



Vision Plan:

Land Use



Goal:

To create a sustainable, compact, cohesive urban neighborhood where residents can live, work, shop and play.

Objectives:

- Encourage a compatible mix of land uses that protect natural and built assets and create a sense of place.
- Connect mixed-use areas with a network of landscaped “green” streets and walks.
- Ensure that development contributes to the social and economic life of the community through quality design of the physical environment.
- Strengthen small business activity in commercial and mixed-use areas that is compatible with the social and physical make-up of the neighborhood.
- Encourage quality building practices that are enduring and will accommodate future alternative uses.
- Plan for growth and density through design at intentional locations throughout the neighborhood and in concert with the Rochester Downtown Master Plan.
- Encourage demolition of unsafe and condemned buildings and infill with architecturally compatible uses.
- Recapture historical population losses through strategic and compatible land use modifications.
- Set the stage for redevelopment of less desirable areas of Slatterly Park that will enhance livability.



-  Commercial
-  Medical
-  Industrial
-  Rec Area and Open Space
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential

Slatterly Park Neighborhood
future land use designations

Recommendations:

- Encourage the design and placement of buildings that incorporate human scale design details and promote pedestrian walkability.
- Eliminate industrial land uses from future growth patterns within the neighborhood.
- Preserve and create walkable commercial and mixed-use areas while eliminating suburban-style vehicular dominated design.
- Provide opportunities for redevelopment in areas adjacent to downtown close to jobs, services and amenities.
- Preserve low density core of Slatterly Park Neighborhood.

Create on-site parking that:

1. Is carefully and judiciously placed as to not create a void breaking the continuity of the neighborhood.
2. Places parking above, below, behind, or beside the building.
3. Assures safe vehicular and pedestrian circulation, minimizes negative visual impact and is well landscaped.
4. Integrates parking with buildings whenever feasible through interior site design and podium parking using structures whenever feasible.
5. Discourages over-supply of parking by setting caps on parking and facilitating shared parking.

Modify existing land use plan to the following:

- Along 4th Street SE, change areas closest to downtown to commercial.
- Promote changes to medium density residential along edges of neighborhood and on principle corridors (4th Street SE, 15th Avenue SE, 3rd Avenue SE, 12th Street SE).
- Eliminate industrial land use along western edge of the neighborhood.
- Plan for redevelopment of AMPI property to future 6th Street SE continuation by changing to high-density residential with opportunities for rental units in close proximity to UMR campus.
- Create a consistent west edge along Broadway south of 9th Street SE with commercial uses to promote a walkable mixed-use corridor.
- Upgrade to medium density residential in neighborhood south of 9th Street SE and west of 3rd Avenue SE with opportunities for rental units.
- Plan for a commercial node at the intersection of 12th Street SE and 11th Avenue SE by extending the commercial land use north to the entrance into Slatterly Park.