HOUSING ORIENTATION A Vision for Downtown

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.











PROMOTE INFILL DEVELOPMENT



INTENSIFY HOUSING WHERE APPROPRIATE



EXPAND AREAS FOR ADAPTIVE REUSE OF EXISTING BUILDINGS



HOUSING IS ALLOWED



PERMIT A WIDER ARRAY OF HOUSING TYPOLOGIES SUCH AS LIVE/WORK



HOUSING AVAILABLE FOR ALL INCOME LEVELS AND FAMILY SIZES

Icon Source: The Noun Project - Iris Sun, Gloria Vigano, Magicor Julia Wilson, Alfredo Hernandez, and Delwar Hossair

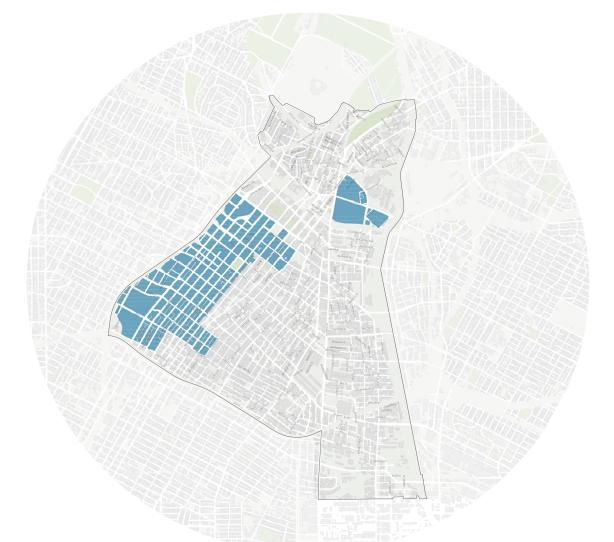
HOUSING GOALS BY PLACE TYPE

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.







TRANSIT EDGE

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



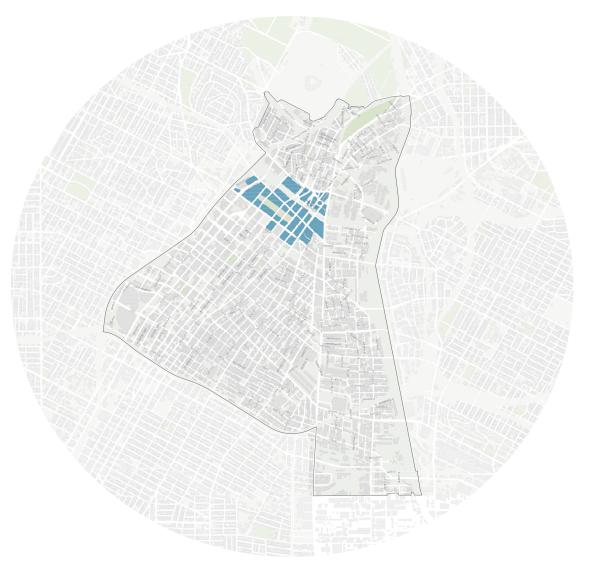


CIVIC

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.





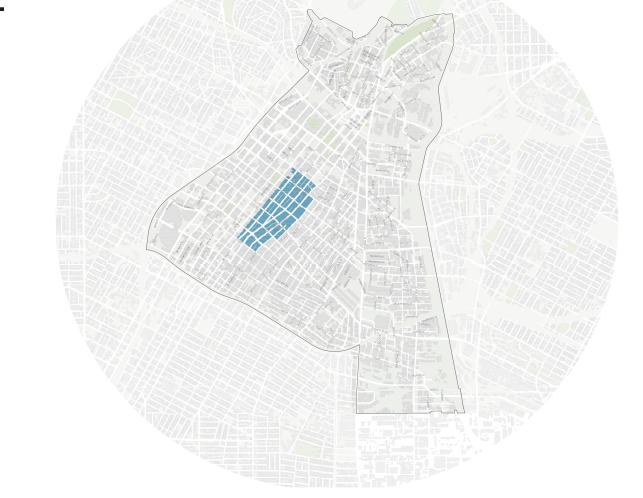


TRADITIONAL CORE

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







MARKETS

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



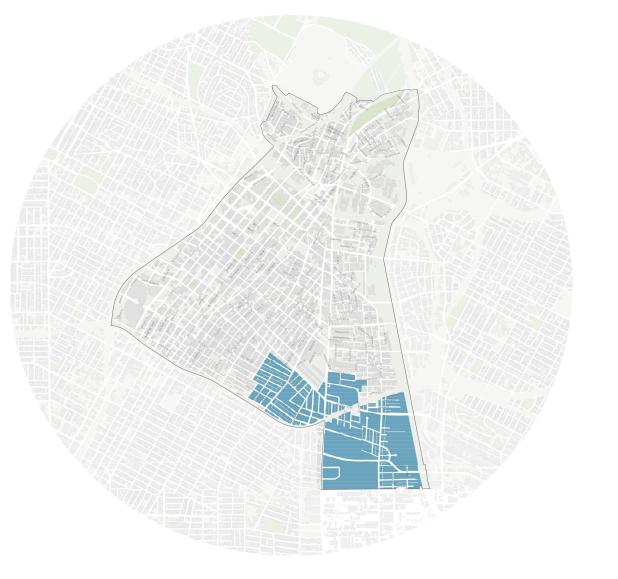


JOBS PRESERVE

Jobs Preserve areas are well-connected to both neighboring, and far-reaching resident communities, creating a sustainable balance between jobs and housing.





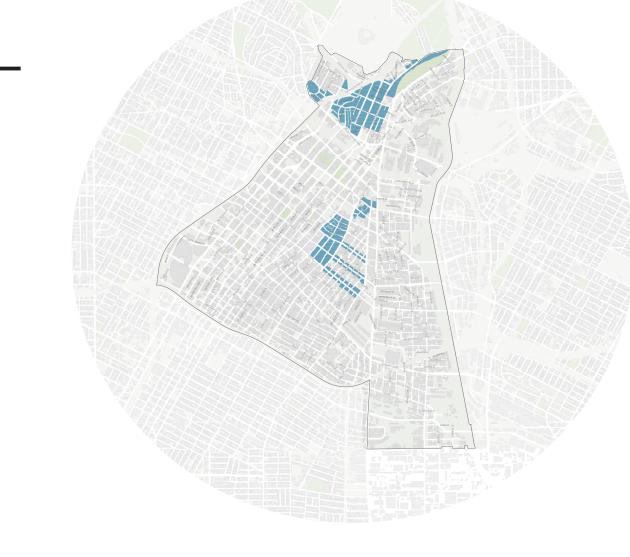


VILLAGES

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





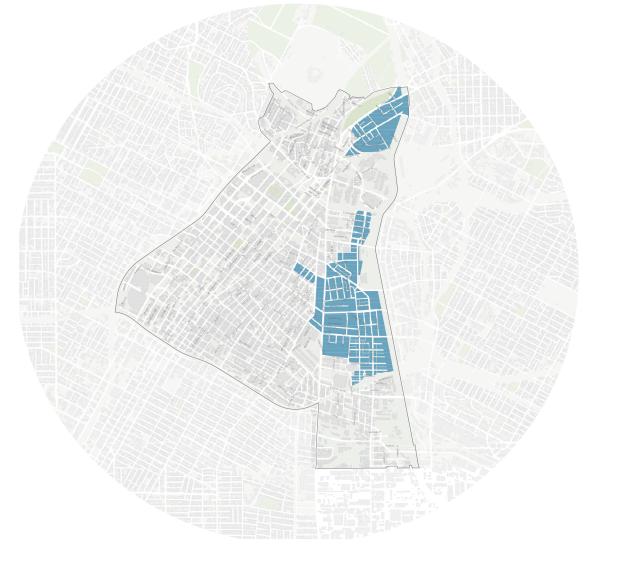


HYBRID INDUSTRIAL

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







URBAN HILLSIDE

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



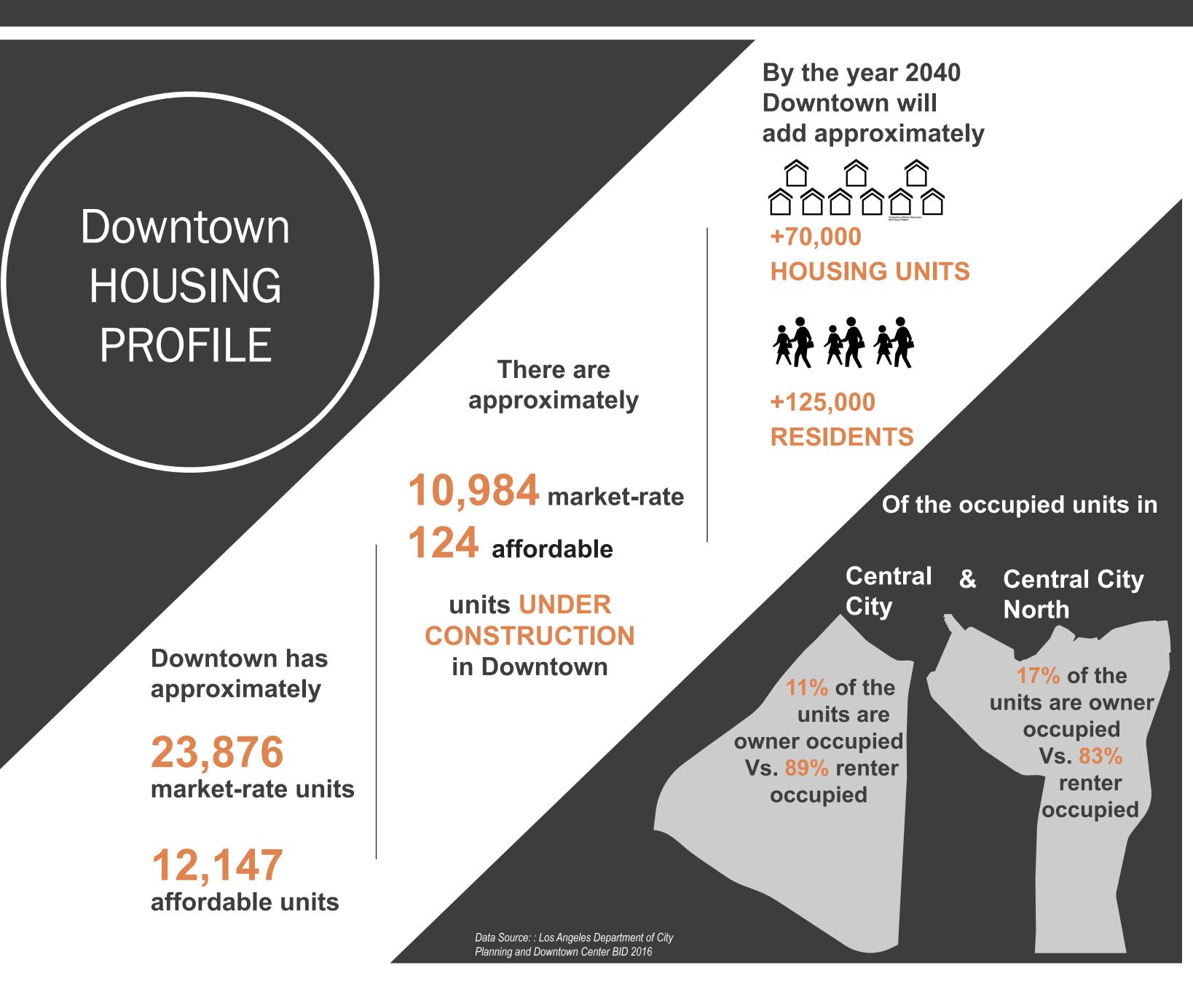


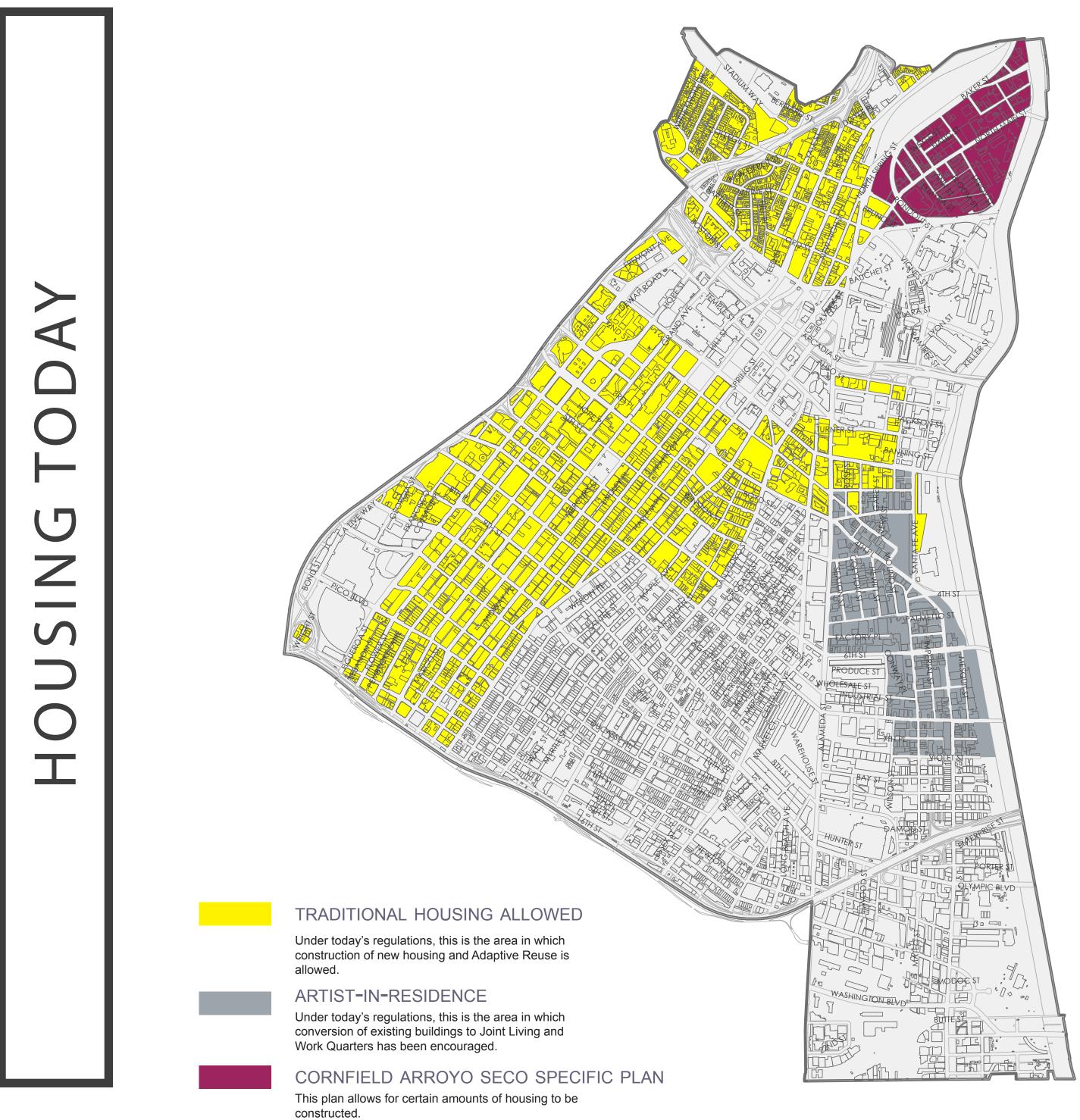






HOUSING ORIENTATION Draft Policy Concepts





HOUSING POLICIES & STRATEGIES FOR 2040

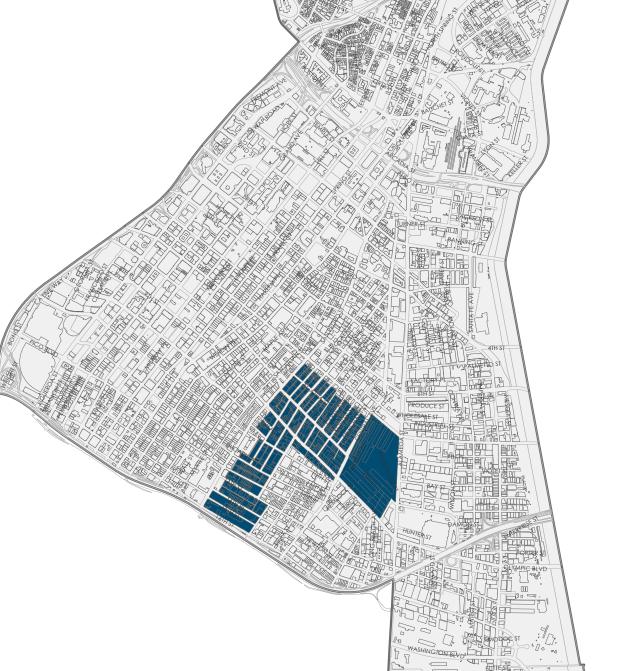
Below are areas that share common characteristics and typologies. These areas do not necessarily correspond with a particular zone or Land Use Designation. The descriptions and strategies listed under each subarea will be used to shape policy in Downtown.

ADAPTIVE REUSE TO LIVE/WORK PER ZONING ADMINISTRATOR ONLY

Adaptive Reuse to Live/Work residential uses provide opportunities for creators and producers to live in units that are integrated into a production oriented area and promote preservation of existing structures.

STRATEGIES

 Allow only Adaptive Reuse to Live/Work through a Zoning Administrator process when appropriate findings can be made

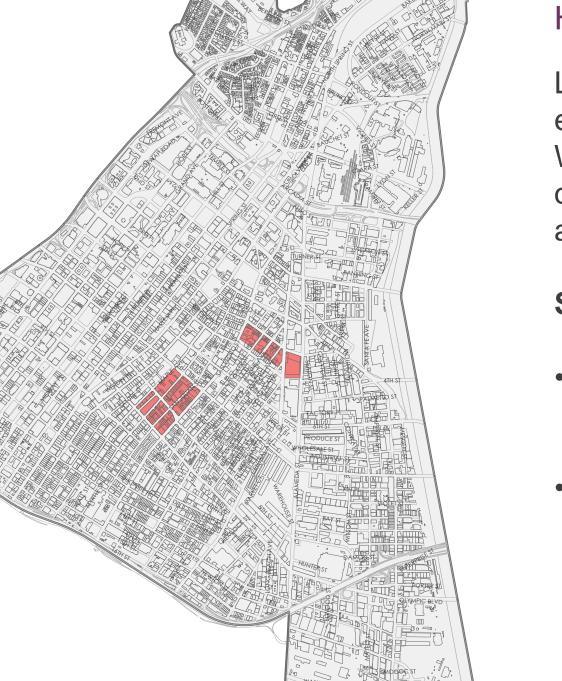


HYBRID INDUSTRIAL LIGHT

Live/Work uses offer opportunities for artists entrepreneurs, and other innovators. Live/ Work residential uses reinforce the productive orientation of these areas and promotes a lively

STRATEGIES

 Allow Live/Work housing through Adaptive Reuse or new construction when a baseline of job-generating space is maintained



HYBRID INDUSTRIAL LIMITED

Live/Work uses offer opportunities for artists, entrepreneurs, and other innovators. Live/ Work residential uses reinforce the productive orientation of these areas and promotes a lively atmosphere.

STRATEGIES

- Allow Live/Work housing through Adaptive Reuse or new construction when a baseline of job-generating space is maintained
- Require a substantial level of production oriented spaces to support production and



Overlay Strategies

BY RIGHT ADAPTIVE REUSE Sensitively integrate residential uses into existing structures to accommodate residential growth, provide diverse housing typologies, and support

the preservation of historic structures.

STRATEGIES

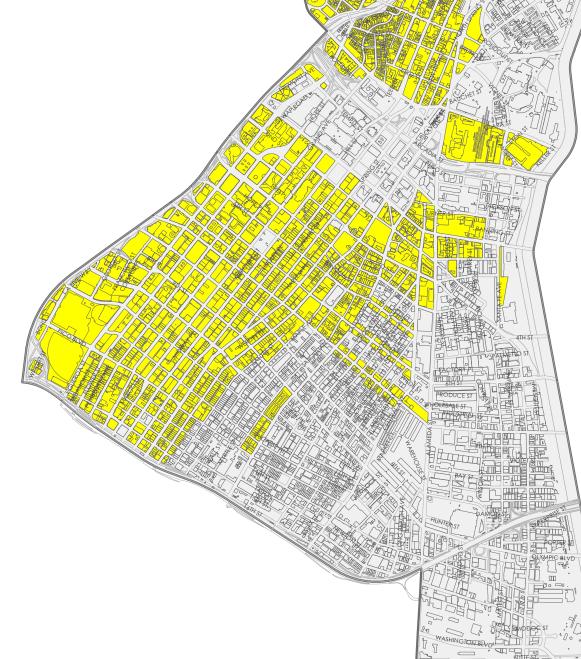
- Streamline process for Adaptive Reuse of existing structures
- Expand areas where Adaptive Reuse is



Accommodate anticipated residential growth through the thoughtful integration of housing with other uses in new areas.

STRATEGIES

Permit residential uses in expanded areas

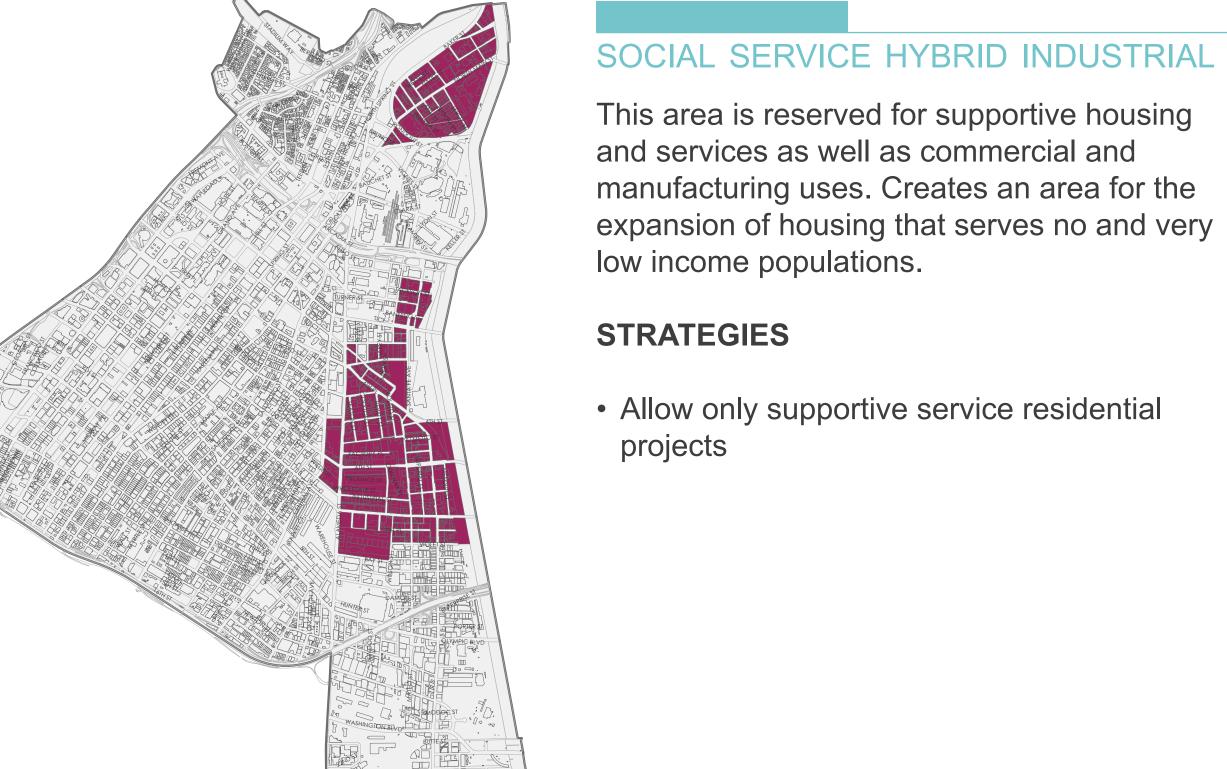


HYBRID INDUSTRIAL

Live/Work uses offer opportunities for artists, entrepreneurs, and other innovators. Live/ Work residential uses reinforce the productive orientation of these areas and promotes a lively atmosphere.

STRATEGIES

- Allow Live/Work housing through Adaptive Reuse or new construction when a baseline of job-generating space is maintained
- Require production oriented space to support production and innovation



This area is reserved for supportive housing

and services as well as commercial and manufacturing uses. Creates an area for the expansion of housing that serves no and very low income populations.

STRATEGIES

 Allow only supportive service residential projects

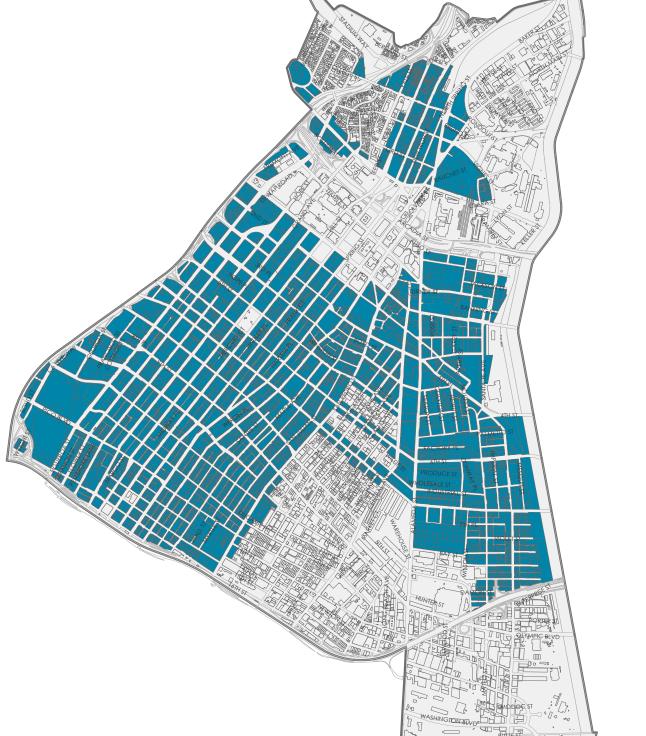


BY RIGHT ADAPTIVE REUSE TO LIVE/

Sensitively integrate Live/Work uses into existing structures to accommodate residential growth, provide housing for creators and producers in employment oriented areas, and support the preservation of historic structures.

STRATEGIES

- Streamline process for conversion of existing structures to Live/Work
- Expand areas where conversion is permitted



CIVIC CENTER HOUSING INTEGRATION

Carefully introduce mixed income housing to create a more complete community and support a more diverse range of commercial uses.

STRATEGIES

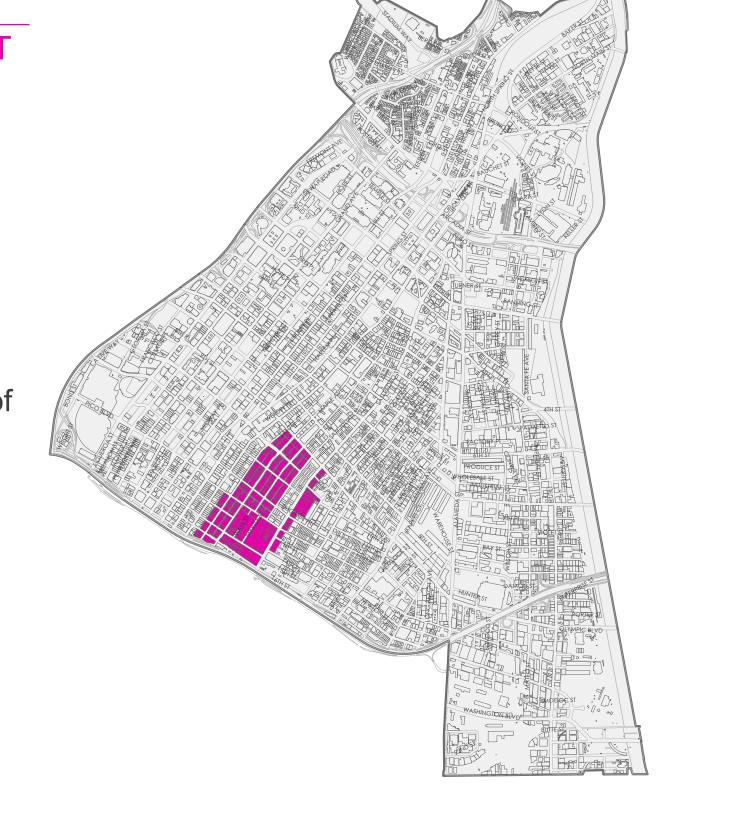
- Limited use permissions in some form for
- Use permissions for expanded commercial
- Frontage requirements encourage residential serving retail uses

HYBRID INDUSTRIAL FASHION DISTRICT

Live/Work units enliven the district and support the larger fashion economy. These housing typologies will complement the district's commercial orientation.

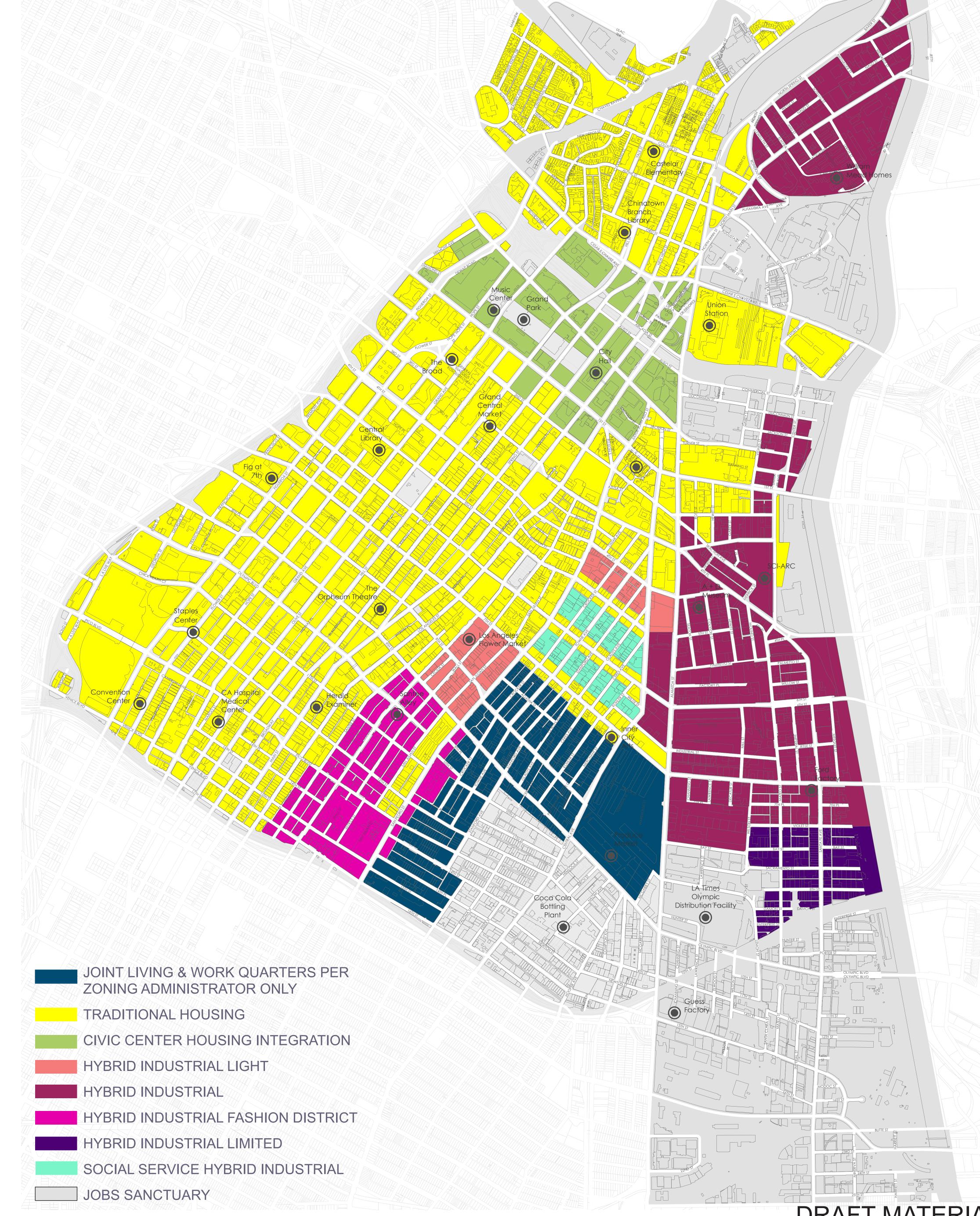
STRATEGIES

- Allow Live/Work housing through Adaptive Reuse or new construction when a baseline of
- job-generating space is maintained Require production oriented space while balancing the commercial orientation of the



Adaptive Reuse: Any change of use to dwelling units, guest rooms, or Joint Living & Work Quarters in all or any portion of any eligible building.

Live/Work: A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and nonresidential employees. A Live/Work unit combines both residential and nonresidential uses within a single unit



COMBINED POLICIES & STRATEGIES

