



Symbol Legend

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Postindustrial & Inner-city Revitalization

- Increase densities with full-block, yet fine-grained, mixed-use development.
- Encourage adaptive reuse of buildings.
- Strategically relocate out-of-place business operations through phased industrial transitions.
- Promote entrepreneurship and small business development
- Retrofit public housing projects as mixed-use and mixed-income developments (prioritize the use of neo-traditional development principles).
- Enhance social services and Crime Prevention through Environmental Design techniques to combat crime and poverty.
- Use alleys and pedestrian walkways to enhance connectivity and access.
- Foster the identity of small urban neighborhoods and sub-districts.
- Repair street connectivity and block structure that has been lost over time.

Live/Work Innovation Zones

- Foster employment uses compatible with existing context.
- Capitalize on existing investments, facilities, and industries to develop “spin-off” and sector clusters (biomedical research, for example).
- Incorporate residential uses as part of a mixed-use development area.
- Encourage office and academic development.
- Increase connectivity and multimodal transportation choices.
- Create or retrofit streets to be complete, having on-street parking, sidewalks, and other complete street elements.
- Make strategic connections to adjacent residential areas that do not increase automobile traffic in such areas.
- Enhance social services and Crime Prevention through Environmental Design techniques to combat crime and poverty.
- Reconsider industrial zoning that calls for excessive separation of uses.

High-density Transitions

- Increase densities with infill development, mid-rise buildings, parking decks, and other urban solutions.
- Create major destinations that have a regional, statewide, or even national attraction.
- Provide a highly walkable street grid with safe crossings by preserving and repairing the existing network and repairing lost connections as appropriate.
- Encourage active ground floor uses such as retail and restaurant uses; alleviate challenges to vertical mixed use development.
- Encourage large-format tenants to utilize urban-scale building footprints.
- Use alleys and secondary circulation networks; ensure highly walkable and active streetscapes.
- Place parking to the rear of buildings and ensure primary building access from the public sidewalk network.
- Create design guidelines for key areas as needed.

Intracoastal Tidewater

- Focus on preserving character and single-family compatibility, including preservation of the National Register Historic District.
- Create pedestrian, bicycle and small motor vehicle connections from disparate road segments and driveways.
- Increase public and semi-public water access.
- Consider accessory dwelling units and alternative building types.
- Consider coastal design guidelines for new development.
- Limit the number of driveways along Parkways and Loop Road corridor types; encourage shared access and a network of connected streets and pathways.

Neighborhood-scale Infill Development

- Focus on small-lot infill development, especially single-family residential.
- Place particular emphasis on surrounding neighborhood fabric.
- Encourage neighborhood-scale commercial development along corridors to serve the neighborhood.
- Enhance neighborhood gateways through streetscape improvements, public art, signage and buildings that front towards the street.
- Prioritize the redevelopment of out-of-place sites, such as small industrial shed building in a residential area.

River Lights

- Implement adopted master plans.
- Encourage mixed-use centers and neo-traditional development patterns.
- Ensure that new development meets the intent of adopted plans.
- Encourage public water access areas and incorporate natural features into the public space network.

Greenfield Sites as Multi-use Places

- Implement adopted master plans; create new master plans as needed.
- Encourage town centers and other suburban mixed-use development types.
- Make connections to adjacent areas and incorporate them into new development.
- Provide abundant open space and buffers along low-density neighborhoods, but integrate with existing multifamily and commercial areas.
- Maximize structured parking and concealed parking and minimize the use of large surface parking lots.

- Develop multi-use areas and provide multimodal connections between various uses.
- Encourage a variety of building types; employ neo-traditional urban design principles in site and building design.
- Ensure a walkable block structure and a clear hierarchy of complete streets.
- Provide Main Streets with pedestrian-friendly storefronts and street furniture.

Suburban Commercial Retrofit

- Encourage infill development in place of surface parking lots.
- Overcome barriers to pedestrian movement such as excessive street crossing distances, lack of sidewalks and crosswalks, and disconnected networks.
- Add residential uses and make connections to nearby existing residential areas.
- Develop design standards for commercial development.
- Use access management techniques, such as connected parking lots, to reduce excessive driveways along corridors.
- Retrofit underperforming and outdated suburban buildings and sites.
- Prioritize urban building prototypes for large format and chain commercial development.
- Establish an urban block structure in strategic areas; convert parking lot driveways to full-service streets.

Strategies