

# D. PROPOSAL FOR REDEVELOPMENT

## *South Downtown Neighborhood Strategic Plan*

**1. Small incremental development will be encouraged instead of mammoth projects.** Many modest-sized efforts can add up to something significant over the course of a couple of decades. This approach spreads the benefits of revitalization to more people, and creates greater diversity.

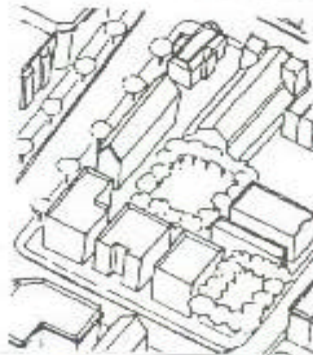
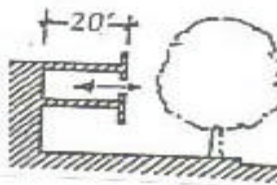
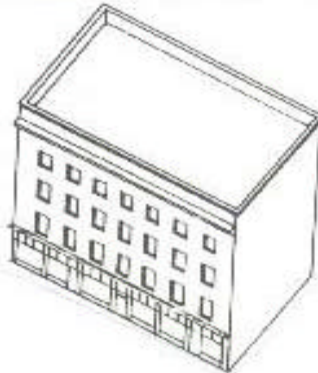
**2. The neighborhood will become better balanced with more housing choices, a mix of retail and places to work.** By encouraging a mix of uses, South Downtown can become an interesting place for than just the hours of the workday. The variety would include a mix of household types and sizes to attract and encourage all age residents to settle here. A total of 1331 housing units, 47,000 sf retail and 102,000 sf commercial space will be created.

**3. Parking will be relocated, freeing up precious real estate for redevelopment.** Current parking will be shifted to other locations so it is less visible and better accommodated. Parking will be maximized where it is needed most. Shared parking will be encouraged wherever possible, especially where businesses abut residential areas.

**4. New development will build upon neighborhood assets.** Retail streets Park Street and Main Street will be reinforced as neighborhood centers. The State offices, a major employment center, can support new businesses. The Bushnell Center for the Performing Arts may expand to include community education facilities, rehearsal space, or entertainment.

**5. Flexibility will be the cornerstone principle for guiding new development in South Downtown.** New development will be based on building types which allow for many different uses over a building's lifetime. Because of this flexibility, these buildings may be used for residential or commercial use,

depending on their location and what the market will bear.



**6. New development will fit in with existing neighborhood fabric.** Not only will the existing historic buildings be retained and enhanced, new dev't will match the massing, front setback, and other characteristics of their classic, well-designed, appealing neighbors. A design code will clearly illustrate what

is expected for new development on each site. By clarifying requirements early on, the code potentially will reduce the time required to review and approve projects, making it easier for developers and property owners to build in South Downtown.

**7. Affordable housing and affordable commercial space will be created.**

Historically, neighborhoods have always contained a variety of household types, housing residents with a variety of household incomes. This tradition will be continued enabling affordable housing to be built in the form of apartments over stores, small houses and some live/work space.

**8. Good urban design will not only improve the quality of the street, security will be improved.** Sidewalk visibility will be increased by requiring that main entrances, windows, and spaces whose use involves *human presence* are located on the street side of the building. More "eyes on the street" will assure pedestrians their presence is known.

**9. Local circulation will be improved by introducing new streets through long blocks.** Smaller blocks offer greater permeability, greater visibility, and improve people's choices. A neighborhood with *small* blocks gives more choice of routes than one with *large* blocks.

**10. More green will be introduced into the neighborhood, in a variety of forms.** Tree-lined streets, small parks, and more private back yards will be created, making the neighborhood greener and more inviting to new residents and visitors.

