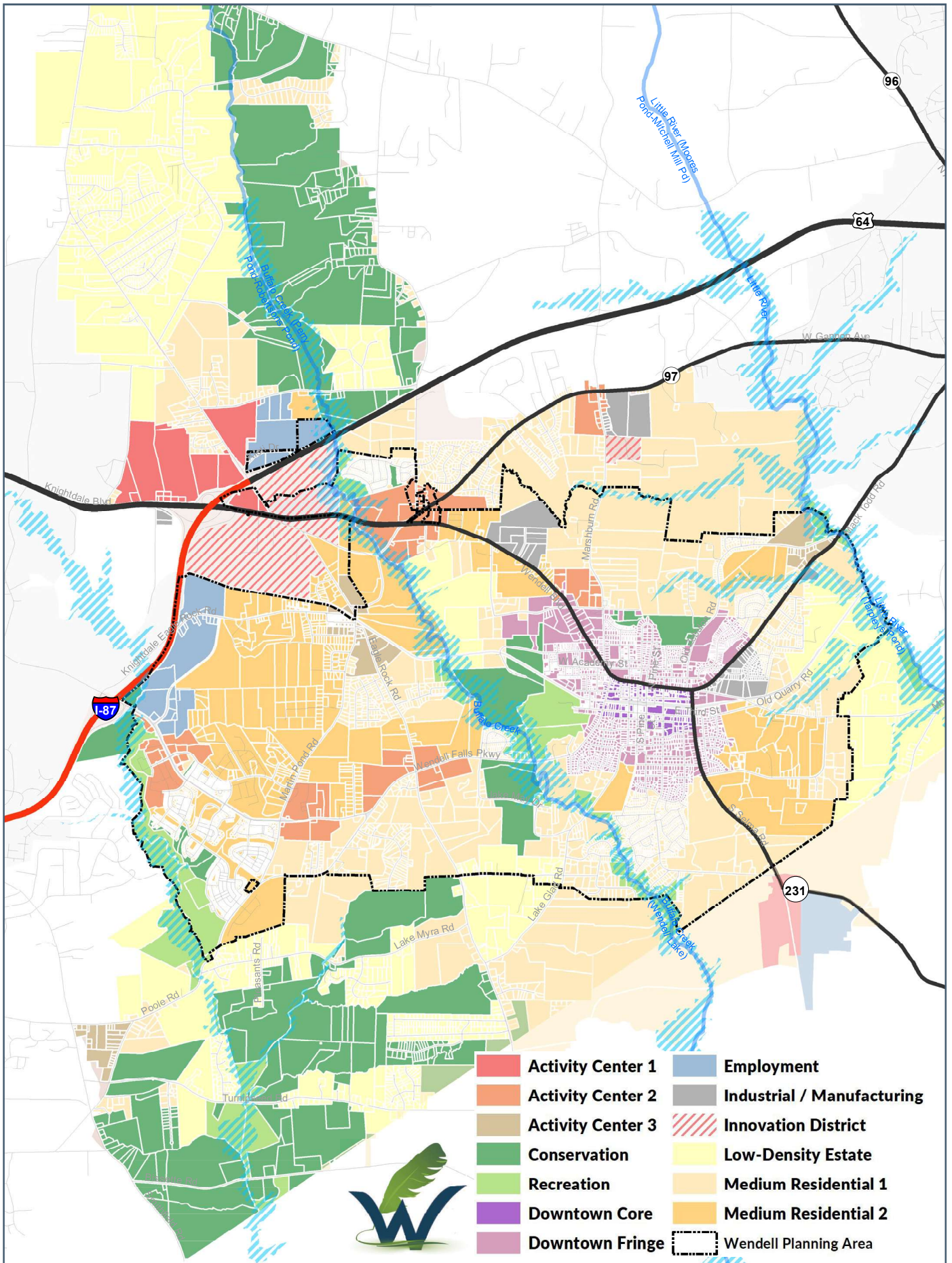




ACTIVITY CENTER 2

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.

USES + BUILDINGS

- Grocery stores
- Pharmacies
- Retail
- Restaurants
- Gyms, Fitness studios
- Personal services (branch banks, dry cleaners, tailors, hair and nail salons)
- Small to medium-sized offices
- Medical (office, urgent care)
- Attached single-family (Townhome)
- Multi-family (Condominiums, apartments)
- Event spaces such as greens or amphitheaters

STREET PATTERN

Street Pattern: Grid, Modified Grid
Max Block Length: 500'

Connectivity:

- Moderately connected externally (to adjacent development and roadways)
- High internal connectivity with many pedestrian amenities

Street Types:

- Private
- Local 2-lane with on-street parking
- Collector

OPEN SPACE

- Walking and biking paths and trails
- Courtyards and gathering spaces
- Stormwater as an amenity (to include trails, green space, recreation)

AC-2



ACTIVITY CENTER 3

Small centers with local-serving uses may be located within walking distance of and complement surrounding residential uses. Typical uses include grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants. Open space is in the form of small greens and courtyards.

USES + BUILDINGS

- Grocery stores and in-line tenants (drug stores, restaurants, branch banks, personal services)

STREET PATTERN

Street Pattern: Grid, Modified Grid
Max Block Length: 500'

Connectivity:

- Moderately connected externally (to adjacent development and roadways)
- High internal connectivity

Street Types:

- Private

OPEN SPACE

- Small gathering spaces such as courtyards, outdoor dining areas, and greens

AC-3

