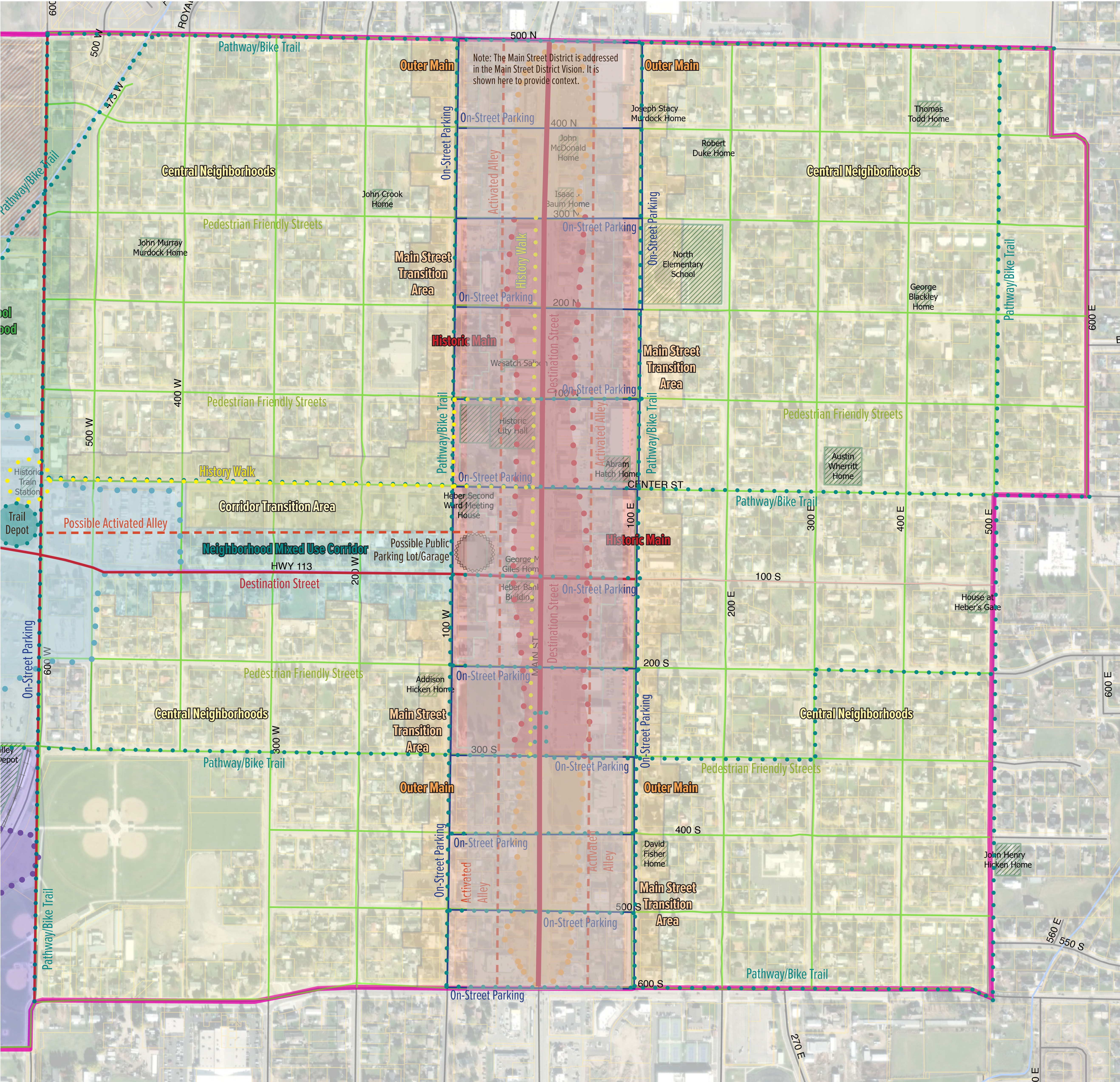
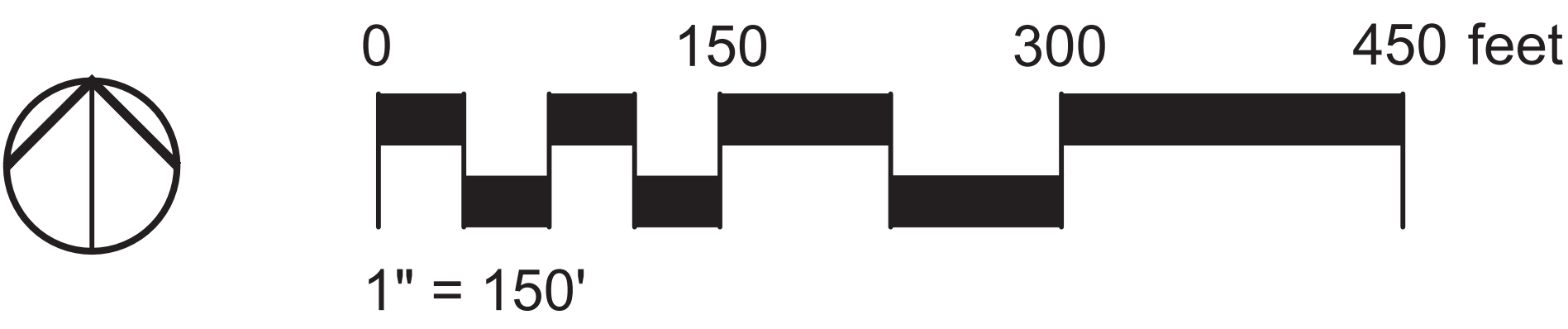


CENTRAL NEIGHBORHOODS VISION

In central neighborhoods, changes to housing is typical of older neighborhoods: maintaining and enhancing existing homes, rebuilding those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. Detached accessory dwellings and flag lots are allowed to provide more neighborhood housing options, but in keeping with the feel of a predominantly single family residential area. The 100 South corridor between 600 West and Main includes new missing middle housing and neighborhood retail, restaurants, and services.

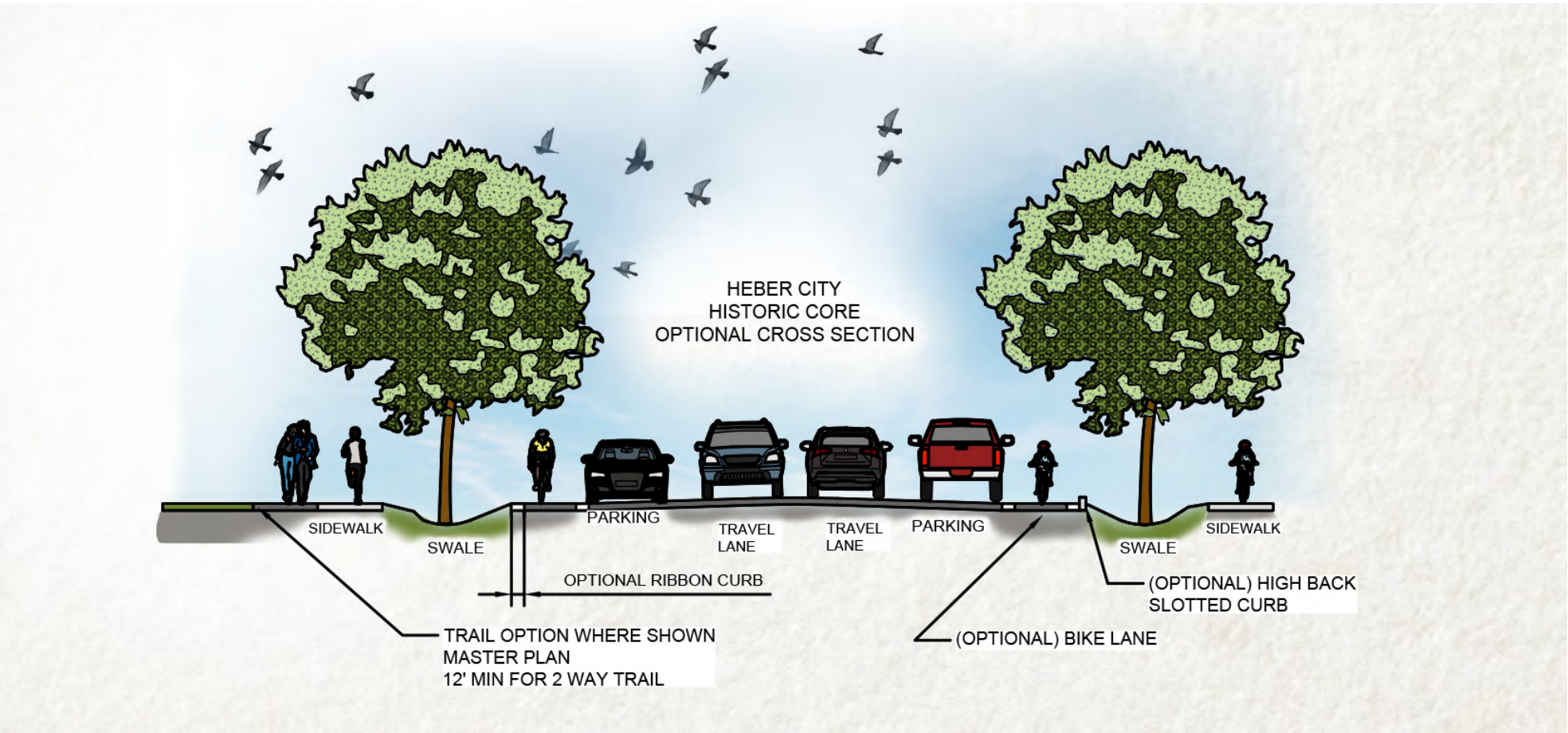


MODEL BLOCK TYPE | NEIGHBORHOOD MIXED USE CORRIDOR



SYMBOL	DESCRIPTION
3	LOCAL STREET WITH ON STREET DIAGONAL PARKING
6	MISSING MIDDLE HOUSING (HOUSE SCALE, UNIT MIX IS TYPICALLY 3-5 PER BUILDING UP TO 12 UNITS A BUILDING)
7	MISSING MIDDLE HOUSING (TOWNHOMES, MANSION HOMES)
8	STAND ALONE COMMERCIAL (RESTAURANT, RETAIL, OFFICE)
14	RESIDENTIAL ALLEY - PROVIDING ACCESS TO GARAGES, FLAG LOTS, AND ADUS.
19	COMMERCIAL BUILDING COMPATIBLE IN SCALE AND DESIGN WITH MISSING MIDDLE HOUSING. BUILDINGS SHOULD BE CLOSE TO THE STREET WITH PARKING ON THE SIDE OR REAR.
22	SINGLE FAMILY HOMES
27	DETACHED ACCESSORY DWELLING UNIT
28	ATTACHED ACCESSORY DWELLING UNIT
29	FLAG LOT
30	ON-STREET PARALLEL PARKING

CENTRAL NEIGHBORHOODS CONCEPTUAL STREETS CROSS SECTION



CENTRAL NEIGHBORHOODS & MIXED USE CORRIDOR

Character
Quiet, pedestrian-friendly streets with a range of homes built across decades, supported by a neighborhood corridor that includes additional housing options and convenient neighborhood retail, restaurants, and services.

Focus
Residential, with some neighborhood retail and commercial along 100 South

Features
Pedestrian-friendly streets with bike network, neighborhood parks, a potential alley pilot project between 100 South and Center Street, history walk connecting the original train depot and the Civic Center Block, historic structures and homes enhanced

Use Mix
Neighborhoods
Residential: single family
Open Space: neighborhood park

Accessory Uses: home-based business, attached accessory dwelling units, detached accessory dwelling units with height equal to or lower than main home height, flag lots

Neighborhood Mixed Use Corridor
Residential & Lodging: missing middle multifamily, hotel
Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office (on commercial corners on 100 South)
Open Space: pocket park/plaza, neighborhood park
Parking: on-street public parking, private parking lots behind buildings

Corridor Transition Area (area between mixed use corridor and neighborhoods)
Residential: missing middle, single family
Open Space: pocket park/plaza, neighborhood park

Building Height
Up to three stories



DEFINITIONS

Activated Alley: extra-wide sidewalk or shared pathway, street trees, seating/eating space
Destination Street: street with extra-wide sidewalk, street trees, seating/eating space, on-street parking
Missing Middle Housing: a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. Examples include town homes and mansion homes.
Pedestrian Friendly Street: street with wide sidewalk, street trees, on-street parking