

FLU APPENDIX IV: REVITALIZATION PLANS

Parkside Community Revitalization Plan**FLU App IV Goal 2: Parkside Revitalization**

Implement the community vision established in the Parkside Citizens' Master Plan through special planning policies and standards in order to revitalize and enhance the community character and livability of the Parkside neighborhood.

FLU App IV Objective 2.1: Parkside Sustainability

To guide the future development and redevelopment of the Parkside Community Redevelopment Area as identified on Future Land Use Series Map #6 and Map #6B to promote a functional mix of residential and non-residential uses in the neighborhood to allow all ages to live, work and play.

FLU App IV Policy 2.1.1: Promote Redevelopment

The County shall encourage the use of creative and progressive suburban land use concepts, including mixed-use development, in the Core sub-district.

FLU App IV Policy 2.1.2: Additional Low-intensity Commercial Development

The County shall provide the opportunity for low-intensity commercial and professional office uses at the intersection of Harbor Boulevard and Midway Boulevard.

FLU App IV Policy 2.1.3: Redevelopment of the Cultural Center

The County shall encourage redevelopment of the Cultural Center by partnering in the vision of the center and adopting appropriate land development regulations to allow attainment of the accepted vision.

FLU App IV Policy 2.1.4: Innovative Housing Redevelopment

The County shall encourage consolidation of platted lots in all residential areas for innovative housing redevelopment, such as co-housing or townhouse development, especially those that support the concept of Aging in Place.

FLU App IV Policy 2.1.5: RAPID Usage

The County shall allow property owners to use Revitalizing Area Planning Incentive Density (RAPID), established in FLU Policy 1.2.15, for innovative housing redevelopment.

FLU App IV Policy 2.1.6: Non-Conformity

The County shall create land development regulations to allow non-conforming uses to be conforming.

FLU App IV Policy 2.1.7: Recreational Needs

The County shall monitor community recreational needs and encourage the citizens to work with appropriate agencies to enhance and maintain the existing and future parks.

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FLU App IV Objective 2.2: Parkside Neighborhood Identity and Safety

To guide the future development and redevelopment of the Parkside Community Redevelopment Area to promote:

- An attractive neighborhood with safe vehicular and non-vehicular travel opportunities.
- An identifiable sense of place.

FLU App IV Policy 2.2.1: Residential Neighborhood Appearance

The County shall investigate establishing a rental property management ordinance to encourage proper maintenance of rental properties.

FLU App IV Policy 2.2.2: Retention of Historic Value

The County shall support the renovation of existing Mackle Brothers homes to allow for retention and reuse of these unique architectural structures.

FLU App IV Policy 2.2.3: Code Enforcement Efforts

The County shall continue to support heightened code enforcement efforts within Parkside.

FLU App IV Policy 2.2.4: Landscaping and Trees

The County shall work with property owners and developers to provide street tree planting and landscaping buffers along Elkcam Boulevard, Aaron Street, Harbor Boulevard, Olean Boulevard, Gibraltar Drive, and Gertrude Avenue. In addition, the County shall promote enhanced landscape elements at the entryways to Parkside.

FLU App IV Policy 2.2.5: Complete Streets

The County shall create complete street design standards that will be implemented whenever possible.

FLU App IV Policy 2.2.6: Streetscape Improvements

The County shall work with private and public entities to provide and maintain streetscape improvements, including landscaping, decorative lighting, pedestrian infrastructure, street furniture, and way-finding signs.

FLU App IV Policy 2.2.7: Alternative Transportation

The County shall work with the MPO or appropriate state agencies to explore the options for a transit system that serves Parkside.