

Attachment E

GOAL LU 5: Accommodate a range of housing types and residential densities to provide living options for the spectrum of ages, lifestyles, and economic segments of the City's population.

MF 5.1: Density range. Provide a range of density options for multi-family development types.

MF 5.2: Multi-family location. Medium and high density development should be located near public amenities in order to provide easy access.

MF 5.3: Multi-family access. Design of multi-family development should provide clear and convenient pedestrian access to the public sidewalk. Buildings rather than the parking area should be the predominant appearance of the site.

MF 5.4: Transitional land use. Multi-family designations may be used to provide a transition between areas of differential intensity of land use where existing or future adjacent land uses will not compromise the health or quality of life for multi-family residents.

MF 5.5 Design standards for multi-family residential development in the Midtown District should be adopted that address building massing, details, façade materials, open space, landscaping, parking and service elements. Design standards that incorporate block frontage concepts should be considered for the siting and design of buildings that front on Avenue D and cross streets.

MF 5.6 Promote a mix of new residential units, sizes and densities and use effective strategies designed to create residences that include those that are affordable to low- and moderate-income households, as defined by the U.S. Department of Housing and Urban Development.

MF 5.7 Consider changing the Future Land Use Designation portions of the North Lake, North Corner and Central West Subareas from Single-Family to Multi-family in order to create more housing opportunities and options.

MF 5.8 Commercial Uses in Multi-Family Zones: Consider amending permitted uses in Multi-Family zones to allow limited commercial uses that are integrated into multi-family developments and are intended to primarily serve the daily needs of the immediate neighborhood.