

## FOREST RIDGE AREA TOWN CENTER

Forest Ridge is a large neighborhood centered on a private golf course in the very eastern part of the incorporated city limits. Today, residents of Forest Ridge do not have many options for nearby retail or entertainment. There is potential to develop retail and commercial along Kenosha near Forest Ridge with a 'town center' feel. Types of development that might be appropriate include small-scale grocery, retail, dining, office, and residential.

The 2019 Future Development Guide recommends Level 4 – Commercial/Employment Node for the four corners surrounding the Kenosha and 65th St/Oneta intersection with a special district overlay. In order to inform the desired characteristics, a special area plan could be conducted for the Kenosha corridor near Forest Ridge to develop a vision to guide future development. This would be similar to the Elm and New Orleans small area plan. Elements to consider for a small area plan for the Forest Ridge area include:

- Enhanced streetscape features along Kenosha.
- Walkability within the town center.
- Mixture of retail, office, dining, open space, and residential uses.
- Buffer between the town center and surrounding residential uses.

## FOUR CORNER RETAIL AREAS

Originally established with the introduction of the Land Use Intensity Model set forth in the 1997 plan, the Future Development Guide features retail at each corner of major intersections, surrounded by 'transition' areas. In parts of the City where these four corner retail areas are developed, some are starting to show their age. The intersection of Elm and New Orleans is a good example, as well as New Orleans and Aspen. As properties start to turn over at these intersections, opportunities for redevelopment arise.

Considerations for enhancing or redeveloping existing four corner retail intersections include:

- Improving streetscape features leading up to the intersection.
- Incorporating updated signage.
- Establishing a unique 'brand' for the corner.

