

NEIGHBORHOOD CORNERS (NC)

The Neighborhood Corners future land use category applies to the small-to-medium retail sites on the corners of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Corner retail sites should be designated Neighborhood Corner if:

- the site is less than 10 acres in size, or
- the site does not meet the *Criteria for Community Corners* on page 81.

Maintaining Healthy & Attractive Corners - Continued maintenance, renovation, and revitalization are strongly encouraged to sustain neighborhood corner vitality and attractiveness. This may be achieved through parking lot landscaping enhancements, building renovations, and other site improvements to enhance community form and limit visual impacts of parking. Adequate transitions in building setbacks and height should be provided when development is proposed near neighborhoods. An ongoing relationship between neighborhood residents and commercial property owners and businesses in adjacent corners is encouraged to support the economic health and viability of the community.

Residential Uses - In limited situations, residential uses may be introduced as an extension of surrounding Neighborhood (N) areas, reducing excess retail zoning or replacing underperforming retail square footage. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. New housing should complement the scale, density, and character of surrounding neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

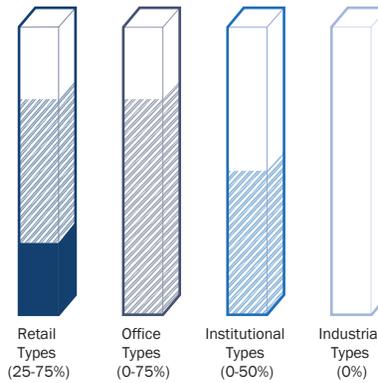


LAND USE MIX (acres)



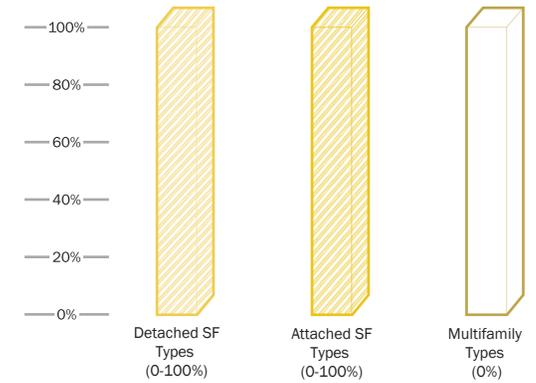
60-100% Employment should include the following mix of land uses:

EMPLOYMENT MIX (acres)



0-40% Housing should include the following mix of land uses:

HOUSING MIX (dwelling units)



SPECIAL NOTES:
Information above represents preferred mixes per adjoining NC corner

DESIRABLE CHARACTER DEFINING ELEMENTS

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 2 stories	1 to 15 DUA	Low intensity Low-rise scale	10% to 20% Active Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
<p>Res: garages, on-street Non-res: mix of on-street and surface lots (to side or rear of building preferred)</p>		<p>Short to medium block grid Traditional Commercial or Residential Streets</p>	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
<p>HIGH Convenient access to neighborhoods</p>	<p>MEDIUM Served by bus</p>	<p>MEDIUM Connected to trails and bike routes</p>	<p>MEDIUM Wide sidewalks, direct connections where feasible</p>



NEIGHBORHOOD CORNERS PRIORITIES

1. Maintaining viability and attractiveness
2. Creative design solutions
3. Reducing excess retail square footage
4. Increase and improve walkability

