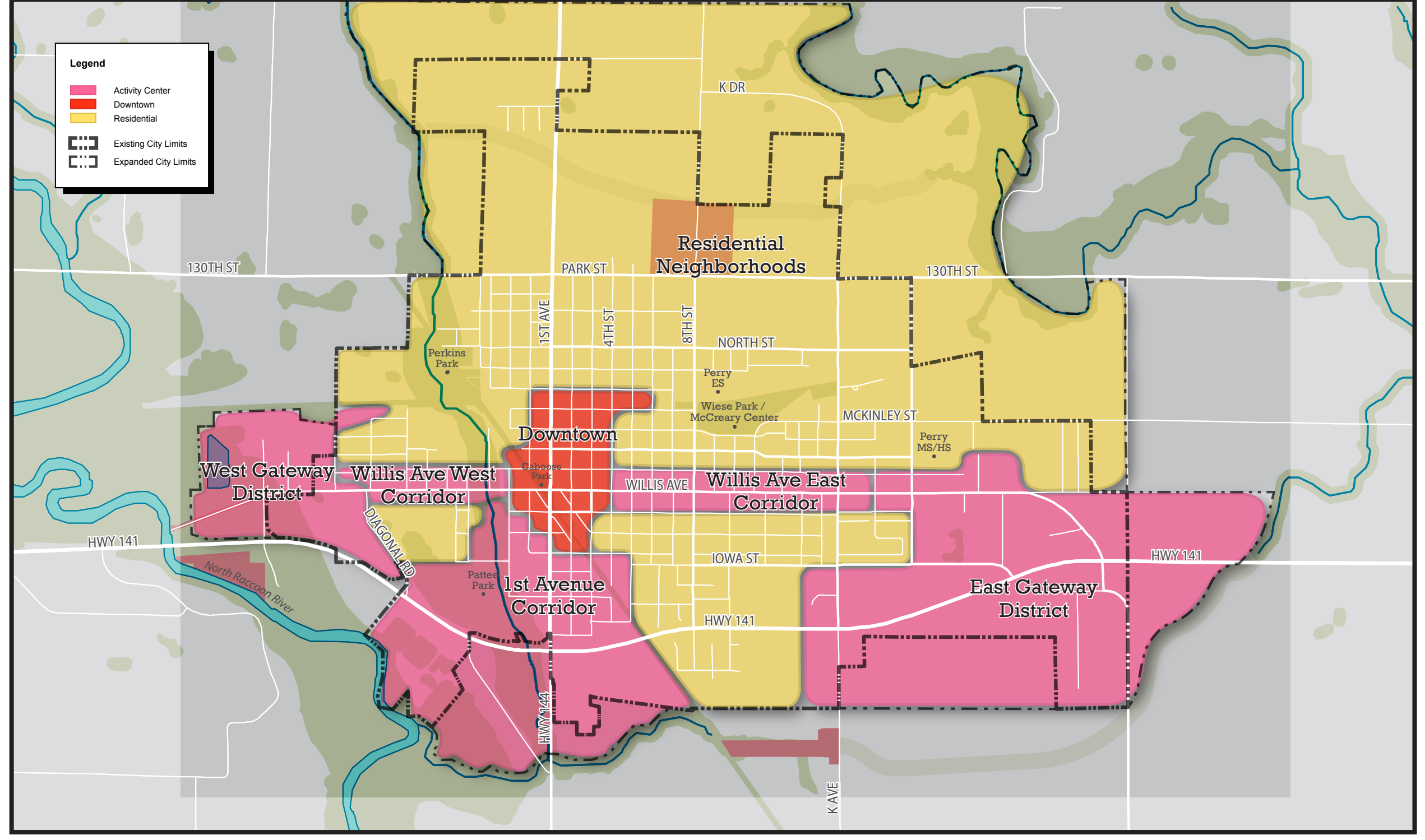


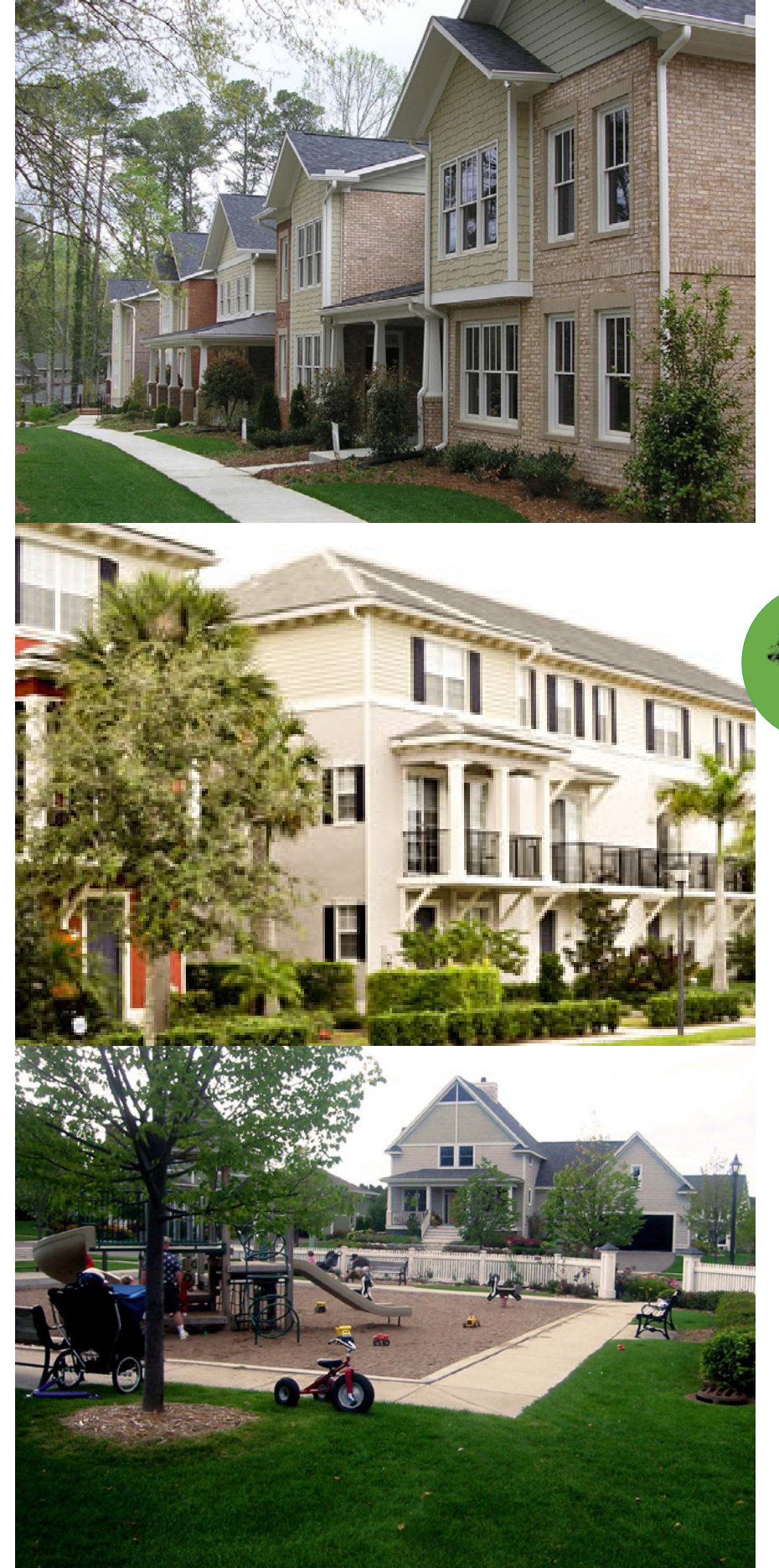
# FUTURE LAND USE PLAN



The future land use plan focuses on form and character first, land use second. Three broad categories define the character and land uses in the community:

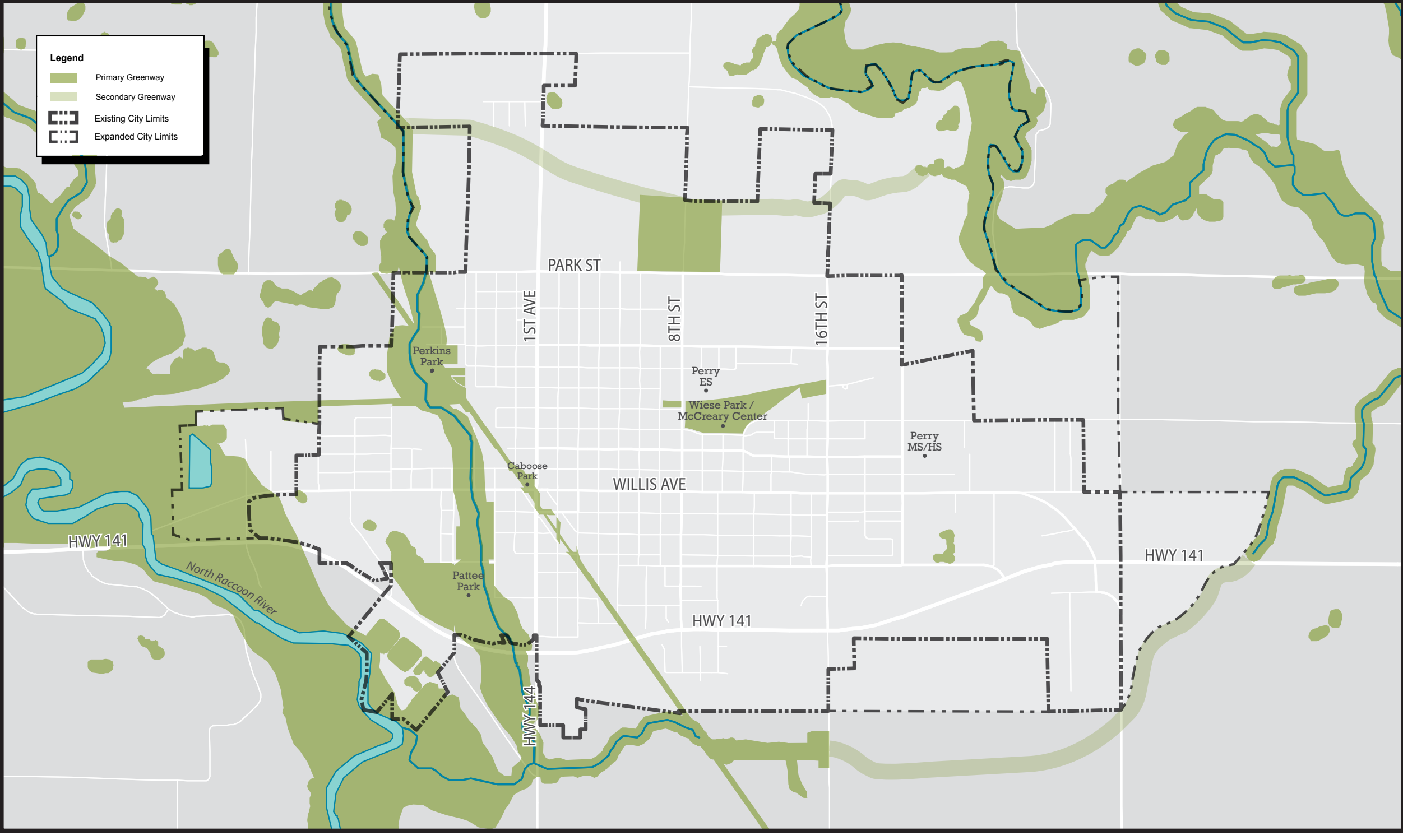
- Residential Neighborhoods are filled with a diverse set of housing options and supportive amenities (parks, trails, schools, churches) that make them desirable places to live. They are first and foremost, the places we live.
- Activity Centers are places where commerce occurs (retail, services, and jobs). Activity centers are also places where Perry's identity is most visible (gateways and corridors), entertainment and cultural opportunities are most accessible.
- Downtown Perry is the heart of the community and merits its own designation. Downtown has the greatest mix of land uses organized in an attractive, pedestrian-scale environment.

## RESIDENTIAL NEIGHBORHOODS



- Encourage a variety of housing styles, types, lot sizes, and densities.
- Future residential neighborhoods should be defined by natural resources and the landscape and should include a connected street pattern.
- Develop sidewalks and/or trails to ensure safe routes to community destinations.
- Promote growth within the current City boundary (through infill or redevelopment) that takes advantage of existing infrastructure capacities.
- Accommodate corner stores and institutional uses within neighborhoods to promote walkable communities. Corner stores should be located proximate to collector streets and should be within the neighborhood's context.
- Support the preservation, restoration, and rehabilitation of historic properties.
- Support alternative housing forms and patterns that offer a diversity of lifestyles.

# GREENWAY SYSTEM



Existing land form/features provide opportunities to shape Perry's development pattern. They offer amenities (open space, water, woods) and should be integrated with development in a way that protects and preserves their resources. Greenways offer opportunities to create a 'connected' community:

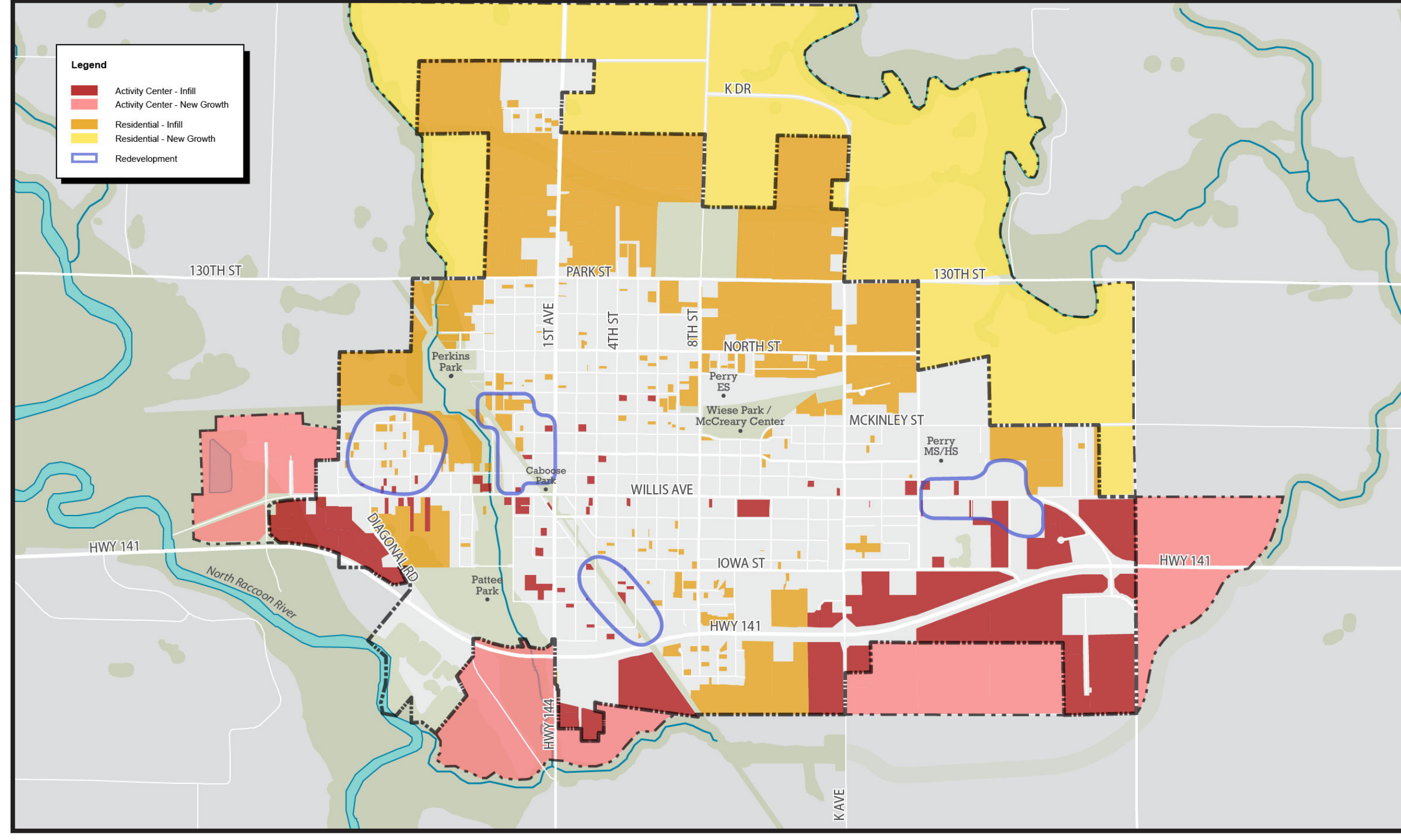
- Integration and preservation of nature (creeks, drainageways, woods, wetlands, and environmentally sensitive areas) with development patterns
- Lends definition to the edges of Perry
- Provides opportunities for managing rain water run off (flood control and water quality enhancements)
- Location for trails that can create recreation based loops throughout the community and connections beyond the community

## ACTIVITY CENTERS



- Perry has four distinct districts: West Gateway, East Gateway, 1st Avenue Corridor south of downtown and the Willis Avenue Corridor (east and west.)
- Support the creation of distinct activity center districts through use mix, streetscape, site design, and context sensitive architectural character.
- Encourage efficiency of land, infrastructure, and services by prioritizing infill and redevelopment over growth outside the city.
- Support site and building design that provides appropriate transitions between commercial and residential uses (access locations, landscaping, berming, fencing, orientation).
- Support streetscape, landscaping, and sidewalk enhancements that increase corridor attractiveness, connectivity, and improved safety.
- Integrate wayfinding, historic, and cultural interpretation into public and private improvements.

# DEVELOPMENT POLICY PRIORITIES



**New Growth** - sufficient land areas within current city limits exist to accommodate growth through 2030. New growth areas should be considered to address emerging market demands that would not otherwise be met with existing lands. New growth areas (annexation) should be considered in cases where municipal utilities are financially and physically impractical. **Infill** - as communities grow, some lands do not develop as a result of private property owner decisions. As new development opportunities emerge, infill sites should be a first priority to maximize efficiencies of existing infrastructure and to strengthen Perry's core. **Redevelopment** - over time, development becomes tired or technological advances make existing development economically outdated. In extreme cases, redevelopment be a more optimal solution that simply fixing up or reusing a site. Redevelopment should be considered as new development opportunities or market opportunities. The City will need to be open to the idea of being a partner in redevelopment projects.

add a water feature to Josh Davis plaza - such as jumping water spring from the ground to bring families to downtown for kids

## DOWNTOWN



- Support historic building rehabilitation and redevelopment
- Explore district/shared parking opportunities, including structured parking
- Ensure reconstruction and new construction contributes to Downtown character
- Continue streetscape and building improvements to enhance the pedestrian environment
- Explore opportunities to incorporate public art, historical and cultural interpretation, and plazas areas to provide gathering spots through public and private improvements.
- Encourage compatible uses that expand the variety of day and evening activities
- Encourage upper level housing and housing projects to add residents to Downtown
- Strengthen connections between Downtown and the RRVT.
- Maintain cultural, civic and institutional uses Downtown