

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

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