



Arterial Design Guidelines

In October 2007, the City of Corning Commercial Districts Design Guidelines. The guidelines describe the City's design and development expectations for its commercial corridors. They offer designers and developers flexibility in meeting the requirements of the City's land use regulations, while designing high quality new buildings and landscapes which improve quality of life.

The guidelines seek to create lively mixed-use corridors, where people both live and work. Some of the benefits of these guidelines include: 1) Promoting safety, walkability, and multi-modal transportation use; 2) Giving the community a chance to plan for development versus reacting to development pressure; 3) Encouraging more sensitive design; and 4) Protecting and enhancing Corning's unique character.

A few examples included in this policy document are:

- Using landscaping and grade changes to screen residential neighborhoods from commercial development;
- Providing for trees which mature to more than 30 feet; Reduce light pollution by limiting "overspill" to adjoining properties; locating noise-producing activities away from residential properties;
- requiring sound-dampening equipment; improving pedestrian walkways; and
- encouraging the reuse of buildings.

Having appropriate design guidelines improves the public's quality of life and protects investments to strengthen the tax base resulting in more stabilized municipal finances.