

Chapter Six: Housing and Neighborhoods

HOUSING AND NEIGHBORHOODS RECOMMENDATIONS SUMMARY

- Advance a comprehensive neighborhood preservation strategy to elevate the quality and appearance of all neighborhoods in Whitewater and provide comfortable places for all residents to live.
- Promote high-quality neighborhood design for Future Neighborhood Growth Areas.

Chapter Introduction

Housing provides shelter, an investment, and lasting memories. When working well, Whitewater's neighborhoods provide a sense of place, comfort, and recreation. This chapter contains goals, objectives, policies, and recommended programs aimed at providing an adequate housing supply and at preserving and enhancing the City's neighborhoods. To fully understand the City's Neighborhood Preservation Strategy, this chapter should be reviewed in tandem with the Land Use chapter that follows it.

Existing Housing Framework

From 1990 to 2000, the City's total housing stock increased 15 percent, from 3,743 to 4,323 housing units. As shown in Figure 6.1, multi-family housing units are more prevalent in the City of Whitewater than single-family homes (not considering owner-occupancy versus renter-occupancy). The percentage of multi-family units in the City relative to the overall total of all housing units increased slightly from 1990 to 2000, while the percentage of duplexes and single-family housing units decreased slightly. Figure 6.2 compares the percentages of housing unit types in the City with other nearby communities. The City of Whitewater has an atypically low percentage of single-family housing when compared with other nearby communities. This is a result of the City's higher-than-usual demand for two-family and multi-family rental properties oriented towards University students.

Figure 6.1: Housing Types, 1990-2000

Units per Structure	1990 Units	1990 Percent	2000 Units	2000 Percent
Single-Family (detached)	1,453	38.8%	1,655	38.3%
Two Family and Attached	509	13.6%	566	13.1%
Multi-Family	1,608	43.0%	1,884	43.6%
Mobile Home	173	4.6%	218	5.0%
Total	3,743		4,323	

Source: U.S. Census of Population and Housing, 1990 & 2000

Figure 6.2: Housing Unit Comparison, 2000

	Single-Family (detached)	Two-Family and Attached Units	Multi-Family	Mobile Home
City of Whitewater	38.3%	13.1%	43.6%	5.0%
City of Delavan	52.4%	8.7%	38.3%	0.4%
City of Elkhorn	48.2%	11.9%	36.3%	3.5%
City of Fort Atkinson	62.8%	15.5%	21.5%	0.2%
City of Milton	66.4%	12.2%	21.3%	0.1%
Town of Cold Spring	88.1%	6.8%	2.1%	3.1%
Town of Koshkonong	88.5%	6.4%	1.9%	3.2%
Town of Lima	75.7%	4.5%	0.6%	19.2%
Town of Whitewater	94.0%	2.4%	0.8%	1.3%
Village of Palmyra	63.8%	11.1%	19.0%	6.0%
Jefferson County	69.5%	10.2%	14.3%	5.9%
Walworth County	71.7%	7.3%	18.2%	2.7%

Source: U.S. Census of Population and Housing, 1990 & 2000

Figure 6.3 compares other 2000 housing stock characteristics in Whitewater with surrounding communities and Jefferson and Walworth Counties. In 2000, Whitewater had an average vacancy rate of 4.8 percent, slightly less than the average vacancy rate for many of the surrounding communities. The percentage of owner-occupied housing units in the City was 36.2 percent, which was also considerably lower than average for nearby communities, but somewhat more typical for a college community with a large student population. The average equalized value of residential property in Whitewater in 2008 was comparable to neighboring cities and Jefferson County, but considerably lower than Walworth County and several of the surrounding towns. The City of Whitewater's median monthly rent (in the year 2000) of \$504 was fairly competitive compared to nearby communities except for the City of Delavan.

Figure 6.3: Household Characteristics Comparison, 2000

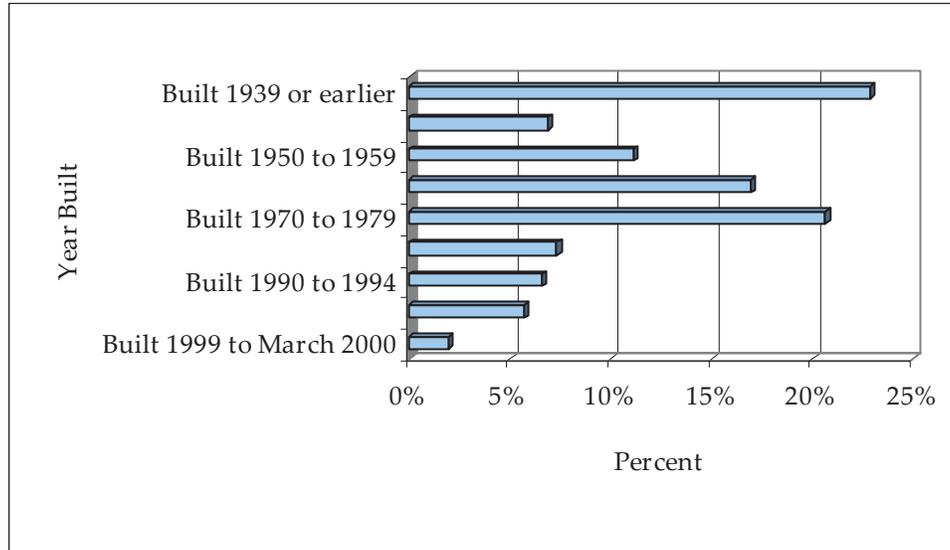
	Total Housing Units	Percent Vacant Housing	Percent Owner-Occupied Housing	Average Equalized Value of Residential Property 2007-08*	Median Rent
City of Whitewater	4,323	4.8%	36.2%	\$180,162	\$504
City of Delavan	3,130	8.8%	54.8%	\$160,503	\$490
City of Elkhorn	3,023	3.2%	53.4%	\$185,330	\$581
City of Fort Atkinson	4,983	4.5%	64.0%	\$155,595	\$549
City of Milton	2,129	16.9%	65.1%	\$137,903	\$518
Town of Cold Spring	278	3.2%	85.1%	\$212,568	\$579
Town of Koshkonong	1,421	12.1%	84.9%	\$177,016	\$731
Town of Lima	494	4.5%	85.0%	\$203,494	\$668
Town of Whitewater	829	33.4%	85.5%	\$316,902	\$593
Village of Palmyra	725	5.0%	67.6%	\$170,665	\$563
Jefferson County	30,109	6.3%	71.7%	\$189,723	\$564
Walworth County	43,783	21.2%	69.1%	\$278,872	\$528

Source: U.S. Census Bureau, 2000; * Department of Revenue, 2007-08 (includes land plus improvements)

Figure 6.4 illustrates the age of the City's housing stock based on 2000 Census data. This characteristic is sometimes used as a measure of the general condition of the local housing supply. More than half of

Whitewater's housing was built before 1969, and nearly 25 percent was built prior to 1940. The condition of housing in Whitewater has also been impacted by the significant amount of rental housing geared to the student population.

Figure 6.4: Age of Housing as a Percent of the Total 2000 Housing Stock



Housing Programs

The following programs and organizations provide assistance to homeowners and renters in the City of Whitewater:

- **CDA Housing Loan Program:** The Whitewater Community Development Authority provides loans to low and moderate income homeowners and landlords to make repairs and improvements to residential properties. Housing loans are based on income guidelines, but are offered to eligible applicants with zero percent interest. Money may also be used to assist with home buyer's closing costs and up to one half of a required down payment, subject to certain conditions.
- **Wisconsin Housing and Economic Development Authority (WHEDA):** Offers home mortgage and improvement loans. Further information can be obtained by visiting the WHEDA website or by contacting Jefferson County's WHEDA representative.
- **Community Development Block Grant (CDBG) Small Cities Housing Program:** Local governments and counties can apply for CDBG funds for a variety of projects to principally benefit low and moderate income households. Eligible projects include home rehabilitation assistance, programs to provide homeownership opportunities to renters, payment of relocation costs, small public facilities projects, demolition or removal of buildings, conversion of buildings to low or moderate income dwelling units, acquisition of property for the construction of low to moderate income dwelling units, site improvements for the construction of low to moderate income dwelling units. This program is administered by the Wisconsin Department of Commerce, Division of Housing and Community Development.
- **HOME Investment Partnerships Program:** Federal grant that provides money to states and localities that can be used to fund a range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. In Wisconsin, the program is administered by the Wisconsin Department of Commerce, Division of Housing and Community Development.

- **Housing Cost Reduction Initiative (HCRI):** Grantees can use funds to help eligible homebuyer purchase homes by providing down payment, closing cost, and/or gap financing assistance and to help low to moderate income homeowners prevent foreclosure. Eligible grantees include governments (local or county), Indian tribes, nonprofit corporations, for-profit corporations, a cooperative, a religious society, and a housing authority, including a redevelopment authority or housing and community development authority.
- **HOME Consortium:** A four-county governmental body that was established to help advance home ownership opportunities and programs for low-income residents. Serves Jefferson, Ozaukee, Washington, and Waukesha Counties.

A Flavor of the City's Existing Neighborhoods

The City's existing neighborhoods provide a range of housing options, offering affordable housing; comfortable and peaceful living environments for families, retirees, and the City's workforce; and a variety of options for undergraduate and graduate students. The City's neighborhoods also help to define the character of the community.

The City's older sections contain a mix of neighborhoods. East of the creek and downtown, the City's older neighborhoods are characterized by relatively modest single-family residences. Washington School provides a gathering spot for these east side neighborhoods. West of the creek, the City's older neighborhoods are more diverse, owing in large part to the influence of the University. Older neighborhoods to the west and south of campus contain a sizable stock of student-oriented rental housing, while older neighborhoods to the east (south of Starin Park) and southwest (in the elementary/middle schools area) are characterized by mainly single-family, owner-occupied housing.

More recent neighborhood development has occurred on the City's west, northwest, south, and southeast sides. This was spurred by the development of the Mound Park Acres neighborhood, along Indian Mounds Drive, in the early 1990s. This neighborhood is predominantly single-family and owner-occupied in character. Most other, more recent neighborhood development near the City's edges certainly focuses on single-family housing, but also includes condominiums and rental apartments in the mix.



Housing and Neighborhoods Goals, Objectives, and Policies

Goal

Ensure that our neighborhoods and housing provide safe, comfortable, affordable, and enriching places in which our residents can live.

Objectives

1. Provide a safe and comfortable living environment for all residents and types of households including families, retirees, students, empty nesters, and owners and employees of Whitewater businesses.
2. Encourage an appropriate mix of housing unit types, densities, and costs in new neighborhoods.
3. Support affordable housing options for renters, students, and residents interested in owning a home.
4. Promote high quality design for all neighborhoods and housing—whether new, upgraded, expanded, or converted.
5. Endorse the maintenance and rehabilitation of the existing housing stock.
6. Work with property owners, residents, and neighborhood associations to encourage neighborhood safety, pride, and cohesiveness.

Policies

1. Based on the land demand analysis included in the Land Use chapter of this *Plan* and as shown on the Future Land Use map, plan for a sufficient supply of developable land (and redevelopment areas) for housing for a variety of income levels (including low and moderate income residents) and age groups (including young people and seniors).
2. Direct new City housing to areas that have convenient access to commercial and recreational facilities, transportation systems, schools, parks, shopping, and jobs; while providing appropriate buffers from more intense or incompatible nearby uses.
3. Organize neighborhoods around community gathering places like parks and schools, mixed use/commercial centers, and green spaces; and ensure interconnectivity between neighborhoods and the broader City.
4. To encourage social interaction and unified neighborhoods, promote carefully planned and high quality new City neighborhoods, as described later in this chapter.
5. Encourage initiatives that strengthen existing neighborhoods through the maintenance of the housing stock; promotion of home ownership where appropriate; creative reuse of vacant or under-utilized buildings; compatible infill development and redevelopment; and development, maintenance, and improvement of parks and street infrastructure.
6. Plan for multi-family housing in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity.
7. Ensure that each new residential neighborhood (subdivision) incorporates an adequate mix of housing styles, layouts, and colors to avoid monotony, mainly by working with developers on covenants that achieve this policy.
8. Encourage modest front yard setbacks, limit front yard parking, promote recessed garages, and encourage other creative housing design characteristics to avoid a “garage-scape” street appearance for new and converted housing.
9. Facilitate high-quality senior housing options, ideally in locations close to services that seniors typically require and enjoy, such as commercial services (e.g., grocery store, bank, restaurants, health care) and cultural activities and venues (e.g., parks, churches, schools).
10. Promote additional residential uses in the upper stories of Downtown buildings—and on redevelopment sites in and near the Downtown—to enhance the viability and vitality of the Downtown area, while assuring that adequate parking is available to serve new residents.

11. Restrict additional subdivision development in rural areas at and beyond the City's fringe, except in areas specifically shown for this type of development on Map 5.

Housing and Neighborhoods Programs and Recommendations

Advance a Neighborhood Preservation Strategy to Elevate All Neighborhoods in Whitewater



The University of Wisconsin-Whitewater constitutes an important element of the City of Whitewater's character, economy, and culture. Therefore, it is not surprising that the University's strong local presence provides both opportunities and challenges for the community. Opportunities include the broad range of cultural and commercial opportunities presented by the University and its students, and the additional tax base and jobs generated by "spin-off" development from the University.

This "spin-off" development also presents one of the greatest challenges to having a university anchor the community. In particular, off-campus, student-oriented rental housing—if not appropriately located, designed, and managed—can present challenges to one of the City's foremost goals, which is to provide desirable and comfortable places for all residents to invest and live.

As with most university communities, Whitewater is challenged by how to appropriately integrate students into City neighborhoods and simultaneously preserve quiet, safe, stable, and amenity-rich places for non-student residents to live, raise families, and enjoy retirement. For most non-student residents, a house is an investment not only in siding and shingles, but also in family and life. The housing needs, interests, and lifestyles of many college student residents are often quite different and sometimes at odds with those of these non-student residents. As a result, over time, neighborhoods with increasing concentrations of student rental housing generally become less desirable for non-student residents.

The City recognizes that not all neighborhoods in the City are or can be identical in terms of character, housing composition, or the percentage of owner- versus renter-occupied housing units. And the reality is that being home to a University means that the City's neighborhoods must be able to accommodate and integrate those students who do not choose to live on campus.

Yet, despite these and other challenges, the City has identified a number of specific approaches for elevating the quality, appearance, and function of all neighborhoods in Whitewater and for increasing owner-occupancy and neighborhood investment throughout the community. Collectively, these approaches make up the City's Neighborhood Preservation Strategy. The following paragraphs describe this Strategy in more detail.

Approach for Delineating Different Neighborhoods in the City

The first step in developing a City-wide Neighborhood Preservation Strategy was to divide the entire City into separate neighborhoods for preliminary analysis. With City Plan and Architectural Review Commission and staff input, the consultant delineated neighborhoods based on several factors including commonly understood subdivision boundaries, zoning district boundaries, locations of major roads, and breaks in different types of land uses. The objective in dividing the City up into neighborhoods was to delineate relatively homogenous areas, so that different approaches could be later developed and applied to different areas of the City.

After neighborhoods were delineated, the consultant conducted an analysis to gain a better understanding of the characteristics of each neighborhood as compared with all other neighborhoods in the City. For each neighborhood, the analysis included a comparison of the following characteristics:

1. The average assessed value of residential parcels.
2. The average property condition rating for residential parcels per the City's assessment records.
3. The average "curb appeal" rating for residential parcels per the City's assessment records.
4. The percentage of owner-occupied housing within the neighborhood.

5. The neighborhood's distance from and connections to the University, considering obvious and appropriate student travel corridors to and from campus.
6. The locations of the City's elementary and secondary schools.
7. The City's current zoning and future land use plans for the neighborhood.
8. Local knowledge about the existing composition and character of the neighborhood, including the general presence of student renters at the time this *Plan* was written.

Neighborhood Categorizations Based on Analysis Results

Based on the results of the comprehensive analysis described above, the City classified the neighborhoods into four different categories. Each category corresponds with one or more residential future land use designation described in the Land Use chapter of this *Plan* and illustrated on the Future Land Use map (Map 5). This categorization process helped organize neighborhood preservation approaches and direct specific approaches to appropriate areas of the City.

The four neighborhood categories are described below—again, Map 5 shows the future land use designations that correspond to each neighborhood category:

- Single-Family Residential - City Neighborhoods are considered to be the most appropriate areas for predominately single-family, owner-occupied housing now and in the future. Within Single-Family Residential - City Neighborhoods, the City will utilize a variety of approaches to maintain a quiet, family-oriented neighborhood atmosphere and to maintain a predominately single-family, owner-occupied housing character. The Single-Family Residential - City future land use designation is described more fully in the Land Use chapter and is shown on the Future Land Use map (Map 5). See that chapter for more detailed policy guidance for this category of neighborhoods.
- Central Area Neighborhoods are areas of the City characterized by some additional variety of housing types, usually focused on single-family housing, but also including two-family and some multi-family (three+ units per building) housing. Housing occupancy is a greater mixture of owner-occupied and renter-occupied than in Single-Family Residential - City Neighborhoods. Central Area Neighborhoods are also relatively close to campus and/or are along a logical travel corridor between areas with higher concentrations of student-oriented housing and the campus. These factors also distinguish them from Single-Family Residential - City Neighborhoods.

It is envisioned that Central Area Neighborhoods will continue to accommodate a similar range of residents, housing types, and owner-occupied and renter-occupied options that they do today. Within such neighborhoods, the City intends to institute a variety of policies to preserve property values, maintain owner-occupancy levels to the extent practical, and preserve an environment in which residents at different stages of life and with varying lifestyles can continue to co-exist. Within Central Area Neighborhoods, “upzonings” (e.g., rezonings from R-2 to R-3) will generally not be entertained, but compatible redevelopment that improves neighborhood quality under existing zoning districts will be considered. The Central Area Neighborhood future land use designation is described more fully in the Land Use chapter and is shown on the Future Land Use map (Map 5). See that chapter for more detailed policy guidance for this category of neighborhoods.

- Higher Density Residential Neighborhoods are those areas located mainly near the UW-W campus that are already characterized by significant percentages of student-oriented and multi-family housing (greater than in Central Area Neighborhood areas), or if undeveloped are logically positioned to accommodate future student-oriented and multi-family housing options. Within Higher Density Residential Neighborhoods, upzonings (e.g., rezonings from R-2 to R-3) will be entertained in appropriate locations. However, as with the Central Area Neighborhoods, the City will work to preserve and enhance the appearance and functionality of these neighborhoods. The Higher Density Residential future land use

designation is described more fully in the Land Use chapter and shown on the Future Land Use map (Map 5). See that chapter for more detailed policy guidance for this category of neighborhoods. Neighborhood Preservation approaches associated with areas designated on the Future Land Use map as Two-Family Townhouse future land use designation are similar to those indicated for the Higher Density Residential. See the Land Use chapter for details.

- Future Neighborhoods are areas planned for future neighborhood development on the City’s fringe, but were generally not yet developed at the time this *Comprehensive Plan* was written. With such areas, located comparatively distant from the UW-W campus, efforts will be undertaken to create primarily single-family, primarily owner-occupied neighborhoods. The Future Neighborhood future land use designation is described more fully in the Land Use chapter and shown on the Future Land Use map (Map 5). See that chapter for more detailed policy guidance for this category of neighborhoods.

This categorization of neighborhoods is not intended to suggest that certain neighborhoods in Whitewater are more important than others, nor is it intended to diminish the efforts of the many residents who have invested time, money, and years of their lives into their properties and the community. In fact, the intention is quite the opposite. The City must find a realistic, sustainable way to maintain and enhance the City’s neighborhoods for its residents, and this categorization is an approach to realize this goal.

Neighborhood Preservation Approaches

The overall Neighborhood Preservation Strategy involves a variety of interrelated educational, incentive, and regulatory approaches, some directed City-wide and others directed to different categories of neighborhoods. Those approaches applicable to all neighborhoods in the City are described in Figure 6.5. Approaches that are specific to one or more (but not all) categories of neighborhood have been described in the Land Use chapter as part of the broader list of policies associated with the future land use designation that corresponds with each neighborhood category (as defined above). Neighborhood preservation approaches located in the Land Use chapter have been called out using a  symbol.

In order for these approaches to be successful, the City must rely on the efforts and input of all its residents and stakeholders, including students, renters, landlords, developers, home owners, representatives of the University, and neighborhood associations.

Figure 6.5: City-wide Neighborhood Preservation Approaches*

Type of Approach	Description of Approach
Education/Communication	<ul style="list-style-type: none"> ▪ Continue the Foresee Committee and the Neighborhood Enhancement Team to enhance communication among UW-Whitewater, the City, and students regarding the rules and responsibilities associated with living off campus. ▪ Continue to interact and coordinate with the UW-Whitewater on student housing policies that may have an impact on the number of students choosing to live off-campus. ▪ Revise the zoning ordinance to more clearly and obviously present the City’s non-family household size limits, which are currently difficult to locate. ▪ Distribute notices to the owners of all rental properties in the City reminding them of the City’s requirements on the maximum size of non-family households and outlining the City’s expectations for rental housing. ▪ Consider supporting the development of student and renter associations to encourage these populations to have a stronger and more unified voice

Type of Approach	Description of Approach
	<p>in discussions with the City.</p> <ul style="list-style-type: none"> ▪ Identify opportunities to enhance two-way communication between renters/landlords and the City. This could involve a City-sponsored forum to discuss approaches for improving neighborhoods and to identify ways all parties can contribute to this effort. ▪ Encourage the establishment of new neighborhood associations and promote the activities of existing associations. Actively encourage neighborhood associations to include landlords and renters in these associations. Potential resources include the Wisconsin Chapter of the Community Associations Institute and UW-Extension. ▪ In cooperation with neighborhood associations, identify what opportunities exist to enhance neighborhood pride and cohesiveness. This includes developing neighborhood-based events and festivals, as well as enhancing the appearance and functionality of neighborhoods through physical improvements. The City will consider establishing a matching fund to assist individual neighborhoods in funding such events. ▪ Develop graphics and a PowerPoint presentation to visually communicate the City’s Neighborhood Preservation Strategy to neighborhoods, UW-W officials, property owners/landlords, community service organizations, and others, and offer to make presentations.
Regulation/Enforcement	<ul style="list-style-type: none"> ▪ Provide a tighter definition for what constitutes a single-family home and consider more careful review of additions based on that definition. ▪ Revisit lot coverage standards for the City’s R-1 and R-2 zoning districts to preserve neighborhood character and to limit large backyard parking lots both for aesthetic and stormwater management reasons. ▪ Develop parking strategies to encourage students to live closer to campus, discourage excessive numbers of students from parking on residential streets for extended periods of time, and raise money to fund investments in neighborhood preservation. This approach may involve variations on the following elements: <ul style="list-style-type: none"> ○ Accommodate new on-street parking spaces on appropriate streets immediately adjacent to the campus. Such spaces should be allocated by paid permit or (as a second choice) metered. ○ Require student parking permits for certain residential streets close to campus. ○ Work with the University to identify strategies for handling student commuter traffic and parking. Discuss options for using University commuter parking pass revenues to help fund neighborhood preservation approaches, such as supporting the efforts of the Foresee Committee. ○ Consider restricting parking from 2 a.m. to 5 a.m. on certain streets. ▪ Zone lands in accordance with the recommendations in this <i>Comprehensive Plan</i>. See Figure 6.6 for general areas that should be evaluated for rezoning following adoption of this <i>Plan</i> to support the City’s Neighborhood

Type of Approach

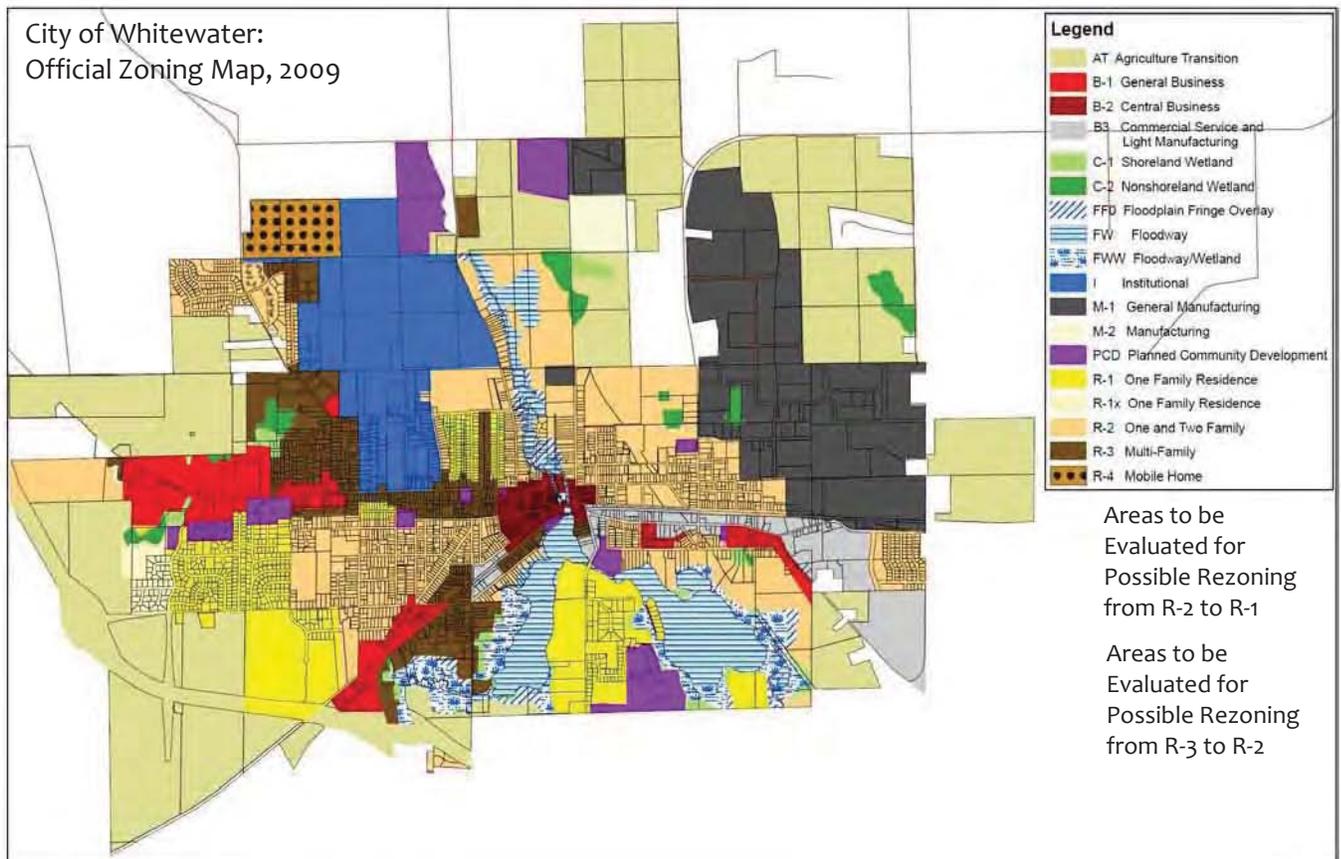
Description of Approach

Preservation Strategy. As an alternative or enhancement to rezoning lands, the City could adjust zoning standards within its residential zoning districts.

- Vigorously enforce City property maintenance, noise, nuisance, and zoning ordinance provisions, through:
 - Seeking automation and other efficiencies in code enforcement wherever possible.
 - Developing collaborative relationships with neighborhood associations to identify and help resolve violations of City ordinances.
 - Considering increases in neighborhood services officer and/or administrative hours focused on more expeditious enforcement.

** See Land Use chapter for a description of those neighborhood preservation approaches that are applicable in one or more of the categories of neighborhoods in the City, but not City-wide.*

Figure 6.6: Areas to Be Evaluated for Possible Rezoning for Neighborhood Preservation



Promote High Quality Design for New “Future Neighborhoods”



For areas designated as “Future Neighborhood” on the Future Land Use map (Map 5), the City seeks to:

- Integrate a diversity of attractive and quality housing types.
- Promote a high percentage of owner-occupancy and single-family housing.
- Provide housing, parks, schools, shops, services, and jobs within walking distance of one another.
- Offer a safe and welcoming living environment for all City residents.
- Support and bolster the economy by providing a desirable place to live for the City’s workforce.
- Blend the convenience of the automobile with the creation of safe, comfortable places to walk and bike.
- Preserve environmental systems that define, sustain, and connect neighborhoods.
- Provide neighborhoods that make for efficient use of land, thereby minimizing use of farmland in the Whitewater area and minimizing intrusion into natural areas.



New housing should be characterized by designs that emphasize the architecture of the main body of the house, not the garage.

In the design and approval of new neighborhoods (subdivisions), the City will expect that developers employ the following design principles. These principles are intended to complement the City’s Neighborhood Preservation Strategy described earlier in this chapter, by creating new neighborhoods with lasting quality.

- Provide Housing Variety, with Emphasis on the Single-Family Home: Incorporate a variety of housing types in a compact and interconnected form, paying particular attention to the scale of buildings, walking distances, and the design of other neighborhood features such as street lights and signage. Single-family homes should be the predominant form of housing.



Street trees and pedestrian lighting, modest building setbacks, landscaped front yards, balconies and porches, and variety in architecture all contribute to a welcoming neighborhood environment.

- **Establish Street Activity:** Focus new homes toward the street, and incorporate site and building design strategies like decreased setbacks, front porches, balconies, and other interesting architectural features that help create a safe, pleasant walking environment. Set back garages from the main body of the house wherever practical, and consider alley-loaded garage options, which may be privately owned to reduce the need for City maintenance.
- **Establish Community Gathering Places:** Design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other institutional uses. Some of these may already exist, while others may be designed into the neighborhood.
- **Blend Land Uses:** Integrate neighborhood-scale commercial and office uses and other small-scale institutional uses in appropriate locations, generally along busier streets and intersections to draw on a broader market. Bring housing into upper stories of such developments, where appropriate.
- **Promote Walkability:** Design the neighborhood to facilitate pedestrian movement and enhance citizen mobility within the neighborhood and between the neighborhood and other nearby destinations such as parks, schools, and business and job districts. Continue to require sidewalks and street trees along all new streets, and provide multi-use paths in the environmental corridor and park network in accordance with City bikeway plans.
- **Promote Street Connectivity:** Interconnect nearly all streets both within the neighborhood and to existing and future adjoining neighborhoods. Limit the creation of cul-de-sacs to places where environmental features, odd property configurations, or the character of development require them.
- **Calm Traffic:** Accommodate on-street parking (at least in the daytime), and promote narrower streets to calm traffic and increase pedestrian safety. Consider other traffic calming approaches on a case-by-case basis, such as traffic circles and medians. Integrate landscaped medians and boulevards into new neighborhood entryways and collector streets. These new boulevards may also serve stormwater management functions.
- **Intertwine Natural Areas:** Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management. Provide adequate vegetated buffers between the development and natural features.
- **Provide Visual Diversity:** Promote variation in the appearance of homes, including differences in color and architecture for houses located on the same street. Promote opportunities to locate garages behind the front façade of the house/building. Consider incorporating anti-monotony design standards into the City's zoning ordinance to advance these goals.