

S0 RECREATION GATEWAY

Located at the gateway from Lakeview Mallway, this subdistrict includes low-rise retail uses centered around a shopping center and energy-relevant operations (e.g., bike shops for rental) such as outdoor, fitness, and retail. It also includes residential uses, primarily for rental of apartments. There is a focus on connecting existing recreational amenities with trails and green corridors, and identifying historic or other resources.



Building Use | Types
Retail, up to 3 story
Energy-relevant building, 3 story
City
Retail/Residential
Height
Neighborhood maximum: retail up to building, 3 story
Neighborhood average: retail up to building, 3 story
Open Space
Active uses
Bicycle paths
Landscape parks
Accessory Uses
Park and play
Street Types
Residential (R1, R2, S1, S2)
Pedestrian-friendly street (R100 West)

S1 SUPPORTIVE RETAIL/COMMERCIAL

Supports multimodal uses of open space, nearby amenities to increase recreation uses. The focus is directed towards bike and pedestrian uses.



Building Use | Types
Retail/Community
City
Retail/Community
Height
Neighborhood maximum: retail up to building, 2 story
Neighborhood average: retail up to building, 2 story
Open Space
Bicycle paths
Accessory Uses
Park and play
Street Types
Pedestrian-friendly street (R100 West)

S2 NEIGHBORHOOD TRANSITION

The neighborhood transition zone includes existing middle- and workforce housing options nearby other community or business zones. While residents in these areas benefit from convenient access to day-care, education and other opportunities, the neighborhood transition zone provides a comfortable transition from predominantly single-family neighborhoods to other parts of the city with less dense building forms adjacent to single-family neighborhoods and more diverse building forms, supporting other adjacent uses (e.g., recreation, gaming, high school).



Building Use | Types
Residential
City
Residential
Height
Neighborhood maximum: 3-2 story
Neighborhood average: 3-2 story
Open Space
Neighborhood park
Accessory Uses
Park and play
Street Types
Pedestrian-friendly street (R100 West)

S3 MIXED NEIGHBORHOOD/COMMERCIAL CORRIDOR

The mixed neighborhood corridor corridor includes historic-style shops, Center Street and 300 South that connect Main Street and 600 West. Supporting pedestrian-friendly uses on 600 South that connects recreational opportunities on 600 West with Main Street. This area provides a retail, commercial, and housing.



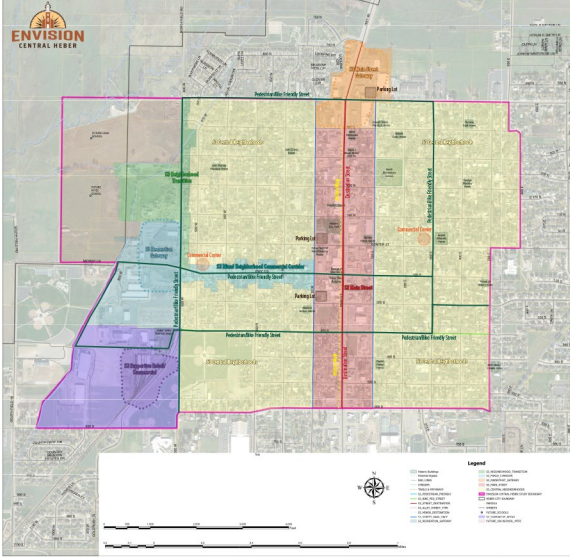
Building Use | Types
Retail/Community
City
Retail/Community
Height
Neighborhood maximum: 3-2 story
Neighborhood average: 3-2 story
Open Space
Neighborhood park
Accessory Uses
Park and play
Street Types
Pedestrian-friendly street (R100 West)

SCENARIO 3: HISTORIC TOWN GROWING TOWN

Main Street receives less growth than in other scenarios, except at the north end of Main, where a gateway area develops, featuring a gathering area surrounded and supported by retail, recreation, hospitality, and housing. While historic buildings are preserved across all of the scenarios, history is the focus for the east of Main Street in this scenario, with an interpretive walk and building height limits on structures built adjacent to historic structures and places. Infill will encourage uses attractive to visitors and residents (e.g., shopping, dining, gathering).

Mixed-use areas in the recreation and tourism district in this scenario emphasize supporting recreational amenities like the ball fields, the trails, and the rodeo, and new amenities like a trail depot and conservation garden. Residents and visitors enjoy convenient access to lunch spots and services within the area, and new neighborhoods near the planned high school benefit from convenient access to recreational amenities, goods, and services.

In this scenario, growth is spread across central neighborhoods, with the addition of detached accessory dwellings, flag lots, and infill cottage style homes. Changes to other housing in typical of older neighborhoods maintaining and enhancing existing homes, rehabilitating those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. The 700 South corridor between 600 West and Main includes new housing and neighborhood retail and services.



DEFINITIONS

Neighborhood - Broad housing category of two- to six-story buildings with multiple units, including multi-unit multi-story with attached single-family forms. Examples include townhomes and row houses.

Workforce Housing - type of home that meets specific affordability, size, and cost-related being open to a resident with lower income. Examples include multi-unit attached housing (apartments) or a duplex.



S4 MAIN STREET GATEWAY

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Energy-relevant building, 3 story
City
Retail/Residential
Height
Neighborhood maximum: retail up to building, 3 story
Neighborhood average: retail up to building, 3 story
Open Space
Active uses
Bicycle paths
Landscape parks
Accessory Uses
Park and play
Street Types
Residential (R1, R2, S1, S2)
Pedestrian-friendly street (R100 West)

S5 MAIN STREET

Located along the main street on either side of Main Street 600 North and 600 South. This subdistrict emphasizes preserving historic buildings and supporting an experience with shops, Main Street, with mixed-use development on structures to residents and visitors. Retail, shopping and dining establishments are encouraged. There is a focus on supporting uses adjacent to 700 West, while other areas Main Street include 3 story buildings. Main Street 600 is a continuation of the main street of 700 West, with a focus on supporting uses adjacent to 700 West, while other areas Main Street include 3 story buildings. Main Street 600 is a continuation of the main street of 700 West, with a focus on supporting uses adjacent to 700 West, while other areas Main Street include 3 story buildings.



Building Use | Types
Retail/Community
City
Retail/Community
Height
Neighborhood maximum: retail up to building, 2 story
Neighborhood average: retail up to building, 2 story
Open Space
Bicycle paths
Accessory Uses
Park and play
Street Types
Pedestrian-friendly street (R100 West)

S6 CENTRAL NEIGHBORHOOD

This subdistrict emphasizes maintaining and enhancing existing homes, including historic-style homes that are in larger neighborhoods, and allowing detached accessory dwellings, flag lots, and cottage style lots. Encouraged uses include retail, recreation, and dining. There is a focus on supporting uses adjacent to 700 West, while other areas Main Street include 3 story buildings. Main Street 600 is a continuation of the main street of 700 West, with a focus on supporting uses adjacent to 700 West, while other areas Main Street include 3 story buildings.



Building Use | Types
Residential
City
Residential
Height
Neighborhood maximum: 3-2 story
Neighborhood average: 3-2 story
Open Space
Neighborhood park
Accessory Uses
Park and play
Street Types
Pedestrian-friendly street (R100 West)

S7 HISTORIC NEIGHBORHOOD

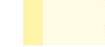
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Residential
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Open Space
Neighborhood park
Accessory Uses
Park and play
Street Types
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S8 HISTORIC NEIGHBORHOOD

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