

SECTION 9.300 POPULATION AND ECONOMY

The primary **Statewide Planning Goals** (Goals) related to this Section of the Plan are **Goals 2 and 9**, although other Goals are also impacted by the Population and Economy element of the Plan.

Goal 2 reads, "To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions." Population trending and projections are a means of identifying potential land use needs for future growth and development.

Goal 9 reads, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens." Comprehensive Plans should contribute to a stable and healthful economy and should provide areas for suitable for increased growth and development of the areas economic base."

Section 9.300 contains background data on existing population and employment levels and projections of future population and employment trends. Population and economic data for Adair Village cannot be viewed in isolation. Adair Village is an integral part of the larger Corvallis and Benton County region.

Population and economic data provide the basis for determining land use, housing, transportation and public facility needs, and also indicate the expected impact on the environment from population and economic growth.

SECTION 9.310 POPULATION

A projection of population growth is an essential step in the comprehensive planning process. Projections serve as a tool in assessing future land use needs. **Section 9.310** contains background data on existing population, trends and future population projections. A projection is an estimate based on assumed growth factors. Therefore, the projected population for any target date may occur before or after the projected period based upon changes in local growth conditions.

Adair Village did not exist at the time of the 1970 U.S. Census and there is no historical data available prior to the City's incorporation in 1976, Portland State University Center for Population Research and Census (PSU), provided a limited enumeration of the City's population at incorporation. PSU has continued to make yearly estimates of the City's population. These estimates are required by law and are the basis for the distribution of state cigarette, liquor, and highway tax funds and federal revenue sharing funds.

The only other source of information on Adair Village's population is a limited survey undertaken in 1978 as part of the Plan's preparation. The 1980 U.S. Census will produce the first detailed profile of the City's population.

Population projections have been estimated for Adair Village by Benton County in coordination with the State Office of Economic Analysis. These projections are based on County projections for the entire Benton County area recognizing that local developments in Adair Village could significantly change the projected outlook for the City.

Table 9.300 A summarizes the City's population and housing at the time of incorporation.

TABLE 9.300 A
Incorporation Enumeration Summary 1976

TYPE OF UNIT	HOUSING			POPULATION		Average Household Size
	Occupied Units	Vacant Units	Total Units	Occupancy Rate	Population	
Single Family Units	26	4	30	0.87	121	4.65
Multiple Family Units	117	3	120	0.98	417	3.56
Mobile Homes	-	-	-	-	-	-
Group Quarters	-	-	-	-	-	-
TOTAL ALL UNITS	143	7	150	0.95	599	3.76
Unoccupied mobile homes are not counted as housing units.						
Owner-Occupied Housing Units	31		Population	116		
Renter-Occupied Housing Units	112		Population	422		

Source: Portland State University (PSU)

The only additional information relevant to the age structure of the Adair Village population resulted from a 1978 questionnaire. Thirty households, or one-fifth of all the households in the City (150), responded to the questionnaire. These households included some 118 people with an average household size of 3.9 people. Some 15 percent of the people in these households were preschool children; 22 percent were school-age children; 25 percent were young adults, ages 18 to 30; 35 percent were adults, ages 30 to 65; 3 percent were over 65.

In addition to the resident population, PSU estimated of the Adair Village population included an allowance for the use of the former military base facilities by the Oregon-Southwest Washington Laborer's Training School and the now defunct Chicano Indian Study Center of Oregon (CISCO). In 1976, these two operations added an estimated full-time population equivalent of 61 people, for a total population estimate of 599

people. PSU estimated the City's 1980 population at 589, the 1990 population as 554 and the July 1999 population as 570.

The 1990 Census

The 1990 U.S. Census provides the last detailed profile of Adair Village's population. The 2000 Census is currently being compiled and will provide a more up to date population profile of the community. When this information is available it should be included in the Plan.

The Adair Village 1990 Census population was 554 people.

Table 9.300 B summarizes the 1990 Census population characteristics for Adair Village.

TABLE 9.300 B
Adair Village 1990 Population Characteristics

	Characteristic	Number	%
	Persons	554	100.0%
	Sex		
	Male	270	48.7%
	Female	284	51.3%
	Race		
	White	506	91.3%
	Hispanic	26	4.7%
	Black	9	1.6%
	American Indian	7	1.3%
	Asian	3	0.5%
	Other	3	0.5%
	Age		
	Under 6	66	11.9%
	6-12	100	18.1%
	12-15	54	9.7%
	16-18	30	5.4%
	19-34	133	24.0%
	35-65	158	28.5%
	Over 65	13	2.3%
	Families	137	
	Households	156	
	Owner	42	26.9%
	Renter	114	73.1%
	Housing Units	165	
	Occupied	156	94.5%
	Vacant	9	5.5%

Source: 1990 US Census

Population Trends

Adair Village's population has been relatively stable. Some population has been lost due to closure of the Chicano Indian Study Center and a reduction in the resident

population for the Labor's Training School. However by the year 2000, 15 housing units had been constructed. In addition, three interrelated subdivisions have been approved with 101 additional dwelling units. When all of these are constructed, an additional population of approximately 250 people could be added to Adair Village resulting in a 44% increase in population.

Table 9.300 C also demonstrates that Adair Village has had small variations in overall growth, resulting in a virtually stable community.

TABLE 9.300 C
Adair Village Population Trends

YEAR	POPULATION	DIFFERENCE	% CHANGE
1970	NA		-
1976	599		-
1980	589	-10	-1.67%
1990	554	-35	-5.94%
1999	570	+16	2.89%

There are certain primary conditions that influence a community's potential for growth:

- Employment opportunities, either within the community or within easy commuting distance.
- Availability of raw materials such as agriculture and timber resources.
- Availability of a skilled labor force.
- Transportation access.
- Infrastructure facilities, particularly water and sewer.
- Availability of buildable land for all needed uses.
- Housing availability for a range of incomes and conditions.
- Community facilities such as schools, parks, fire protection, police, health care and city services.
- Public policy as defined in the comprehensive plan.
- Livability and quality of life opportunities.

There are also several regional demographic trends that could affect Adair Village's development:

- About 70% of population increase will come from net migration.

- Household size is expected to continue declining.
- Baby boomers in their 50s are about to reach the "empty nest" stage and these households have different needs than families.
- The rate of formation of single-parent households is slowing as is the rate of formation of married couple families with children.

In all, Adair Village's potential for growth and development will depend on national and regional conditions as well as local factors, but most of all it will be the City's attitude, responsiveness and preparedness that will guide development.

Projected Population

In Oregon, there are state requirements for coordinated forecasts of population at the county level. This means that:

- Counties must adopt state forecasts for the county or present compelling information for diverging from those forecasts and;
- The combined local forecasts for incorporated and unincorporated areas in the County must be equal to a county's coordinated forecast.

Similar requirements do not exist for forecasting employment.

In Executive Order 97-22, signed December 16, 1997, Governor Kitzhaber directed key state agencies such as DLCD and ODOT to "use the population and employment forecasts developed or approved by the Department of Administrative Service's Office of Economic Analysis (OEA) in coordination with Oregon's 36 counties to plan and implement programs and activities." That means the OEA projections are the standard for the coordination of local population projections required by ORS 195.036.

There are, however, problems associated with forecasting small community growth. The following conditions are why forecasts for small cities are highly uncertain:

- Projections for population in most cities and counties are not based on deterministic models of growth; they are simple projections of past growth rates into the future. They have no quantitative connection to the underlying factors that explain why and how much growth will occur.
- Even if small cities had a sophisticated model that linked all these important variables together (which they do not), they would still face the problem of having to forecast the future of the variables that they are using to forecast population or employment growth. In the final analysis, all forecasting requires making assumptions about the future and conditions affecting those assumptions are subject to change.

- Comparisons of past population projections to subsequent population counts have revealed that even much more sophisticated methods than the ones used in planning studies are often inaccurate for extended periods of time, even for relatively large populations. **The smaller the area and the longer the period of time covered, the more unreliable the results for any statistical method.**
- Small cities start from a small base. A new subdivision of 100 homes inside the Portland UGB has an effect on total population that may be too small to measure. That same subdivision in Adair Village could increase the City's population by about 21%. If phased in over three years, for example, the City's average annual growth rate during that period would be over 7%.
- Small cities can have rapid growth for many reasons including:
 1. The availability of urban services particularly water and sewer.
 2. The introduction of a major employer.
 3. Because they are near to metropolitan service areas (like Corvallis).
 4. Because they have high quality of life values for homesteads, retirement and proximity to recreational activity areas.

There is ample evidence of very high growth rates in the short-term and there are also some cases of high growth rates sustained over many years for small communities like Adair Village.

Although not necessarily accurate, forecasts of population and employment do drive everything else in the planning process. Population and employment growth means more households; more households need more houses; more households also need more services; and housing and services both require more buildable land.

The forecasts contained in **Table 9.300 D** rely on the coordinated forecasts prepared by Benton County and the Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of alternative futures for Adair Village.

To understand the population growth factors for the Adair area, it is necessary to view the community within the larger regional context. The Adair area is essentially a rural residential community in an attractive living environment with a full range of public services for people working elsewhere, primarily in Corvallis and Albany.

The Adair area is within an easy 10 minute commuting distance from both Corvallis and Albany. The Corvallis and Albany areas are the fastest growing segments of Benton and Linn Counties. Adair Village will continue to be a highly desirable living area attractive to people employed in the Corvallis and Albany areas.

Table 9.300 D summarizes the coordinated population projection for Benton County and Adair Village.

TABLE 9.300 D
Projected Population Growth (2000-2020)

Year	Benton County	Adair Village
1970	53,776	-
1980	68,211	589
1990	71,237	554
2000	79,291	570
2005	82,116	656
2010	85,080	742
2015	88,167	828
2020	91,345	913

Source: Oregon Office of Economic Analysis

The population projections in **Table 9.300 D** are based on an approximate annual growth rate of 2.8%. Compared to past trends this is an optimistic projection but with an operational municipal sewer and water systems and an approved subdivision containing 101 building lots the City could expect even higher rates of growth particularly in the short-term.

The 913 population projection by the year 2020 has been accepted by the City as an estimated base for determining future land use needs although areawide projections and the City's growth potential due to available urban services indicate a higher growth potential for the City. The City will monitor development trends and will amend the Comprehensive Plan as needed to accommodate future growth increases.

SECTION 9.320

ECONOMY

This Section provides an outline of the City's economy and presents policies to guide its future economic development. It is clear that Adair Village's potential for economic development has long been impacted by the City's close proximity to Corvallis.

Included in the element is a discussion of the various sectors of Adair Village's economy, along with an analysis of the City's economic base.

Oregon's economy is expected to follow a pattern of modest growth. The long-term population forecast by Oregon's Office of Economic Analysis predicts steady population growth at an annual average rate of 1.1% between 1995 and 2040. At this rate of growth, Oregon is expected to add one million people by 2015 and another million by 2040, growing from 3.1 million in 1995 to 5.2 million in 2040. Over 70% of this population growth, 1.7 million people, is expected to come from net migration into Oregon.

The Bureau of Economic Analysis projects per capita income in Oregon will increase from \$20,500 in 1993 to \$26,200 in 2015. Per capita income in the United States is

projected to increase at the same rate as in Oregon, so the state's per capita income is expected to remain at 94% of the U.S. average.

Employment growth in Oregon is expected to be led by growth in the Services and Retail Trade sectors, which are expected to account for 60% of the 309,200 additional workers over the 1996–2006 period. According to a forecast of growth by industry from the Oregon Employment Department, five of the leading growth industries are in the Services sector, including the relatively high-wage Business Services, Health Services, and Engineering & Management Services industries.

The Manufacturing sector is projected to contribute 10% of Oregon's employment growth over the 1996–2006 period. Leading manufacturing industries, in terms of employment growth, are Electronic & Electrical Equipment (12,300), Transportation Equipment (6,000), Machinery (5,700), Instruments & Related Products (3,300), and Printing & Publishing (2,200).

The only industries in Oregon that are expected to decline in the 1996–2006 period are in the Manufacturing sector: Lumber & Wood Products (-3,300), Textile Mill Products (-200), and Apparel & Leather Products (-100). Paper & Allied Products is not expected to have any employment growth or decline over the forecast period.

Adair Village's economy is tied to national and state trends and to its proximity to Corvallis.

Existing local employment opportunities in the Adair area are limited. Total local employment is estimated at approximately 119 jobs, most of them apparently held by people who live outside the Adair area (See the following element on Commuting Patterns).

The major local employers are the Santiam Christian School, Oakcreek Manufacturing, Valley Catering, Oregon-Southwest Washington Laborer's Training School, and the Oregon Game Commission.

The Laborer's Training School had a staff of 19 people in early 1980 that is now down to 9 people although 2 more may be added in the near future. The Adair regional office of the Oregon Department of Fish and Wildlife is responsible for the Department's programs from Monmouth to Eugene in the Willamette Valley, and from Lincoln City to south of Florence on the Oregon Coast. Approximately 25 people are based at the Adair offices.

Table 9.300 E summarizes Adair Village area employment within and adjacent to the City.

TABLE 9.300 E
Adair Village Employers

Employers By Sector	Year 2000 Employees	Future Expansion	City Acreage	UGB Acreage	Plan Area Acreage
Manufacturing					
Oakcreek Manufacturing Weekly Furniture & Cabinet Shop	11		1.56		
Retail					
Adair Village Market	5		0.75		
Valley Catering	12-15	25-35 Ptime		6.82	
Education					
Santiam Christian School Staff	46	2	18.54		
Students	700	50			
Mennonite Church	3		1.75		
Ore/Wash Laborer's Training School	9	2	11.43		
Ore/Wash Carpenter's School	1	-1	5.74		
Public					
City of Adair Village	4		8.67		27.25
Benton County Parks	Mobile			7.18	113.27
Adair Rural Fire District	Volunteers				
Oregon Fish & Wildlife Department	25				116.96
UGB Employment Total	119		48.44	14.00	257.48

Source: Local Survey 2000

SECTION 9.321 OCCUPATIONS AND INCOMES

Oregon's per capita income in 1970 was \$14,548 and in 1996 it was \$23,111. A 59% increase over 26 years. Benton County's average payroll per employee in 1998 was \$32,038.

Income data for Adair Village households is contained in the **1990 Census** data as follows:

1990 Population: **554**
 Below Poverty Level: 48
 Per Capita Income: \$ 8,872.00
 Percent below Poverty Level: 8.7%

Households: **170**
 Median Household Income: \$ 24,583

Households with Earnings	152
Households with no Earnings	18
Households with Public Assistance	19
Households with Social Security Income	21
Families:	139
Below Poverty Level:	13
Median Family Income:	\$ 27,125
Percent below Poverty Level:	7.6%

Unemployment

City of Adair Village **1990 Census** Unemployment was 11 people out of 208 in the labor force, for an unemployment rate of 5.3 percent. Historically, the unemployment rate in Benton County has tended to be lower than the State and National average. Unemployment has continued to decrease with an improved economy, but will likely increase with an expected downturn in the economy.

Work Place Location

The 1990 Census found that only 11 workers or 5.3% worked in Adair Village and 195 commuted outside of the City. 139 worked in Benton County while 65 worked outside of Benton County, most likely in the Albany area, and 2 worked outside the State.

Commuting Patterns

Most of the people who live in Adair Village work elsewhere. Primary transportation was by vehicle, 166 drove alone and 21 carpooled, 4 bicycled, 7 walked and 8 worked at home.

SECTION 9.322

ECONOMIC SECTORS

Sectors are groups of related industries, as defined by the Standard Industrial Classification (SIC) system. These are the same categories utilized by the Oregon Employment Department.

Table 9.300 F identifies the **1990 Census** work force by Employment Sector for Adair Village Residents.

**TABLE 9.300 F
INDUSTRIAL SECTORS ADAIR VILLAGE WORKERS**

Employment Sectors	Adair Village Employees
Agriculture, Forestry, Fisheries	6
Mining	0
Construction	11
Manufacturing	49
Transportation	4
Communications & Public Utilities	6
Wholesale Trade	4
Retail Trade	27
Finance, Insurance, Real Estate	5
Business & Repair Services	7
Personal Services	8
Recreation & Entertainment Services	2
Professional & Related Services	
Health Services & Education Services	86
Other Professional Services	22
Public Administration	18
Totals	255

Source: 2000 US Census

Projected Employment

Projected employment levels are used as a basis for determining industrial and commercial land use needs and population levels.

With a small residential commuter community like Adair Village, it is impossible to project the future local employment level. Adair Village is located in a larger economically developing region. Additional regional economic development will be the prime force in generating additional population growth in the Corvallis-Albany area, which in turn will impact Adair Village's growth potential.

Table 9.300 G forecasts employment to 2006 by industry sector for Linn, Benton and Lincoln Counties.

TABLE 9.300 G
Employment Forecast by Sector
Benton, Linn, and Lincoln Counties

Sector/Industry	1996	2006	Change	% Change
Services	20,770	28,410	7,640	36.8%
Trade	19,820	24,030	4,210	21.2%
Manufacturing	21,250	24,270	3,020	14.2%
Machinery & Electronic Equipment	7,060	9,110	2,050	29.0%
Other Durable Goods	2,110	2,670	560	26.5%
Primary Metals	2,300	2,570	270	11.7%
Other Nondurable Goods	1,340	1,580	240	17.9%
Food Products	1,470	1,560	90	6.1%
Paper & Allied Products	1,830	1,880	50	2.7%
Lumber & Wood	5,140	4,900	(240)	-4.7%
Government	22,650	25,050	2,400	10.6%
Construction & Mining	4,000	5,070	1,070	26.8%
Finance, Ins., & Real Estate	3,540	4,290	750	21.2%
Trans., Comm. & Utilities	3,170	3,580	410	12.9%
Total Nonfarm Payroll Employment	95,200	114,700	19,500	20.5%

Source: Oregon Employment Department 1997

Table 9.300 H shows the distribution of employment by land use site category. The four land use site categories in this analysis are groups of employment sectors that generally have similar types of land use:

- **Commercial:** Retail Trade.
- **Office:** Finance/Insurance/Real Estate and Services.
- **Industrial:** Agricultural Services/Forestry/Fishing, Mining, Construction, Manufacturing, Transportation/Communications/ Utilities, and Wholesale Trade.
- **Public:** Federal, State, and Local Government.

Table 9.300 H shows employment in Benton and Linn Counties by land use site category between 1990 and 1997. The revised forecast of total employment in 2020 was allocated to land use types using assumptions about the future distribution of employment in each county. These assumptions are based on the 1990–1997 trend in

employment growth and long-run trends in employment growth at the state and national level. Assumptions about the share of total employment by land use type are applied to the 2020 forecast of total employment to forecast 2020 employment by site category.

TABLE 9.300 H
Distribution of Employment by Site Category
Benton and Linn Counties

	1990		1997		2020		1997-2020	
	Emp.	Share	Emp.	Share	Emp.	Share	Growth	%Growth
Benton County	27,504	100%	36,201	100%	43,764	100%	7,563	21%
Commercial	4,609	17%	5,367	15%	6,127	14%	760	14%
Office	7,030	26%	10,178	28%	13,129	30%	2,951	29%
Industrial	7,928	29%	12,599	35%	14,004	32%	1,405	11%
Public	7,937	29%	8,057	22%	10,503	24%	2,446	30%
Linn County	33,028	100%	42,347	100%	53,927	100%	11,580	27%
Commercial	5,603	17%	6,952	16%	8,089	15%	1,137	16%
Office	6,563	20%	9,024	21%	14,021	26%	4,997	55%
Industrial	15,423	47%	19,392	46%	23,189	43%	3,797	20%
Public	5,439	16%	6,979	16%	8,628	16%	1,649	24%

Source: Oregon Employment Department 1997

SECTION 9.323 LOCAL ECONOMIC OPPORTUNITIES

Bedroom Community

It has been expressed that Adair Village is a bedroom community to Corvallis. A Classic bedroom community has few if any industries and less commercial businesses than would normally be present for a given population.

The proximity to Corvallis is certainly an important factor in Adair Village's development, one that may have more benefits than liabilities. Adair Village has many advantages that will be attractive to people, industries and businesses. As the City's population increases, it will be capable of supporting the additional services that are now desired. The key issue is how this growth and development is managed.

Commercial Opportunities

There is only one distinct commercial area in Adair Village. The AV Market, Deli, Grill and Pub is the City's commercial center. In addition, this area contains the Adair Village Community Building and Park and the City's administrative offices. This area could support additional commercial facilities. The four-plex across from the Community Building is already zoned for commercial use and could be developed.

Industrial Opportunities

Adair Village has two distinct industrial development opportunities. The first area is located one and a half miles north of the City in the Adair Industrial Park. This area contains 149 acres that could support additional employment with improvements and services while providing the City with an income base. The second area is the existing Labors Training School and the Carpenters Training facilities if they become available in the future. This area could support a clean high-tech type of employment base in the future.

Infrastructure

The infrastructure of a community can be defined as those public facilities and services that contribute to the basic structure of the community, such as water and sewer systems, roads, and community services. It is apparent that community growth and development is dependent upon the availability of these facilities.

Facilities in Adair Village having the most apparent impact upon the City's economy are its municipal water and sewer system, transportation system, public facilities and services, such as fire, parks and municipal government.

Improvements to the municipal water system and sewer system are substantial assets to economic development.

Local Actions for Growth and Development

While activities like business recruitment and marketing strategies can produce some results, this can be an expense that has limited success, particularly for small communities. It would be better to let the experts address this aspect. Adair Village should maintain contact with the Oregon Department of Economic Development and the Corvallis-Benton County Economic Development Partnership for business recruitment.

Statistics indicate that the majority of new jobs are created locally. Support of local businesses is an attraction feature for new potential employers. Besides specific development incentives, the most useful and inexpensive actions a community can take is preparedness.

A factor that may influence more economic growth in Adair Village is the attractiveness of an Adair Village location for Corvallis businesses. Land availability, support facilities, administrative assistance, attractive housing areas and most of all, a positive helpful community attitude are the most important factors influencing economic development.

Community preparedness and a positive attitude begins with the City's adopted goals and policies.

SECTION 9.390 POPULATION, ECONOMY GOALS, AND POLICIES**Overall Goal**

To encourage economic developments for the Adair Village area compatible with maintaining the area's livability.

Policies and Recommendations

1. The City shall strive for continual and substantial progress toward improving the quality of life for area residents including livability and economic prosperity.
2. All 1990 Population and Economic Census data contained in the Adair Village Comprehensive Plan shall be replaced with 2000 Population and Economic Census data when it becomes available to the City.

Population

1. The City accepts the population projection of approximately 913 people for the year 2020 authorized by Benton County and the Oregon Office of Economic Analysis until development trends indicate the need for an update.
2. The City shall track population growth on an annual basis to determine if growth projections remain valid. If growth exceeds projections over a five-year period, a reexamination of urban growth needs may be initiated to determine if there is a need to expand the Urban Growth Boundary.

New Population Policies**ORD 06 - #2 - 2/28/06**

New policy 1: The City shall consider trends in household size and median age of residents as factors influencing the demand for services. The City will utilize a household per capita of 2.75 persons for future planning purposes.

New policy 2: The City of Adair Village will carefully manage and accommodate incremental population growth through expansion of the urban growth boundary and development of new lands in conformance with the Growth Management Principles.

New policy 3: Encourage the re-use, adaptation, and redevelopment of existing lots and buildings.

Economy

1. Adair Village shall encourage business and economic activity that helps meet community needs.
2. The City shall encourage broadening of local employment opportunities and shall seek expansion of the City's industrial base.
3. The City shall seek industrial developments that will utilize the excess capacity of the City's sewer and water systems.

4. The City shall seek employment opportunities for the Adair Village area that are compatible with maintaining the environmental and livability resources of the area.
5. The City shall specifically encourage commercial and service developments suited to the community's needs.
6. The City shall continue the cooperative association with local business and agencies to assist with their problems, needs and desires, to the mutual benefit of the City and these agencies.
7. The City shall maintain liaison with the Oregon Department of Economic Development and the Corvallis-Benton County Economic Development Partnership to assist in attracting developments that will improve employment opportunities for the area.
8. The City of Adair Village shall work cooperatively with the City of Corvallis and Benton County to ensure a continually improving economy for the area.

New Economy Policies

ORD 06 - #2 - 2/28/06

New policy 1: The City of Adair Village will support, manage, and accommodate incremental economic growth through redevelopment of the core area as a Village Center in conformance with the Growth Management Principles and Comprehensive Plan Map. The Village Center shall be planned as a pedestrian-oriented district, characterized by:

- A central public open space that serves as the focus for civic activity and identity, including a village square, plaza, or green;
- Buildings with storefront character oriented to the street;
- Pedestrian-scaled physical elements that support an active streetscape, including benches, street lights, and trash receptacles;
- Street standards that reinforce the pedestrian-scale, including special intersection design and detailing;
- Street standards that reinforce the economic vitality of the Village Center by requiring on-street parking;
- Parking standards for new development that support an active streetscape, including parking located at the rear of new uses and provisions for shared parking;

New policy 2: The City of Adair Village will support, manage, and accommodate incremental economic growth through expansion by requiring neighborhood-scaled commercial development within walking distance of all new neighborhoods. A Neighborhood Center shall be planned as a pedestrian-oriented area, characterized by:

- Buildings with storefront character oriented to the street;
- Pedestrian-scaled physical elements that support an active streetscape, including benches, street lights, and trash receptacles;

- Street standards that reinforce the pedestrian-scale, including special intersection design and detailing;
- Street standards that reinforce the economic vitality of the Neighborhood Center by requiring on-street parking;
- Parking standards for new development that support an active streetscape, including parking located at the rear of new uses and provisions for shared parking.