DOWNTOWN PLAN/CODE GOALS

- Support Ongoing Revitalization
- Reinforce Jobs Orientation
- Grow And Support Residential Base
- Promote Transit And Pedestrian Orientation
- Reinforce Unique Character Of Each Neighborhood
- Create Linkages Between Areas
DOWNTOWN COMMUNITY PLAN UPDATE

Policy Development
• Community Input (past and ongoing)
• Analysis of Decades of Policy Thought
• Neighborhood Planning Initiatives

Zone Development
• Existing Zoning Analysis
• Existing Physical Conditions Analysis

Future Form and Use to Implement Plan Policies
CODE FOR PLACES: FORM

High Rise

Mid Rise

Historic Core
CODE FOR PLACES: FORM

Medium Scale

Small Scale

Village
Production Scale

Neighborhood Scale
• Promote The Highest Levels Of Intensity

• Support The Regional Transit System Through Intensive Job Concentrations

• Development That Meets The Ground That Supports An Active Street Life And Meets The Sky To Create A Visually Interesting Skyline

• Limit Underdevelopment Of Key Areas

• A Vibrant Mix Of Uses That Support And Enhance A Lively Urban Center With Regional Importance
Context Sensitive Infill Development That Is Responsive To And Respectful Of Predominant Forms And Prevailing Building Details: Consistent High Street Walls; Active, Tall, And Fine-grained Ground Floors; And High Lot Coverage; Traditional Building Detailing

- Encourage And Support Continued Adaptive Reuse
- Incentives For Development Of Narrow Lots
- Support And Encourage Entertainment Uses
• Medium And Low Scale Development With Street Frontages That Accommodate A Full Range Of Industrial, Manufacturing, Creative Activities.

• Support Pedestrians But Favor Goods Movement Activities.

• Preserve Light Industrial And Heavy Commercial Uses To Protect And Create Jobs.

• Support A Full Range Of Light Industrial And Heavy Commercial Activities Including Manufacturing And Assembly, Storage, Research And Development, Distribution, Entertainment Production And Wholesale Trade Uses.

• Allow For Limited Non-industrial Uses That Are Generally Compatible With Light Industrial Activities.