Downtown is a growing residential community that offers housing for all income levels and family sizes with a variety of services and amenities to support the population base. A range of housing typologies, including apartments, studios, Live/Work units, and individual entry units support neighborhood character and are well integrated into Downtown’s neighborhoods. The residential community is sensitively introduced to new areas while adding vitality and reinforcing Downtown’s role as an economic and cultural center. The Plan will accommodate a substantial amount of residential growth and continue support for Adaptive Reuse of historic structures.

HOUSING GOALS BY PLACE TYPE

**TRANSIT CORE**
Variety of residential typologies for a range of income levels, supported by services and amenities, integrated into a high intensity mixed-use community.

**TRADITIONAL CORE**
A variety of residential options supports an established, sustainable, and multi-generational residential community in existing and new structures.

**TRANSIT EDGE**
Family-supportive services and amenities in mixed-use and new residential development, to create a complete community.

**MARKETS**
Residential typologies such as Live/Work and Adaptive Reuse that are well-integrated with commercial uses and help to extend hours of activity.

**VILLAGES**
Complete communities that serve and house a variety of services and housing types for all income levels.

**HYBRID INDUSTRIAL**
Live/Work housing typologies reinforce and complement the productive, entrepreneurial, and creative hybrid industrial focus of these communities.

**CIVIC**
Thoughtful addition of new housing promotes the vitality of Civic areas, and allows residents to benefit from the area’s convenient access to employment, cultural, and entertainment centers.

**JOBS PRESERVE**
Jobs Preserve areas are well-connected to both neighborhood and regional-serving resident communities, creating a sustainable balance between jobs and housing.

**URBAN HILLSIDE**
Communities produce a variety of quality housing options at a range of income levels, and preserve the existing building stocks. Production of new housing is consistent with the predominant form and scale.

**HOUSING ORIENTATION**
A Vision for Downtown

**HOW TO SUPPORT RESIDENTIAL GROWTH**
- Promote Infill Development
- Intensify Housing Where Appropriate
- Expand Areas for Adaptive Reuse of Existing Buildings
- Expand Area Where Housing is Allowed
- Permit a Wider Array of Housing Typologies Such as Live/Work
- Housing Available for All Income Levels and Family Sizes
Draft Policy Concepts

Overlay Strategies

• Permit residential uses in expanded areas that are not covered by current development code or context
• Allow Live/Work housing through Adaptive Reuse to Live/Work residential

Permit residential uses in expanded areas that are not covered by current development code or context. Hulls or buildings are not covered by current development code or context. Hulls or buildings are not covered by current development code or context.