

LAND USE AND DESIGN RECOMMENDATIONS

This plan's land use recommendations guide future infill and redevelopment activities. These land use and design standards provide a clear direction, yet offer enough flexibility to respond to future market needs and different levels of local and regional transportation improvements that may be implemented.

Redevelopment and infill within the Southdale Neighborhood should complement existing uses while contributing to the neighborhood's long-term vision. This plan's land use recommendations are a solid framework for revitalization.

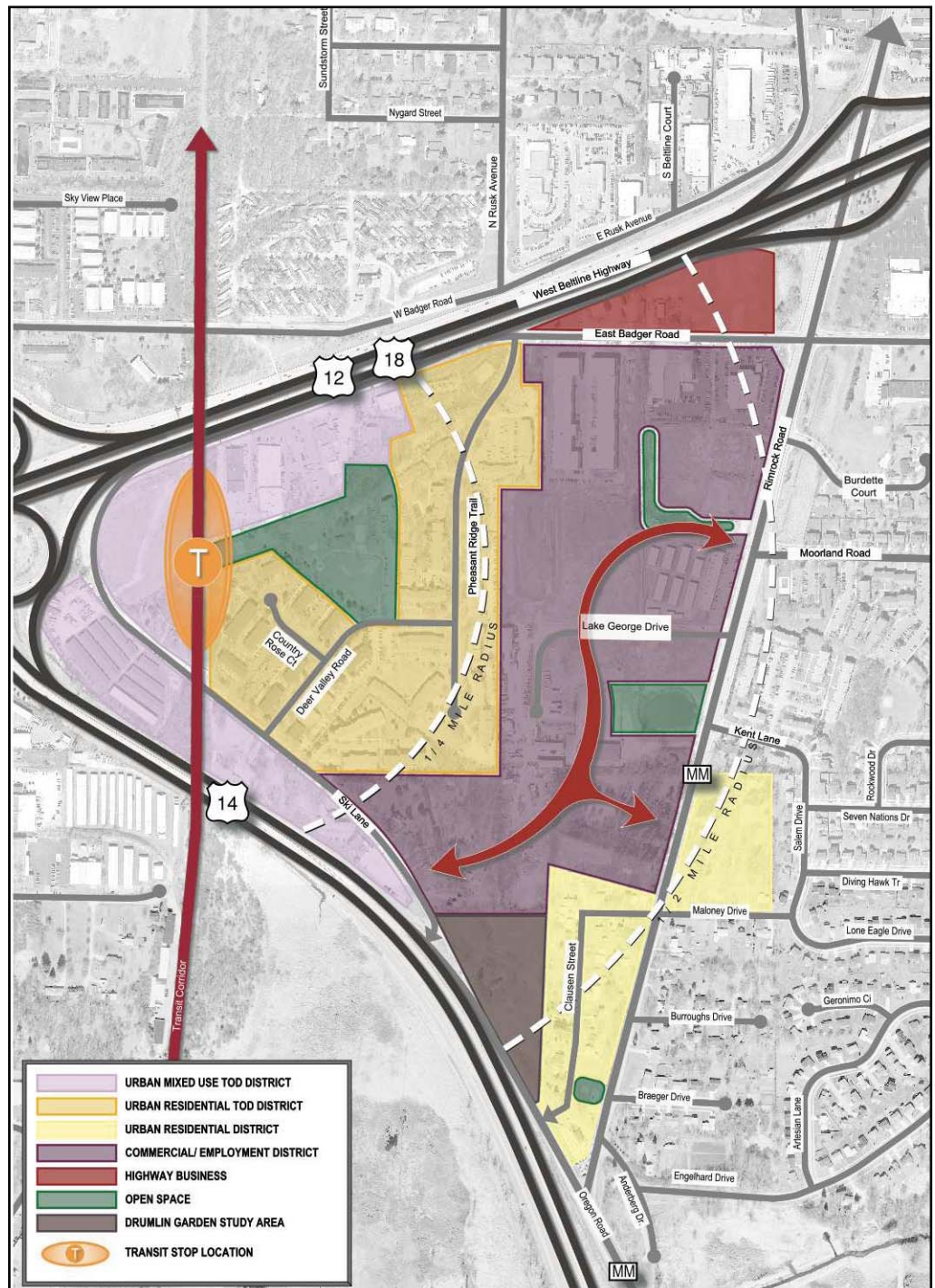
The neighborhood has been organized into land use and design districts. While a variety of land uses is allowed in each district, each district has its own land use emphasis and character. There are five land use and design districts, depicted on the accompanying map and described in detail in this section. There is also one area, the Drumlin Garden study area, which is for further study and has not yet been assigned to a land use and design area or to open space.

Following the general description of districts, a table summarizes preferred design standards and acceptable ranges of development intensities.

Open spaces are considered in a later section.

Land Use and Design Goals

- Incorporate sustainable practices into architecture and site development.
- Create a diverse mix of activities (residences, shops, schools, workplaces and parks).
- Successfully integrate and connect rather than buffer different land uses.
- Provide opportunities and flexibility for a wide range of land uses to respond to changing conditions.



Land Use and Design District Recommendations