Potential Future Land Use

Four Potential Future Land Use Districts

Low-Rise Residential District

Promotes lower-density housing (from ADUs to quadplexes) along with small-scale commercial uses, helping fill the "missing middle" with a variety of housing options, and creating compact, walkable neighborhoods.

Where? This district is applied to many of the existing residential neighborhood blocks

Mixed-Use Transition District

Medium-intensity housing and mixed uses adjacent to transit corridors, encouraging walkable, connected development that retains a neighborhood scale and serves as a transition between low-rise residential and mixed-use hubs.

Where? Existing and future transit corridors, adjacent to mixed use hubs, and slightly denser residential complexes, such as near UM Campus

Business Flex District

Encourage the development of flexible building types for a variety of non-residential uses that would become employment anchors, such as light industrial, manufacturing, warehousing or labs.

Where? Represents the existing industrial and primarily office districts, as well as where some utilities are

Mixed-Use Hub District

Combine the highest density with the tallest building allowance, emphasising strong connections to major transit hubs, anchor destinations and the redevelopment or activation of large sites.

Where? Areas around downtown or building out around major shopping centers

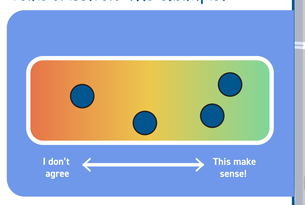
How do you rate the main changes to the land use plan?

INSTRUCTIONS

Each of the dark blue call-out boxes below refers to a land use change on the map.

1. Take a look at each of the six proposed changes in the **callout boxes below.**
2. For each change, **grab a dot sticker** (that's 6 dots total!)
3. For each proposed change, indicate your reaction on the scale using the colored sticker!

Take a look at the example:



Key Proposed Changes

EXPANDING DOWNTOWN — The downtown - expanding mostly to the south - would better connect to neighbors and add economic activity.

I don't agree — This make sense!

REDEVELOP SHOPPING CENTERS — Leveraging existing shopping centers and parking lots to create vibrant, active mixed use and residential areas.

I don't agree — This make sense!

ADD DENSITY NEAR NORTH CAMPUS — Capitalizing on UM growth, adding density near the University imagines students living closer to where they study.

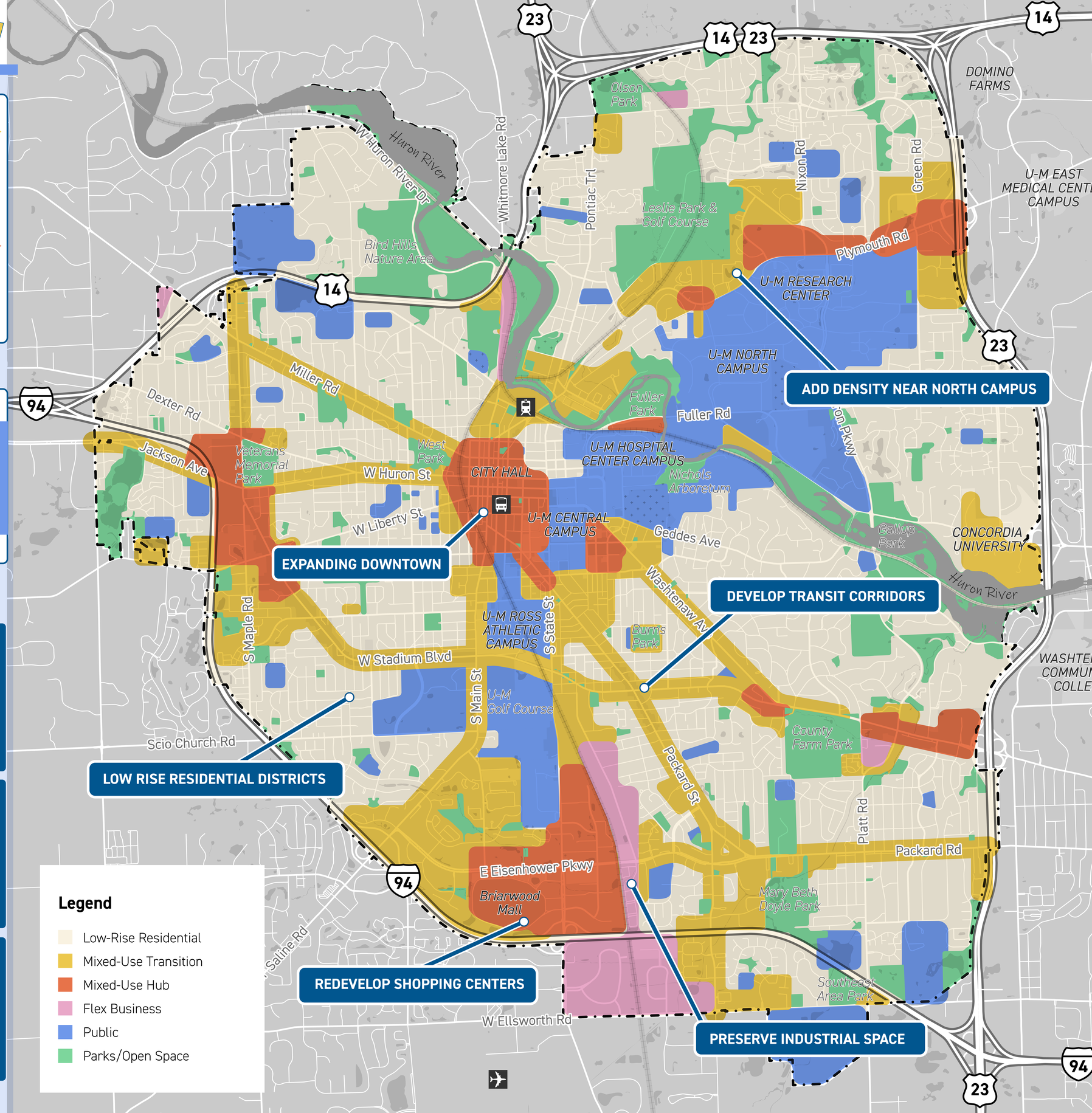
I don't agree — This make sense!

PRESERVE INDUSTRIAL SPACE — Preserving industrial space is intended to help preserve affordable, flexible commercial spaces.

I don't agree — This make sense!

DEVELOP TRANSIT CORRIDORS — Encouraging more density along transit corridors to in turn increase use of public transportation and support sustainable growth.

I don't agree — This make sense!

LOW RISE RESIDENTIAL DISTRICTS — Allowing more housing in neighborhoods and bringing small mom-and-pop stores closer to where people live.

I don't agree — This make sense!