



# Vision Plan:

## Homes, Yards & Marketplaces

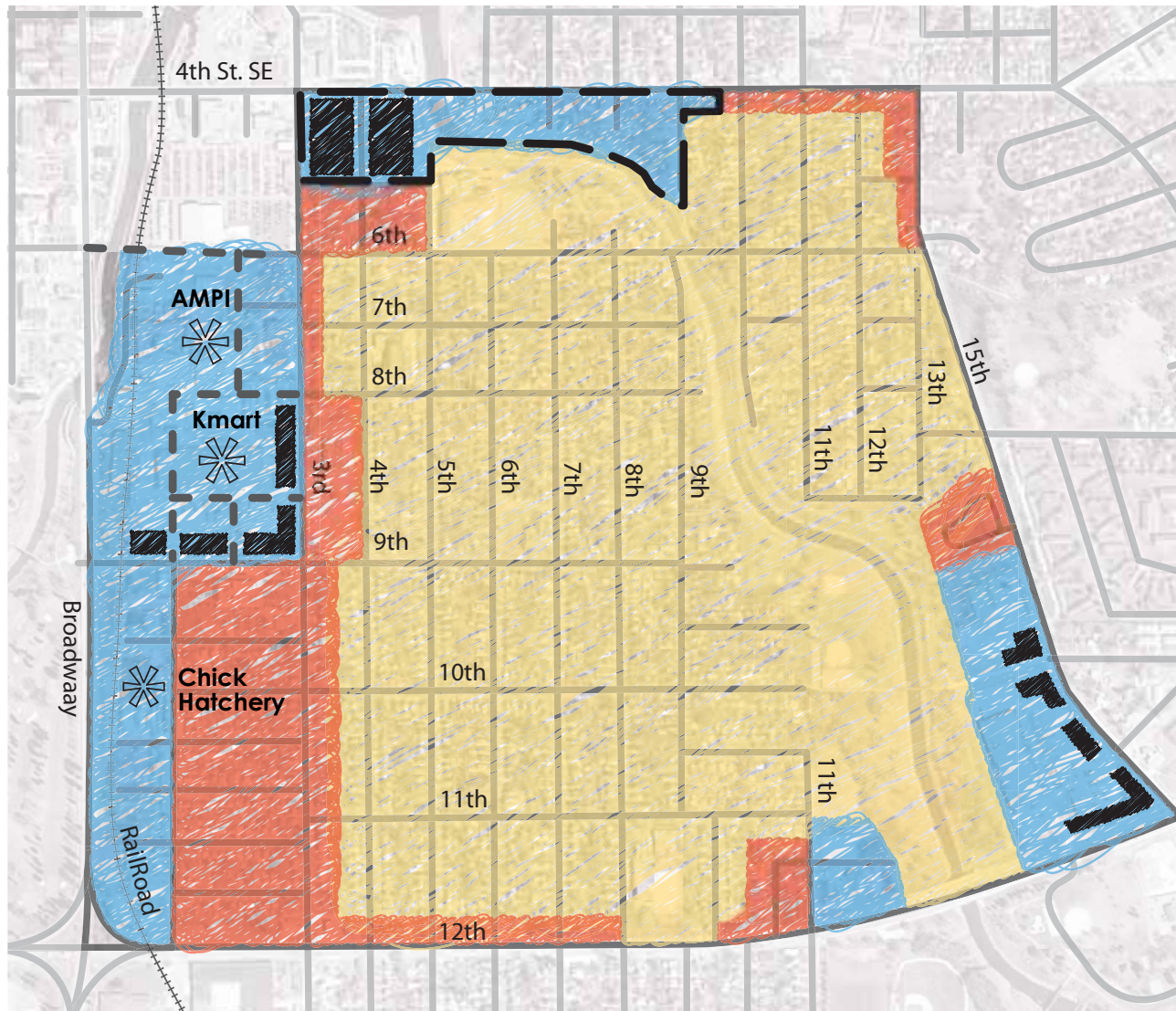



### Goal:

*Restore and maintain the charm and historic character of the traditional urban built environment, while enhancing areas of commerce consistent with the original neighborhood context.*

### Objectives:

- Promote a balanced supply of housing units that include a variety of incomes, tenure, and family types.
- Establish regulations to protect historic structures and encourage adaptive reuse.
- Identify and encourage reinvestment into former single-family homes that have been converted into multi-unit apartments and explore options for redevelopment.
- Identify blighted or crime-ridden properties and work closely with the Building Safety Department and law enforcement to identify key issues, solve problems and make improvements.
- Encourage infill development with well-designed compatible new structures.
- Maintain affordable housing that contributes to socio-economic diversity and the diversity of housing stock.
- Encourage remodeling projects that maintain the character of homes through incentives and guidelines.
- As redevelopment occurs, encourage the integration of locally and family owned businesses as well as a diversity of uses and business types.
- Utilize current businesses as the cornerstone for future development.



-  **Neighborhood Residential:**
  - Single Family
  - Owner-Occupied
  - 1-2 Stories
  
-  **Urban Residential:**
  - Mixed Use
  - Focus on Residential
  - 2-4 Stories
  
-  **Main Street:**
  - Mixed Use
  - Focus on Commercial
  - 3-5 Stories
  
-  **Adaptive Reuse**
  
-  **Parking lot infill with Commercial Buildings**
  
-  **Priority Redevelopment Area**
  
-  **Future Streets**

**Slatterly Park Neighborhood**  
homes, yards & marketplaces map

**Recommendations:**

- Prohibit further conversion of single-family homes to multi-unit apartments.
- Design building openings that are oriented to the street, including well illuminated windows and welcoming entrances.
- Carry out a PIE survey to inventory types of housing stock and property conditions; identify improvement needs and target investment areas.
- Create/identify funding programs that provide incentive and opportunity for those undertaking rehabilitation and reinvestment in residential structures.
- Build a partnership program between landlords and neighborhood residents.
- Produce design guidelines and/or standards for new developments and major remodels.
- Encourage home ownership and owner occupied rental property.
- Work with the First Homes through the Imagine Slatterly Leadership Committee to identify foreclosed homes in need of renovations.
- Consider adaptive reuse of structures identified by the neighborhood as being landmarks (e.g. Chick Hatchery, AMPI factory building)
- Design infill redevelopment projects using quality materials that fit in with the neighborhood.
- Develop housing density along the edges of the neighborhood to facilitate walking to work, amenities, and recreational opportunities.
- Relax height requirements for developments that add residential units to the top floors.
- Work with other core neighborhoods and Imagine Leadership groups to implement an Infill Zoning ordinance to cover the unique constraints of a traditional urban neighborhood.
- In mixed use areas, bring buildings to the street (property line) and place parking behind or in the middle of the site.
- Prohibit highway style commercial development with expansive parking lots along street frontage and large free-standing signs.
- Encourage additional commercial development along street frontage at K-Mart and Cub Foods sites that share existing parking.
- Prioritize the 4th Street SE redevelopment from 3rd Avenue SE to 9th Avenue SE to eliminate blight and promote higher density, mixed-use buildings.
- Work with Cub Foods to orient a building entrance toward the neighborhood side.