

5.0 COMMUNITY CHARACTER

Community character is essential to the quality of life of Greensboro's citizens. According to the Vision Statement, community character encompasses a range of factors, including:

- Protected natural and scenic resources
- Livable neighborhoods
- A reputation as the safest city in America
- History and heritage
- An active cultural life
- Visual character
- Accessible parks and open spaces
- Standards for development quality



Several of these factors are addressed by other Comprehensive Plan elements. This Community Character element focuses on those factors that define the environmental and aesthetic quality of Greensboro's physical setting, including:

- Parks, Open Space, and Natural Resources
- Man-Made Environment (historic resources and the appearance of public and private development)

5.1 PARKS, OPEN SPACE, AND NATURAL RESOURCES

5.1.1 OVERVIEW

Enhancing the beauty of Greensboro through the provision of a comprehensive system of parks and greenways and the protection of irreplaceable natural and scenic resources constitutes a key area of community consensus identified in the Vision Statement. The City has plans and policies in effect for park and greenway development, most notably the *Comprehensive Parks and Recreation Master Plan* (March 1998) and associated implementation program. However, commitment of additional resources will be required to implement a comprehensive parks and greenway system in accordance with the Vision. Likewise, while Greensboro has regulatory provisions for tree protection, stream corridor buffers, and open space preservation, these provisions do not offer the degree of protection needed to achieve the Vision Statement. If current trends continue, open space, tree canopy, and other scenic natural resources will continue to be eliminated and fragmented. As an example, a *Tree*

Canopy Study completed by the City in 2001 revealed through comparative analysis of satellite imagery that substantial "de-forestation" of Greensboro occurred between 1983 and 2000 as a result of development and natural causes.

Figure 5-1 shows the following information related to Greensboro's parks, open space, and natural resources:

- Existing and proposed **trails**.
- Existing and proposed **parks and open spaces**. The proposed park locations are derived from the 1998 *Comprehensive Parks and Recreation Master Plan*. The circles shown on the map (1/2 mile radius for neighborhood parks and 2 mile radius for community parks) represent the areas within which proposed parks should be located.
- **Natural heritage sites** identified by the Piedmont Land Conservancy in conjunction with the North Carolina Natural Heritage Program. These sites contain plant communities and natural habitat areas determined to have countywide significance.
- Stream corridors shown on the City's **Drainageway and Open Space Map**, defined as the 100-year floodplain or 100 feet from the centerline of the stream, whichever is greater (see also narrative for Policies 5A.1 and 2).
- **Wetland soil types** based upon the *Soil Survey of Guilford County, North Carolina* (published by the Soil Conservation Service in December 1977).
- Open water (**streams and lakes**).
- Streams classified as **impaired** by the State of North Carolina. Streams classified as **not supporting** are chemically, biologically, or physically impaired to the point that they do not support fish and aquatic life, water supply (within water supply watersheds), agriculture, wading, boating, fishing, and other designated uses. Streams classified as **partially supporting** are chemically, biologically, or physically impaired to the point that they only partially support such uses.



Water Quality Sampling

5.1.2 GOALS AND POLICIES

GOAL

Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality

POLICIES

5A. Establish an expanded network of parks and greenways [see also Land Use Policy 4G.4 and Transportation Policy 8B.4]

5A.1 Expand the present city **parks and greenways system** in accordance with a more detailed Open Space and Greenways Plan, building on the City's Drainageway and Open Space Map:

- Identify Priority Conservation Areas (high value woodlands, agricultural lands, and other natural/scenic resources to be subject to special protective measures, acquisition, etc.) to be added to the greenway plan
- Expand "linkage elements" (trails, bikeways, scenic road corridors, stream corridors, habitat corridors, etc.) to improve connectivity within the greenway system
- Establish urban and downtown parks and greenways as part of the overall system

5A.2 Accelerate **implementation (funding)** of the Open Space and Greenways Plan:

- Create dedicated funding sources for long-term acquisition of park and greenway lands
 - Bond program
 - Dedicated tax revenue
 - Consider enactment of a parkland dedication ordinance (land or cash in-lieu-of)
- Expand incentives for voluntary dedications and easements
- Continue partnerships with private land trusts and seek support from community foundations (e.g., conservation easements within designated conservation areas, land acquisition, maintenance and management, etc.)

- Encourage dedication and/or acquisition of public access easements within stream corridors that are potential elements of the greenway system



Narrative:

Policies A.1 and A.2 relate to updating, expanding, and implementing the City’s 1998 *Parks and Recreation Master Plan* to achieve a comprehensive, interconnected **parks and open space system** within the City of Greensboro and its future growth area in Guilford County. The 1998 Plan provides a guide for the provision of park and recreational facilities by the City through the year 2017, including six community parks, 16 neighborhood parks,

one community center, two large regional recreation centers, one special use athletic/sports park and 20 miles of greenway. Land for two of the community parks (Carolyn Allen Park and Keeley Park) has already been acquired. In 2000 Greensboro citizens approved bond funding of \$34.2 million for renovations and improvements to recreational facilities. However, additional investment is required if a truly comprehensive parks and greenways system incorporating key natural and open space resources in addition to parks and recreational facilities is to be achieved. In addition, an open space and greenways strategy is needed for adjoining parts of Guilford County where most of the remaining undeveloped land is located. This strategy could build on the *Guilford County Parks and Open Space Inventory* completed by the Guilford County Open Space Committee in 1999.

Developing a comprehensive parks and greenways network is important not only to community character but to other Comprehensive Plan elements as well. Land Use Policy 4G.4, for example, speaks to the need for the Open Space and Greenways Plan to address the “Fringe Area” outside current city limits but within the City’s water/sewer boundary. Transportation Policy 8B.4 identifies a system of off-street trails as a vital component of the City’s transportation system. The City’s **Drainageway and Open Space Map** adopted in June 2001 provides the foundation for defining an expanded network of greenway corridors as the key linkages in the parks and greenways system. The City can require dedication of greenway corridors along drainageways shown on this map within new subdivisions. Expanding the greenway system will involve defining additional critical connections within the current city limits and extending the network into Guilford County as part of a regional trail system.

A multi-faceted strategy will be necessary to implement the comprehensive parks and greenway system, including public funding from a variety of sources, private landowner

conservation in coordination with nonprofit organizations, and potential regulatory approaches. One regulatory approach, a **parkland dedication ordinance**, is used by numerous communities throughout the country to help provide for the park and recreational needs of residents of new developments. The Comprehensive Plan proposes that this approach be evaluated by the City to determine whether it would be appropriate to apply in Greensboro.

5A.3 Establish enhanced regulations to promote **open space dedications in new developments**. [see also Land Use Policy 4G.3]

- Establish a minimum 10-15% open space set-aside requirement for subdivisions above a specified size (e.g., somewhere in the range of 80-120 lots or 30-40 acres)
- Provide increased density (e.g. minimum lot size reduction) incentives for open space/natural area reservations above the 10-15% minimum

5A.4 Require **dedication of land** along designated streams and “missing links” in the greenway system at the time of development. [see also Transportation Policy 8B.4]

Narrative:

Minimum open space and greenway linkage requirements for new developments are regulatory approaches that are used by many communities around the nation to meet open space and greenway needs. Such dedications **enhance the value of developments** by providing open space for the use and enjoyment of residents while contributing to a community-wide open space system. Dedication requirements can be coupled with **flexible lot size** standards to maintain overall yield, with **density incentives** provided for developments that dedicate open space in excess of the minimum requirement.

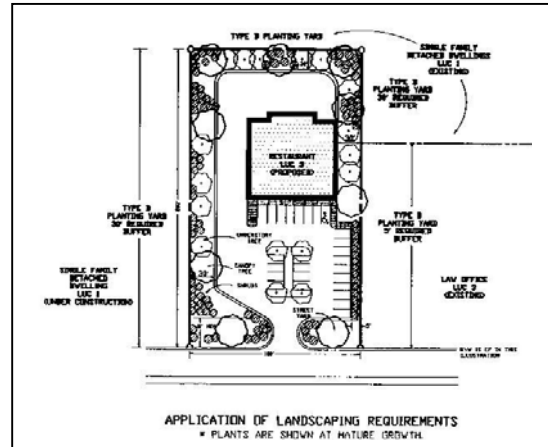


5B. Expand regulatory and incentive provisions to protect natural resources

5B.1 Provide additional **incentives** to protect existing trees in commercial and residential areas.

5B.2 Adopt minimum standards for **tree planting/landscaping applicable to new developments and retrofits** within all districts with appropriate exemptions for affordable housing [see also Community Character Policy 5F.3]:

- Establish standards for single-family and two-family developments (i.e., tree and shrub plantings in yard areas)
- Create street tree planting requirements within the right-of-way for residential developments. Provide options for commercial developments to plant trees within the right-of-way, with appropriate credits towards the required street planting yard
- Improve current landscape standards (such as encouragement of canopy trees, flexibility of planting yards, parking lot landscaping and screening, and increased emphasis on use of xeriscaping principles)



Example of planting yard

Narrative:

Greensboro’s tree canopy in urban, suburban, and natural (forested) settings is a precious resource that not only contributes to the visual quality of the community, but also performs vital environmental functions such as improving air and water quality and lessening climactic extremes. Regulatory changes are proposed to enhance protection of existing trees and tree plantings in new development. In 2000, the City adopted **tree preservation requirements**. These requirements are now in need of “fine tuning” to provide incentives to encourage the protection of existing trees above the minimum requirements. Landscaping requirements should be strengthened by establishing minimum street tree planting requirements and planting requirements for residential developments. **Xeriscaping principles** such as the use of vegetation that is drought tolerant and water-wise planting techniques should be emphasized for all developments. As described in Community Character Policy 5F.3, requirements for retrofitting existing developments to add landscaping would apply to commercial developments under defined conditions such as a change of use. Tree planting requirements for residential properties would apply to **new construction only**, with enforcement by the City ending with issuance of a Certificate of Occupancy.



5B.3 Strengthen **stream corridor protection** to protect water quality [see also Community Facilities, Services, and Infrastructure Policies 9B.4 & 5]:

- Increase dimensions of required stream corridor buffers outside water supply watersheds
- Study and consider expanding the number and type (e.g. intermittent) of stream corridors designated for protection
- Expand requirements for undisturbed buffers within designated stream corridors (to maintain natural vegetation and topography, prevent erosion and sedimentation, promote water quality, etc.)
- Review and consider enhancing requirements to protect steep slopes (exceeding 15%) along stream corridors

5B.4 Strengthen **floodplain management standards** (FEMA and non-FEMA streams) [see also Community Facilities, Services, and Infrastructure Policies 9B.4 & 5]:

- Prohibit development within portion of floodplain (10-year)
- Reduce building footprints/filling within the 100-year floodplain
- Raise finished floor elevation within the 100-year floodplain
- Develop options/incentives to eliminate development within the 100-year floodplain

Narrative:

The original intent of the stormwater standards was to minimize flooding. There was little recognition of water quality protection. Policies 5B.3 and 5B.4 propose that Greensboro's existing **stream buffer and floodplain management standards** be strengthened to better protect stream water quality and habitat values and to minimize flood damage resulting from inappropriate development within the 10 and 100-year floodplain. Greensboro's present stream buffer regulations are extremely complex, varying according to whether the stream is located within a Greensboro water supply

Different Types of Streams

Perennial streams are well-defined channels that, during normal conditions, receive inputs from both surface runoff and groundwater, and contain measurable discharge year-round (except during periods of drought). These streams exhibit biological, hydrological, and physical characteristics that are indicative of the continuous conveyance of water.

Intermittent streams are channels that receive inputs from both surface runoff and groundwater during normal conditions, and contain measurable discharge during wet periods of the year. They typically lack flow during dry periods when they become disconnected from the water table, and water in the channel is often reduced to a series of isolated pools. Intermittent streams are distinct from *ephemeral streams or ditches*, which receive inputs only from surface runoff and contain measurable discharge only after rainfall events.

watershed area, Greensboro watershed critical area, Randleman Lake water supply watershed area, or the approximately two-thirds of the City that does not fall within any of these categories. Examples include:

- Intermittent stream buffers are required only in the Randleman Lake water supply watershed.
- Required buffer widths (along perennial streams only) in the Greensboro water supply watershed areas are 30 feet on each side of the stream for low-density development and 100 feet for high density development, while 50-foot buffers are required outside of water supply watershed areas.
- Outside of water supply watershed areas, the first 15 feet of the stream buffer must remain undisturbed (i.e., in natural vegetation). The only requirement for undisturbed buffers in the water supply watershed occurs when the stream is located in the watershed critical area.



Perennial Stream

The current regulations should be **strengthened and simplified** to the extent possible given state regulatory requirements. When considering changes to these regulations, a stakeholder group should be formed to develop the possible modifications. These requirements should address maintenance of a buffer of riparian vegetation along streams, which is critical to supporting water quality and providing natural flood storage.

The current standards for development within the 100-year floodplain are based upon guidelines established by the Federal Emergency Management Agency (FEMA). Policy 5B.4 proposes that these standards be “fine-tuned” to better protect floodplain values, with an emphasis on providing **feasible options and incentives** for development to reduce floodplain impacts (e.g., by clustering buildings away from frequently inundated areas). FEMA’s floodplain maps are based on mapping done in the 1980s and do not reflect the effects of recent or future development on floodplain conditions. The City is currently developing updated floodplain maps for different watersheds within Greensboro to show the



Intermittent Stream



Ephemeral Stream

100-year floodplain based upon existing conditions and future build-out. While adoption of the updated maps as official FEMA maps will depend upon federal and state action, they can be used for planning purposes in strengthening the City’s current floodplain management standards.

5C. Implement a Greening Greensboro initiative

5C.1 Initiate a community-wide **tree planting/re-vegetation program**:

- Establish a community “tree endowment fund” with tree planting “vouchers”
- Identify and prioritize areas impacted by urban tree mortality for replanting through public/private action
- Identify corridors that predate the landscape ordinance and are in need of remedial vegetative treatment, and establish methods for improving them

5C.2 Designate **gateways, scenic corridors, and other community landmarks** for beautification investments, including maintenance. [see also Land Use Policy 4G.5 and Community Character Policy 5F.1]

Narrative:

Given the findings of the 2000 *Tree Canopy Study*, tree and landscape planting programs are warranted at both the neighborhood and community scales to replace and enhance Greensboro’s established tree cover. **Greening Greensboro** is envisioned as a community-wide tree planting and re-vegetation program encompassing both public and private action. In implementing this program, partnerships



between the City and organizations such as schools, neighborhood associations, civic clubs and environmental groups should be pursued. Grant funding sources could be pursued to help establish a “tree endowment fund,” with tree planting “vouchers” made available to local residents. American Forests, a national organization that is sponsoring a “Global ReLeaf” initiative, is a potential resource and source of information.

Tree planting and re-vegetation efforts should be coordinated with the related policy initiative proposed in Policy 5C.2 to improve the **visual character of key locations** within

the City (gateways, scenic corridors, etc.) through public investments such as landscaping, streetscape improvements, public art, and signage (see Policy 5.E.1 below). Older commercial corridors in need of enhancement should be priorities for application of this policy.

5.2 MAN-MADE ENVIRONMENT

5.2.1 OVERVIEW



Greensboro’s history and heritage; the visual character of roadway corridors, gateways, and landmarks; and the quality of private development are all components of community character addressed by the Vision Statement. Although considerable loss of historic buildings and properties has occurred over the years in the downtown and other parts of the City, Greensboro still possesses significant historic resources. Currently three Local Historic Districts and 11 National Register Historic Districts are

designated. National Register listing provides tax incentives for preservation but provides no protection against loss of historic properties. Local district and landmark designation, however, does protect historic character through a design review process. On one hand, community character is being successfully preserved in Greensboro’s three local historic districts. On the other hand, other early Greensboro neighborhoods and the downtown continue to lose historic character through demolition and inappropriate alterations to buildings and their historic settings. Local historic district designation is controversial because it is a regulatory process. However, it is an extremely effective tool for preserving historic character, which is essential if the City is to capitalize on the heritage tourism potential of “Old Greensborough” and surrounding historic neighborhoods. Because historic resources are such an essential ingredient of community character, their protection should be considered in public and private planning activities. [See also Land Use policy 4E.3] To help ensure that historic resources are considered during the development process, the Guilford County and City of Greensboro’s inventories of historic resources should be entered into a database that can be accessed through the City’s Geographic Information System.

Maintaining and improving the visual quality of the built landscape – particularly the view from major corridors through the City – is another key issue. Greensboro citizens expressed concerns during the planning process regarding the appearance of new development in areas such as Wendover Avenue, which is dominated by automobile-oriented, “big box” retail development. It should be noted that the City has adopted several zoning districts, including Planned Unit Development Infill (PDI), Traditional Neighborhood (TN), and Pedestrian Scale Overlay (PSO), that are intended in part to improve the visual character of development. In addition, scenic corridor overlay districts have been created establishing design standards for several types of roadway corridors that occur throughout the City.

Key components of Greensboro’s man-made environment are illustrated on Figures 5-2 (Community Structure) and 5-3 (Historic Resources). Figure 5-2 shows the following components of community structure:

- **Major Activity Centers** are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center.
- Proposed **Gateways** are identifiable entrances to the City located on well-traveled roadways or interchanges. Gateways should be considered for public physical improvements to address visual character (see Policy 5E.1).
- Two types of corridors are significant to visual character. **Scenic Corridors** are major thoroughfares that are proposed for application of overlay districts with standards for visual character (see Policy 5F.1). The City has already designated two scenic corridors, NC Highway 68 and the Urban Loop. **Visual Enhancement Corridors** are thoroughfares that carry large amounts of traffic and would benefit from public physical improvements to address visual character (see Policy 5E.1). One roadway – Wendover Avenue from Battleground Avenue to just west of US Route 29 – is designated as both a Proposed Scenic Corridor and Proposed Visual Enhancement Corridor.

Gateways are identifiable entrances to the City located on well-traveled roadways.

Visual enhancement corridors are roadways within the City that carry large amounts of traffic and would benefit from **public physical improvements** to address visual character. They differ from **reinvestment corridors** (described in Section 4.5.1 of the Land Use Element), which are older commercial corridors within Greensboro’s urban areas that would benefit from significant **public and private** investment to enhance their economic viability and strengthen adjacent neighborhoods. Although the concepts are different, certain roadways may be classified as both reinvestment and visual enhancement corridors.

Figure 5-3 shows the following historic resources:

- Properties and districts listed on the **National Register** of Historic Places.
- Properties designated as **Historic Landmarks**.
- Local **Historic Districts** designated by the City of Greensboro.
- Properties and districts that have been placed on a study list as **Potential National Register** properties and districts.

5.2.2 GOALS AND POLICIES

GOAL

Preserve and enhance the character and visual quality of Greensboro’s built environment, including historic resources, private developments, and public landscapes

POLICIES

5D. Preserve and promote Greensboro’s historic resources and heritage

5D.1 Establish and maintain an ongoing **historic survey program**.

5D.2 Support the **protection of historic resources** identified by the survey program through techniques such as:

- Designation of new Local and National Register Historic Districts and/or Landmarks
- Planning, zoning, and plan review processes
- Historic preservation easements



Narrative:

The first step in preserving historic resources is identification. The last **surveys of historic resources** were the 1976 historic architecture survey for the City (updated in 1989) and the 1996 historic architecture survey for the County (excluding the City of Greensboro). These surveys need to be updated to include structures and areas that may now qualify as historic.

At a minimum, the updated inventory should be conducted for the City and the area of the County within the water and sewer boundary. Ideally however, the survey should be coordinated with Guilford County to inventory the entire county as one project. This work can build upon existing information maintained by organizations such as Preservation Greensboro, Inc., Guilford County Historic Preservation Commission, Greensboro Historic Preservation Commission, the State Historic Preservation Office and the Greensboro Historical Museum. The inventory will provide a basis for identifying potential local and National Register designations, with citizen concurrence. As noted above National Register designation does not provide the regulatory protection afforded by Local Historic Districts, which are overlay zoning districts that require a Certificate of Appropriateness for exterior changes to buildings.

To promote preservation of significant historic resources, relevant information from the inventory should be made available to property owners who may qualify for rehabilitation tax credits and taken into consideration in planning and regulatory processes. **Private actions to preserve historic resources**, such as adaptive reuse of buildings and easements to preserve the historic integrity of properties, should also be encouraged.

5D.3 Promote Greensboro's historic and cultural resources (e.g., the Greensboro Historical Museum, Civil Rights Museum, etc.) as part of a **heritage tourism initiative** to attract visitors to the city while increasing local awareness and pride in the community's heritage.

Narrative:

Historic resources contribute to community character by enhancing visual quality and sense of place and by building local pride and identity. In addition, they can **contribute to economic development** by attracting visitors interested in the City's heritage. Greensboro has a long and rich history and offers existing attractions and resources of potential interest to visitors. Following the lead of many communities throughout the



country, the City and other interested organizations at the local and regional levels should consider developing a **heritage tourism strategy** to develop, link, and promote area historic attractions. This effort should build on current efforts by the Greensboro Area Convention

and Visitors Bureau to highlight Greensboro’s heritage resources through publications and advertisements.

5E. Improve the aesthetic quality of publicly owned and maintained landscapes

5E.1 Identify funding sources and develop a phased capital program to implement visual improvements (e.g., landscaping, streetscape, public art, and signage) to **gateway entrances, landmarks, major corridors,** and other key locations in the City. Collaborate with Greensboro Beautiful Inc., the North Carolina Department of Transportation, and other agencies in this effort.



Market Street - Before

Narrative:

Targeted investment in visual improvements to public places will contribute to achieving the Vision Statement directive to enhance the visual character and image of Greensboro. In addition, it will complement the “Greening Greensboro” planting initiative proposed by Community Character Policy 5C.1. Because of the limited availability of public funding, identifying priority locations and types of improvements to be phased in over time will be a necessary step. The **gateways** and **visual enhancement** corridors shown on Figure 5-3 are key priorities for such treatments. Public/private partnerships should be sought to support both initial installation and long-term maintenance.



Market Street - After

5E.2 Develop design standards for **public buildings and spaces.**

Narrative:

The visual character of the public realm (buildings, landscapes, and infrastructure) helps to define the image and identity of a community. From this perspective, **quality design** should be an integral part of public development projects by the City. Clear, simple design principles and standards should be defined and followed in such projects to help ensure that they reinforce the Vision Statement objective of development quality and set a positive example for private developments.

5F. Implement and improve design standards governing the appearance of development from public roadways

5F.1 Implement **scenic corridor overlay districts** establishing objective appearance standards along different types of roadway corridors (setbacks, screening/buffers, landscaping, lighting, signage/billboard controls, building materials, architectural features, etc.) [see also Land Use Policy 4G.5 and Community Character Policy 5C.2]

Narrative:

This policy proposes that the scenic corridor overlay districts under development by the City be implemented to include standards for the appearance of new development as seen from designated scenic roadways. Other communities in North Carolina and elsewhere in the country use appearance standards applied through overlay districts to maintain and improve the visual character of roadway corridors. **Scenic corridor overlays** should be applied to controlled access highways and major and minor thoroughfares throughout Greensboro based upon their function and visual character.

5F.2 Building on current zoning districts with established design standards (PDI, TN, PSO, etc.), improve **design standards for new development** to enhance community appearance and sense of place. Address both city-wide standards and context-sensitive standards for local districts within the City identified as having a special visual character. Areas of focus include:



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- Commercial development
 - “Big box retail” standards (i.e., standards to address the visual impacts of large commercial developments, such as building siting, mass, and orientation; facade treatment; location and size of parking lots; landscaping; etc.)
 - Standards for smaller scale, pedestrian-oriented developments
- Standards to address visual impacts of intense land uses on adjacent neighborhoods and public roadways (e.g., lighting, buffers, screening of visually intrusive elements, etc.)

- Signage standards (sign type, size, height, lighting, etc.)
- Access management and connectivity

Narrative:

Greensboro’s current regulations generally establish the minimum standards acceptable (e.g., lot size and building setback) rather than addressing the **desired result** in terms of visual character and quality, an effort that will rely on somewhat more qualitative criteria (e.g., design guidelines). Many communities in North Carolina and across the country apply design standards and guidelines addressing the appearance of new development. In addition to helping to maintain visual character, clearly articulated standards improve the predictability of the review and approval process for developers and residents alike. In Greensboro, improved design standards are needed to realize the Vision Statement objective of setting **standards for development quality** to maintain the community’s special character. Consistent with concerns expressed by citizens during the planning process regarding the visual quality and neighborhood impacts of large-scale commercial uses, the standards should focus on the impacts of non-residential (and large-scale multi-family) development on public roadways and adjacent land uses. The City already has design standards in place for the Planned Development Infill (PDI), Traditional Neighborhood (TN), and Pedestrian Scale Overlay (PSO) Districts, which can be used as a starting point for developing improved design standards. This effort should be coordinated with the development of enhanced landscape standards (Community Character Policy 5B.1) and standards for scenic corridor overlay districts (Community Character Policy 5F.1) to avoid unnecessary duplication and complexity of regulations.

5F.3 Identify equitable mechanisms to **retroactively apply selected design standards to existing developments** (e.g., by phasing in application of landscaping and signage requirements to established developments over a period of time)

Narrative:

Older commercial corridors with existing developments that pre-date current design standards are an important issue related to aesthetic quality. While it is not appropriate or feasible to require established uses to comply with current design standards, the City should explore ways to bring such uses into compliance with key requirements over time. Examples include requiring compliance with the new standards at the time of a change of use, or requiring that implementation of improvements to meet the standards be amortized over a period of years.

5F.4 Improve **corridor design standards and implementation tools** to preserve and enhance trees, medians, berms and other amenities that improve right-of-way appearance

Narrative:

Like public buildings and spaces (Policy 5E.2), roadways are important to the image and identity of Greensboro. Policy 5F.4 speaks to the need for **coordinated design standards** for publicly and privately developed roadways in order to preserve and enhance visual right-of-way character. These standards should be sensitive to local contexts and resources (e.g., the established character of traditional urban neighborhoods or roadways in rural settings).

