Provide sidewalks, Continue dependency Create corridors that are Focus development Improve safety and bikeways, and function by controlling on automobile travel along roadways, unique public spaces. HOW TO GROW trails to adjacent driveways and street not in adjacent with some improved neighborhoods. bus service. neighborhoods. intersections. POTENTIAL STRATEGY POTENTIAL STRATEGY POTENTIAL STRATEGY POTENTIAL STRATEGY Revitalize the small commercial area at Princess Place and 21st Street as a Implement the recommendations of Explore opportunities to develop land along MLK Parkway. Implement the recommendations of neighborhood-scale main street. Introduce new development with ground floor retial, restore older storefront buildings, and enhance the streetscape. the Market Street Corridor Study. the Market Street Corridor Study. POTENTIAL STRATEGIES POTENTIAL STRATEGY Maintain outer-Market Street as an car-oriented commercial strip. POTENTIAL STRATEGY Create vertical-mixed-use corridors in the heart of downtown. POTENTIAL STRATEGY Develop a mixed-use town center similar to Mayfaire and Autumn Hall. POTENTIAL STRATEGY Redevelop areas along Market and Princess Streets between 8th and 12th POTENTIAL STRATEGY Redevelop along Pavilion Place as a pedestrian-focused main street, connecting new uses at Lumina Commons and Wrightsville Avenue. POTENTIAL STRATEGY Encourage mixed-use development at the gateways of Dawson/Wooster at 3rd and 17th Streets. POTENTIAL STRATEGY Redevelop vacant shopping centers and strip malls along Oleander Drive. POTENTIAL STRATEGY Reinforce the neighborhood-scale main street along Wrightsville Avenue. Put parking behind buildings. POTENTIAL STRATEGY Revitalize the commercial area along Carolina Beach Road at Sunset Park as a neighborhood-scale main street. Introduce new development with ground floor retial, restore older storefront buildings, and enhance the streetscape. TYPES OF CORRIDORS **Main Street** Small-scale, pedestrian-friendly streets with shops, on-street parking, and buildings that directly front onto the sidewalk. Medians and streetscape are often used to enhance the corridor. Regional Main Street Multimodal thoroughfares with walkable qualities. Many buildings front onto the street. Parking is encouraged behind the building as these areas **Strip Commercial** POTENTIAL STRATEGY Infill setback areas along this portion of Oleander Drive and College Road. Multi-lane roadways WHERE TO GROW with limited pedestrian access. These are good for automobileoriented shopping. Parking is placed in a large building setback. POTENTIAL STRATEGY POTENTIAL STRATEGY Redevelop existing medical office Continue automobile-oriented VACANT LAND and retail development along medical office and retail development along South 17th Street. Delaney Avenue as walkable mixed-**Parkway** POTENTIAL Scenic multimodal REDEVELOPMENT roadways with trees and landscaping. Medians, SITES bike & pedestrian trails, and limited access are **PARKS** common elements.