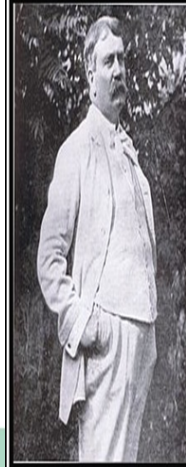


**January 9, 2019**



# Agenda

- Introduction to LUMO Rewrite Project
- Chapel Hill Past, Present, Future
- Overview of the Focus Areas
- Overview of Survey Results
- Focus Area Determination
- Next Steps



Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency.

(Daniel Burnham)

# Purpose - LUMO Rewrite Project

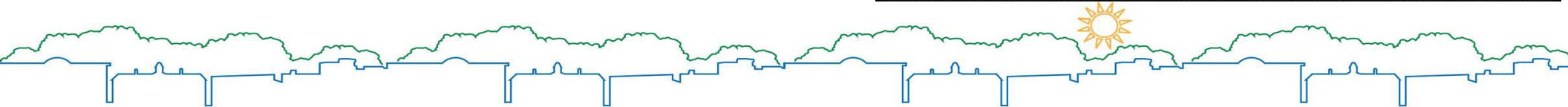
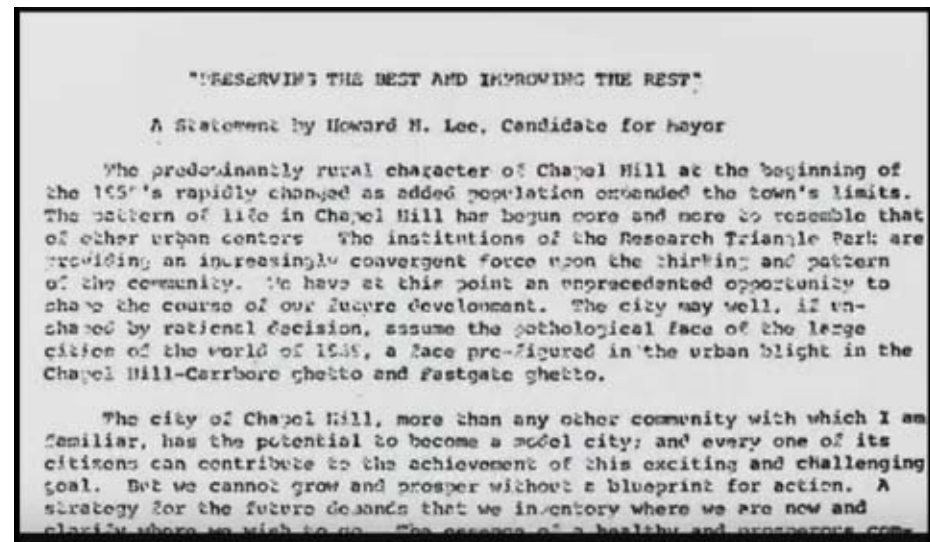


**“Protect what we value and add what we need”**

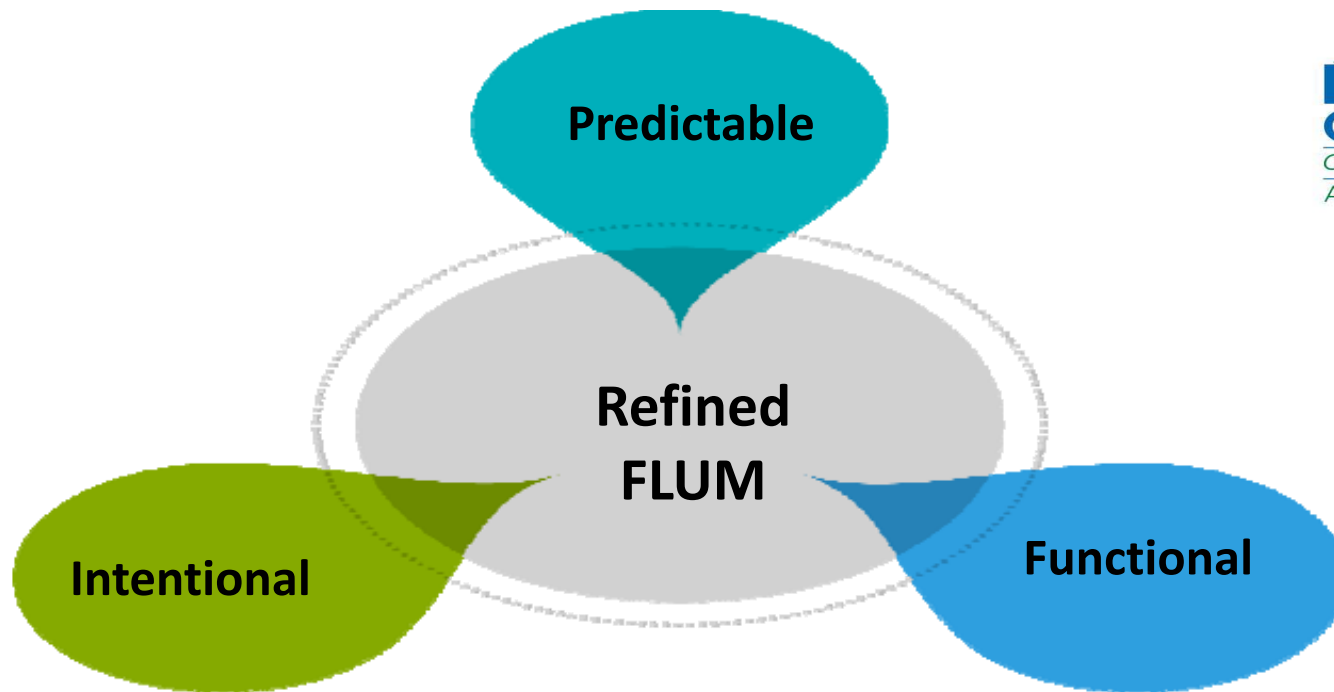
**“Preserving the Best and Improving the Rest.”**

“We have at this point an unprecedented opportunity to chart the course of our future development....but we cannot grow and prosper without a blueprint for action.”

Howard M. Lee 1969

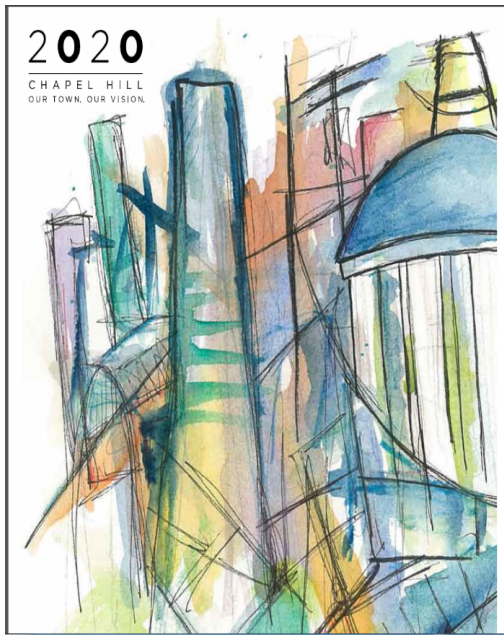
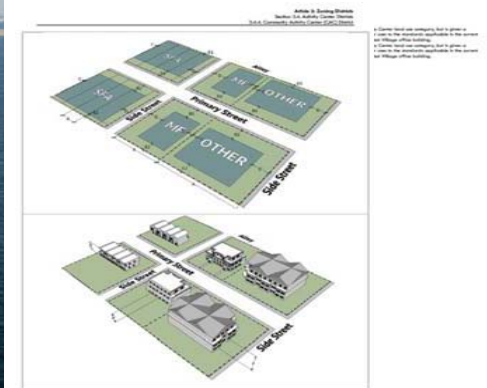


# Why Refine and Rewrite?





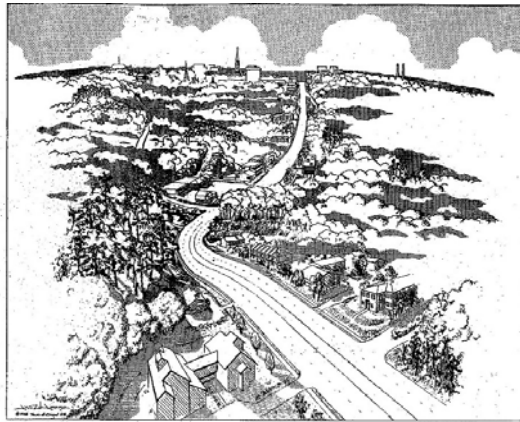
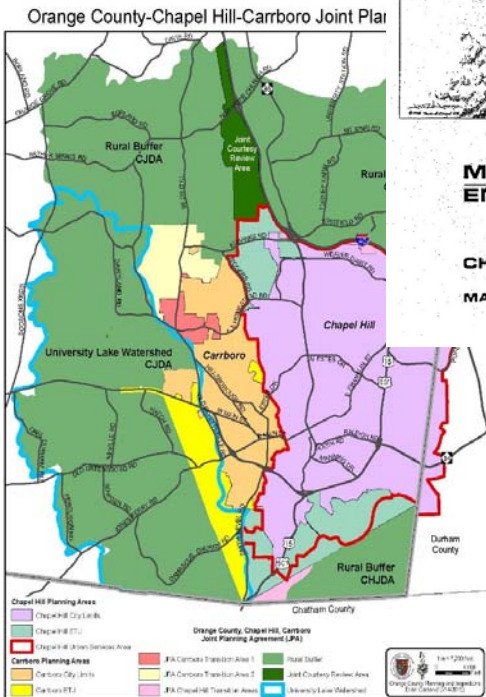
# Refined Future Land Use Map

[illegible]

## Rewritten LUMO



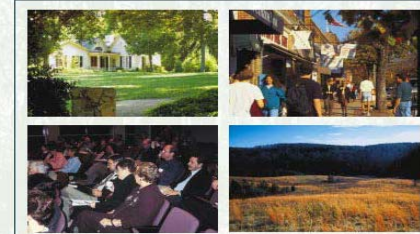
# Shaping Chapel Hill in the Last 30 Years



## **MASTER LANDSCAPE PLAN** **ENTRANCEWAY CORRIDORS**

**CHAPEL HILL , NORTH CAROLINA**

**MARCH 1988**



## PLANNING FOR CHAPEL HILL'S FUTURE: THE COMPREHENSIVE PLAN

Appendix A

## LAND USE MANAGEMENT®

## Article 1. General Provisions

- 1.1. Short title.
- 1.2. Authority.
- 1.3. Purpose.
- 1.4. Applicability.
- 1.5. Consistency with comprehensive plan.
- 1.6. Interpretation.
- 1.7. Permits and certificates.
- 1.8. Fees.

**Article 2. Use Patterns (Reserved)**

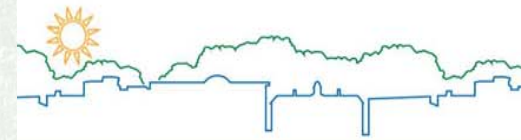
### Article 3. Zoning Districts, Uses, and Dimensional Standards

- 3.1. Establishment and intent of zoning districts.
- 3.2. Zoning Atlas.
- 3.3. General use districts.
- 3.4. Conditional districts.
- 3.5. Special districts.
- 3.6. Overlay districts.
- 3.7. Use regulations.
- 3.8. Dimensional standards.
- 3.9. Incentive zoning.
- 3.10. Inclusionary zoning.
- 3.11. Blue Hill Form District.

Procedures  
requirements.

hermit.

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Urban  
Design  
Standards

Land  
Use

Building  
Placement

Landscaping

Parking &  
Circulation

Zoning

Subdivision  
Regulations

Dev.  
Review  
Processes

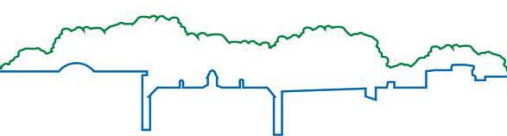
Land Use Management Ordinance

Economic  
Development  
(Public/Private  
Partnership)

CIP

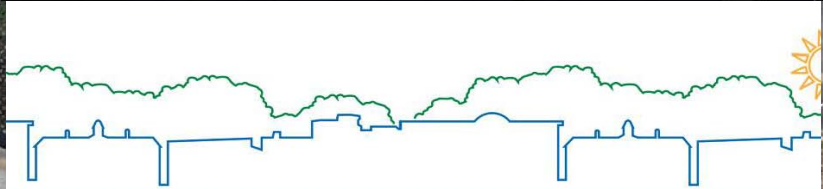
Chapel Hill 2020 – Refined FLUM

# Chapel Hill over the Last Thirty Years

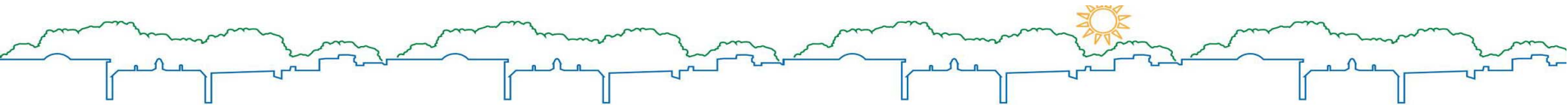
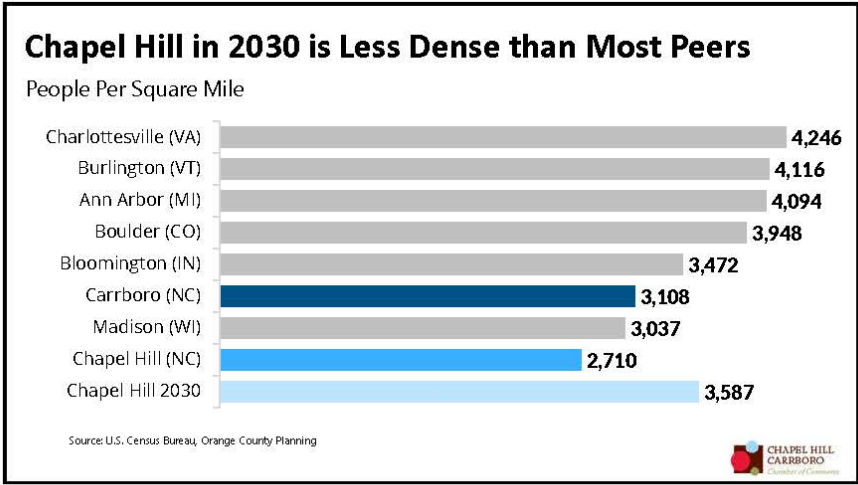
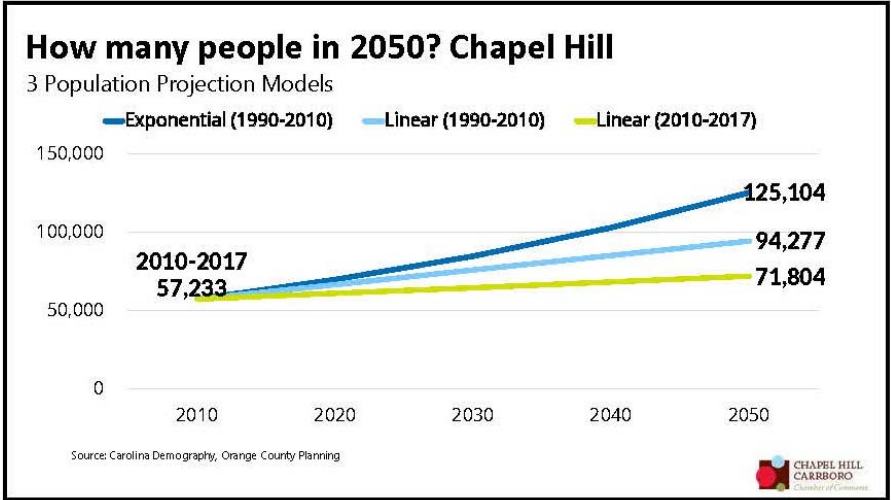




# Chapel Hill over the Last Thirty Years



# Chapel Hill by the NUMBERS – Past, Present & Future

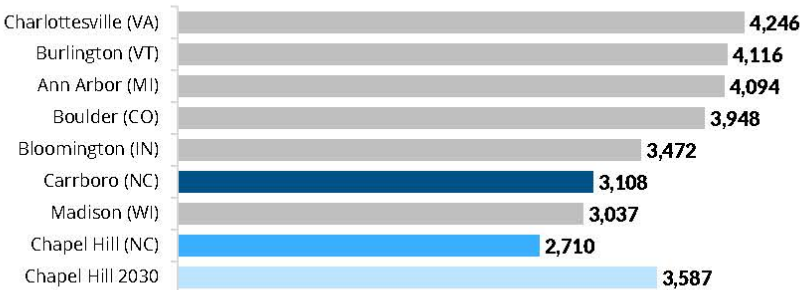




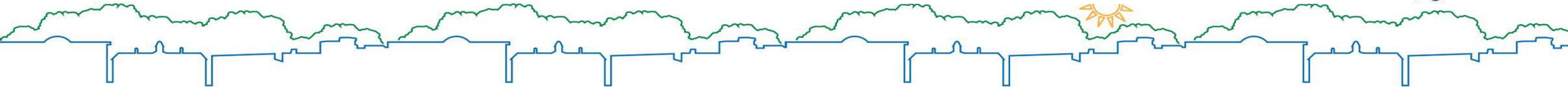
# Chapel Hill by the NUMBERS – Past, Present & Future

## Chapel Hill in 2030 is Less Dense than Most Peers

People Per Square Mile



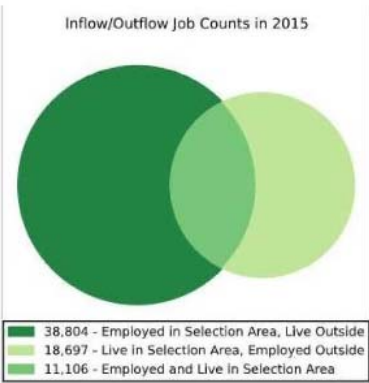
Source: U.S. Census Bureau, Orange County Planning



# Chapel Hill by the NUMBERS

## Chapel Hill Worker Inflows/Outflows, 2015

38,804 drive in, 18,697 drive out, and 11,106 live and work in Chapel Hill/Carrboro



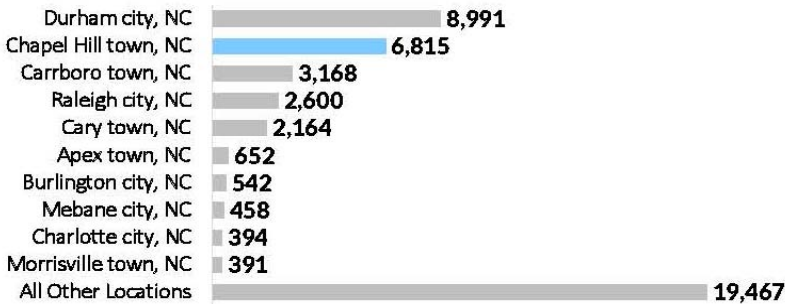
Source: U.S. Census Bureau

#CHCSOTC



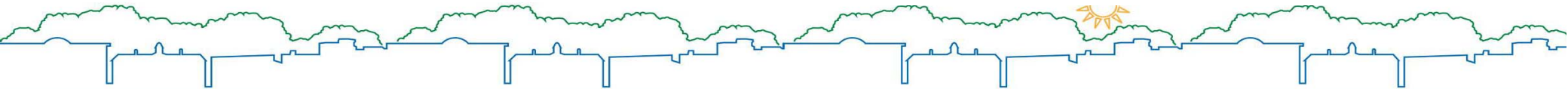
## Where People Commute From to Fill Chapel Hill Jobs

Place of Residence of Individuals Whose Primary Job was in Chapel Hill in 2015



Source: U.S. Census Bureau

#CHCSOTC





# What do these NUMBERS tell us?



# Strategic Goals

## TOWN OF CHAPEL HILL STRATEGIC GOALS



### CONNECTED COMMUNITY

To create a highly connected community where bicycling, walking, and transit are convenient, everyday choices for our neighborhoods, businesses, and public spaces.



### ECONOMIC & FINANCIAL SUSTAINABILITY

To steward public assets and support a vibrant economy where there is opportunity for jobs and entrepreneurship that positions Chapel Hill for the future.



### SAFE COMMUNITY

To preserve and protect life and property through the fair and effective delivery of Town services.



### AFFORDABLE HOUSING

To increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in middle-income households.

### VIBRANT AND INCLUSIVE COMMUNITY

To enrich the lives of those who live, work, and visit Chapel Hill by building community and creating a place for everyone.



### ENVIRONMENTAL STEWARDSHIP

To strategically manage the Town's infrastructure and natural environment by promoting resiliency and sustainability.



### COLLABORATIVE & INNOVATIVE ORGANIZATION

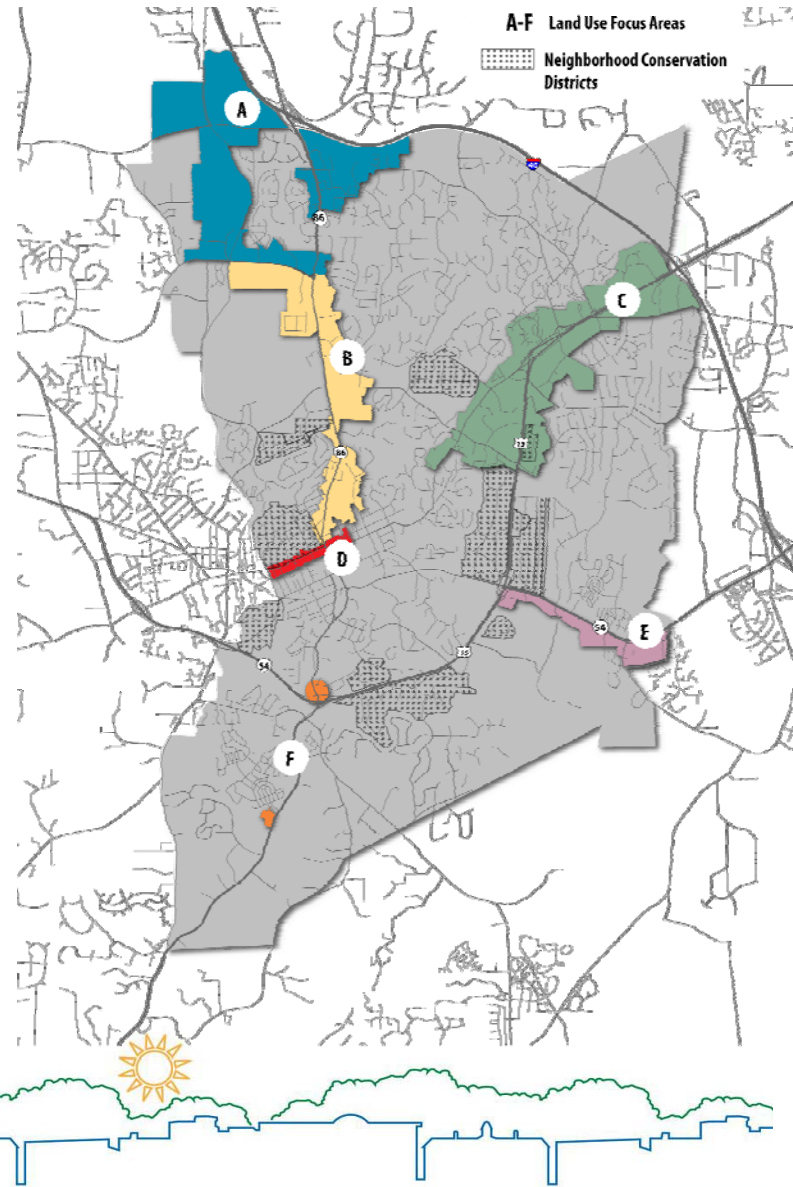
To create an organization that works collaboratively from a mutual learning mindset, leads innovation, and produces effective outcomes for the betterment of the organization and community.

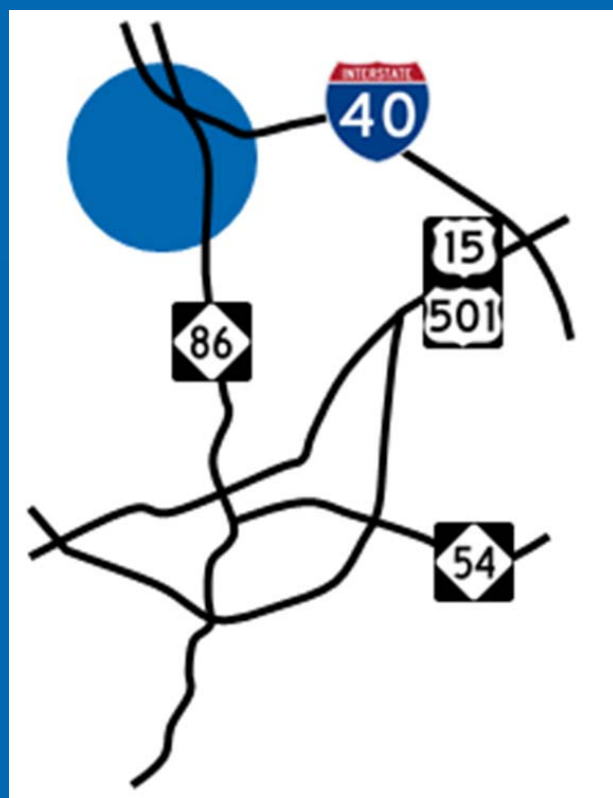
*\*Note: This draft has been updated to reflect feedback received from Council at the 4/4/18 Council Work Session*



## Focus Areas

- North Martin Luther King, Jr. Blvd
- South Martin Luther King, Jr. Blvd
- North 15-501
- Downtown
- NC 54
- South 15-501





*Focus Area A*

# North Martin Luther King Jr Boulevard



# N MLK Jr Blvd



# N MLK Jr Blvd



## STRENGTHS

- Future premium transit corridor with two major stations
- Park and ride facility
- Highest transit ridership
- Established neighborhoods adjacent to the focus area
- Larger tracts of developable land; Availability of potential development sites in the Rogers Road area

## WEAKNESSES

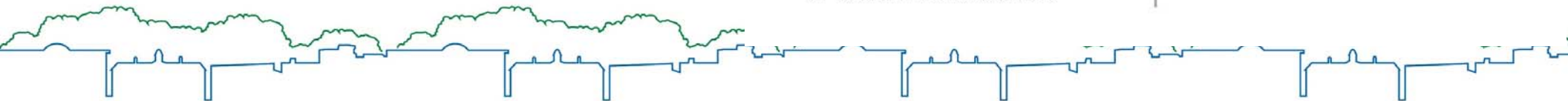
- Lack of east-west connectivity
- Uncertainty of ultimate BRT cross section (short-term weakness)
- Limited re-use potential of former landfill

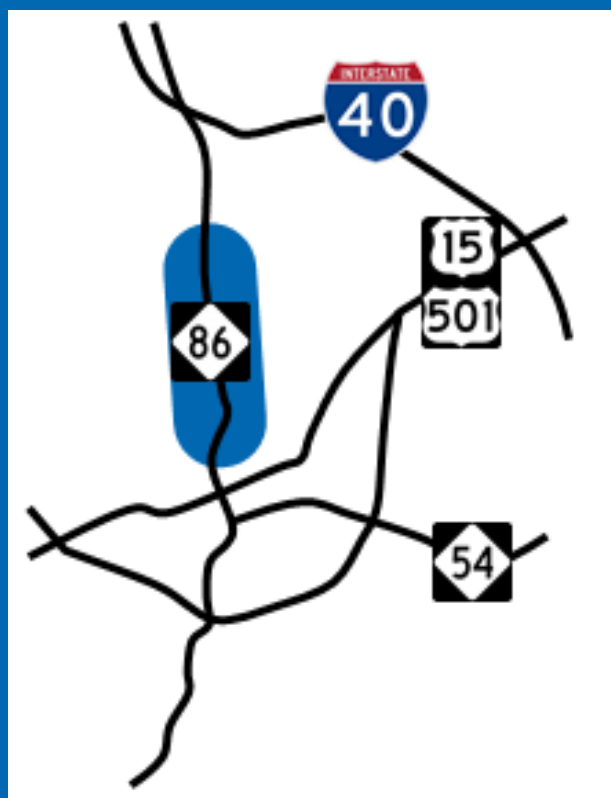
## OPPORTUNITIES

- Future premium transit service (bus rapid transit)
- Planned extension of water/sewer infrastructure
- Enhanced gateway to the Town
- Improvements identified in the Rogers Road Plan and for the Greene Tract
- Connectivity improvements through road extensions and bicycle and pedestrian facilities
- Enhanced connectivity between residential areas west of Martin Luther King Jr Boulevard to shops/restaurants on the east
- Strong market demand for additional retail and services
- Potential for higher density development with mix of uses
- Reuse of the former landfill site

## THREATS

- Vulnerability of long-term residents to displacement
- Development pressure on affordable housing inventory



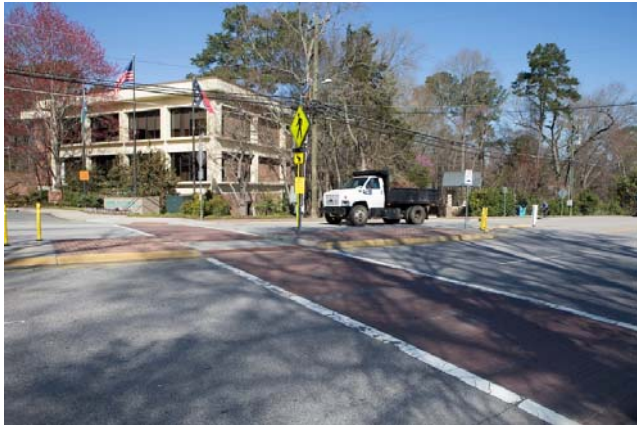


*Focus Area B*

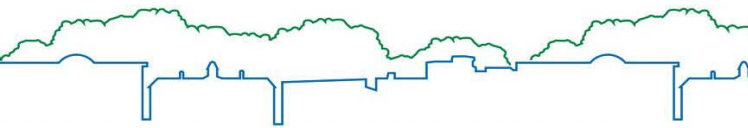
# South Martin Luther King Jr Boulevard



# S MLK Jr Blvd



# S MLK Jr Blvd



## STRENGTHS

- Community anchors (library, YMCA, schools)
- Gateway to downtown
- Recent planning work as part of the Central West Small Area Plan
- Residential density
- Bolin Creek Trail

## WEAKNESSES

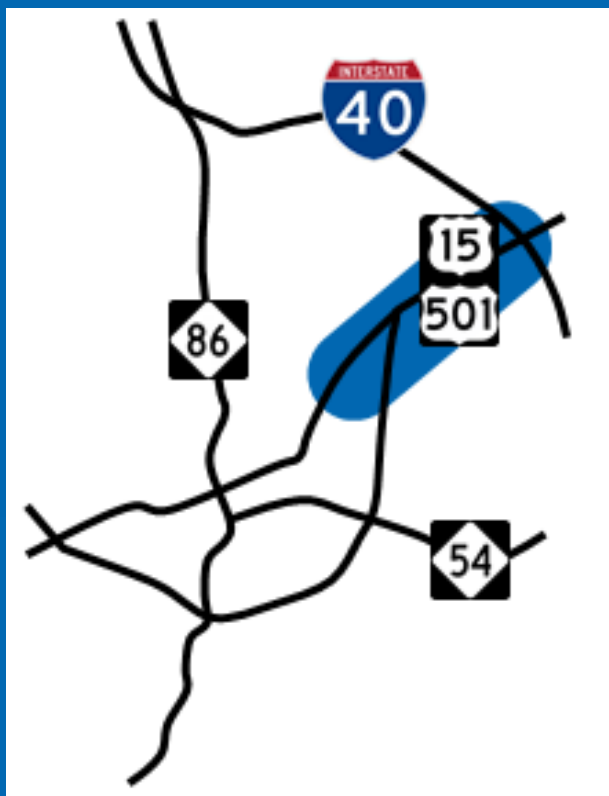
- Uncertainty of ultimate BRT cross section (short-term weakness)
- Current low value per acre compared to town
- Terrain along the corridor that makes it difficult for non-motorized transportation

## OPPORTUNITIES

- Future premium transit service (bus rapid transit), especially given the number of proposed transit stations within the study area
- Proximity to Carolina North Forest
- Future multimodal corridor
- Potential for mixed-use and walkability due to trails and future transit
- Redevelopment opportunities, including older multifamily developments and the police headquarters
- Lower tax value per acre compared to the city as a whole
- Demand for additional commercial and neighborhood services

## THREATS

- Relationship between additional student housing and long-term community residents



*Focus Area C*

# North 15-501 Corridor



# North 15-501 Corridor



# North 15-501 Corridor



## STRENGTHS

- Market demand (residential and non-residential)
- Future Durham-Orange Light Rail “Gateway” station
- Redevelopment interest at Eastowne Office Park
- Existing commercial and mixed-use core
- Wegman’s development

## WEAKNESSES

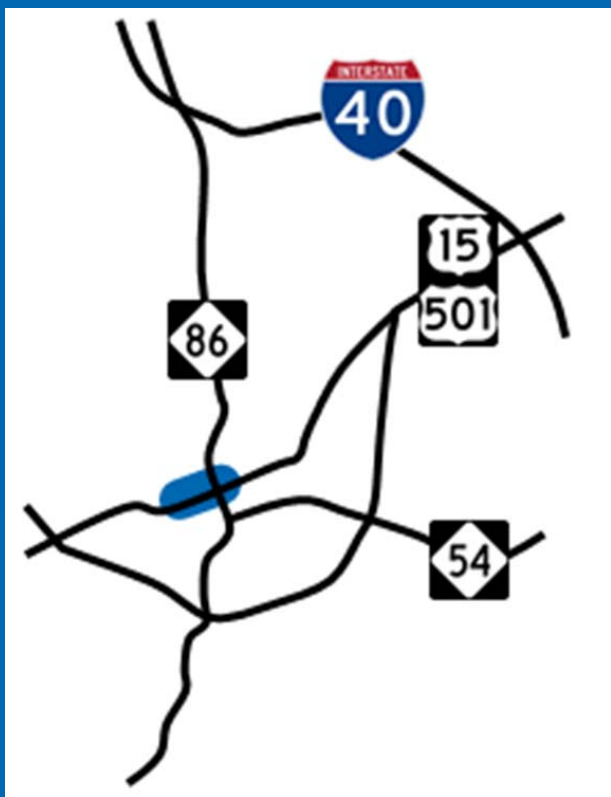
- Lack of block structure and connectivity
- Stormwater and flooding impacts
- Disjointed urban design
- Limited undeveloped land
- 15-501 as barrier to cross

## OPPORTUNITIES

- Enhanced gateway from the northeast
- Ongoing and future transportation/access improvements
- Future medical district at Eastowne Drive
- Connections to and leveraging future Gateway Station (especially to the Blue Hill District)
- Enhanced multimodal connections with street design based on land use context
- Increased density, particularly within walking distance to the Gateway Station
- Enhanced mix of uses, including significant office development suitable for corporate headquarters
- Creation of potential “East Franklin Innovation District” bounded by Franklin Street, South Estes Drive, Fordham Boulevard, and Elliot Road
- Reuse of the American Legion Site, consistent with the Guiding Principles and resolution adopted by Town Council
- Conversion of surface parking to active uses

## THREATS

- Traffic management
- Flood control
- Growing traffic volumes and congestion



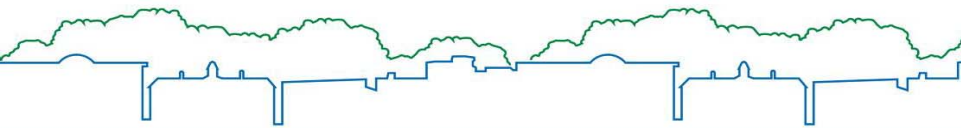
## *Focus Area D* Downtown



# Downtown



# Downtown



## STRENGTHS

- Strong community interest in a viable downtown
- Robust commercial and mixed-use market
- Ongoing redevelopment of West Franklin and West Rosemary Streets
- Future redevelopment opportunities, including parking facilities and underutilized parcels
- Established neighborhoods on the periphery
- Strong and efficient contribution to the Town's tax base

## WEAKNESSES

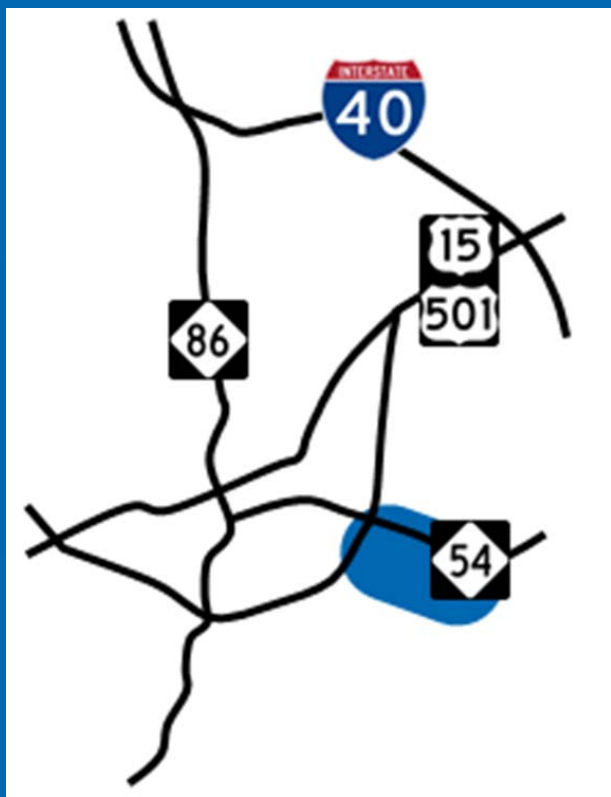
- Large block structure
- Lack of clearly defined pedestrian connectivity through blocks
- Limited undeveloped land available
- Established neighborhoods on the periphery
- Inability to accommodate loading and service functions

## OPPORTUNITIES

- Redevelopment of surface parking lots and the Wallace Parking Deck
- Future BRT stop location
- Attract a mixture of uses (residential, office, etc.) and parking and amenities to support a vibrant downtown
- Ability to consider entire downtown
- Recently adopted West Rosemary Street Development Guide
- Redevelopment opportunities on East Rosemary Street

## THREATS

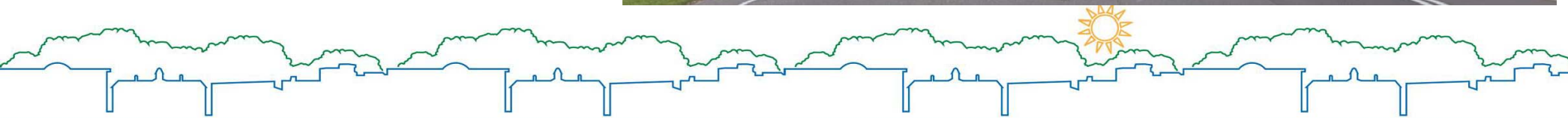
- Continued influx of student residents
- Reluctance by some to densify downtown due to the potential of harming the existing character
- Limited right-of-way and a competition for space among travel modes



## *Focus Area E* NC 54 Corridor



# NC 54 Corridor



# NC 54 Corridor



## STRENGTHS

- Natural gateway corridor, with notable greenery
- High tax value per acre
- Robust multi-use trail network
- No known environmental concerns
- Ongoing partnership between the Town, University, and UNC Health Care to identify shared needs and leverage shared assets along the corridor

## WEAKNESSES

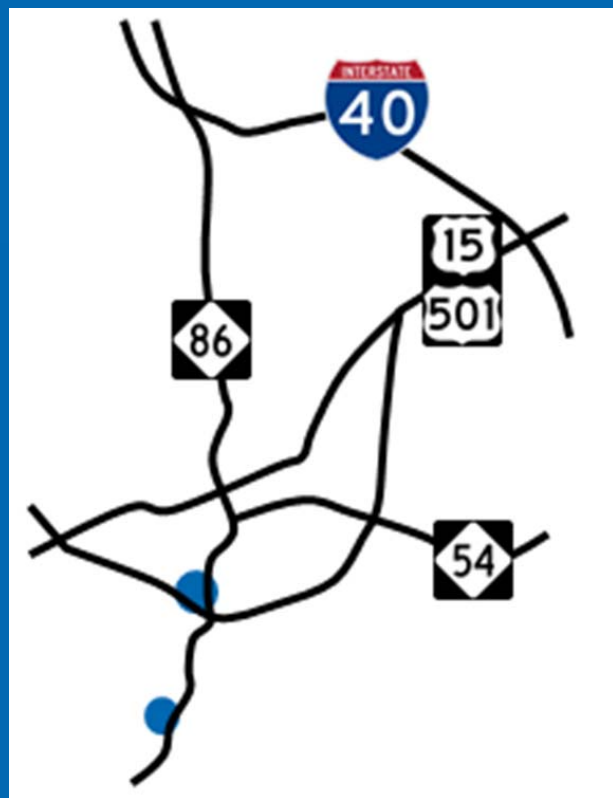
- Limited redevelopment opportunities north of NC 54 (with the exception of Glen Lennox)
- Connectivity parallel to and across NC 54
- Challenge of intensification while preserving existing context

## OPPORTUNITIES

- Gateway corridor enhancements
- Three proposed light rail stops
- Redevelopment at the Friday Center
- Opportunity for higher density development along the extent of the corridor and near the planned light rail transit station in particular
- Enhancing connectivity for all travel modes (pedestrians, bicyclists, transit riders, and vehicles) with street design based on land use context
- Improving traffic flow through parallel road networks (e.g., connection between the Friday Center and East 54 (Preswick Road))
- Improving connectivity across NC 54, particularly between Glen Lennox and East 54

## THREATS

- Loss of gateway character, particularly tree canopy
- Traffic management



*Focus Area F*

# South 15-501 Gateway / Southern Village P&R



# S 15-501 / S. Village P&R



# S 15-501 / S. Village P&R



## STRENGTHS

### South 15-501 Gateway

- Recent road improvements on South Columbia Street north of Fordham Boulevard
- Proximity to established neighborhoods
- Adequate water/sewer capacity

### Southern Village Park and Ride

- Proximity to Southern Village
- Proximity to Southern Community Park
- Town-owned
- Well-served by bike lanes and sidewalks
- Adequate water/sewer capacity

## WEAKNESSES

### South 15-501 Gateway

- Small focus area
- Limited multimodal connections to surrounding neighborhoods
- Traffic congestion on 15-501 (real and perceived)

### Southern Village Park and Ride

- Small focus area
- Traffic congestion on 15-501 (real and perceived)

## OPPORTUNITIES

### South 15-501 Gateway

- General potential for redevelopment
- Current development interest
- Future transit station at Purefoy Road

### Southern Village Park and Ride

- General potential for redevelopment
- Southern terminus of the bus rapid transit line
- Town ownership
- Enhancement of the existing park and ride facility

## THREATS

### South 15-501 Gateway

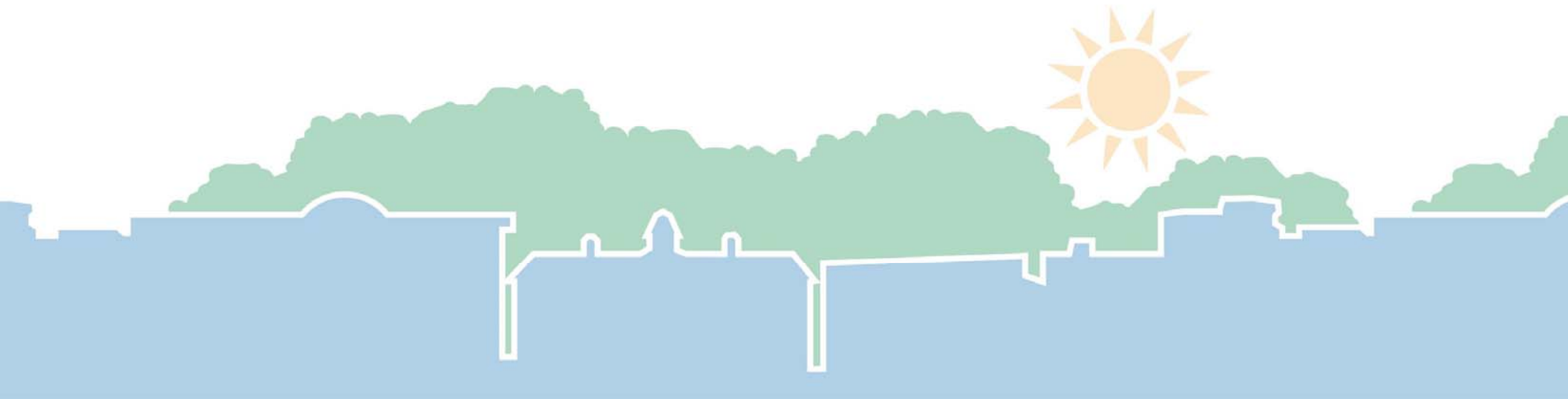
- Current development interest could influence the design and scale of the area

### Southern Village Park and Ride

- Possible constraints related to the proximity to Southern Community Park

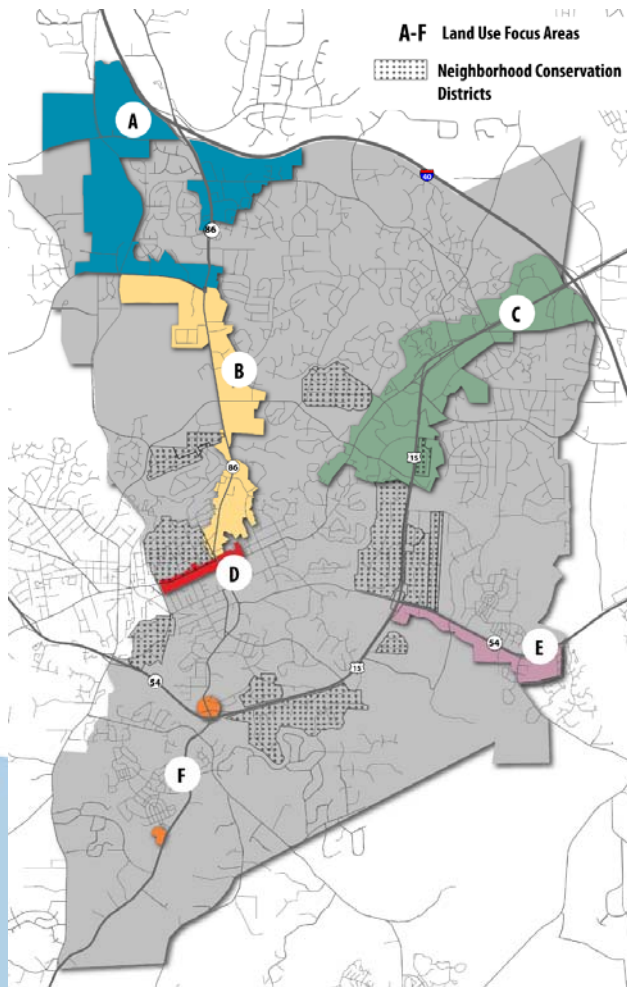
# MetroQuest Survey

August 10, 2018 to October 29, 2018





## Focus Areas | *At a glance...*



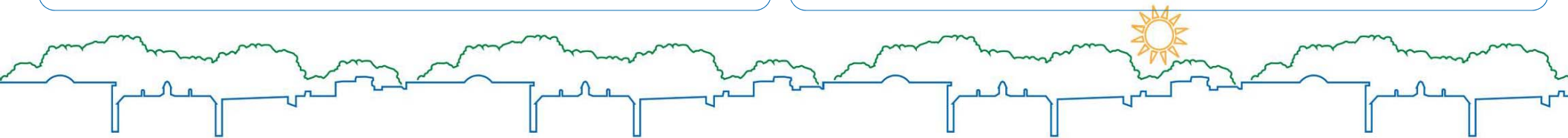
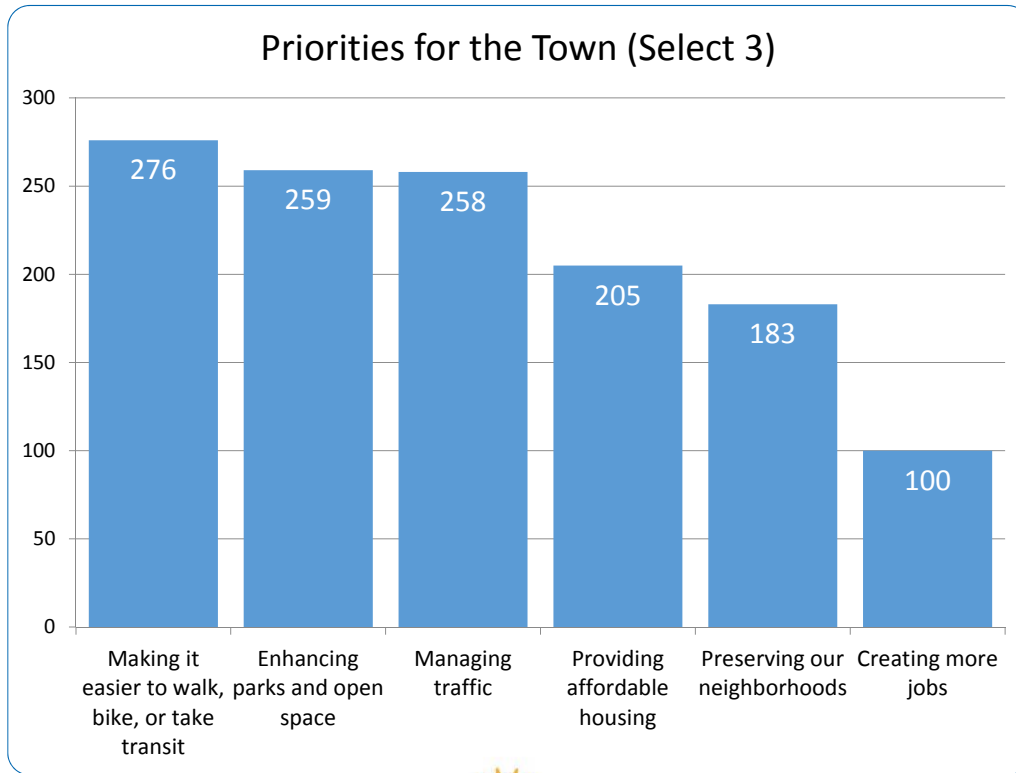
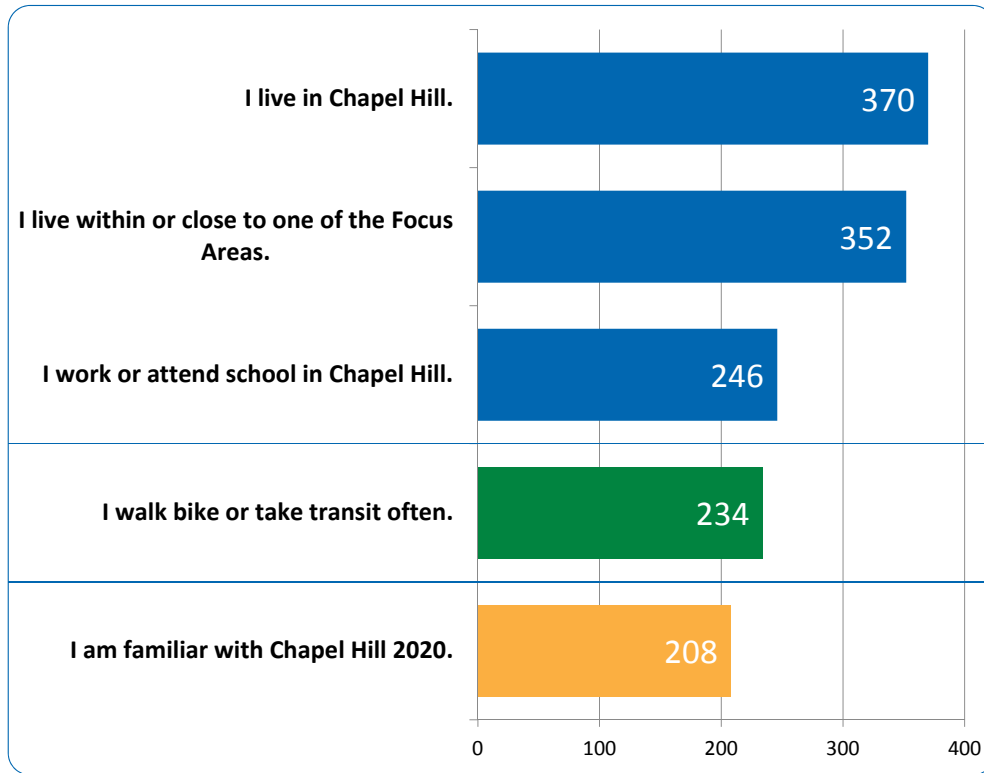
- Six areas of opportunity in Chapel Hill were included in the survey based on areas identified in *Chapel Hill 2020*.
- Participants chose three focus areas and provided three types of feedback: **Land Use Principles, Land Use Alternatives & Written Comments**



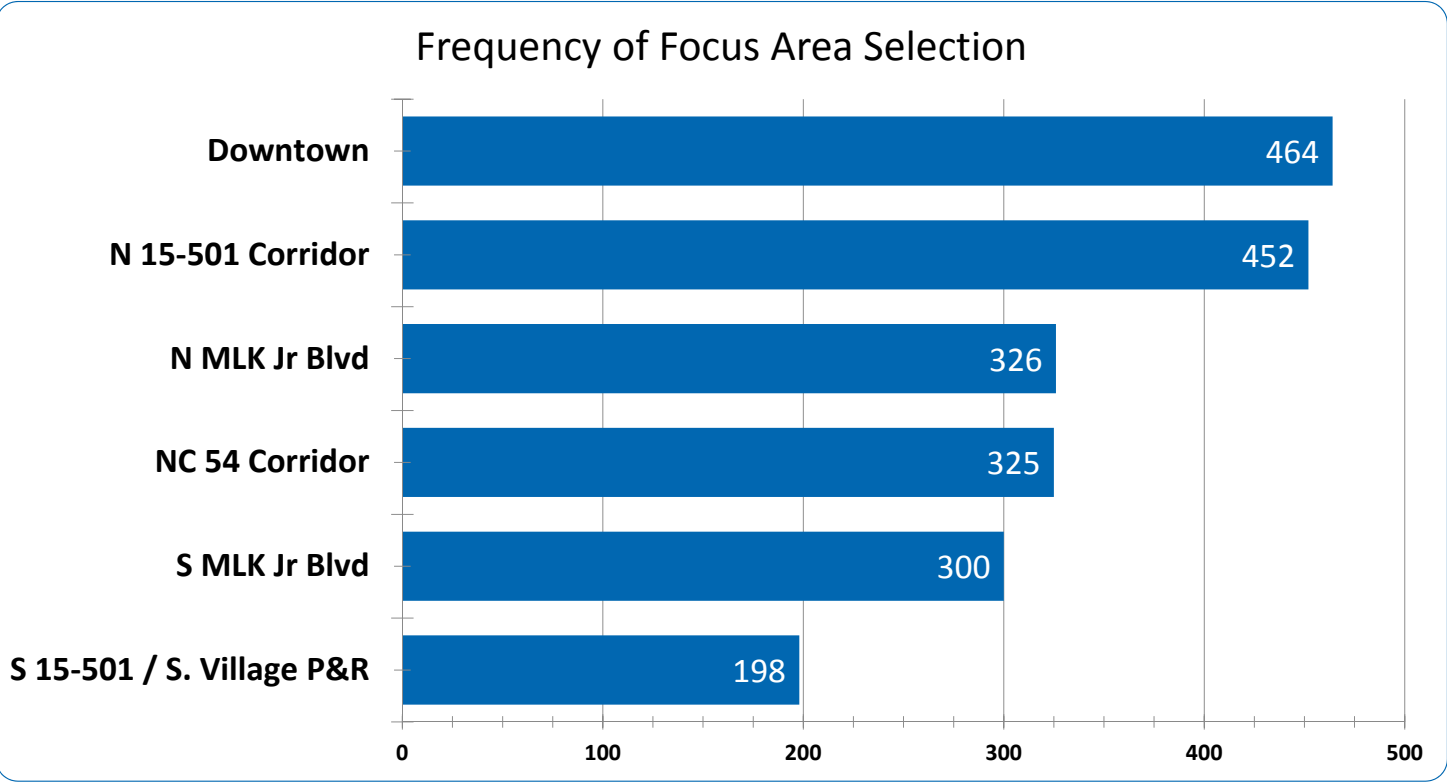
704 participants

16,780 individual data points

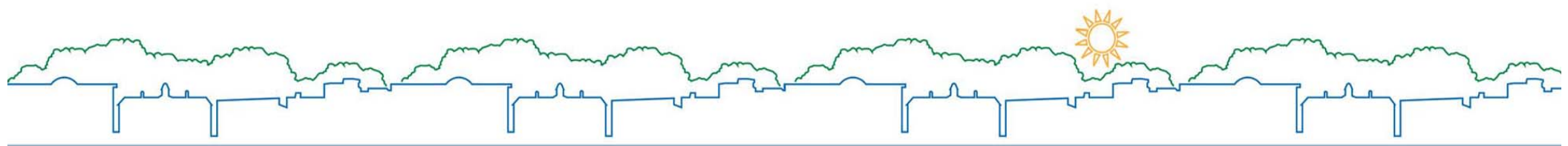
1,673 written comments



# Focus Area Selection



- Text





# Online Preference Survey – Summary of Results

## Development Scenarios

In many cases, two scenarios were given for each location



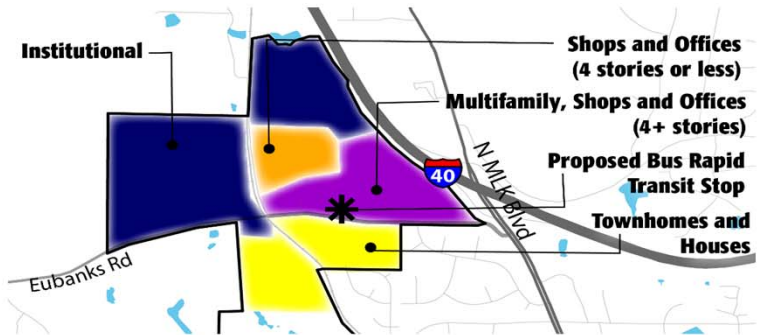
- Approximately  $\frac{3}{4}$  of respondents **strongly liked**, **liked** or were **neutral** about the less dense/intense option
- Approximately  $\frac{1}{2}$  of respondents **liked** or **strongly liked** the more dense/intense option
- Generally speaking, the more dense/intense option produced more polarizing results



# N MLK Jr Blvd

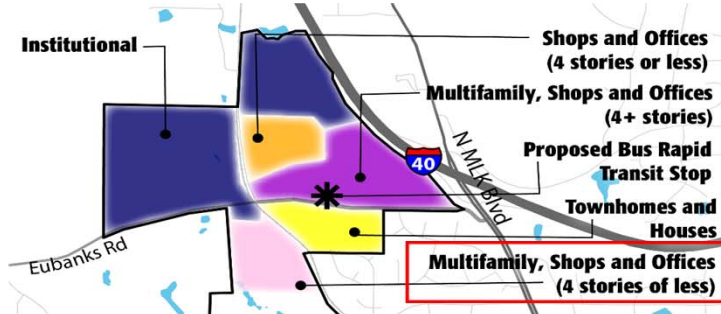
## Eubanks Road

### Option 1:



50% of respondents like or strongly like this option

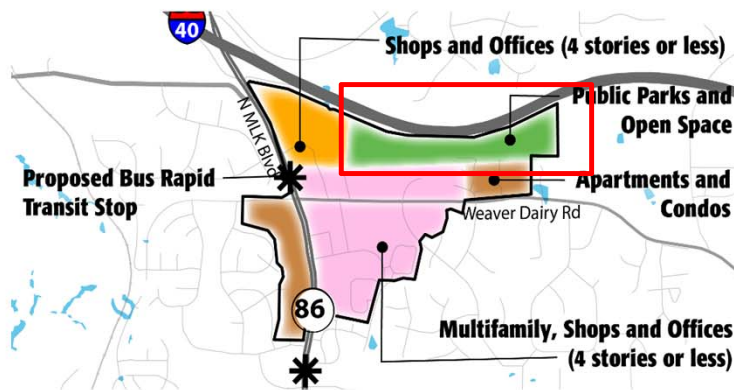
### Option 2:



46% of respondents like or strongly like this option

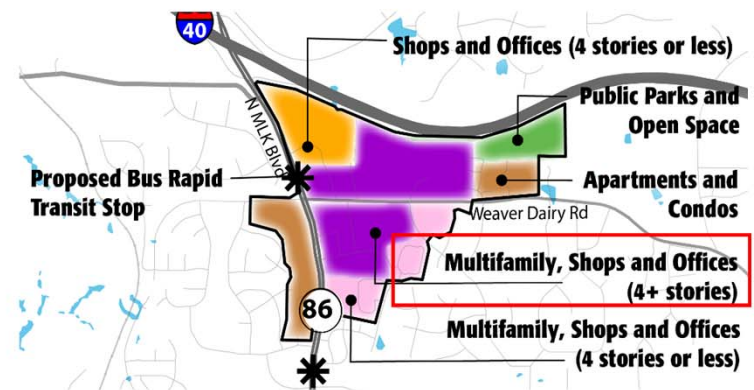
## Weaver Dairy Road

### Option 1



54% of respondents like or strongly like this option

### Option 2

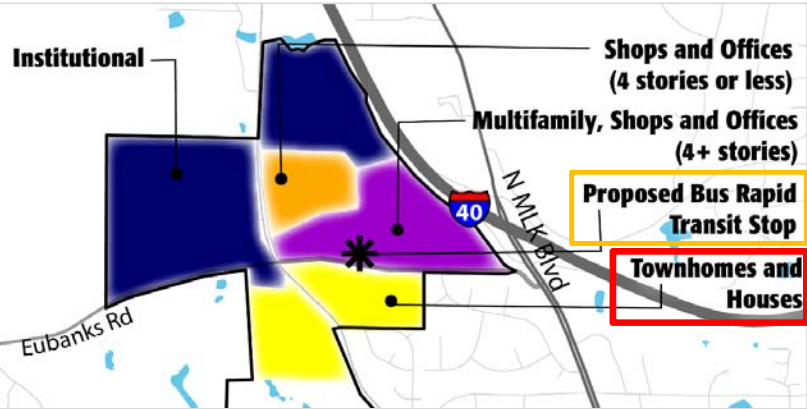


42% of respondents like or strongly like this option

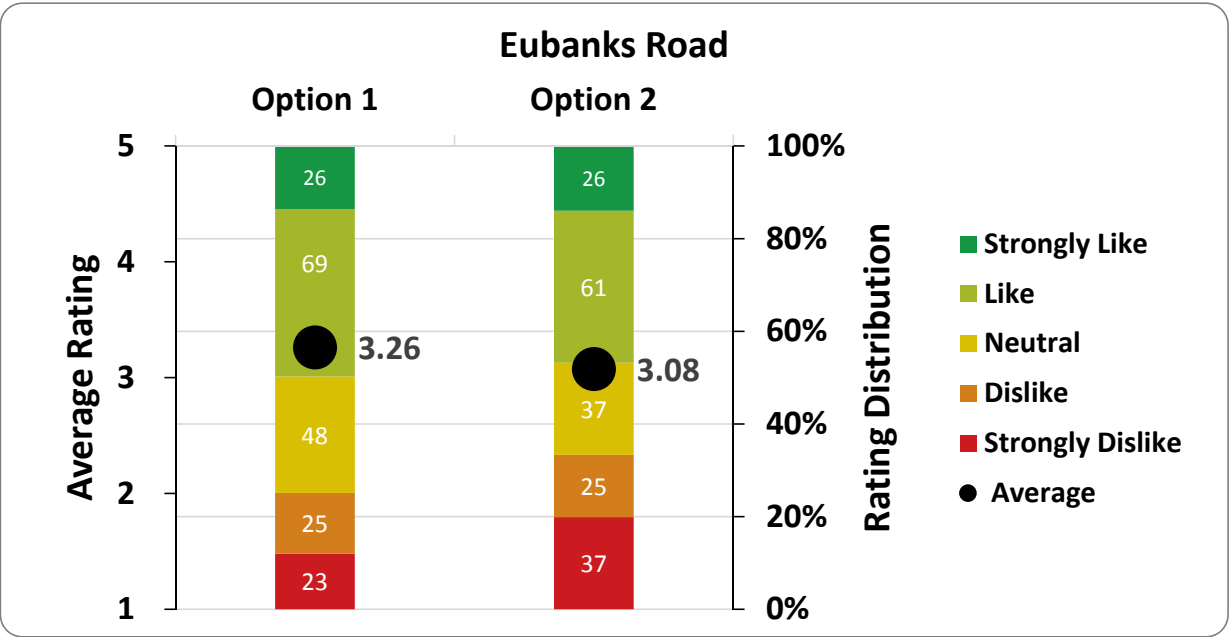
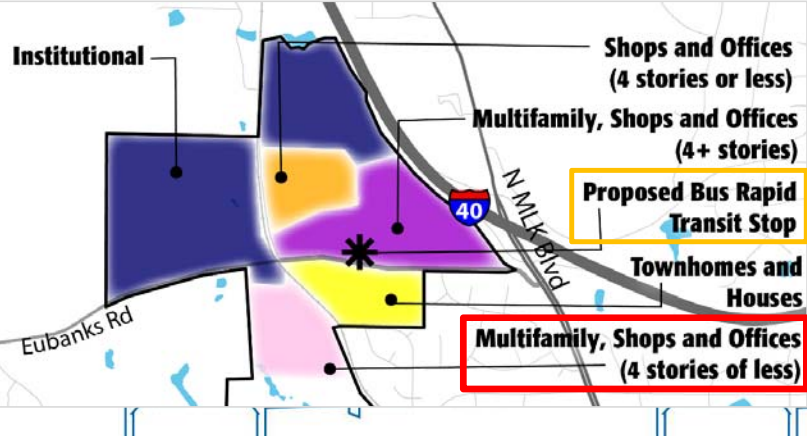
# N MLK Jr Blvd | Eubanks Road



Option 1



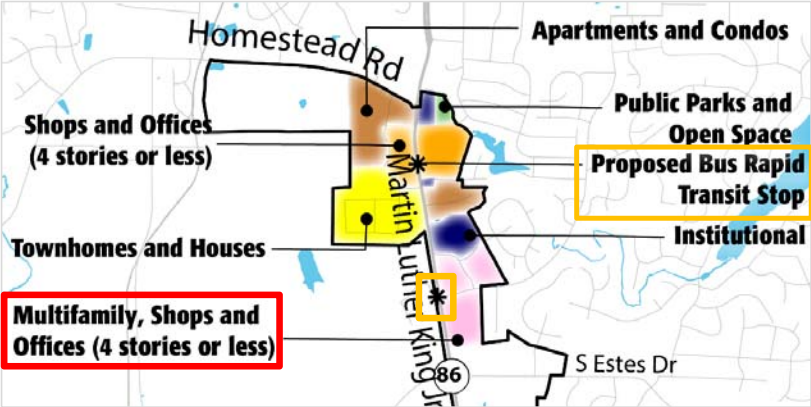
Option 2



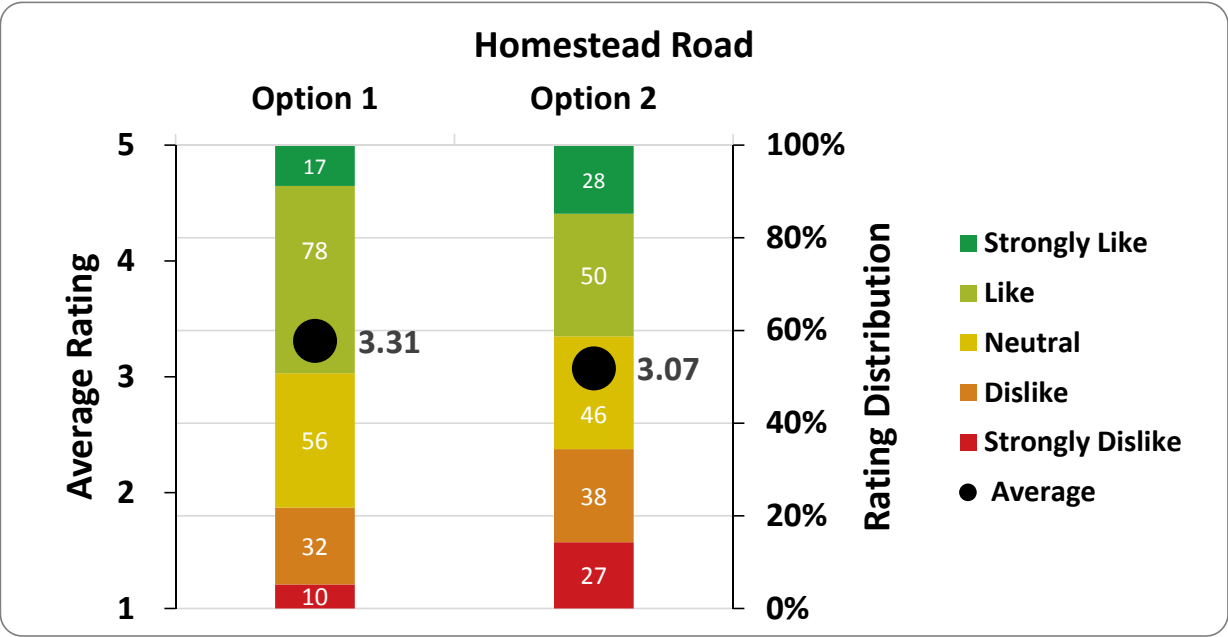
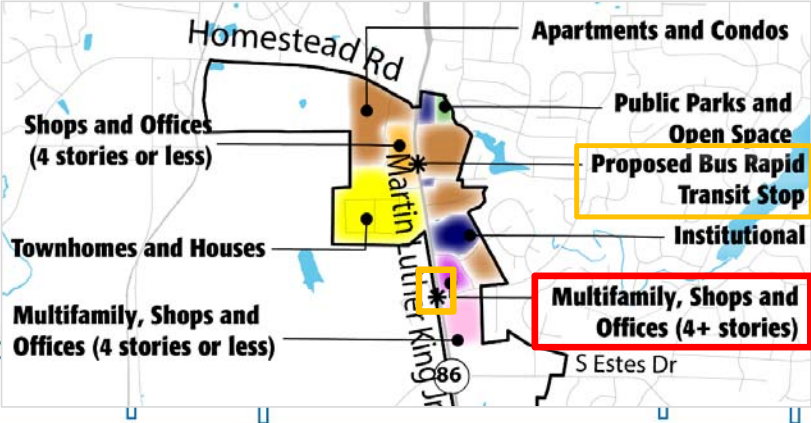


# S MLK Jr Blvd | Homestead Road

## Option 1



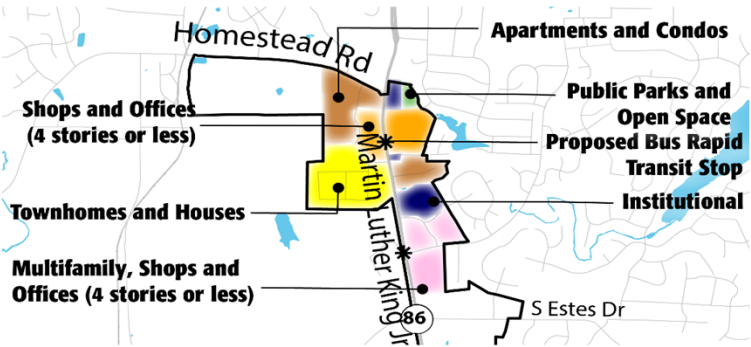
## Option 2



**Homestead Road**

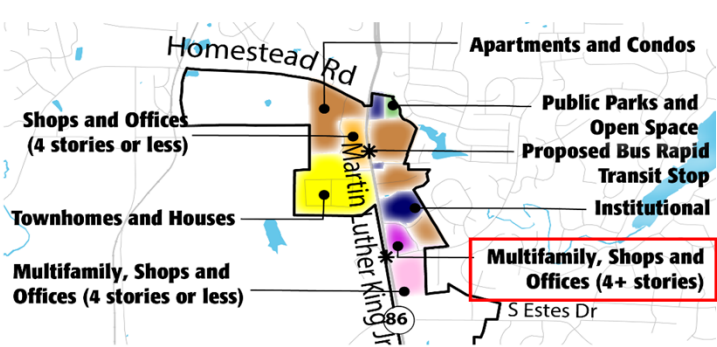
**S MLK Jr Blvd**

**Option 1**



*49% of respondents like or strongly like this option*

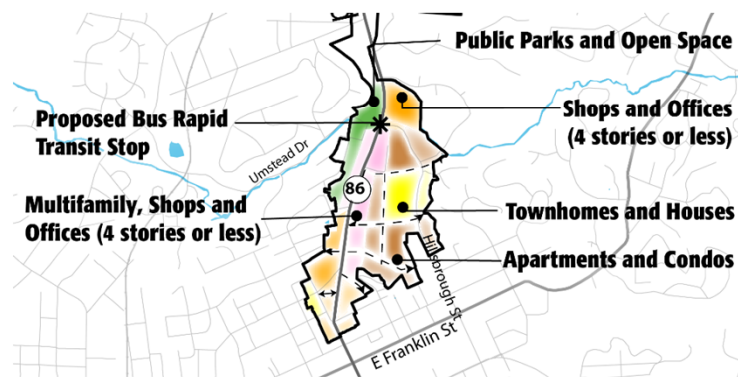
**Option 2**



*41% of respondents like or strongly like this option*

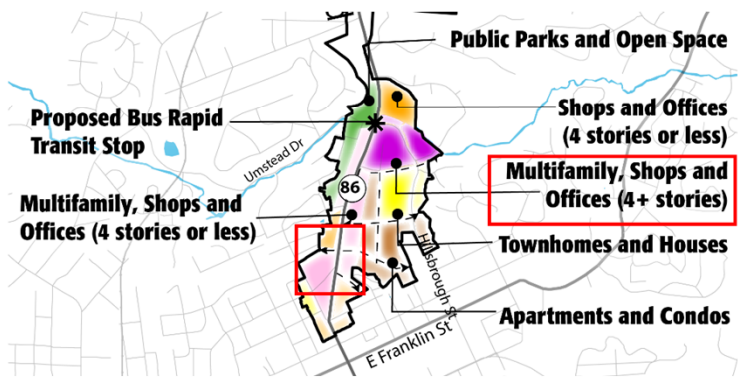
**South of Hillsborough Street**

**Option 1**



*48% of respondents like or strongly like this option*

**Option 2**

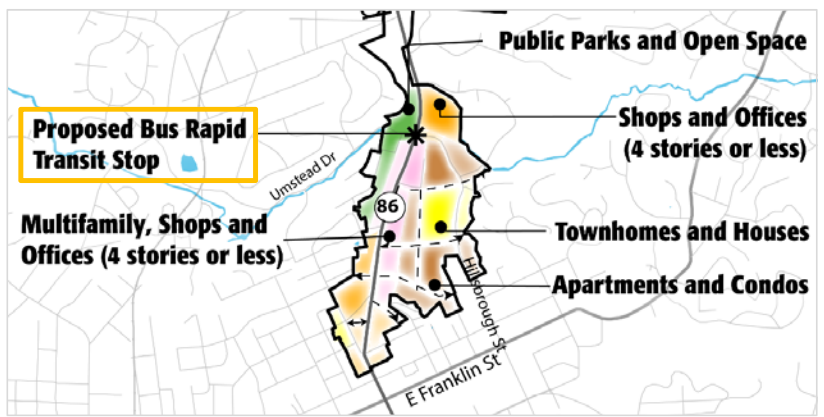


*53% of respondents like or strongly like this option*

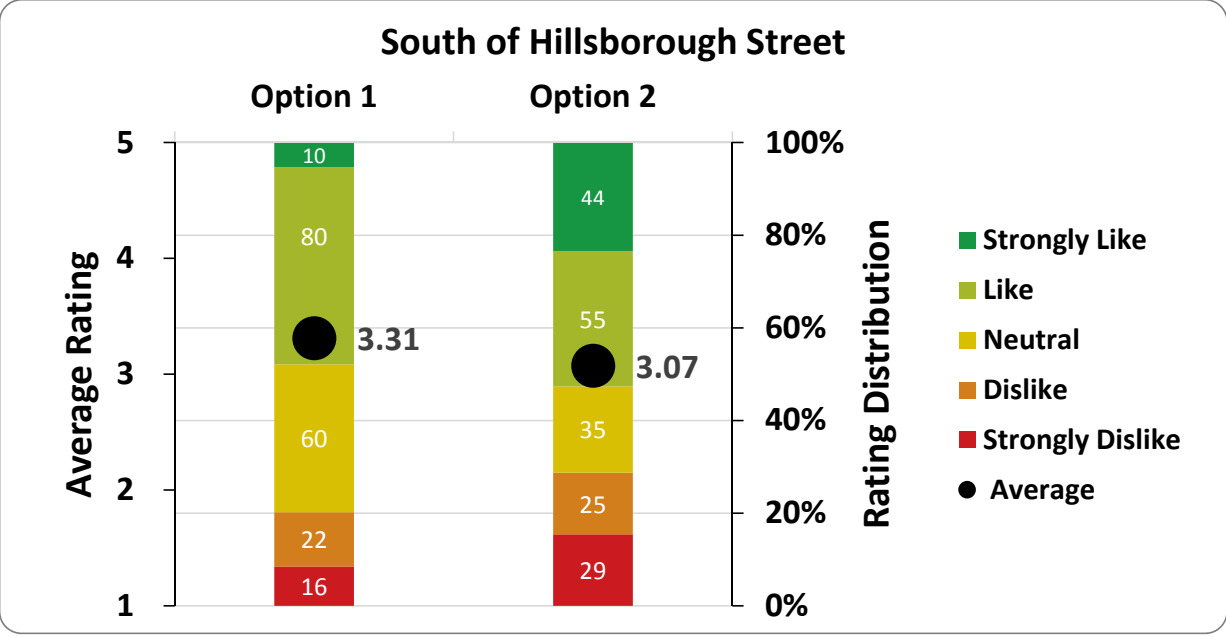
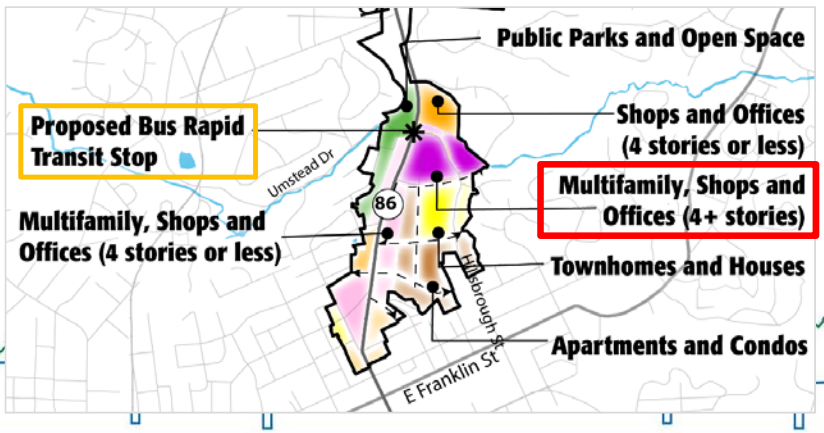
# S MLK Jr Blvd | South of Hillsborough Street



## Option 1



## Option 2

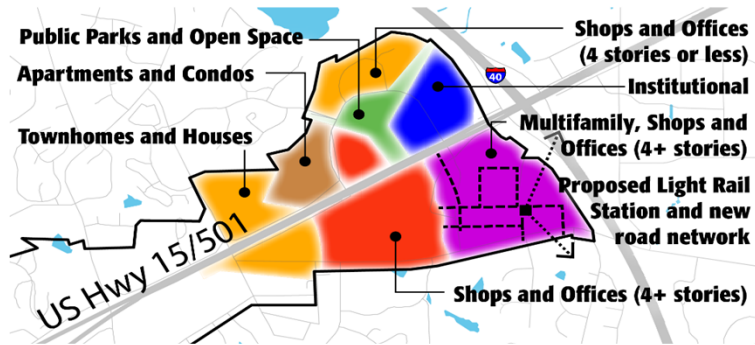




# North 15-501 Corridor

## Gateway Station

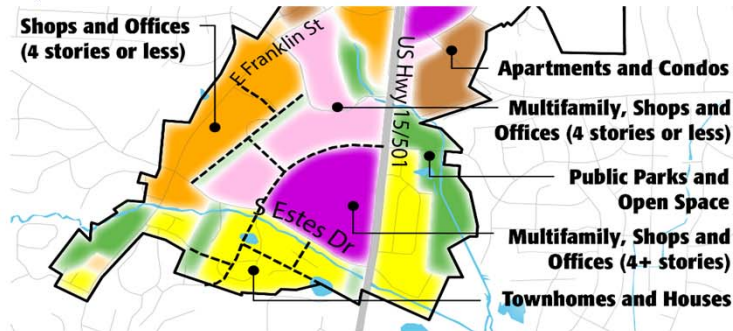
### Option 1



*58% of respondents like or strongly like this option*

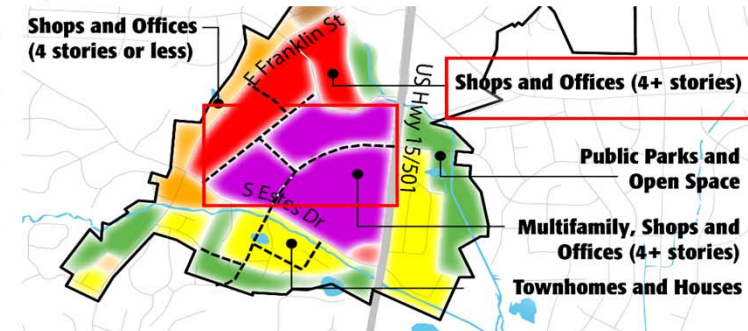
## University Place

### Option 1



*47% of respondents like or strongly like this option*

### Option 2

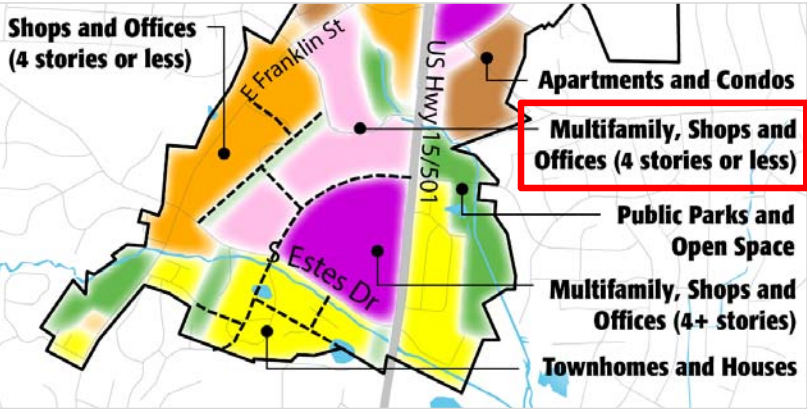


*45% of respondents like or strongly like this option*

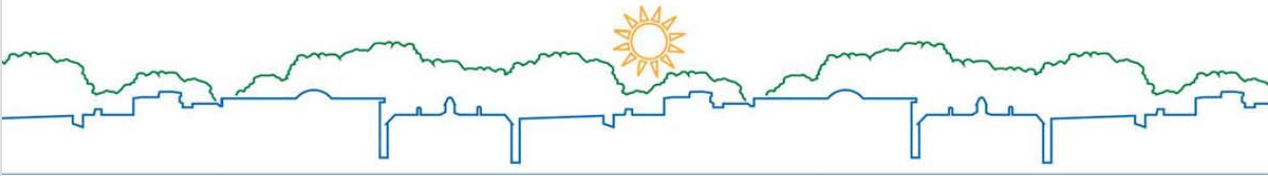
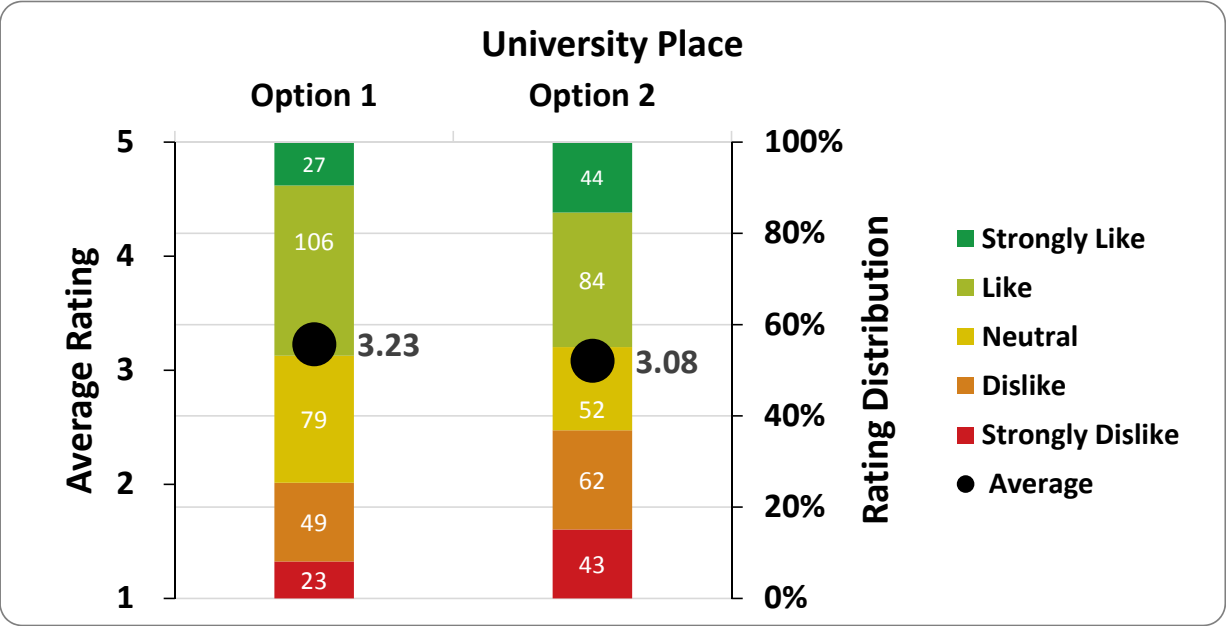
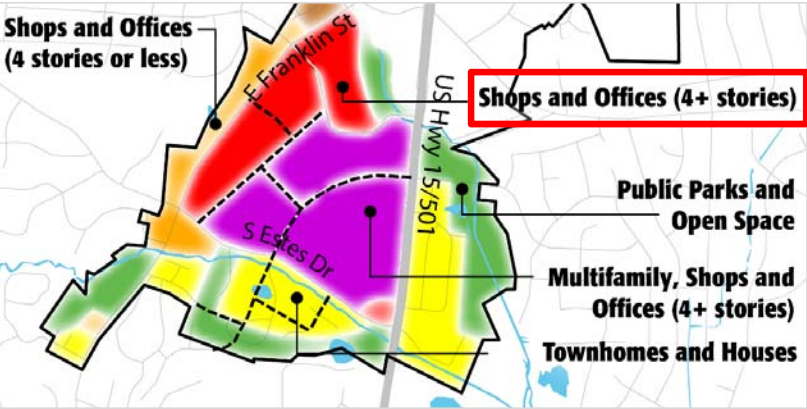
# North 15-501 Corridor | University Place



## Option 1

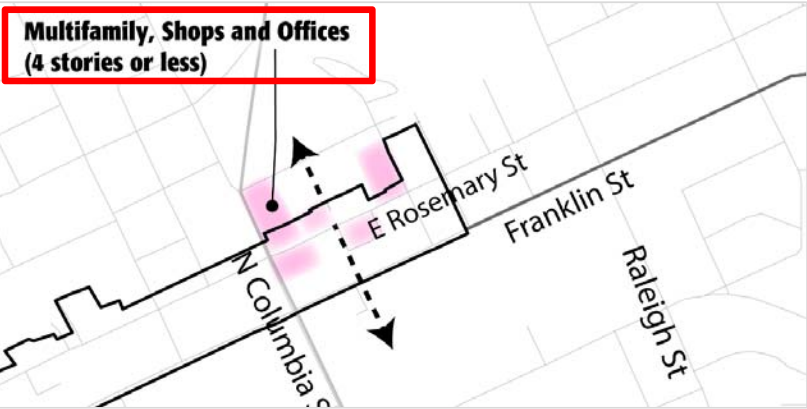


## Option 2

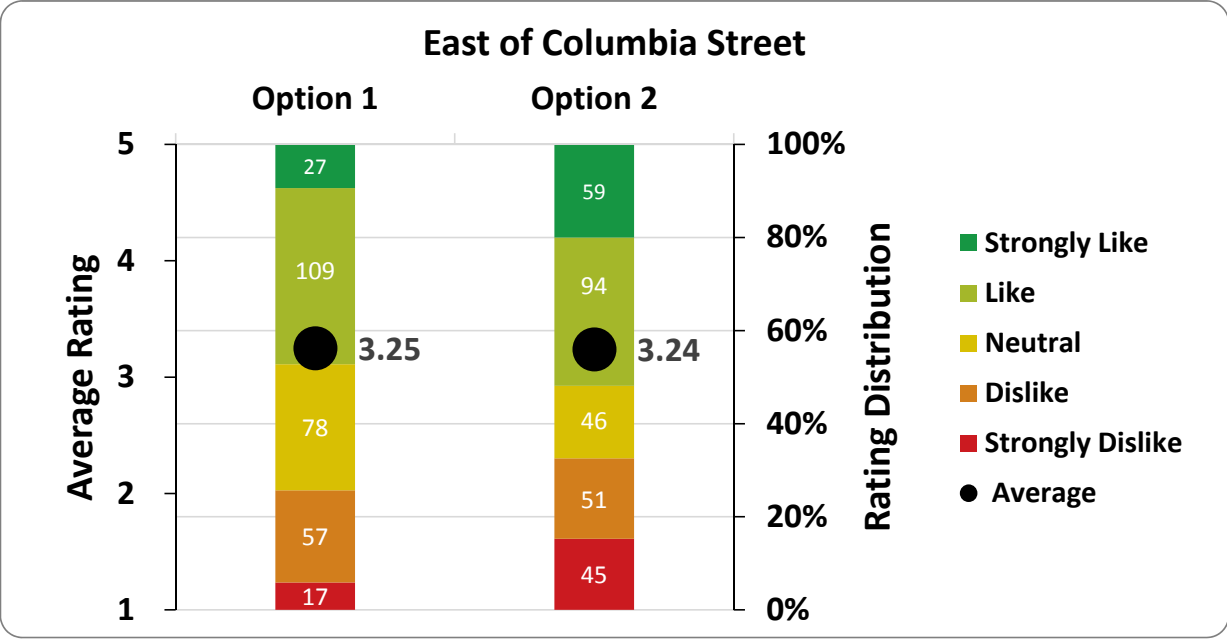
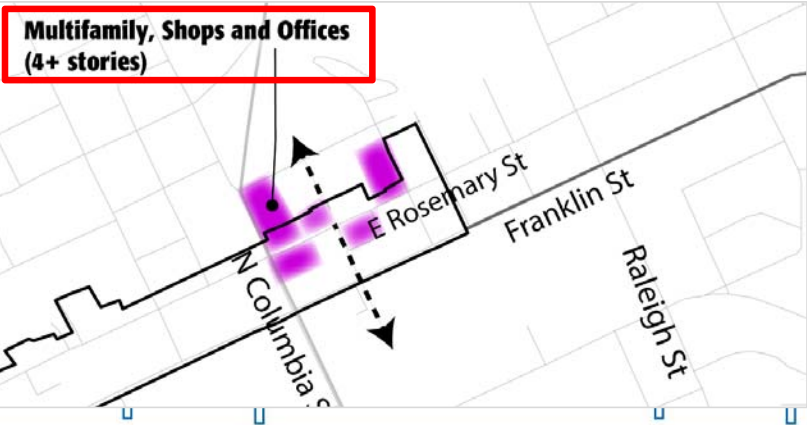


# Downtown | East of Columbia Street

## Option 1



## Option 2

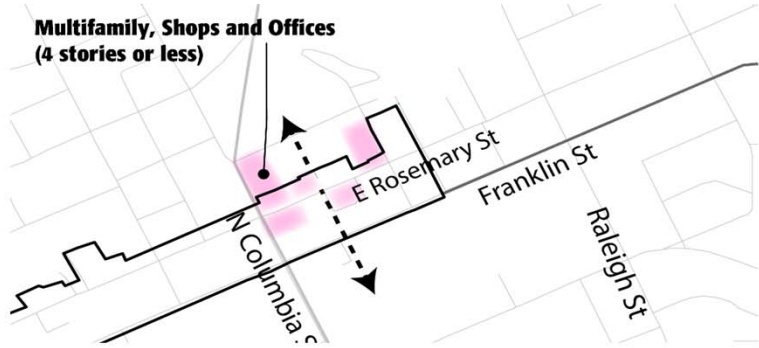




# Downtown

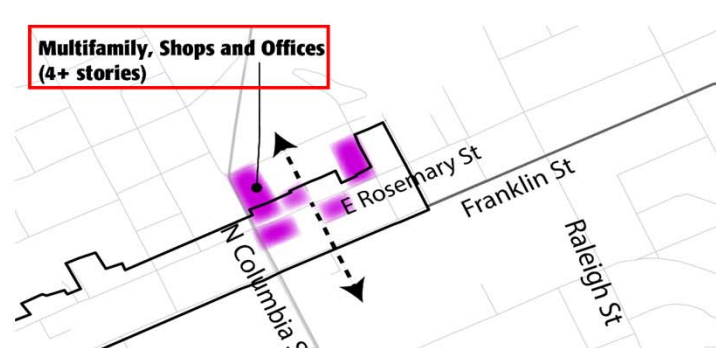
## East of Columbia Street

### Option 1



*47% of respondents like or strongly like this option*

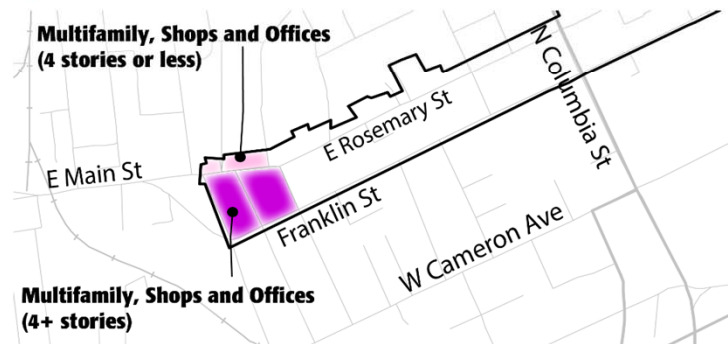
### Option 2



*52% of respondents like or strongly like this option*

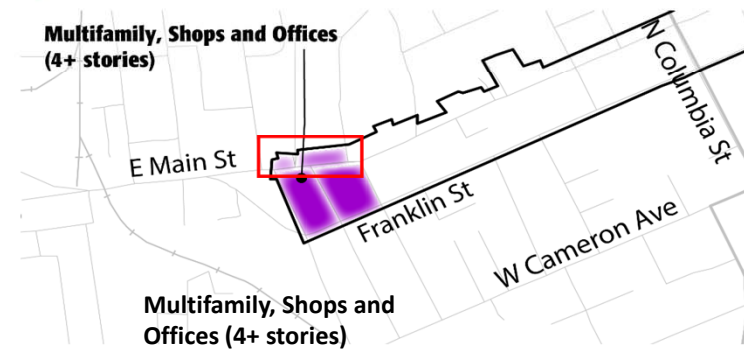
## Graham Street

### Option 1



*55% of respondents like or strongly like this option*

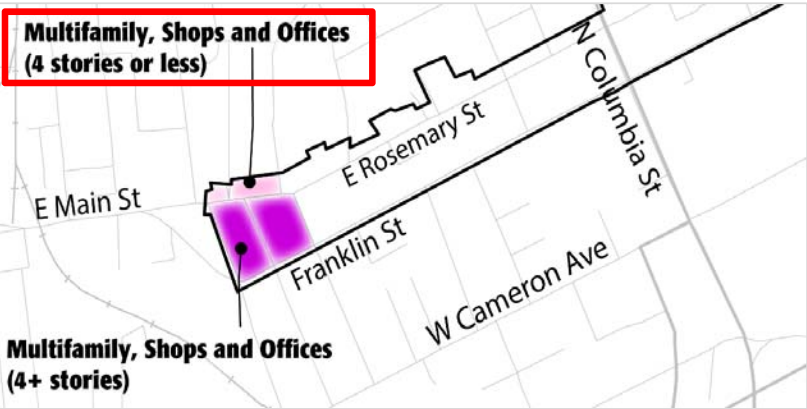
### Option 2



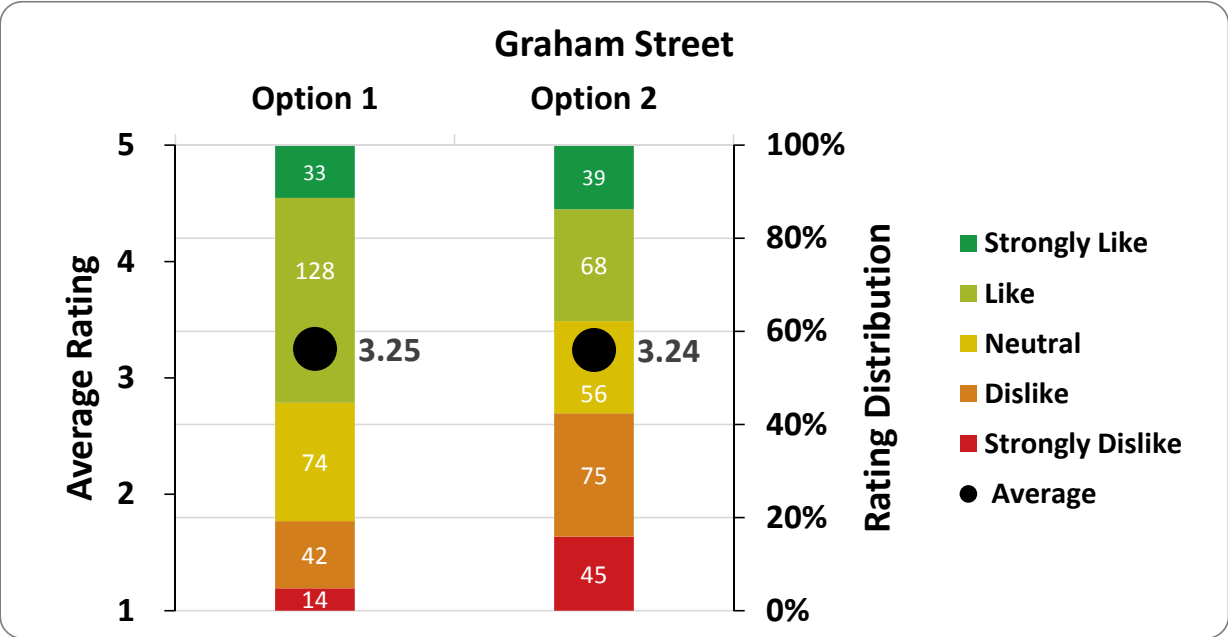
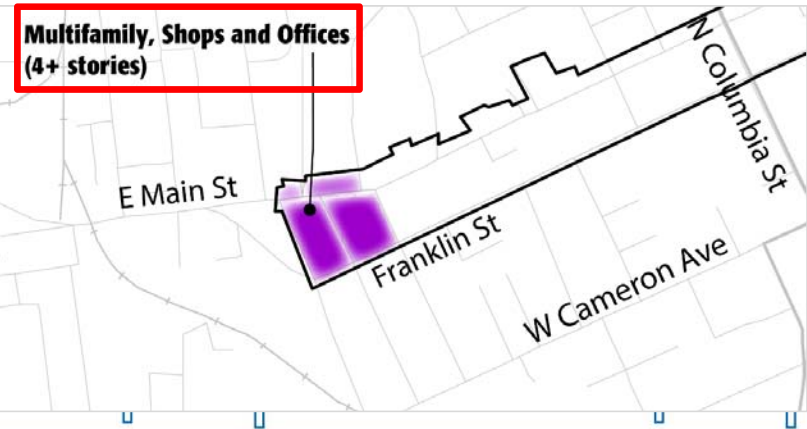
*38% of respondents like or strongly like this option*

# Downtown | Graham Street

## Option 1

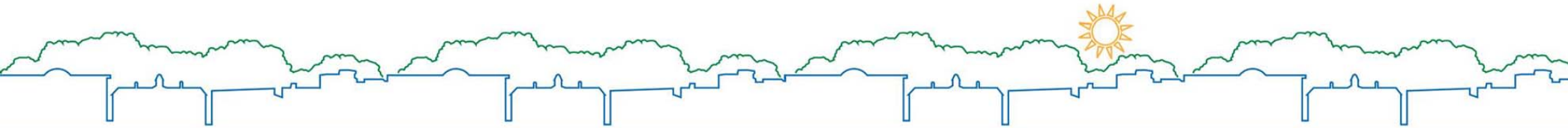
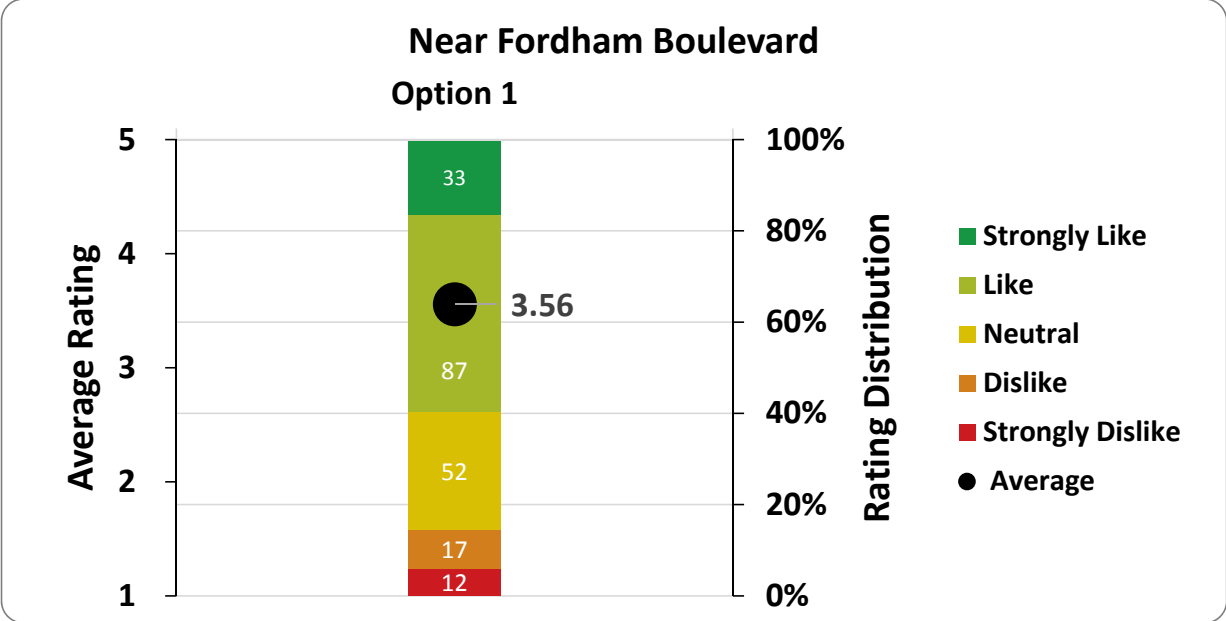
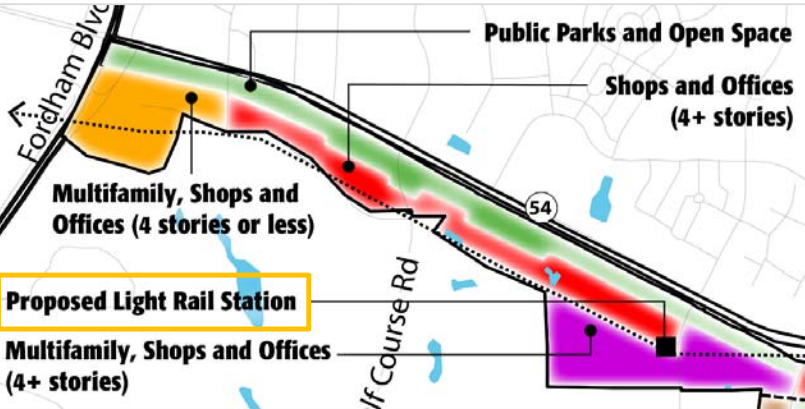


## Option 2



# NC 54 Corridor | Near Fordham Boulevard

## Option 1

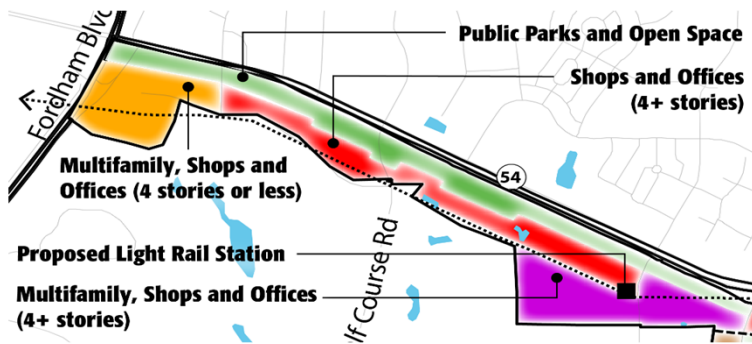




# NC 54 Corridor

## Near Fordham Boulevard

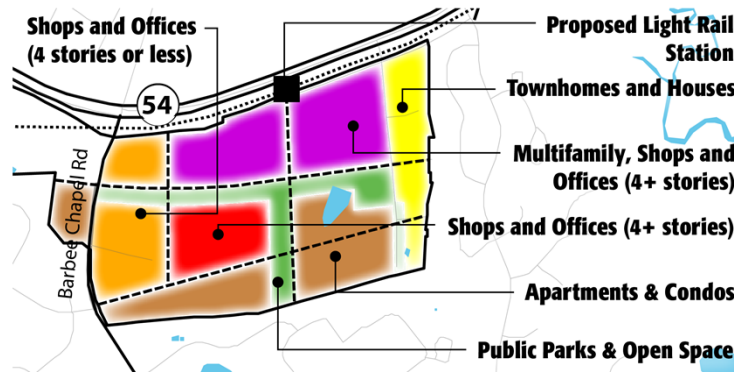
### Option1



*60% of respondents like or strongly like this option*

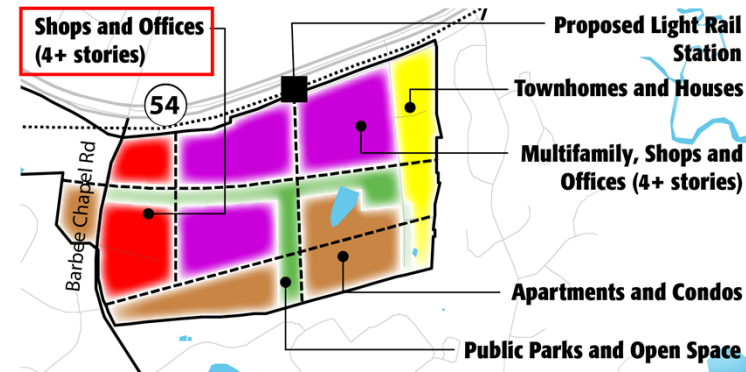
## Barbee Chapel Road

### Option 1



*52% of respondents like or strongly like this option*

### Option 2

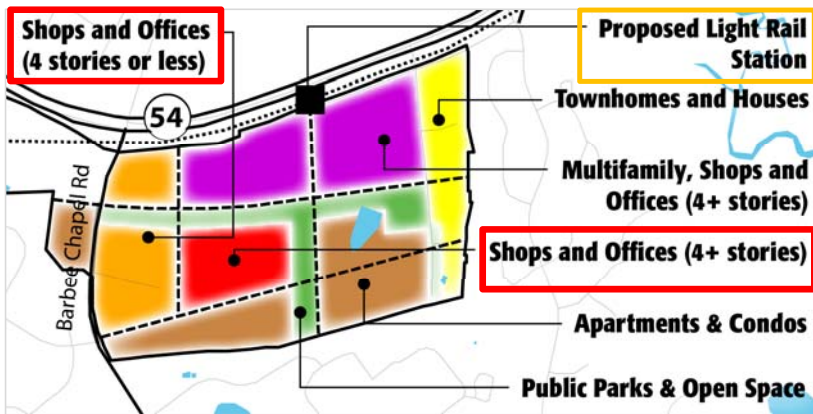


*38% of respondents like or strongly like this option*

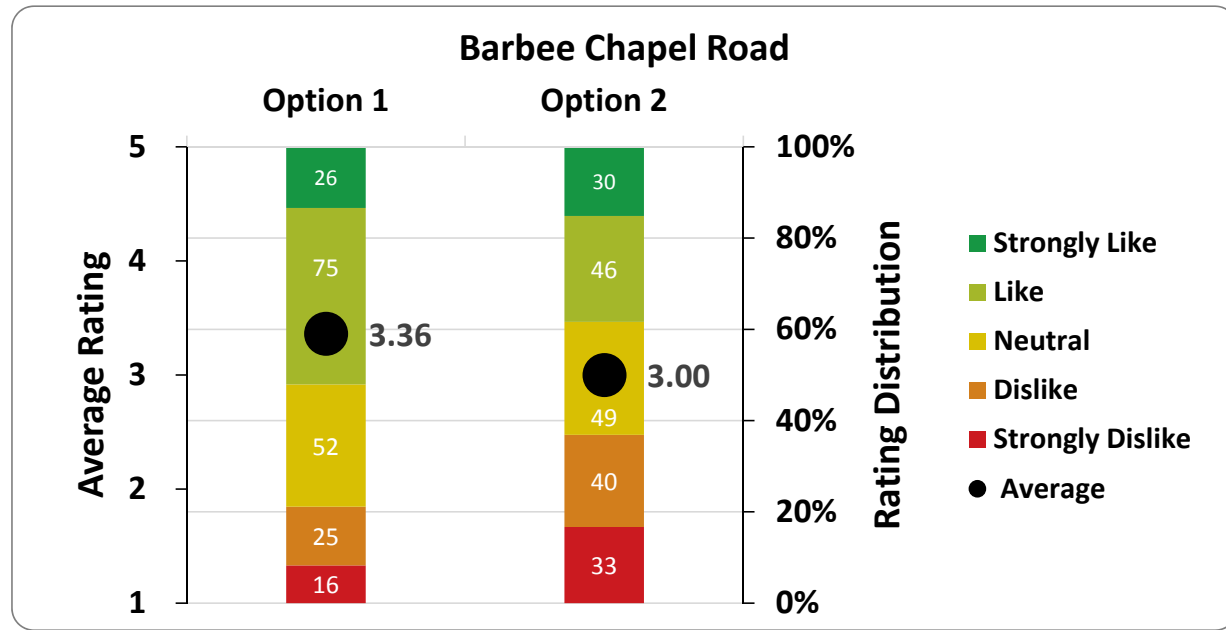
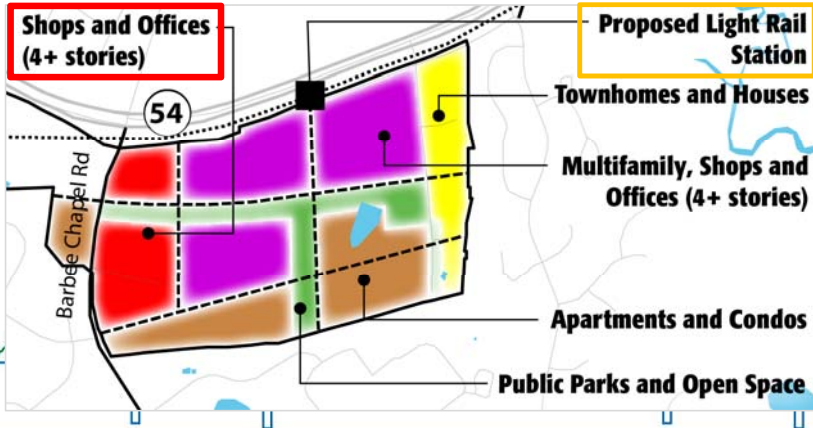
# NC 54 Corridor | Barbee Chapel Road



## Option 1

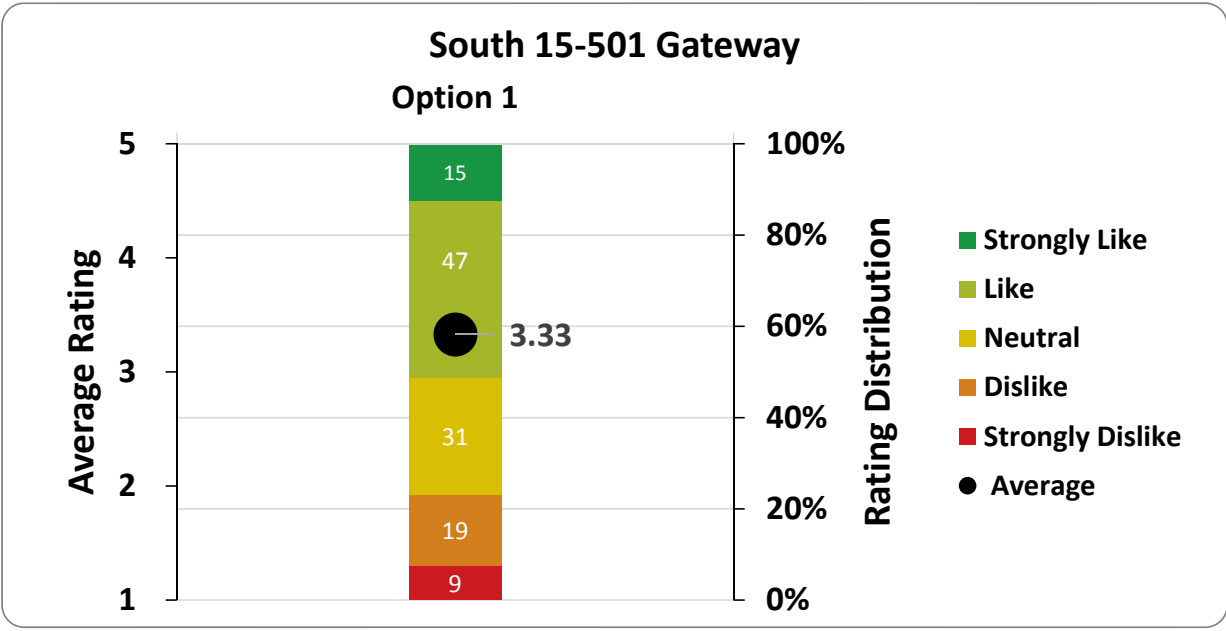
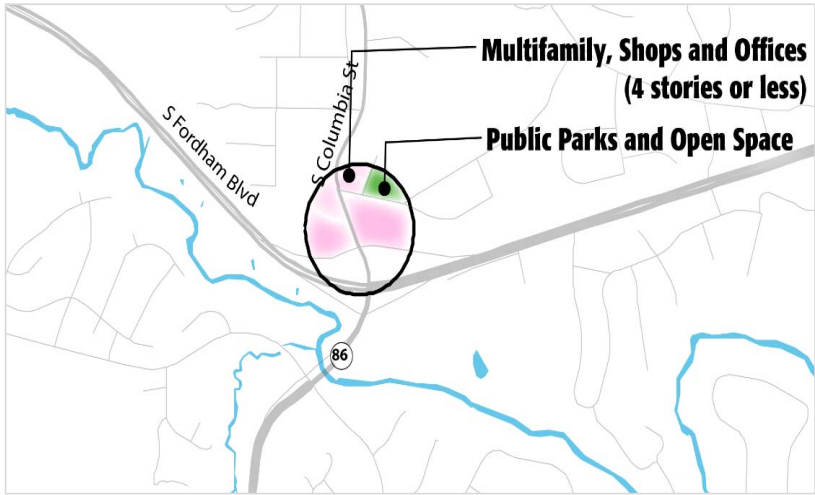


## Option 2



# S 15-501 / S. Village P&R | Gateway

## Option 1

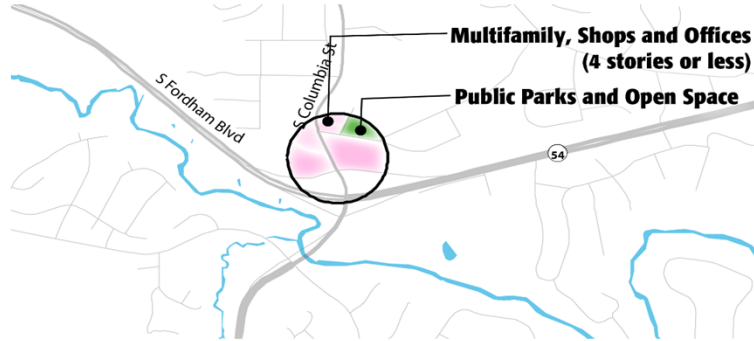




# S 15-501 / S. Village P&R

## S 15-501 Gateway

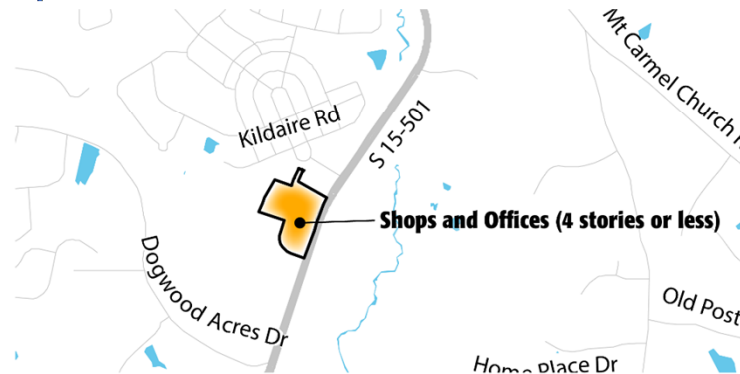
### Option1



**51%** of respondents like or strongly like this option

## Southern Village Park and Ride

### Option 1



**43%** of respondents like or strongly like this option

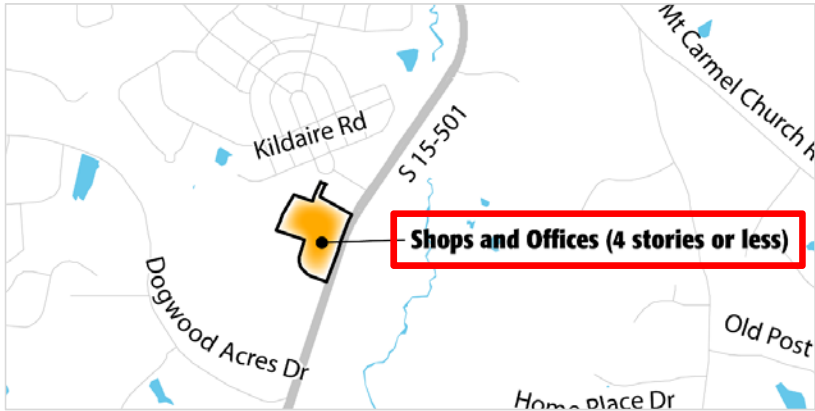
### Option 2



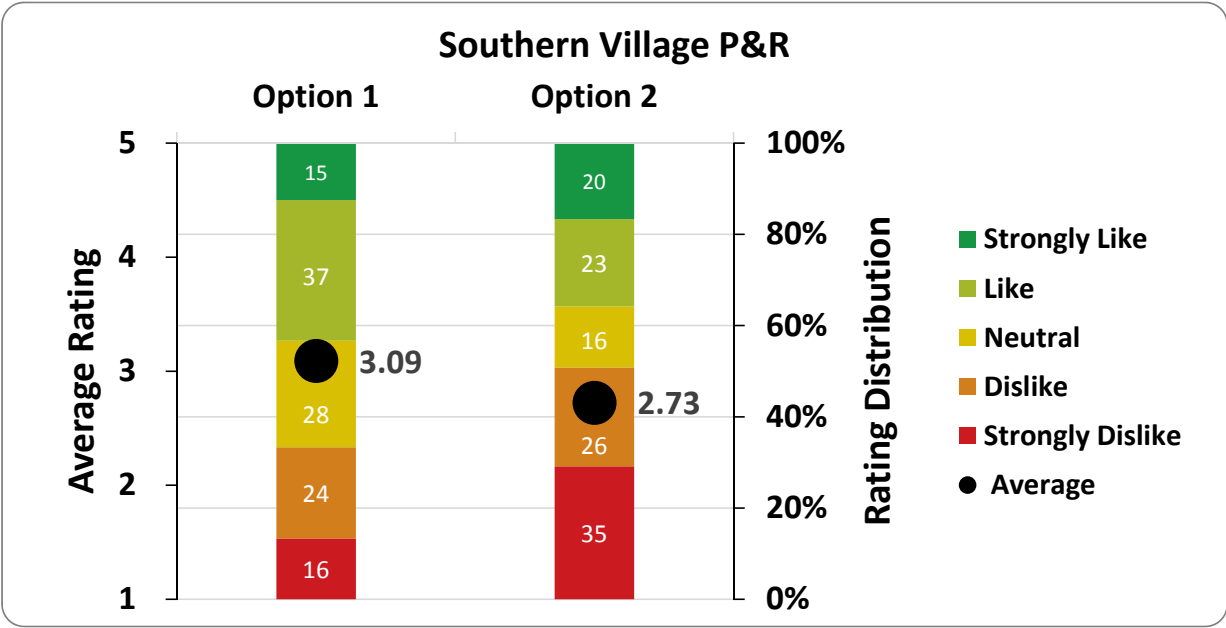
**36%** of respondents like or strongly like this option

# S 15-501 / S. Village P&R | Park & Ride

## Option 1



## Option 2



# Online Preference Survey – Areas of Agreement

## Written Comments



- Stormwater/Flooding Considerations
- Traffic Concerns
- Need for affordable housing
- Street Trees & Tree Canopy
- Need for:
  - Parks
  - Greenway/Multi-modal Mobility Options
  - Public spaces - Places to make unintentional connections
- Bus service that serves more than students





# Consensus and Goals



	Connected Community	Economic & Financial Stability	Safe Community	Affordable Housing	Vibrant & Inclusive Community	Environmental Stewardship
<b>Housing Affordability:</b> Provides opportunities to develop diverse and accessible housing options for people of all incomes and life stages.						
<b>Neighborhood Preservation:</b> Respects the town's existing single family neighborhoods by encouraging the strategic increase of density along key transportation corridors and in identified opportunity areas.						
<b>Multimodal Connectivity:</b> Promotes the creation of walkable, mixed-use activity nodes that connect to the community thorough current or planned bikeways and transit corridors.						
<b>Transitions:</b> Creates appropriate transitions between higher density uses and single-family neighborhoods.						
<b>Parks and Open Space:</b> Provides opportunities for the creation of new parks and open space, as well as enhances connections between residential areas and recreational space.						
<b>Sustainability:</b> Encourages compact growth patterns, infill development, and floodplain management best practices.						

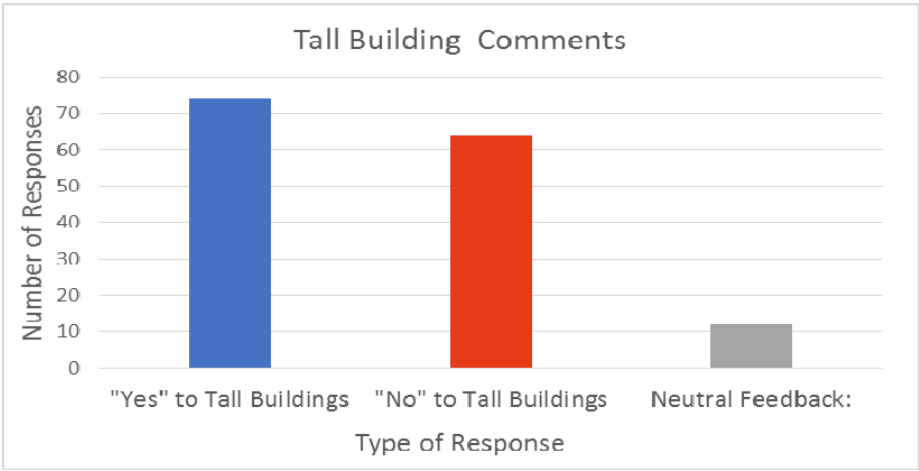


# Online Preference Survey – Areas Lacking Consensus

## Written Comments



	"Yes" to Tall Buildings	"No" to Tall Buildings	Neutral Feedback:	Total:
Number of Responses	74	64	12	150



# Future Focus Determination

## January 9, 2019





# Character & Use Type

## Cary Example

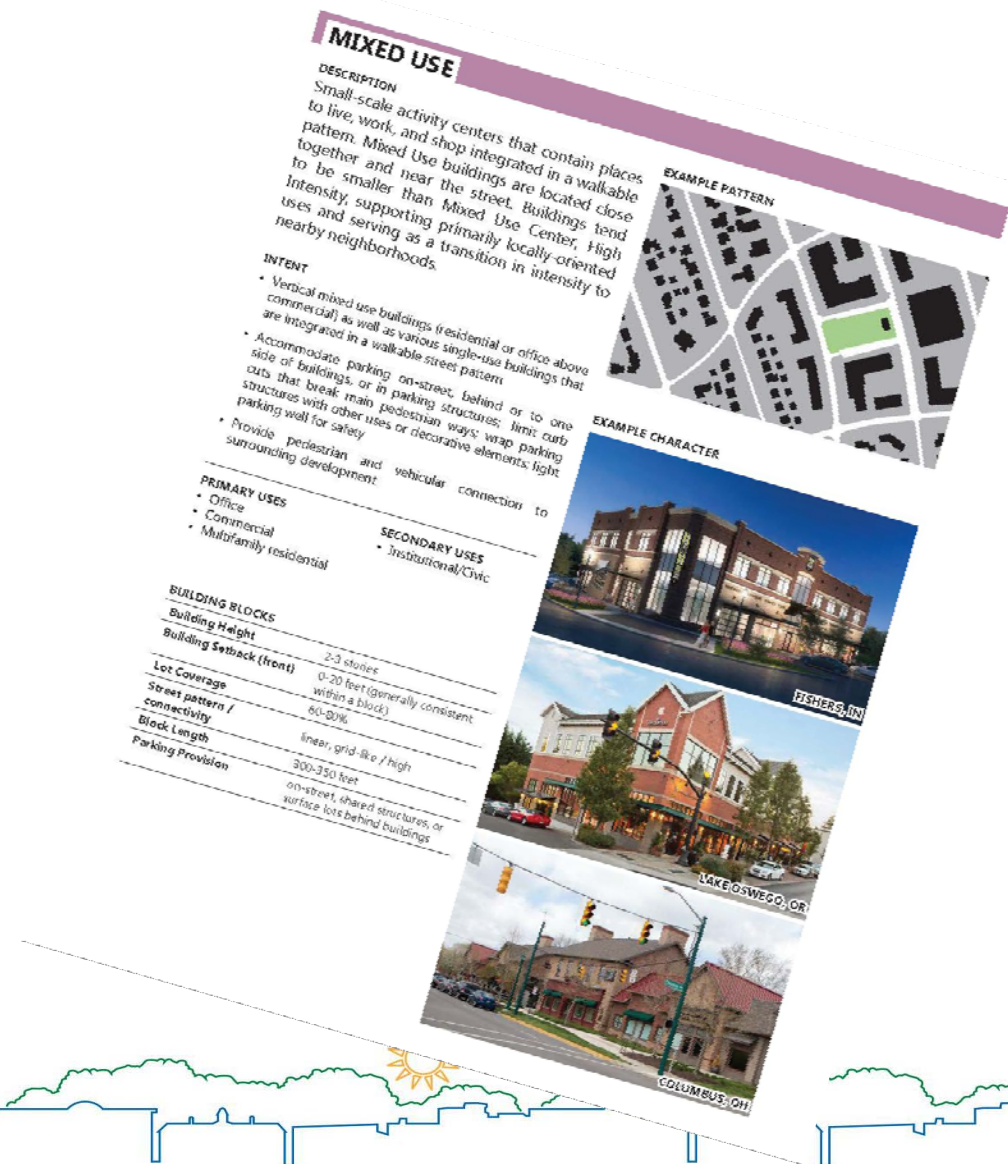
- Definition
- Character
- Predominant Use Types including Intensity/Density
- Other Appropriate Use Types
- Opportunities Presented by Redevelopment & New Development
- Example Character



# Character & Use Type

## Greenville Example

- Description
- Intent
- Primary Uses
- Development Details
- Example Pattern & Character



# Character & Use Type

## What's Right for Chapel Hill?

### Commercial Mixed Use Center

**Definition**  
Prominent Commercial Mixed Use Center that includes an integrated mix of commercial (shopping, services), office, and residential uses, arranged in a walkable pattern with an active pedestrian realm where buildings front streets. The center may include both vertically (within multi-story buildings) and horizontally mixed (adjacent sites) uses, however a substantial portion of buildings should be vertically-mixed, with ground floor retail and offices and housing on upper floors.

The overall intensity of development in a Commercial Mixed Use Center is less than in a Destination Center, but substantially more than found in Commercial Centers.

**Character**

- Urban designs frame the street with multi-story buildings and active public spaces.
- In order to achieve the densities needed to create the desired character, both surface and structured parking is likely
- Buildings of about three to seven stories predominate
- A well defined and interconnected street and pedestrian network

**Predominant Use Types**

- Mixed use, mid-rise
- Commercial, medium format
- Commercial, small format
- Multi-family large (apartment, condominium)

**Incidental and Other Use Types**

- Office, mid-rise
- Single family attached, townhome
- Multi-family, large (nursing/assisted living, or care facilities)
- Multi-family, small (duplex, triplex, etc.)
- Civic and institutional
- Plazas
- Parks and open space

**Infill & Redevelopment Opportunities for Existing Commercial Centers**  
Improve pedestrian and bicycle crossings of major roads; add bike parking; widen sidewalks to accommodate outdoor dining and street furniture; add street trees, outdoor plazas and pocket parks; create cohesive building frontages that frame the public realm

Enhance block and lot network to maximize walkability, frame public space; connect to adjacent developments; design around central civic/public use; incorporate housing on upper stories; develop opportunity sites such as surface parking lots

**New Development Opportunities For Predominant Use Types**  
Connected short or medium size blocks; street trees; centralized civic space; new housing types; design for maximum walkability

**Appropriate Zoning**

- New commercial mixed use zoning, district
- Mixed Use Overlay District and Mixed Use District
- Planned Development District

**Example Character**

CARY COMMUNITY PLAN • 2040 105

### MIXED USE

**DESCRIPTION**  
Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed Use Center. High intensity, supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

**EXAMPLE PATTERN**

**INTENT**

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking wall for safety
- Provide pedestrian and vehicular connection to surrounding development

**PRIMARY USES**

- Office
- Commercial
- Multi-family residential

**SECONDARY USES**

- Institutional/Civic

**BUILDING BLOCKS**

Building Height	2-3 stories
Building Setback (front)	0-20 feet (generally consistent within a block)
Lot Coverage	60-80%
Street pattern / connectivity	linear, grid-like / high
Block Length	300-350 feet
Parking Provision	on-street, shared structures, or surface lots behind buildings

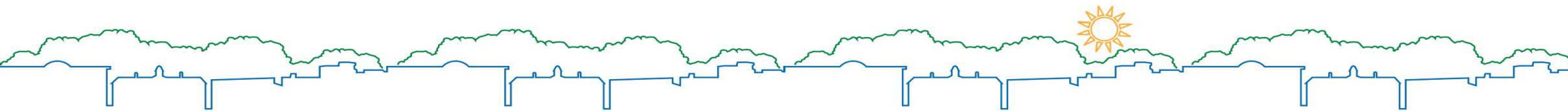
**EXAMPLE CHARACTER**

CHERRY, IN  
LAKE OSWEGO, OR  
COLUMBUS, OH



# Future Focus Determination

## Deciding Use Types



# Future Focus Determination Considerations for the Game



Games Pieces which  
represent **Use Types**



**Location**

Connected Community

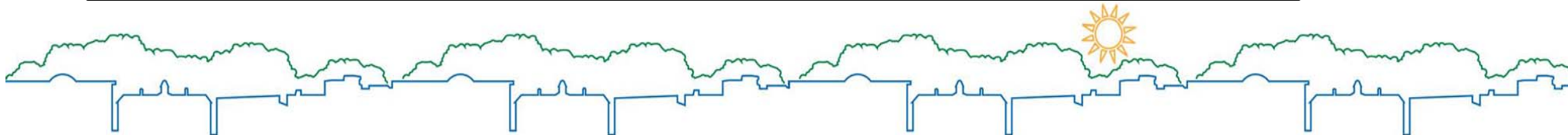
Economic & Financial  
Stability

Safe Community

Affordable Housing

Vibrant & Inclusive  
Community

Environmental Stewardship



# Future Focus Determination - Rules of the Game

- Focus Areas have different **characters** & may have different **Use Types**
- All Focus Areas will have a **GREAT Streetscape**, including trees
- Appropriate transitions to neighborhoods

Look to the year 2049 – Plan for the middle of the 21<sup>st</sup> Century

Connected Community

Economic & Financial  
Stability

Safe Community

Affordable Housing

Vibrant & Inclusive  
Community

Environmental Stewardship





# Future Focus Determination

## Playing the Game

- Use Type Pieces – Place the appropriate use types on each Focus Area Map
- Red Dots – Objection Dots
- Green Stars – Place where parks/open space should be located
- Post it Notes – Character Notes

Connected Community
Economic & Financial Stability
Safe Community
Affordable Housing
Vibrant & Inclusive Community
Environmental Stewardship



# Future Focus Determination

## Use Type Choices - Residential



**Townhomes & Houses**



**Apartments – 5 or more stories**

**Apartments - 4 stories or less**



Connected Community
Economic & Financial Stability
Safe Community
Affordable Housing
Vibrant & Inclusive Community
Environmental Stewardship



# Future Focus Determination

## Use Type Choices - Non-Residential



**Shops & Offices –  
4 stories or less**



**Shops & Offices –  
5 or more stories**

Connected Community

Economic & Financial  
Stability

Safe Community

Affordable Housing

Vibrant & Inclusive  
Community

Environmental Stewardship



# Future Focus Determination

## Use Type Choices – Mixed Use



**Multifamily, Shops & Offices**  
5 or more stories



**Multifamily, Shops & Offices - 4 stories or less**

Connected Community

Economic & Financial  
Stability

Safe Community

Affordable Housing

Vibrant & Inclusive  
Community

Environmental Stewardship





# Future Focus Determination

## Playing the Game

- Use Type Pieces – Place the appropriate use types on each Focus Area Map
- Red Dots – Objection Dots
- Green Stars – Place where parks/open space should be located
- Post it Notes – Character Notes

Connected Community

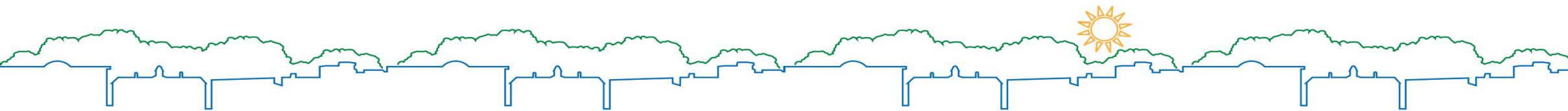
Economic & Financial  
Stability

Safe Community

Affordable Housing

Vibrant & Inclusive  
Community

Environmental Stewardship



# Charting Our Future

## Next Steps

