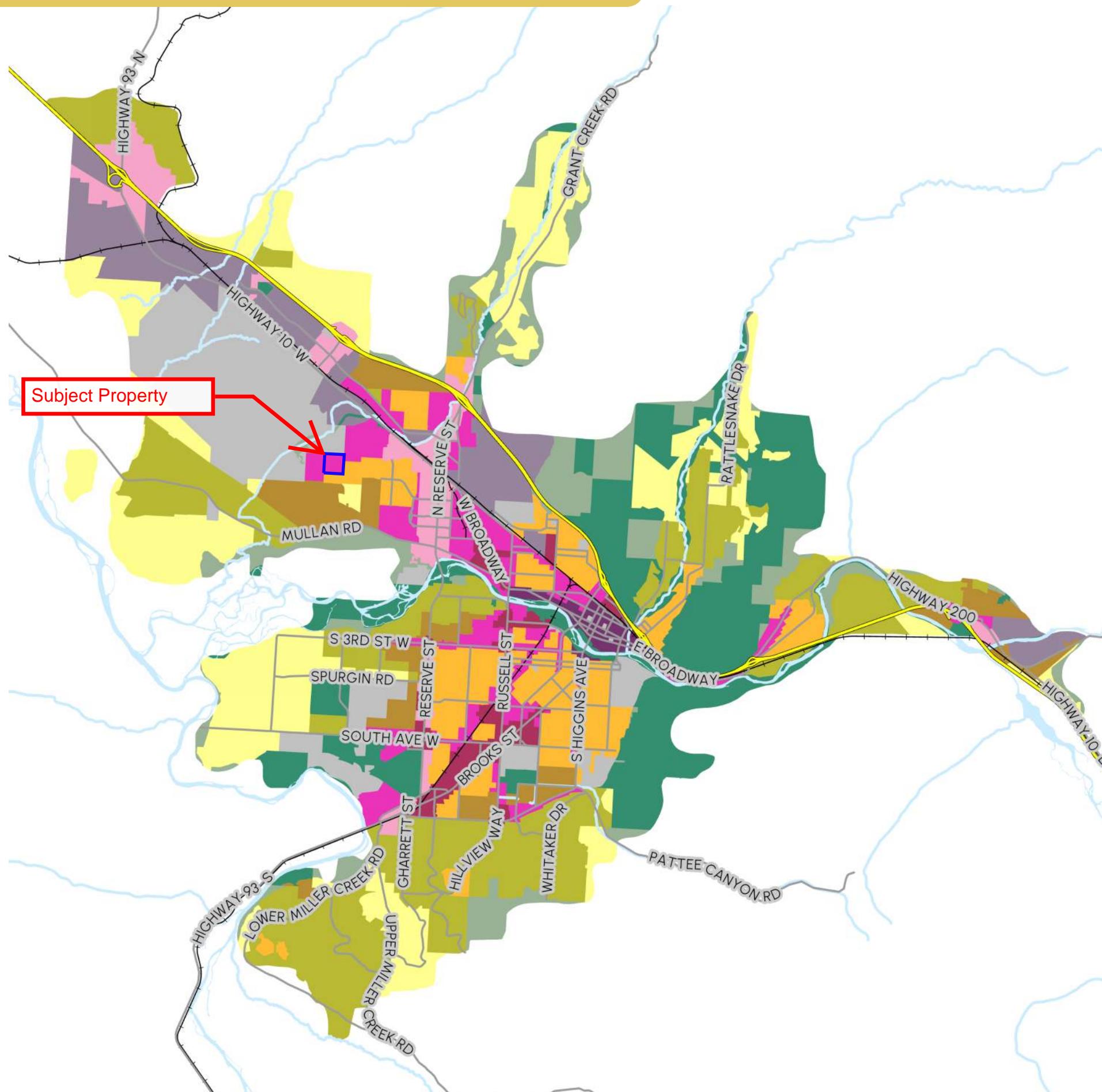


Figure 30. Place Types Map



The intent of this map is to convey the community's vision for growth and change, and to guide implementation of necessary changes to the City's zoning map, zoning districts, subdivision requirements, and other land use regulations.

The Place Types designated in this map are approximate and must be read in conjunction with the Place Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

The Land Use Plan (LUP) and Place Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

Urban Mixed-Use Low (UML)

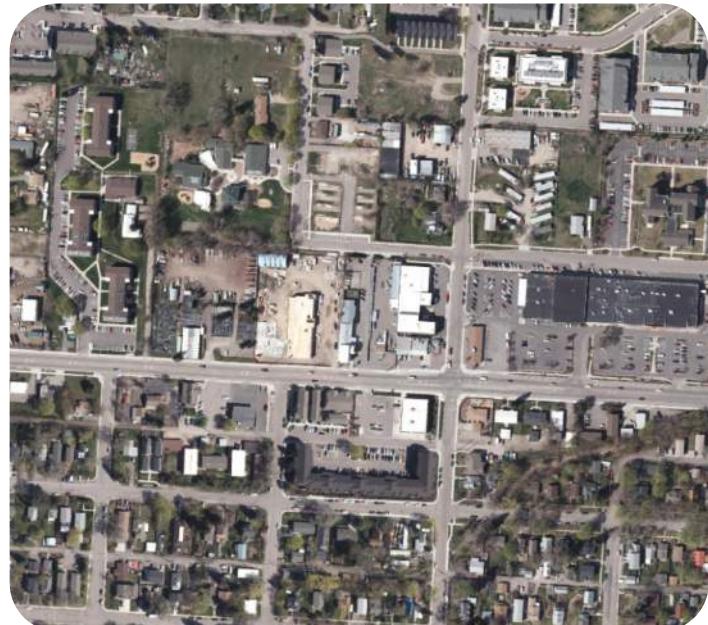
These areas have an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. They are evolving into more substantial mixed-use neighborhoods with a strong sense of community.

They offer a diversity in housing type, alongside moderate intensity commercial services. Buildings range from house-sized to partial block structures, with small to medium-sized commercial and multi-dwelling buildings.

Walkability is a core value, supported by pedestrian and green infrastructure. Parking is a need but not a priority, especially where the area benefits from balanced transportation modes, higher densities, and proximity to services, making pedestrian activity high.

BLOCK PATTERNS

MIXED-USE CORRIDOR



COMPACT GRID



LOCAL EXAMPLES

- SW Higgins Avenue
- S Higgins Avenue
- Rose Park along Ronan Street
- Portions of the Westside Neighborhood
- Portions of 3rd Street W.

BUILDING TYPES

OFFICE BUILDING



LARGE APARTMENT COMPLEX



SMALL STOREFRONT



ROWHOUSE



MIXED-USE



DUPLEX



Urban Mixed-Use Low

COMMUNITY FORM

BLOCK PATTERN

- High Connectivity
- Compact Grid
- Mixed-Use Corridor



ALLEYS

- Common in existing developments
- Preferred in new development

LAND USE

PRIMARY USES

- Commercial Services
- Residential Housing
- Mixed-Use
- Retail
- Artisanal Manufacturing
- Food & Beverage
- Elementary & Middle Schools
- Parks

RESIDENTIAL INTENSITY



- Unit capacity on parcels determined by safety and not form.



PARCEL SIZE



- Typical parcel size is 6,000-8,000sqft.

PARCEL COVERAGE



PUBLIC PARKS & OPEN SPACE

- Parks within walking distance of residents as defined by the PROST plan.
- Designed for high level of use with amenities for a variety of activities and demographics.

Other Green Spaces include:

- Playgrounds
- Shared-Use Paths & Commuter Trails
- Public School Grounds
- Street Tree Boulevards
- Community Gardens
- HOA Common Areas

CONSTRAINTS

ENVIRONMENTAL CONSTRAINTS

- Potential to be within 100-year floodplain.
- New development on constrained land should be designed to reduce impacts. Strategies include limiting lot coverage and clustering development outside of sensitive environmental areas and hazard areas.

ENVIRONMENTAL IMPACTS

- Stormwater infrastructure needed for large amounts of impervious surfaces.
- Street Trees are needed to mitigate heat island effect.
- Riparian buffers necessary for protection of waterways.

SEWER AND WATER

- Primarily with existing connections or within 500ft of municipal services.

OWNERSHIP

- No Covenant Constraints.
- Primarily private ownership except for public spaces for small parks and other recreational opportunities.

BUILT FORM

Adaptive reuse of existing structures is preferred.

HOUSING DIVERSITY



BUILDING TYPES

- Single-Dwelling House
- Accessory Dwelling Unit
- Duplex, Triplex, Quadplex
- Townhouse
- Multi-Dwelling Apartment
- Large Apartment Complex
- Mixed-Use
- Small Shopfront
- Office Building
- Strip Mall

BUILDING SCALE



BUILDING HEIGHT

- Up to 6 stories.
- Incorporate appropriate street wall height.

SETBACKS



MOBILITY

PEDESTRIAN CONNECTIVITY



- Short block lengths.
- Frequent protected crossings.



Compact Grid Pattern with Corridor passing through

MODAL BALANCE

- Modes are well balanced as a result of higher densities and closer proximities to services, dedicated infrastructure, and traffic calming/management.
- Walkability is a core value and pedestrian activity is high.



Street calming measures along Mixed-Use Corridors provide high pedestrian connectivity

TRANSIT SERVICES

- Anticipated Population and Employee densities support transit with pockets of Frequent Transit Service.

STREET TYPES

- Neighborhood Mixed-Use
- Regional Mixed-Use
- Community Mixed-Use

PARKING/ACCESS

- Mixture of Street Parking, parking structures or behind buildings to promote a highly walkable and appealing facades.
- Street parking is available along side streets; demand is very high.