



AGENDA

Advisory Committee Meeting #4

DATE: April 20, 2022

TIME: 5:30-7:00 pm

LOCATION: Heman Park Community Center, 975 Pennsylvania Ave, University City

Purpose:

- 1) *Share round 1 public engagement results and next steps;*
- 2) *Share revised draft conceptual framework and discuss preliminary character and land use map;*
- 3) *Discuss objectives and key elements of second round of public engagement.*

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|---|---------------------|---------|
| 1. WELCOME AND INTRODUCTIONS | Staff | 5:30 pm |
| 2. ROUND 1 ENGAGEMENT UPDATE | planning NEXT / All | 5:35 pm |
| a. How we've reached out | | |
| b. What we've heard | | |
| c. Who we've heard from | | |
| d. Last push and post-engagement communications | | |
| 3. CONCEPTUAL FRAMEWORK MAP | planning NEXT / All | 5:55 pm |
| a. Overview | | |
| b. Recent changes | | |
| 4. CHARACTER AND LAND USE MAP | planning NEXT / All | 6:15 pm |
| a. Big ideas | | |
| b. Preliminary character types | | |
| c. Applying to the map | | |
| 5. ROUND 2 ENGAGEMENT | planning NEXT / All | 6:40 pm |
| a. Timing | | |
| b. Key elements | | |
| c. Outreach | | |
| 6. NEXT STEPS / ADJOURN | planning NEXT / All | 6:55 pm |



WeMake UCITY

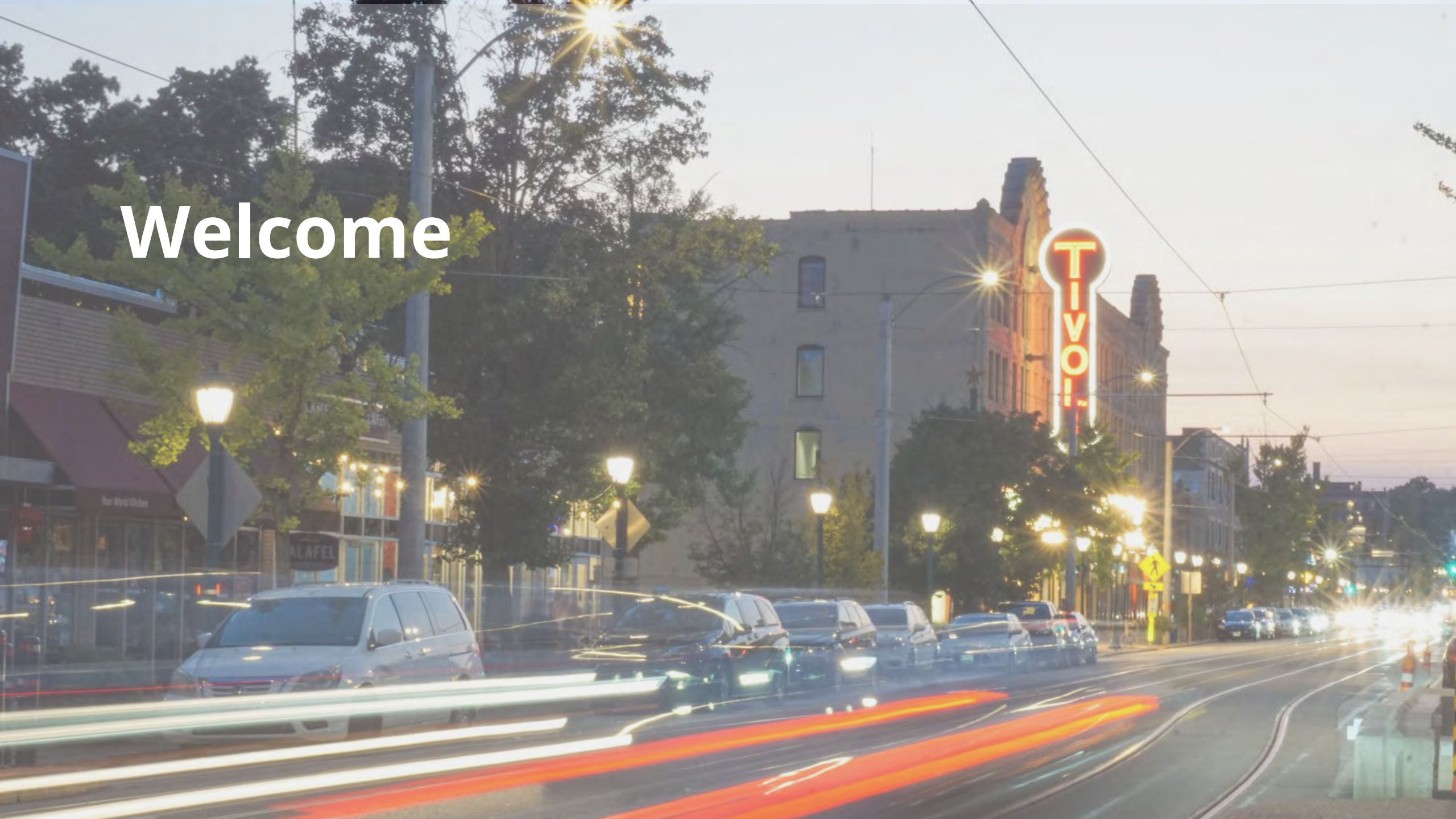


Resilient. Livable. Prosperous.

Advisory Committee Meeting #4

April 20, 2022

Welcome



Agenda

1. Welcome
2. Round 1 Engagement Update
3. Conceptual Framework Map
4. Character and Land Use Map
5. Round 2 Engagement
6. Next Steps / Adjourn

Engagement Update

Round 1 Engagement

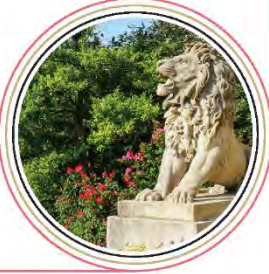


How have we reached out

- Distributed promotional materials
- Promotion in City communications
- Promotion and survey in ROARS
- Focus groups with high school students
- Pop-up events
- Outreach to religious institutions
- Advisory Committee and Plan Commission outreach

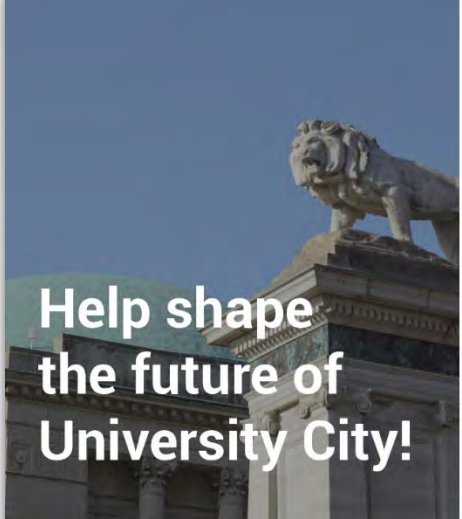
Shape the Future of University City

We Make U City is a special opportunity for everyone to share their ideas about the future of University City through a new comprehensive plan. The plan will address how land is used, how retail and office is developed, the look and feel of neighborhoods, public services and amenities, and more.



Join us for the first round of engagement and help shape your community!

Three Ways to Get Involved!



Help shape the future of University City!

WeMake UCITY
Resilient. Livable. Prosperous.

There are many ways to get involved!

Visit WeMakeUCity.com for more information.

What we've heard so far (see summary memo)

Goal 1: Preserve and enhance great places.

- Favor local business and “mom and pop” stores over chain stores
- Concern about gentrification, particularly along Olive and in the 3rd Ward
- Desire to increase home ownership in the 3rd Ward
- Desire to see cleaner streets, eliminate litter, and improve facades
- Desire to maintain diversity of business, particularly in the Loop
- Need to address flooding

Goal 2: Advance shared prosperity.

- Skepticism about the benefits of tax abatements but also recognition of the need for growth.
- Concern about losing diversity of businesses (ethnic diversity, size of business, local business)
- Need for more specific recommendations
- Need to improve University City schools
- Need to address flooding

What we've heard so far

Goal 3: Connect community.

- Greater emphasis should be placed on cycling access, walkability, and transit (improve bike lanes and cross walks)
- Improve roads (some argue this should come before improving bike lanes or sidewalks)
- Transit should be practical and useful, not replicating the trolley
- Some concerned generally about any transit and want the City to focus on roads and walking/biking
- Concern over diversity, including equal services across U City to services and infrastructure

Goal 4: Leverage assets.

- Desire for Centennial Commons and the pool to reopen
- Recognition of trees are a valuable asset beyond just those located in parks
- Many residents are unfamiliar with Cunningham Industrial Area
- Desire to see improved park maintenance

What we've heard so far

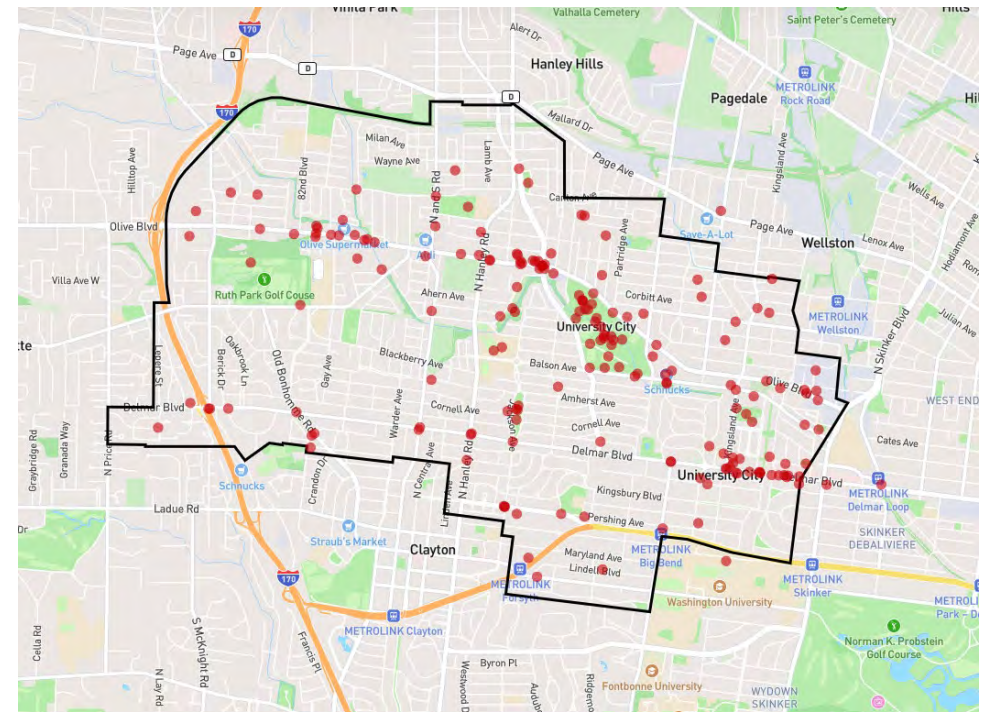
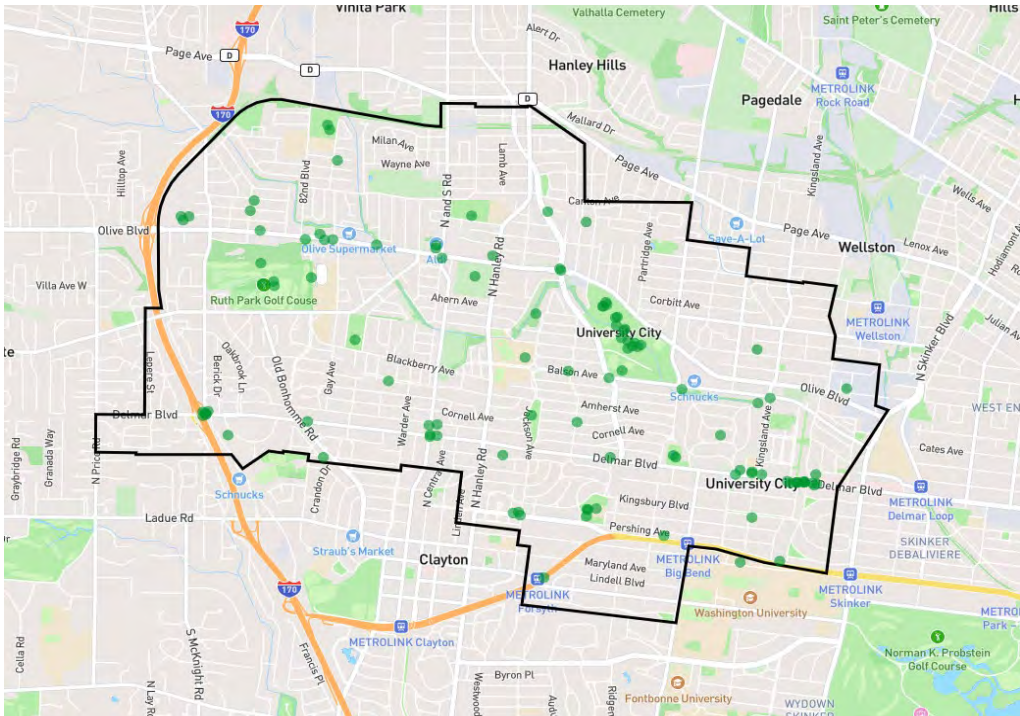
Goal 5: Strengthen livability.

- Flood mitigation/stormwater management expressed as the top concern by a significant margin ○ Participants noted the lack of communication by the government in developing and enacting flood mitigation
- Participants emphasized the need to clean the River Des Peres before another flood
- Participants noted the need to stop building in flood plains
- Desire to utilize coordination with other municipalities and generally limit the cost of emergency services
- Some desire general road improvements

Goal 6: Improve collaboration.

- Desire to see Washington University contribute more financially to the City – belief that the university has received too many tax breaks
- Participants would like to see improvements in the school system and in perception of the schools – some note an unfair negative perception of the schools while others say they need dramatic improvement to serve as a draw to the City
- Participants note that lack of internal government cooperation and communication between the government and citizens
- Some express concern of crime and the need for crime reduction

Assets and Opportunities



- The Loop
- Heman park
- Activity centers
- Residential character

- The Loop
- Heman park
- Olive Blvd
- Flood impacted areas
- Bike / Ped mobility
- Vacancy in 3rd Ward

Who we've heard from (will be updated)

- Approximately 400 people have participated so far
- Respondents have skewed older with people aged 18-34 underrepresented
- 31% live in Ward 1, 41% live in Ward 2, 20% live in Ward 3, 9% live outside U City
- Participants identifying as white are overrepresented
- People primarily have heard about We Make U City through word of mouth, city communications, and social media

Who we've heard from

What is your age?	Round 1 Percentage	University City Percentage
Under 18	23%	17%
18-24	2%	14%
25-34	6%	16%
35-44	11%	11%
45-54	10%	8%
55-64	16%	14%
65 or Above	31%	19%

Where do you live?	Round 1 Percentage of those who live in the City	University City Percentage
In University City - Ward 1	33%	35%
In University City - Ward 2	45%	33%
In University City - Ward 3	22%	31%

Note: 9% of participants live outside of University City

Who we've heard from

What best represents your race?	Round 1 Percentage	University City Percentage
Asian	1%	6%
Black/African American	28%	37%
White	68%	49%
Two or more races	2%	6%
Other	1%	N/A

Are you Hispanic or Latino?	Round 1 Percentage	University City Percentage
Yes	2%	4%
No	98%	96%

Who we've heard from

How did you hear about this meeting/activity?	Round 1 Percentage
Word of mouth (from a friend, family member, coworker, etc.)	34%
City communication (ROARS, newsletter, etc.)	26%
Social media	21%
Email	19%
Other	15%
City website	9%
Community organization	7%
We Make U City website	6%
Poster/Flyer	6%
Online news	3%

Other recent engagement

Commissions and Task Force

- Green Practices – April 13
- Housing & Third Ward Task Force – April 17
- Senior – April 18
- Parks Commission -- April 18
- Traffic – May 10

Schools

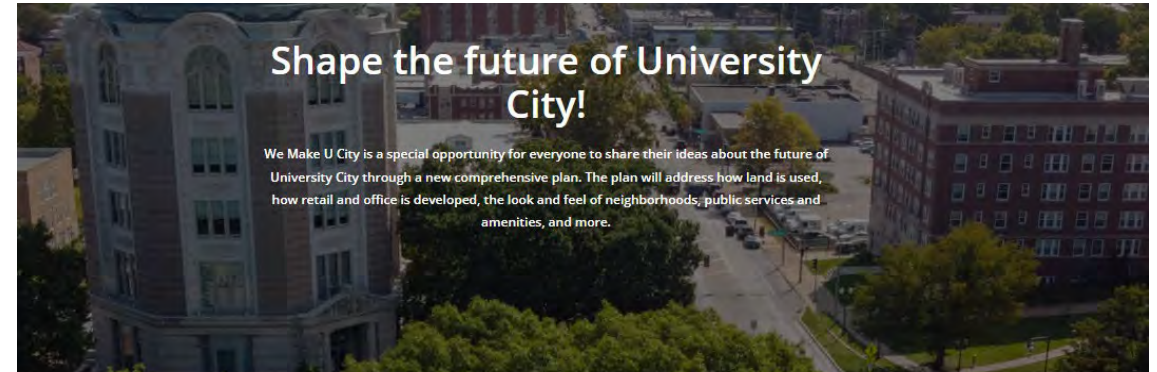
- 72 paper surveys
- 46 engaged face-to-face



Final outreach efforts for this round

- U City in Bloom
- “Last push” for online engagement (final email)
- Others?

Online engagement will come down after April 30



Your input is essential to the process! Please complete the survey below or fill out a paper survey available at...

- › City Hall
- › The Public Library
- › The University City School District Office

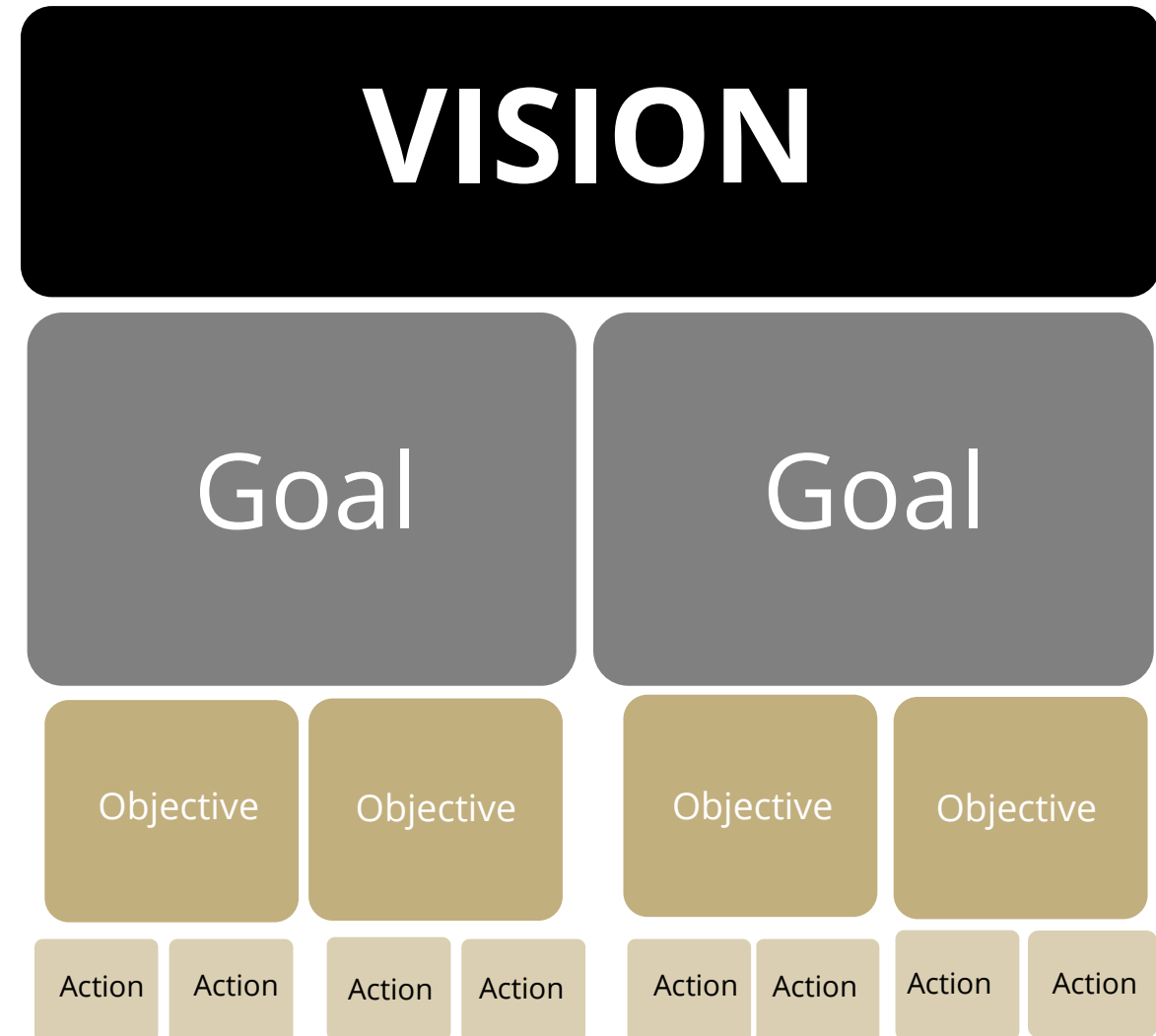
The survey includes three activities. Complete the activities in any order.

Sign up for the mailing list in Activity C for a chance to win free Jilly's or access to Centennial Commons!

Activity A: Rating Statements Estimated 5-15 Minutes	Activity B: Mapping Estimated 5-10 Minutes	Activity C: About You Estimated 1-2 Minutes
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Moving ahead

- Integrating community input and analysis
- Creating draft content for plan chapters
- Each chapter will include
 - Existing conditions and trends
 - Objectives and Actions
 - Supplemental information to support recommendations



Examples

Reinforcing neighborhoods **DRAFT**

Actions

The following projects, policies, and programs support the reinforcing neighborhoods goal: Attractive, unique, and affordable neighborhoods and services appeal to a diverse population and meet the needs of residents.

4.1 Host an annual multidisciplinary housing advisory group meeting.
 Convene public, private, and non-profit representatives to discuss current housing needs for Lebanon. The group will evaluate, develop, and recommend specific housing policies that the City can pursue to provide diverse housing options for residents. Unique programs or initiatives can be identified by the group along with initial neighborhoods for testing emerging trends for citywide deployment.

AFFORDABLE HOUSING ADVISORY COMMITTEE BEND, OREGON

The Bend, Oregon Affordable Housing Advisory Committee ensures that residents of all incomes have a place to call home. The committee was established to work alongside those looking for stable residency and those looking to build affordable homes in the community. The group meets twice monthly to review established policies and procedures, ordinances, consider land development regulations, and recommend actions or incentives to encourage or facilitate affordable housing. Resources and information about upcoming affordable housing projects are shared regularly with residents.

Images from the City of Bend

IF YOUR HOUSEHOLD EARNS THIS:	YOU CAN AFFORD THIS:	RENT	HOME PRICE
120% AMI \$91,620	Manager \$98,000	\$325	\$408,000
100% AMI \$76,350	Civil Engineer \$82,000	\$275	\$334,000
80% AMI \$61,080	System Admin \$67,000	\$225	\$290,000
60% AMI \$45,810	Sales Rep \$52,000	\$175	\$216,000
40% AMI \$30,540	System Operator \$37,000	\$125	\$152,000
	Teacher \$37,000	\$125	\$152,000
	Social Worker \$35,000	\$125	\$152,000
	Web Developer \$35,000	\$125	\$152,000
	Nursing Assistant \$33,000	\$125	\$152,000
	Photographer \$33,000	\$125	\$152,000
	Reception Worker \$29,000	\$100	\$128,000

Leveraging natural and community health

5.3 Leverage incentives to businesses which offer employees discounted health memberships. Leveraging electricity billing credits, incentives will be offered to businesses located in Lebanon which offer their employees free or discounted memberships to health based institutions. This is an effort to improve quality of life and public health through economic motivation.

5.4 Implement the 2020 Parks Master Plan. Investments will be made to carry out the adopted Parks Master Plan as outlined. Support will be given to the Parks and Recreation Department to secure funding and establish physical connections.

5.5 Encourage development which features greenspace as the central focus. Developments which fully integrate the urban fabric and public green space will be prioritized. In an effort to increase public wellness through the natural environment, an attempt will be made to incorporate quality outdoor spaces in new builds. Greenspace and public plazas should be added in existing commercial corridors to bring the Lebanon downtown atmosphere to other parts of the community.

Best Practice: Bungalow Courts are an example of a multi-family housing pattern featuring smaller homes arranged on a central open space.

VISION

PARKS MASTER PLAN

The 2020 Parks Master Plan provides the framework for future park work and a community-wide trail system to connect parks and the community together. Priorities were set based on community engagement findings regarding their thoughts on city parks and improvements and include general projects, trail projects, individual park projects, and five year action items.

Image from Optivus

Bungalow Courts feature a central greenspace

206 **ENVISION** LEBANON

Examples

Living

ACTIONS

The following projects, policies, and programs support the goal for Living:

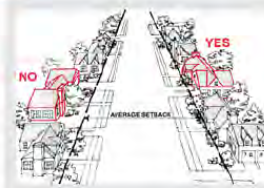
Vibrant neighborhoods with distinct identities that offer a wide variety of attractive living options for a diverse population.

Objective 1. Protect existing neighborhood character and support appropriate new development.

1.1 Update zoning and development standards to address neighborhood context, intended character, and nonconformities.



The city's Zoning Ordinance is one of the primary tools that can be used to protect and maintain neighborhood character. The update to the Zoning Ordinance should consider context sensitive standards for infill or redevelopment for certain districts to ensure that new homes built in existing neighborhoods "fit in" in terms of the scale of the new structure, building height, setbacks from the street and adjoining properties, and other physical features. Context sensitive standards should provide some flexibility for changing housing preferences (i.e., larger sized homes), but also take into account the surrounding context.



Contextual compatibility standards

Contextual compatibility standards have been successfully used in modern zoning codes to address nonconformity situations. They supersede the dimensional standards in the zoning district to allow expansions and redevelopment consistent with the existing "fabric" of the area, even if that fabric does not comply with the district standards. For example, such standards might establish a rule that requires the lot area, setback, and height standards in the district be between a specific range relative to average setbacks, lot area, and height of the lots and development on the same block face, or within a certain distance (e.g., 800 feet) of the site. Under this type of rule, as long as development is consistent with the existing development context on the block (or within a certain number of feet of the development), it is considered conforming and could be developed under the regulations.

1.2 Evaluate short-term rental regulations.



Short-term rentals refer to the relatively new and growing market for home-sharing and vacation rentals. A large segment of the city's housing stock is used for seasonal or short-term use, including many properties developed and marketed exclusively as game-days rentals. Large concentrations of short-term rentals can negatively impact neighborhoods, be a drain on city services, and inflate housing prices in an area. The city has recently updated its regulations for short-term rentals, to be permitted by special exception city-wide except for the one tourist overlay district in the Downtown-Campus District. The city should annually evaluate these regulations with respect to local data, national trends, and technology. The regulations should support the use of properties for short-term rental while minimizing nuisances such as noise, trash, and parking problems.

Living

- 4.3 Provide information to support renters. When it comes to city, State, and federal regulations, renters often don't know their rights, do not understand the process, and/or don't feel they can file a complaint about housing conditions. Renters are often unfamiliar with existing protections, occupancy regulations, and programs, and those with language barriers or disabilities may have trouble navigating the system. In addition, many residents avoid notifying their property owner of problems for fear of increased rent, retaliation, or eviction. To address these vulnerabilities, Tuscaloosa could provide informational material to inform residents of their rights, city codes, and services available to address property issues.



Source: Community Home Trust, Chapel Hill, NC

OTHER STRATEGIES TO CONSIDER

Community Land Trust

Community land trusts (CLTs) are nonprofit organizations primarily used to ensure long-term housing affordability by owning land and leasing it to those who live in houses built on that land. This model is very effective when land values escalate faster than wages and incomes. Currently there are approximately 160 community land trusts operating in every region of the country.

Potential examples: Chapel Hill, NC; Austin, TX

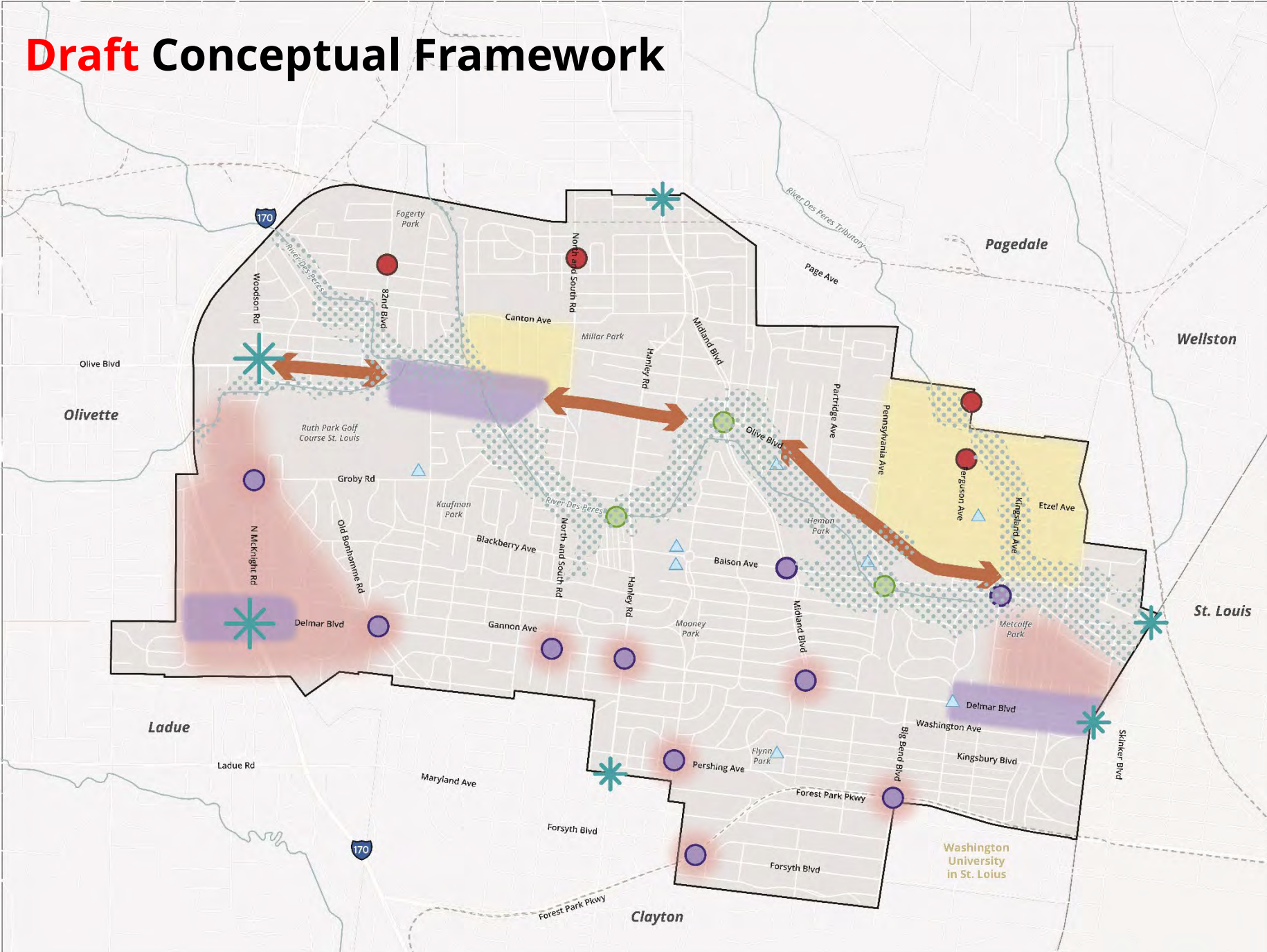
Land or Property Acquisition Program

As a form of public-private partnership, some communities have established funds for acquiring land for the purpose of affordable / workforce housing development. This program could be an aspect of a housing trust fund described above. In some programs, these funds could also be used to acquire underutilized apartment developments for affordable housing, or to assist non-profit developers or homeowners in acquiring/rehabilitating foreclosed and blighted single-family properties to expand the supply of affordable housing.

Conceptual Framework Map



Draft Conceptual Framework



- Enhanced Corridors
- Community Gateways
- Mixed-Use District
- Existing Neighborhood Activity Nodes
- Potential Neighborhood Activity Nodes
- Potential Green Space Nodes
- Focused Growth
- Community Stabilization
- Flood Mitigation Area

Recent Changes

- Added potential Neighborhood Activity Node on 82nd Street
- Added existing civic buildings
- Changed boundaries and appearance of Focused Growth area
- Revised description of Neighborhood Activity Node to include civic uses
- Changed name of Focus Growth area and Green Space Node

Character and Land Use Map



Big Ideas

- Encourage more mixed-use activity centers
- Improve mobility and connection to amenities, services, and employment
- Support a variety of housing styles and types
- Enhance quality of place
- Support stormwater management practices that enhance community character

Preliminary Character Types

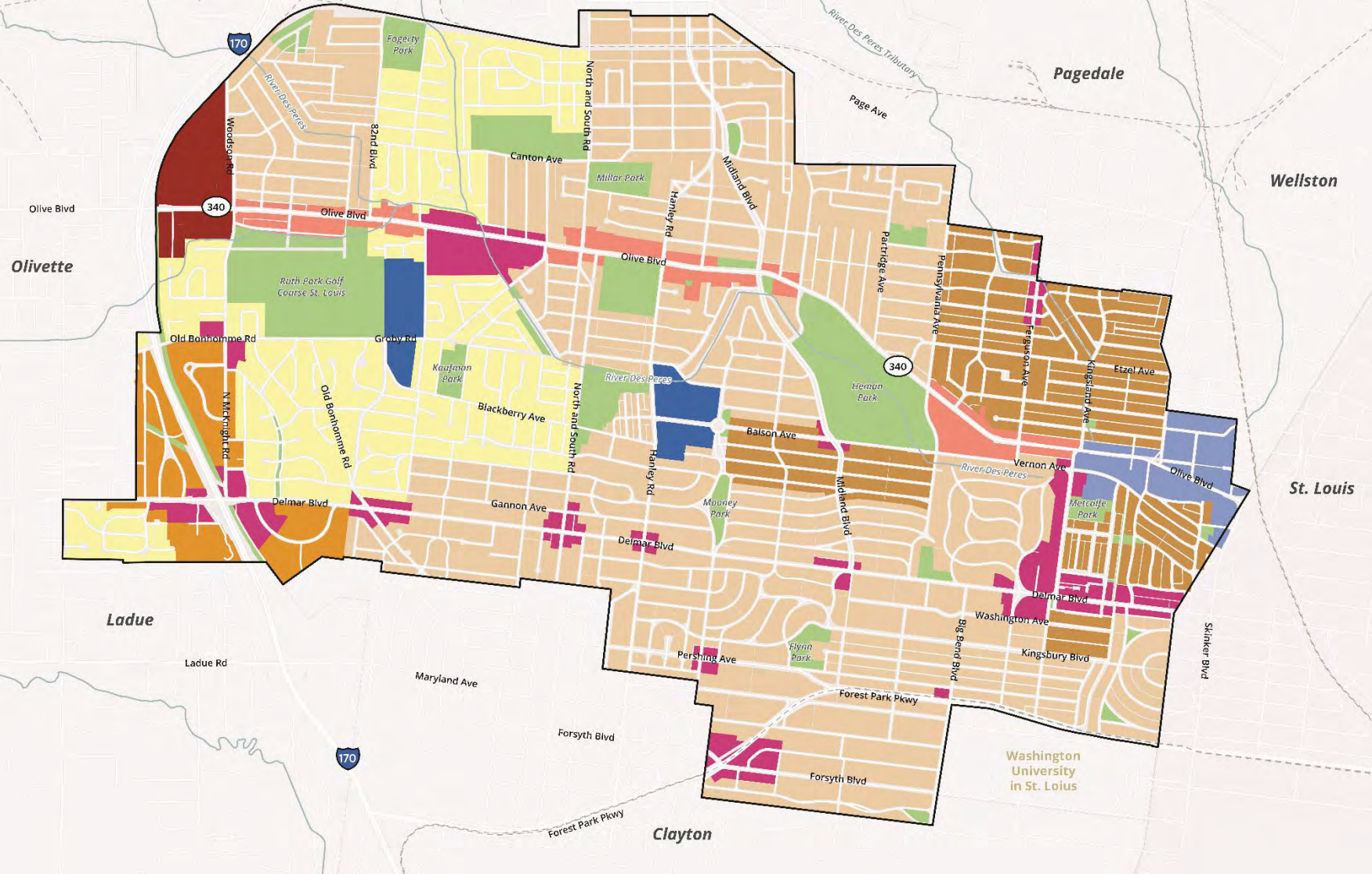
(see handout)

- Activity Center
- Regional Retail District
- Community Corridor
- Innovation District
- Mixed Residential Neighborhood
- Traditional Neighborhood
- Compact Neighborhood
- Suburban Neighborhood
- Campus
- Parks, Recreation, Open Space

Draft Future Character & Land Use

Character Types

- Activity Center
- Regional Retail District
- Community Corridor
- Innovation District
- Mixed Residential Neighborhood
- Traditional Neighborhood
- Compact Neighborhood
- Suburban Neighborhood
- Campus
- Parks, Recreation, and Open Space



Round 2 Engagement

July 2023



Proposed Key Elements

- Open House style
- Ask for feedback from the community on:
 - Draft Character and Land Use
 - Draft actions
- “Road show,” paper and online



Outreach

- What, if any, different or additional strategies should we use?
- What specific opportunities should we take advantage of this summer?
- What will help make the activities easy to understand, captivating and fun?

Next Steps / Adjourn



Next Steps

- Finish Round 1 Engagement
- Discuss Character and Land Use Plan with Plan Commission (May)
- Prepare draft plan elements
 - Revise future character and land use types and map
 - Revise Vision, Goals, Objectives
 - Draft Actions (programs, policies, and projects)
- Prepare for Round 2 Engagement

Thank you!

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CONCEPTUAL FRAMEWORK

University City, MO Comprehensive Plan Update
 Draft Version 2: April 13, 2023

-  City Boundary
-  Railway
-  Existing Civic Buildings (Schools, City Hall, Recreation Facilities)
-  Enhanced Corridor
-  Community Gateway
-  Mixed-Use District
-  Existing Neighborhood Activity Node
-  Potential Neighborhood Activity Node
-  Green Space Node
-  Focused Growth
-  Community Stabilization
-  Flood Mitigation Area



CONCEPTUAL FRAMEWORK

Draft Version 2: April 13, 2023

The Conceptual Framework map portrays a high-level view of opportunities for development and change in University City over the next ten years. The map builds upon input from the Community Vision 2040, the Plan Commission, and the first round of public engagement for We Make U City. The Conceptual Framework is diagrammatic and will be used to inform a more detailed Future Character and Land Use Plan.

Corridors, Districts, and Nodes



Enhanced Corridors: Strengthen the appearance of public and private property, encourage investment, and improve safety for all users along corridors. Commercial development throughout the corridor should focus on providing goods, amenities, and services to local residents, and supporting a range of business types. Improvements should also focus on improved pedestrian and bicycle access and connectivity.



Community Gateways: Create attractive entries into the City.



Mixed-Use District: Encourage infill development and redevelopment and a mix of compatible uses. These districts may have a regional draw or support smaller, locally-focused businesses. They can also provide varied residential choices through the development of a diverse range of housing types. Districts are well-integrated with surrounding neighborhoods and provide pedestrian and bicycle access.

Neighborhood Activity Nodes: Connect areas of businesses and services to surrounding neighborhoods and provide safe and convenient bicycle and pedestrian access. There are two types of Neighborhood Activity Nodes identified.



» **Existing Neighborhood Activity Nodes:** Areas that include a mix of commercial and/or mixed-use development currently. These nodes are appropriate for expansion if not located in the FEMA 100-year flood plain.



» **Potential Neighborhood Activity Nodes:** Areas that include some existing commercial, mixed-use, and/or civic and institutional development that could be expanded or that could be a suitable location for such development in the future.



Green Space Nodes: Invest in new or expanded parks, open spaces, or other non-built features to provide community gathering spaces within flood-prone areas during times when flooding is not occurring without encouraging new development that could be vulnerable to damage due to flooding. Consider opportunities for these areas to also address stormwater mitigation.

Development Strategies



Focused Growth: Focus growth to support higher-density residential, mixed-use development, and infill development around identified Mixed-Use Districts and Neighborhood Activity Nodes.



Community Stabilization: Stabilize and revitalize areas experiencing high levels of vacancy and disinvestment. Support redevelopment of underutilized or vacant sites that may serve as catalysts for further improvement in the neighborhood, including integration of mixed-use or commercial nodes. Specific strategies should be developed for addressing flood-prone properties within these areas. (Note: and broader Citywide or intra-community strategies will also be recommended in the plan.)













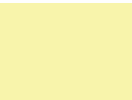


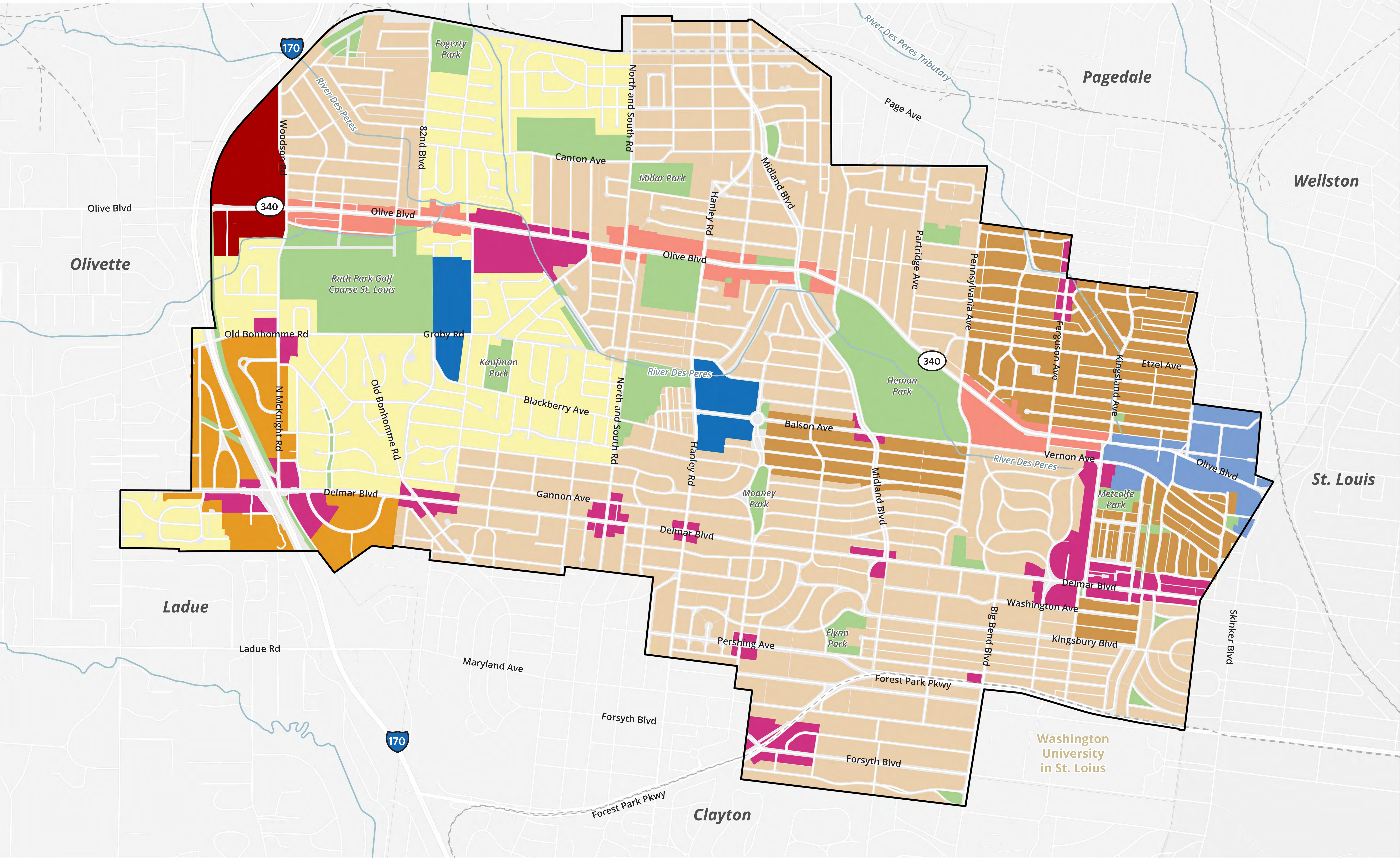
Flood Mitigation Area: Address previous flooding impacts and mitigate future flood impacts. This includes strategies for vacant and condemned properties, interventions to address stormwater, restoration of natural habitat, and requirements for low-impact development practices where possible.

FUTURE CHARACTER & LAND USE

University City, MO Comprehensive Plan Update








Draft April 13, 2023

-  Interstate
-  State Highway
-  City Boundary
-  Activity Center
-  Regional Retail District
-  Community Corridor
-  Innovation District
-  Campus
-  Parks, Recreation, and Open Space
-  Mixed Residential Neighborhood
-  Traditional Neighborhood
-  Compact Neighborhood
-  Suburban Neighborhood



Character and Land Use Types (draft)

April 13, 2023

Type	Activity Center	Regional Retail District	Community Corridor	Innovation District	Mixed Residential Neighborhood	Traditional Neighborhood	Compact Neighborhood	Suburban Neighborhood	Campus	Parks, Recreation, Open Space
Description	Activity centers are mixed-use areas that integrate places to live, work, and shop. These areas include a variety of commercial, office, and residential uses, arranged in a compact and walkable pattern. These are located along major corridors and intersections and represent locations for strategic development or redevelopment. They are characterized by vertical mixed-use buildings where residential or office uses exist above ground-floor retail or horizontal mixed-use where uses exiting adjacent to one another in a connected development.	The Retail District is a node that provides a destination for the community for commerce and employment. The Retail District accommodates community and regional-scale uses and serves as a gateway to the City due to the location along Olive Boulevard and I-170.	Community corridors are smaller-scale commercial developments located along major corridors or as standalone clusters near major intersections. These areas have smaller commercial footprints than Retail Districts and provide necessary services and amenities to nearby neighborhoods. Community corridors promote connectivity to surrounding residential neighborhoods through various modes of transportation, including public transportation, walking, biking, and vehicles.	The Innovation District includes a collection of modern, low-impact industrial uses such as assembly, warehousing, and distribution, as well as flexible office and industrial space suitable for new technologies or research and development activities. Multi-family and mixed-use development in this district also provide opportunities for live-work communities. This classification allows for a wider range of uses and higher density in the existing Cunningham Industrial Park and adjacent commercial areas.	Mixed Residential Neighborhoods primarily consist of multi-family residential, duplexes, and townhomes on small lots within a compact street pattern. These include some of the City's oldest neighborhoods but can also accommodate significant newer infill development and redevelopment, including at higher density. They are characterized by grid-like street networks. These residential areas are adjacent to major commercial corridors and activity centers. Small-scale neighborhood-serving commercial and mixed-use activity nodes are located within and adjacent to these areas.	Traditional Neighborhoods primarily consist of single-family homes, attached residential, and multi-family homes on small and medium size lots. Multi-family and attached homes are typically located along major corridors and near commercial activity nodes. They are some of the city's oldest neighborhoods and can accommodate infill development on vacant lots and at key corridors and intersections. Street patterns are grid-like and promote interconnectivity.	Compact Neighborhoods are areas that are arranged to provide internal community features such as apartment communities, senior or assisted living, and attached residential developments. These areas usually focus on a single type of residential such as multi-story apartments or townhomes adjacent to commercial areas. Buildings are arranged with private, internal drives that may have surface parking or shared garages (single-story and structured). Community centers or shared facilities may be provided for use by residents of the neighborhood. Open spaces are shared with large setbacks from streets and buffering from other neighborhoods.	Suburban Neighborhoods primarily consist of single-family homes on medium size lots. Multi-family residential, attached residential, and commercial spaces are located along major corridors. Street patterns are curvilinear with limited connectivity to adjacent neighborhoods.	Campus spaces are collections of academic or community-focused uses related to each other through purpose, design, and visual association. Campus area designs for buildings and landscaping are contextual within the setting and interconnect with the surrounding community. Parks and open spaces are well-integrated within the site. Campus areas are integrated into residential neighborhoods.	Public and private parks, recreational open space, or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification includes small gardens, community parks, large parks such as the Ruth Park Golf Course and Heman Park, and large cemeteries that function as open space. They are characterized by their incorporation of natural features, landscape and hardscape designs, recreational amenities, and connectivity to the active transportation network. These range in scale, design, and location to support a variety of the community's recreational programming needs.
Primary Use	Vertical Mixed-Use, Horizontal Mixed-Use, Multi-Family Residential, Commercial	Regional Commercial, Community Commercial, Horizontal Mixed-Use, Vertical Mixed-Use	Community Commercial, Neighborhood Commercial, Office, Civic / Institutional	Light Industrial, Warehousing / Distribution, Commercial, Office, Vertical and Horizontal Mixed-Use, Multi-Family Residential	Multi-Family Residential, Attached Residential, Small Lot Single Family Residential, Neighborhood Commercial	Small Lot Single Family Residential, Medium Lot Single Family Residential, Multi-Family Residential, Attached Residential, Neighborhood Commercial	Multi-Family Residential, Attached Residential, Specialty Residential (Senior living, assisted living, etc.), Vertical Mixed-Use	Medium Lot Single Family Residential, Small Lot Single Family Residential, Attached Residential	Civic / Institutional	Parks and Open Space
Secondary Use	Civic / Institutional, Parks and Open Space	Office, Multi-Family Residential, Civic / Institutional, Parks and Open Space	Multi-Family Residential, Parks and Open Space	Civic / Institutional, Parks and Open Space	Vertical or Horizontal Mixed-Use, Civic / Institutional, Parks and Open Space	Vertical and Horizontal Mixed-Use, Civic / Institutional Space, Parks and Open Space	Neighborhood Commercial, Civic / Institutional, Parks and Open Space	Small-Scale Multi-Family Residential, Neighborhood Commercial, Horizontal Mixed-Use, Civic / Institutional, Parks and Open Space	Parks and Open Space Neighborhood Commercial	Civic / Institutional
Example Character										

IMAGES TO BE DISCUSSED