

Place Types for Places29

	Centers			Uptown	Areas Around Centers					
Definition	Centers are focal points or core areas around which development is organized			A special, unique area	Land uses are organized around a Center and located within a one-quarter to one-half mile walking distance of a Center					
Diagram	<p>Center Size: 1-10 Acres</p>	<p>Center Size: 10-35 Acres</p>	<p>Center Size: 30-55 Acres</p>	<p>Size: 50-about 100 Acres</p>	<p>Center Size: 1-3 Acre Green</p>	<p>Neighborhood Service Center</p>	<p>Neighborhood Service Center</p>			
Summary Description	<p>A Neighborhood Service Center is a cluster of mixed use buildings with:</p> <ul style="list-style-type: none"> • Neighborhood-serving retail/service uses on the first floor • Residential or office on the second floor • A mix of uses that serves the area around the Center: a mixed use, employment, or residential area • At least one urban open space located adjacent to the mixed-use buildings • Multiple connections to surrounding areas 	<p>A Community Center is a retail/service mixed-use center that:</p> <ul style="list-style-type: none"> • Is typically anchored by a grocery store and draws from a market area beyond the immediate neighborhood • Contains additional retail/service, commercial, and other uses, as well as residential uses that give it a mixed-use character • Is designed with multiple connections to surrounding areas • Is visible and accessible from a major road • Includes at least one urban open space and, if possible, a recreational or civic facility 	<p>A Destination Center is a mixed-use center that:</p> <ul style="list-style-type: none"> • Is anchored by commercial uses, including a range of retail, entertainment, service, and employment uses that draw from the larger region • Includes residential uses on upper floor(s) • Is designed with multiple connections to surrounding residential and employment areas • Is visible and accessible from major roads • Includes at least one urban open space and a recreational or civic facility 	<p>The Uptown is a special mixed-use area that:</p> <ul style="list-style-type: none"> • Is the most urban portion of the Places29 area • It is considered both a Center and a Neighborhood • Includes a broad range of employment and residential uses and activities in a mixed-use environment • Includes some convenience retail with some stores offering clothing and household goods • Includes at least one urban open space or public square as well as a significant recreational or civic facility • Functions as a large-scale Center serving a large part of the County and the region • May be larger than some Neighborhoods and have multiple focal points. 	<p>A Mixed Use Area:</p> <ul style="list-style-type: none"> • Has a range of single-use and mixed-use buildings that include housing on upper floors • May extend beyond the boundary of the ¼ to ½ mile walking area outside of the Center around which it is organized • Has a Center that is more fully integrated into the surrounding mix of uses than is the case with other types of neighborhoods • Together with its Center, the mixed-use area forms a Mixed Use Neighborhood 	<p>An Employment Area:</p> <ul style="list-style-type: none"> • May already exist or may be created in the future • Has uses that are primarily employment organized around a Center • The Center provides services and recreational opportunities for workers • Together with its Center, the employment area forms an Employment Neighborhood 	<p>A Residential Area:</p> <ul style="list-style-type: none"> • May already exist or may be created in the future • Features residential buildings organized around a Center • Residential building types range from single-family detached to townhomes and apartments • Residential uses are located within ¼ to ½ mile walking distance from the Center • Residences have convenient pedestrian and bicycle connections to the Center • Together with its Center, the residential area forms a Residential Neighborhood 			
Map Symbol										

Figure 5.1. Place Types: Centers and the Areas Around Centers