

Opportunity Siting

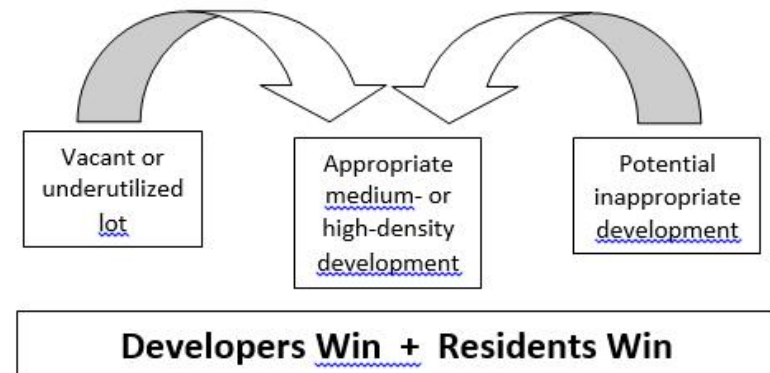
- ▶ Adopted by City Council as the primary strategy for mixed-use development in established areas.

An “opportunity site” is a particular parcel (one or more tax lots) that has the potential for medium- or high-density residential development in a way that protects the health and stability of established neighborhood(s) near the site.

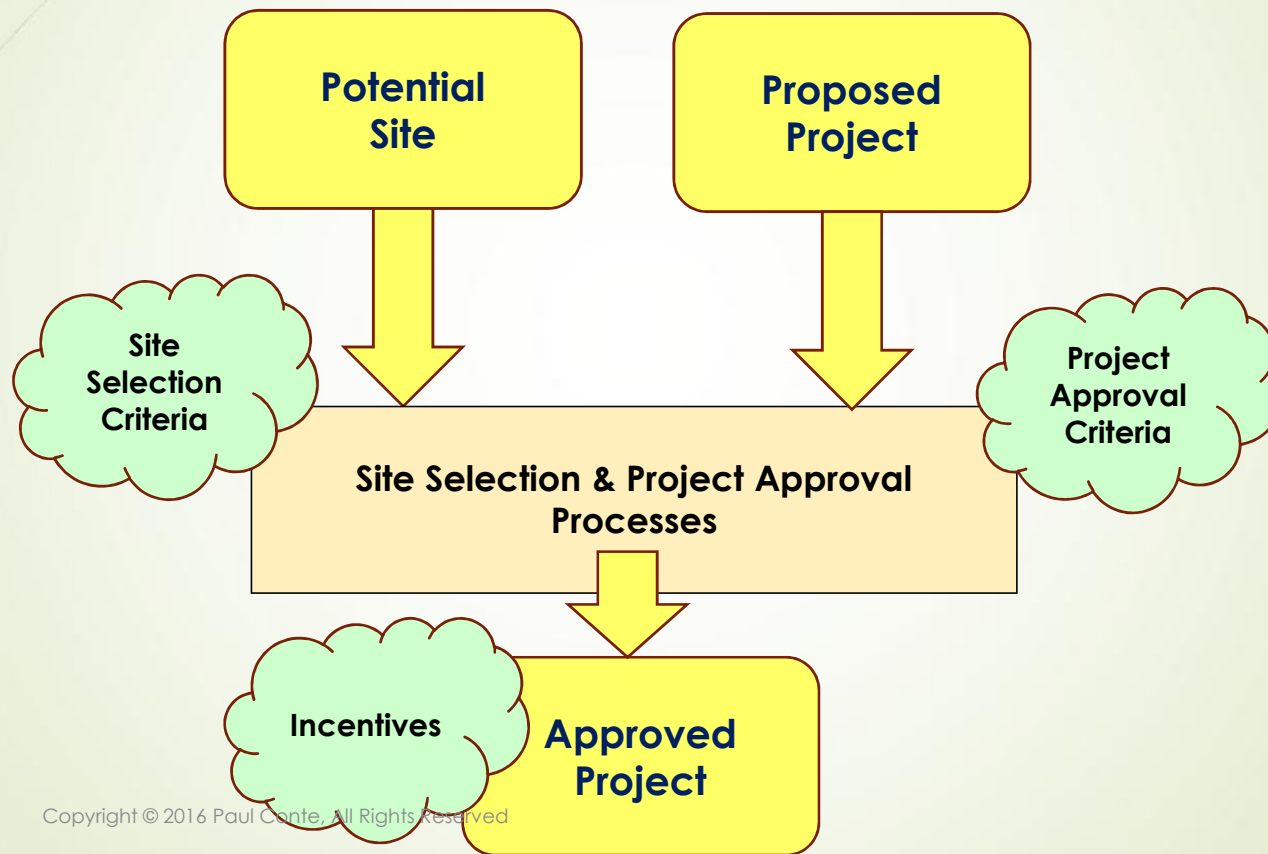
- ▶ Enhance the health and stability of existing neighborhoods
- ▶ Promote compact and livable residential development
- ▶ Provide a variety of housing types
- ▶ Establish residential populations that support neighborhood-scale, mixed-use development

Incentives (e.g., more dwellings and flexibility in design standards) stimulate appropriate development.

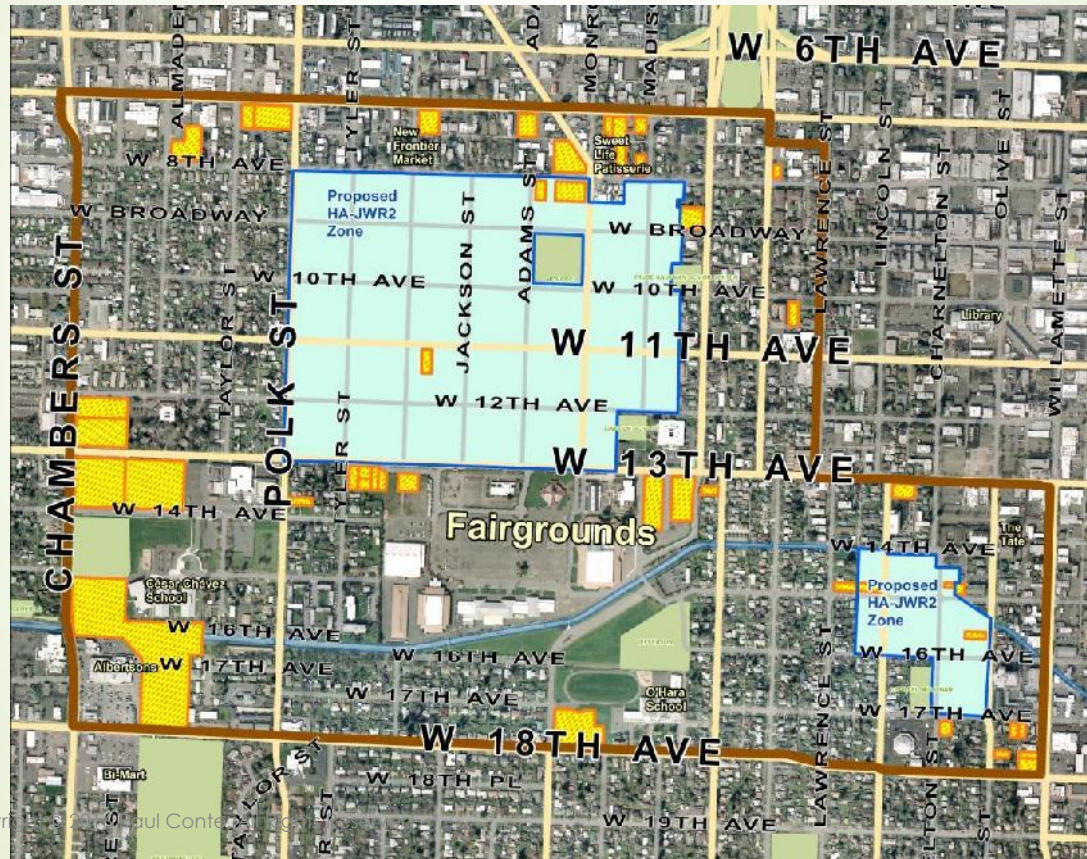
Siting and design standards and neighborhood involvement in the approval process ensure appropriate development.



Opportunity Siting (simplified)



JWN: Jefferson-Westside Special Area Zone and Potential Opportunity Sites



Hypothetical Example of Opportunity Site



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