

THE POLICY MAP

The Urban Strategy Area Policy Map (Figure 8.1) provides guidance on how the corridor should evolve to respect its strengths and character today and to promote new investment that improves the image and function of 6th Street.

Based on public input, recent proposals, and a detailed study of the corridor - the policy map balances competing realities, perspectives, and the many roles that the corridor plays today to create a vision for tomorrow.

THE DESIGN CONCEPT CALLOUTS

There are several locations throughout the corridor that would benefit from tactical site improvements and reinvestments. While these callouts identify improvements on private properties, these improvements offer significant benefit to the development of the corridor and its role in the community by: enhancing the function of regional assets; by connecting disparate features; and by demonstrating the value of good site design as a model for future projects.

HOW TO USE THE POLICY MAP AND THE DESIGN CONCEPT CALLOUTS:

A Policy Guide. In the same way that the Future Land Use Plan serves as a guide to decision makers, the policy map can be used by policy makers when considering the appropriateness of a land use or development policy. It can also be used by the development community and land owners along the corridor and in adjacent neighborhoods.

A Focus on Design Compatibility. While zoning functions relatively well to avoid compatibility issues, it does not do an especially good job regulating good design or scale. The policy map and this section provides direction to promote quality development and it may be appropriate for the city to craft basic design guidelines to better articulate a vision for appropriate scale, use, and development practices.

POLICY AREA: RESIDENTIAL SCALE PRESERVATION



EXISTING CONDITION:

- The 6th Street Corridor was comprised primarily of single family detached dwellings constructed in the first half of the 20th Century. While sections of the corridor have redeveloped as commercial businesses, the areas identified as “Residential Scale Preservation” have maintained the character and scale of the original residential neighborhoods.

FUTURE:

- Preserve the scale of the original 6th Street residential neighborhoods for housing and commerce.

Form and Scale

- One to two story structures with residential appearance
- Setbacks typically between 25-30 feet
- Prefer parking from the alley
- Limited signage for commercial uses

Transitions and Compatibility

- Landscaping between this and higher intensity uses
- Alleys and rear yards should function as a transition zone to improve compatibility

POLICY AREA: MEDIUM DENSITY RESIDENTIAL



EXISTING CONDITION:

- A mix of single-family homes, converted dwellings, and small multi-family structures

FUTURE ROLE:

- Preserve existing medium density residential neighborhoods and encourage additional density at target locations along the corridor

Form and Scale:

- One to three story structures
- Converted single family homes or townhome configuration
- Prefer parking to be located behind or to the side of the building
- Entrances oriented to the sidewalk and the primary façade to the street
- The setbacks of the development should be consistent with the character of the block
- It is sometimes appropriate to incorporate commercial on the ground floor in addition to residential amenities

Transitions and Compatibility:

- Landscaping the transition between lower and higher intensity uses
- Parking lot lighting should be pointed downward
- When adjacent to low density residential areas, additional measures should be taken to increase the compatibility.
 - › Additional landscaping at the transition between land uses
 - › Additional design attention of the rear façade for greater compatibility with the architectural character of the adjacent neighborhoods
 - › Reduce the height of the project or the perception of height
 - › Screen utilities and waste enclosures using shrubs, trees, fencing, or other landscape treatments

POLICY AREA: HIGH DENSITY RESIDENTIAL



EXISTING CONDITION:

- High density residential policy areas include locations that are currently developed as high density residential or in areas where the properties are owned by a developer with plans to redevelop the site.

FUTURE ROLE:

- Encourage additional density in targeted locations to generate activity at certain segments of the corridor and to reinforce the importance of attention nodes.

Form and Scale:

- Typically a three to four story structure
- To reduce the perceived scale of a structure, the upper floors may be setback from the street
- Parking should be located beneath or behind the building
- Entrances oriented to the sidewalk and the primary façade to the street
- The setbacks of the development should be consistent with the character of the block
- It is often appropriate to incorporate commercial on the ground floor in addition to residential amenities

Transitions and Compatibility:

- Landscaping to transition between lower intensity uses.
- When adjacent to lower intensity uses, additional measures should be taken to increase the compatibility of the uses.
 - › Additional landscaping at the transition point
 - › Additional design attention of the rear façade for greater architectural compatibility with the adjacent character
 - › Reduce the height of the project or the perception of height
 - › Screen utilities and waste enclosures using shrubs, trees, fencing, or other landscape treatments
 - › Parking lot lighting should be pointed downward