

## SUBURBAN ACTIVITY CENTERS (SA)

The Suburban Activity Centers future land use category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

**Development Pattern** - Suburban Activity Centers transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid rise residential uses located on minor street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open-spaces.

**Residential Adjacency** - As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

**Park & Preston** - The Suburban Activity Center at Park Boulevard and Preston Road is unique from other SA in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere.

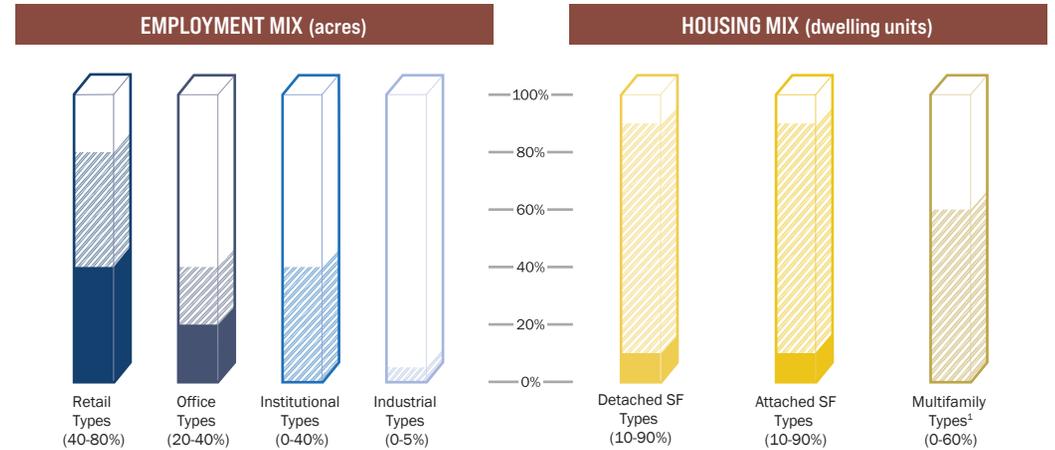


## LAND USE MIX (acres)



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

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



**SPECIAL NOTES:**

Information above represents preferred mixes per adjoining SA center  
\*Consistent with the Redevelopment & Growth Management Policy

## DESIRABLE CHARACTER DEFINING ELEMENTS

| BUILDING HEIGHTS   | DENSITY                              | INTENSITY & SCALE   | OPEN SPACE  |
|--|--------------------------------------|---|---|
| 1 to 5 stories   | SF: 4 to 22 DUA<br>MF: 10 to 50 DUA* | Moderate Intensity<br>Low to mid-rise scale                         | 15% to 20%<br>Active Open Space                         |
| PARKING ORIENTATION  |                                      | BLOCK PATTERN & STREETScape   |   |
| <p>Res: structured, on-street<br/>Non-res: mix of structured, on-street, surface lots, valet</p> |                                      | <p>Short to medium block grid<br/>Urban and Traditional Streets</p> |   |
| MULTIMODAL ACCESS  |                                      |   |   |
| AUTOMOBILES  | TRANSIT                              | MICROMOBILITY   | PEDESTRIANS   |
| <p>MEDIUM<br/>May require short walk to destination</p>  | <p>MEDIUM<br/>Served by bus</p>      | <p>MEDIUM<br/>Connected to trails and bike routes</p>               | <p>MEDIUM<br/>High walkability internal to the site</p> |

\* Exception: SA located at Park Blvd. and Preston Rd. is limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.



## SUBURBAN ACTIVITY CENTERS PRIORITIES

1. Creating destination shopping and entertainment centers
2. Activated open space, quality building materials, and walkable streetscapes internal to the development
3. Thoughtfully and cohesively planned mix of uses

