

**FIGURE 3.6:** Chapter Recommendations Summary**Central Dev. Area**

RECOMMENDATION	TYPE	TIMING	LEADERSHIP	PARTNERS
Enable increased densities when impacts such as parking and access are addressed	Policy	Short	Planning Commission	City Council; City Staff; Developers
Direct medium and higher density residential uses to areas adjacent to higher intensity assets or along major streets including the undeveloped land along 20th Street 22nd Avenue, and Main Avenue South	Policy	Medium	Planning Commission	City Council; City Staff; Developers
Extend and connect the existing arterial and collector street system	Policy	Ongoing	City Council	Planning Commission, City Staff, Developers
Encourage mixed use developments with similar land use intensities along arterial corridors	Policy	Ongoing	Planning Commission	City Council; City Staff; Developers
Direct higher intensity commercial uses to the I-29 interchanges	Policy	Ongoing	City Council	Planning Commission, City Staff, Developers
Direct neighborhood-oriented or lower intensity commercial uses to mixed use areas along arterial streets like 20th Street South.	Policy	Ongoing	Planning Commission	City Council, City Staff, Developers
Protect existing drainage areas and wetlands and provide trail corridors that connect to the city north-south	Policy	Medium	City Council	Planning Commission, City Staff, Developers
Enforce property maintenance standards on both private and public property	Policy	Short	City Council	Planning Commission, City Staff
Evaluate signage and landscaping requirements along the areas high-volume corridors	Policy	Short	Planning Commission	City Council, City Staff
Follow the specific policies outlined in this plan for the 6th Street corridor	Policy	Short	Planning Commission	City Council, City Staff, Developers

**EAST DEVELOPMENT AREA**

Provide adequate separation and buffering between higher and lower intensity uses	Policy	Short	Planning Commission	City Council, City Staff, Developers
Require adequate screening of outdoor storage areas, preferably requiring that they are not visible from the I-29 corridor	Policy	Short	Planning Commission	City Council, City Staff
Ensure proper circulation within and between developments	Policy	Short	Planning Commission	City Council, City Staff
Provide proper wayfinding and gateway features at the major interchanges.	Action	Medium	City Council	Planning Commission, City Staff
Encourage more mixed use development, including residential uses, that provide housing close to jobs	Policy	Short	Planning Commission	City Council, City Staff
Commercial uses should avoid large expanses of concrete that are visible from the interstate and do not integrate stormwater management best practices	Policy	Short	Planning Commission	City Council, City Staff