

Corridor Analysis

Downtown Commercial Gateway

- Promote vertical mixed use as a design pattern connecting the campus area to downtown.
- Encourage the creation of public plazas and pocket parks as part of the future redevelopment efforts
- Support design patterns that minimize vehicular access onto arterial and collector streets

University Gateway

- Encourage design that complements the look of the educational institutions and transitions to adjacent residential neighborhoods
- Promote the construction of high quality, higher density housing to accommodate specialty population groups such as students, faculty and seniors.
- Promote redevelopment of run down structures and discourage conversions of single family homes to apartments.
- Encourage the use of landscaping and streetscaping to calm traffic movements and enhance the pedestrian environment

Residential Gateway

- Support the development of neighborhoods w/ a mixture of housing types.
- Streets should be designed to enhance pedestrian experience
- Neighborhood commercial nodes should be located at major intersections w/ access from side streets
- Trails and sidewalks should connect neighborhoods w/ commercial uses

Highway Commercial Gateway

- Continue setbacks to allow for landscape boulevard treatments.
- Use landscaping to screen parking and storage areas.
- promote infill development where appropriate.
- Encourage and promote land uses that maintain a strong image and quality design.
- Establish gateway entry monumentation and a sense of arrival.

