUM and Place Types

Character Defining Place Types

Traditional Land Use Categories and Mapping

Case Study Examples

SA Tomorrow Comprehensive Plan
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Neighborhood Typology

Neighborhood Types was used to build future vision of Norman in the preferred growth scenario.

- Four Types
  - Suburban
  - Compact Detached
  - Compact Attached
  - Mixed-Use
## Parameters and Considerations

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<td>Ground Floor, Corner Retail and Urban Commercial</td>
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### Suburban

- Single Family Attached
- 1-2 Stories
- Large Front and Back Yards
- Varied Block Sizes
- Greenways, Trails, Large Regional Parks
Suburban
### Parameters

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Suburban

Maintaining Great Places and Community Character During Rapid Growth: Place Types
Compact Detached

- Predominantly Detached Single Family with Some Smaller Scale Attached Product
- 1-2 Stories
- Front Porches
- Medium to Small Block Sizes
- Neighborhood Parks
### Compact Attached

- Attached Single Family and Multi-Family
- 1-3 Stories
- Shared Private Space
- Small Block Size
- Small Parks
# Compact Attached

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Maintaining Great Places and Community Character During Rapid Growth: Place Types
Mixed-Use

- Multi-Family
- 1-4 Stories
- Shared Private Space
- 200’-250’ Blocks
- Small Plazas
### Parameters

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**Future Growth Areas and Neighborhood Types**

![Map showing future growth areas and neighborhood types](image-url)
Determining Allowed Land Uses

- Categorized by Neighborhood Type
- There are three levels used to define if a Land Use is appropriate in a Neighborhood Type:
  - **Allowed** means the land use category is allowed in this neighborhood type with no restrictions
  - **Allowed with location restrictions** means the land use category may be allowed with location restrictions
  - **Allowed with design restrictions** means the land use category may be allowed with additional design restrictions (requires design standards and/or design review)
  - **Allowed with location and design restrictions** means the land use category may be allowed with additional design and location restrictions
  - **Not allowed** means the land use category is not allowed in this neighborhood type.
Example 1: Single Family Converted into Multiple Units

**Allowed with Design and Location Restrictions**
- Compact Detached
- Compact Attached

- Design restrictions include requirement for appropriate parking provisions
- Location restrictions by neighborhood or area

**Not Allowed**
- Rural
- Residential Estate
- Suburban
- Mixed-Use
Example 2: Hotel/Conference Center

Allowed with Design Restrictions
- Compact Detached
- Compact Attached
- Mixed Use
• Design restrictions include orientation to roadway and access requirements

Allowed with Location Restrictions
• Rural
• Residential Estate
• Suburban
• Location restrictions include proximity to arterials and commercial adjacencies

Blueprint Denver:
Place Types as a replacement for FLUM
FLUM and Place Types

Character Defining Place Types

Traditional Land Use Categories and Mapping

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Case Study Examples

Maintaining Great Places and Community Character During Rapid Growth: Place Types

Land Use and Built Form
Elements contributing to the character and quality of places including block pattern, scale, the relationship between buildings and the street and the mix and intensity of uses.

Block & Lot Pattern
Streets and block patterns can vary due to many factors including the density and age of the area. Access to transit, walkability and overall connectivity can all be impacted by the shape and type of development pattern present.

Public-Private Interface
This is about the relationship between buildings and the street, or public realm. Buildings in more compact built environments, such as downtowns, tend to extend fairly far into the street with windows, entries and engaging uses. In contrast, buildings in more dispersed residential neighborhoods tend to be set back further from the street, but still respond to the street and its character.

Building Scale
Latin term includes how a building is and how it relates to the street. Height and massing of buildings may vary depending on the scale and intensity of the place.

EQUITY
In order to achieve our equity goals, every neighborhood should provide a mix of land uses, including diverse housing options and well-designed buildings serving the needs of all residents.

URBAN DESIGN
The use and design of buildings is a crucial component to the experience of place. The use of the street level play a large part in how people interact with the space and how they build relationships into the public realm. Forms and massing of buildings impacts the cohesiveness of the character of a place.

WATER & CLIMATE
The use and development of land has a large impact on water use and climate change. Compact mixed-use development and environmentally friendly building design promote water reuse and climate-friendly outcomes.

Mix & Intensity of Uses
This captures whether an area is primarily one use, such as residential or commercial, or a mix of uses. It also addresses the intensity of uses. For example, in a residential area, there is primarily multifamily buildings, or more dense and less vertical structures. The scale of a place will help to the intensity of uses. For example, regional centers are large in scale and offer the greatest intensity. In contrast, smaller local centers are less intense.

Off-Street Parking
This land use provides spaces for vehicles to park. Demand for off-street parking will vary by place type and the mix of uses provided as well as any transportation demand management programs.

Draw
The scale of a place impacts the draw to the area. For example, regional centers will attract people from all over Denver and the greater region, whereas local centers primarily serve residents from the adjacent neighborhoods.

Building Footprint
Buildings in a more compact development pattern typically have a smaller footprint. In contrast, the more dispersed development pattern typical in suburban areas tends to support larger building footprints with more space devoted to parking.
**Mobility**

The multimodal transportation elements that connect people to the places where they live, work, and play.

- **Walkways**
  - Walkways enable everyone, including those who use mobility devices, to access destinations. They include sidewalks and street crossings. All pedestrians and riders should be able to access walkways from the street or sidewalk level.

- **Bikeways**
  - Bikeways make streets comfortable for people biking of all ages and abilities, including their location on arterial transportation routes. They include bicycle lanes, protected bike lanes, and neighborhood bikeways.

- **Transit Facilities**
  - Transit facilities are an essential component of transportation systems. They are critical to creating active, connected streets that serve all residents.

**Green Infrastructure**

Green infrastructure includes a network of parks, open spaces, bioswales, rain gardens, and constructed facilities that use natural systems and processes to manage the impacts caused by built surfaces, including flood risk, increased erosion, and pollution.

- **Amenities**
  - Several urban amenities contribute to a high-quality transportation system, including street trees, bicycle racks, Martin's, and public transportation stops.

- **Travel Lanes**
  - Travel lanes make people feel safe and comfortable for pedestrians and bicyclists. This is especially important for young children and people of all ages and abilities.

**Water & Climate**

Our transportation system has a large impact on the climate. Efficient and safe transportation systems can significantly reduce emissions and pollution.

**Quality-of-Life Infrastructure**

The parks, open spaces, trees, plants, natural features, recreation opportunities, and centers, and dynamic social spaces that contribute to our quality of life.

- **Parks and Recreational Spaces**
  - Parks and recreational areas are used for multifunctional spaces for sports, recreation, and community. They serve as节点 for neighborhood development and improve the health of Denver's residents.

- **Green Infrastructure**
  - Green infrastructure provides a network of parks, streets, trees, and other green infrastructure that connects residents with their neighborhood context and improves the health of Denver's residents.

- **Social Spaces**
  - Social spaces are places where people gather to interact, work, and engage with each other and the natural environment. These spaces can vary from a small park to a neighborhood park or a more residential setting.

**Neighborhood Contexts**

Denver's Denver, as well as the Denver Zoning Code, is organized by neighborhood contexts. A context-based approach sets guidelines for character-compatible development.

- **Urban Design**
  - Urban design is the process of organizing buildings and streets to create a cohesive and functional urban environment.

- **Equity**
  - Every every neighborhood deserves access to quality, affordable multimodal transportation options. Creating more equitable access to quality streets and multifunctional infrastructure is key.

- **Water & Climate**
  - Protecting and enhancing green spaces is essential for maintaining and promoting social interaction. Green infrastructure and landscaping should be designed to enhance the character of a place and make walking and cycling safer.

**APA CO**

Maintaining Great Places and Community Character During Rapid Growth: Place Types
What Are the Places That Make Our City?
Place Typology

- Context-Sensitive Residential Areas (Residential Areas)

- Vibrant and Mixed Use
  - Centers
Center Places

Centers are places of different scales that are typically oriented around a shared space or set of spaces where people go to engage in social activities and entertainment, such as shopping and dining. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger and less connected and may require residents to take a bus or a car to visit them.
Place Typology

- Context-Sensitive Residential Areas (Residential Areas)
- Vibrant and Mixed Use
  - Centers
  - Corridors

Corridor Places

Corridors are places that are oriented along a street and are supported by people from either the local neighborhood or the larger community. These places provide spaces for people to engage in social activities and entertainment, such as shopping and dining.
Place Typology

- Context-Sensitive Residential Areas (Residential Areas)
- Vibrant and Mixed Use
  - Centers
  - Corridors
- Districts
District Places

Districts are places with a specially designed purpose, such as educational campuses or industrial areas. These places can be mixed-use and offer a diverse range of amenities and complementary services to support the District’s purpose.
Future 2040 Charlotte Comprehensive Plan
Place Types with Direct Link to Code
FLUM and Place Types

Character Defining Place Types

Traditional Land Use Categories and Mapping

Case Study Examples

SA Tomorrow Comprehensive Plan
Fort Collins City Plan
PlanNorman
Blueprint Denver
Future 2040 Charlotte Comprehensive Plan

Why Place Types?

Key Take-Aways:
- Lack of specific design guidance for large parts of Charlotte
- Not able to keep pace for policy update through area plans citywide
Place Types Palette

**Open Space**

- **Open Space - Preserved**
  - Uses: Primarily passive
  - Facilities: Wildlife Habitat, Conservation Easements, Nature Preserves
  - Buildings: Very limited, if any

- **Open Space - Recreational**
  - Uses: Active and passive
  - Facilities: Baseball, Soccer, and Football fields, Recreation Centers, Playgrounds, Greenways, Civic/Gathering Spaces, Plazas and Walkways, Swimming Pools
  - Buildings: Typically present

**Neighborhoods**

- Neighborhood 1
- Neighborhood 2
- Neighborhood 3

**Sectors**

- Business Employment
- Campus
- Light Industrial
- Heavy Industrial

**Centers**

- Community Center
- Regional Center
- Uptown

**DIFFERENTIATORS: What is unique about each Place Type?**

**OPEN SPACE - PRESERVED**

**Uses:**
- Primarily passive

**Facilities:**
- Wildlife Habitat, Conservation Easements, Nature Preserves
- Pedestrian and bicycle paths may be present

**Buildings:**
- Very limited, if any
- Buildings are typically for employees or small civic structures
- Low rise and around 5,000 sq. ft.

**OPEN SPACE - RECREATION**

**Uses:**
- Active and passive

**Facilities:**
- Baseball, Soccer, and Football fields, Recreation Centers, Playgrounds, Greenways, Civic/Gathering Spaces, Plazas and Walkways, Swimming Pools

**Buildings:**
- Typically present
- Buildings will vary in size and should be context sensitive
### DIFFERENTIATORS: What is unique about each Place Type?

#### BUSINESS

**Uses:**
- Highway oriented

**Characteristics:**
- Located near interchanges
- Not pedestrian priority areas

#### EMPLOYMENT

**Uses:**
- Range of employment

**Characteristics:**
- No heavy distribution
- Office, flex space
- Low- to mid-rise (up to 15, typically 2-4)

#### CAMPUS

**Uses:**
- Typ. single institutional user
- Various supportive uses

**Characteristics:**
- Somewhat self contained

#### LIGHT INDUSTRIAL

**Uses:**
- Non-noxious industrial
- Flex, Warehouse/Dist., studios, research

**Characteristics:**
- Storage and distribution
- Low-rise

#### HEAVY INDUSTRIAL

**Uses:**
- Noxious industrial
- Manufacturing, processing, distribution

**Characteristics:**
- Typically separated from other uses

### DIFFERENTIATORS: What is unique about each Place Type?

#### NEIGHBORHOOD

**Serves:**
- Neighborhoods within 5-10 minute walk or drive

**Building Height:**
- Maximum 4 stories

**Building Size:**
- Biggest tenant 45K-60K square feet
- Typically grocery store

**Relation to Streets:**
- Highly walkable from neighborhoods
- Typically along lower-volume streets

#### NODE

**Building Height:**
- Maximum 4 stories

**Building Size:**
- Several large tenants 45K-60K square feet each
- Typically grocery store, Jr. retail

**Relation to Streets:**
- Typically along higher-volume streets
- Most arrive by car

#### COMMUNITY ACTIVITY CENTER

**Serves:**
- Several neighborhoods within 10-15 min

**Building Height:**
- Maximum 8 stories, typical 2-4

**Building Size:**
- Several large tenants 45K-60K square feet each
- Typically grocery store, Jr. retail

**Relation to Streets:**
- Typically along higher-volume streets
- Most arrive by car

#### REGIONAL ACTIVITY CENTER

**Serves:**
- Neighborhoods and Charlotte region

**Building Height:**
- Maximum 15 stories, typical 4-7

**Building Size:**
- Several large tenants 100-200K sq. ft. each
- Dept./Jr. retail, grocery, office, mixed use

**Relation to Streets:**
- Highly accessible, multiple modes
- Highly walkable

#### CENTER CITY

**Serves:**
- Charlotte region

**Building Height:**
- No maximum

**Building Size:**
- Typically 400K to 1M square feet
- Office, mixed use
- Also includes edges of Center City (wards, multi-family)

**Relation to Streets:**
- Highly accessible, multiple modes
- Most connected network, grid
**DIFFERENTIATORS: What is unique about each Place Type?**

<table>
<thead>
<tr>
<th>NEIGHBORHOOD 1</th>
<th>NEIGHBORHOOD 2</th>
<th>NEIGHBORHOOD 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Types:</strong></td>
<td><strong>Building Types:</strong></td>
<td><strong>Building Types:</strong></td>
</tr>
<tr>
<td>• Primarily detached single family, ADUs, and duplexes</td>
<td>• Primarily attached residences (townhomes, house courts)</td>
<td>• Multi-family buildings, Mixed-use buildings</td>
</tr>
<tr>
<td>• Quads and Triplex on corner lots</td>
<td>• Allows N1 building types</td>
<td>• Allows N1 and N2 building types</td>
</tr>
<tr>
<td><strong>Building Height:</strong></td>
<td><strong>Building Height:</strong></td>
<td><strong>Building Height:</strong></td>
</tr>
<tr>
<td>• Maximum 3 stories</td>
<td>• Maximum 3 stories</td>
<td>• Maximum 4 stories</td>
</tr>
<tr>
<td>• Typically 1-2 stories</td>
<td>• Typically 1-3 stories</td>
<td>• Typically 2-4 stories</td>
</tr>
<tr>
<td><strong>Open Space:</strong></td>
<td><strong>Open Space:</strong></td>
<td><strong>Open Space:</strong></td>
</tr>
<tr>
<td>• Private Yards</td>
<td>• Semi-Private Yards</td>
<td>• Common Open Spaces</td>
</tr>
</tbody>
</table>

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**COMMUNITY ACTIVITY CENTER**

A % of Charlotte is categorized as Community Activity Centers.

**GOALS:**
- Provide a concentration of mostly commercial and civic activity in a well-connected, walkable area.
- Serve retail and service needs and some employment for several neighborhoods within a 5-15 minute drive.

**LAND USE:**
- Today many of these places are single use shopping centers but, over time, it is expected that these places will experience some to some re-development and support a greater mix of use due to their high level of accessibility from multiple neighborhoods.

**CHARACTER:**
- Much value is on lower density and walkability.
- Trees and parks are designed to be connected to a walkable setting environment both within the Center and from surrounding neighborhoods and other places.
- To the degree that green infrastructure and building with landscaped parking lots may accommodate increased growth.

**TRANSPORTATION:**
- Supported by a well-connected local street network, with short blocks.
- Easy access and direct connections to surrounding neighborhoods and other places by public transit, walking or bicycling.
- Promote accessibility from homes or major roads and minimize located at key intersections.

**COMMUNITY ACTIVITY CENTER**

(City of Charlotte) Smart Growth Plans Type Areas May 2018
1. BUILDING FRONTAGE ALONG STREETS

- Buildings and open space should be designed to accommodate pedestrians to ensure pedestrian comfort and to maintain pedestrian connections to the site.

- Buildings should be designed to accommodate pedestrians with accessible entries.

- Open space should be designed to accommodate pedestrians with accessible entries.

- Pedestrian connections should be designed to accommodate pedestrians with accessible entries.

2. COMMUNITY ACTIVITY CENTER

- The Community Activity Center should be designed to accommodate pedestrians with accessible entries.

- Pedestrian connections should be designed to accommodate pedestrians with accessible entries.

3. TYPICAL AVENUE WITH DEDICATED PARKING

- Parking lots should be designed to accommodate pedestrians with accessible entries.

- Pedestrian connections should be designed to accommodate pedestrians with accessible entries.

4. O. STREETS:

- Arterial streets should be designed to accommodate pedestrians with accessible entries.

- Pedestrian connections should be designed to accommodate pedestrians with accessible entries.

5. S. SIDEWALKS:

- Sidewalks should be designed to accommodate pedestrians with accessible entries.

- Pedestrian connections should be designed to accommodate pedestrians with accessible entries.
Discussion
Maintaining Great Places and Community Character During Rapid Growth:

SPEAKERS

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