

Alternative 1:

Conservative Land Use Focus

LAND USE / DEVELOPMENT / REINVESTMENT IDEAS

- Opportunity for new development that is transit supportive with a focus on housing & transit supportive mixed uses. This residential population will help support local businesses.
- Opportunity for reinvestment with a focus on restaurants and / or local businesses in a small main street district setting.
- Opportunity for reinvestment or new development with a focus on a design / furnishings district as a regional destination.
- Opportunity for major new landmark / public space feature / parklet / promenade or plaza to help emphasize district.
- Land uses that will stay mostly the same
- UZ** Upzone needed to be transit supportive & provide incentives for major reinvestment or to shift a land use to a new more transit supportive use.

3 floors with tuck under / surface parking
 Note for general height with floors ranging from 12'-15' for ground floor retail, 10'-12' for housing & 11'-14' for office / second note refers to surface parking at ground level or tuck under building ground level parking or structured parking at grade (screened) or below ground level.



CLAIREMONT

UZ

3 floors over 2 levels of structured parking

INGULF

DENVER

T

MILTON

Study Limits for Land Use Changes

NAPIER

ASHTON

Replace fast food with main street park

Encourage additional main street type businesses

MORENA BLVD.

ASHERS ST.

3 floors with tuck under / surface parking

UZ

2 floors with garages / surface parking across from single family

MORENA BLVD.

KNOXVILLE

3 floors with tuck under / surface parking

UZ

3 floors over 1 level of structured parking

TECOLOTE

3 floors with tuck under / surface parking

UZ

4 floors over 2 levels of structured parking

UZ

T

VEGA ST.

Refocus on artisan, design & furnishings districts using new parking district on-street parking

Refocus branding & encourage more restaurants, use new district on-street parking

3 floors over 2 levels of structured parking

UZ

BUENOS AVE.

Refocus on artisan, design & furnishings districts using new parking district on-street parking

3 floors over 2 levels of structured parking

UZ

SHERMAN ST.

LINDA VISTA RD.

NAPA ST.

T

FRIARS RD.