What is the Strategic Investment Area?

- Adopted by Council as an appendix to the Comprehensive Plan on February 3, 2014.
- Purpose: “provide guidance for future redevelopment and investment in the area”
Study Area
Implementation

- On April 26, 2016, the City Council and Planning Commission approved a phased approach to implementation of the recommendations.
Strategic Investment Area

PROPOSED FORM BASED CODE PHASES

PHASE 1

PHASE 2

PHASE 3
What does the Strategic Investment Area plan say?

• Organized the study area according to transects.
What does the Strategic Investment Area plan say?
Regulating Plan | Low Impact Development (LID) Green Infrastructure
Building Heights
It is recommended that the tallest buildings in the SIA be located at the core of the study area on the IX site, between Monticello Avenue and Blenheim Avenue. Radiating out from this core, buildings should step down in height towards the surrounding neighborhood. At sites directly adjacent to existing single family houses and other low-rise buildings, it is recommended that the mass of proposed buildings be molded to step down further in recognition of their smaller neighbors.
Important Points

• The SIA Plan is a guide. It is not a prescriptive document meant to be followed to the letter.
• The implementation depends on feedback from the public, especially owners in the study area.
Next Steps

- Staff is working on a draft code change that will be a form-based code.
- Need input from interested parties by early November to incorporate concerns in the code.