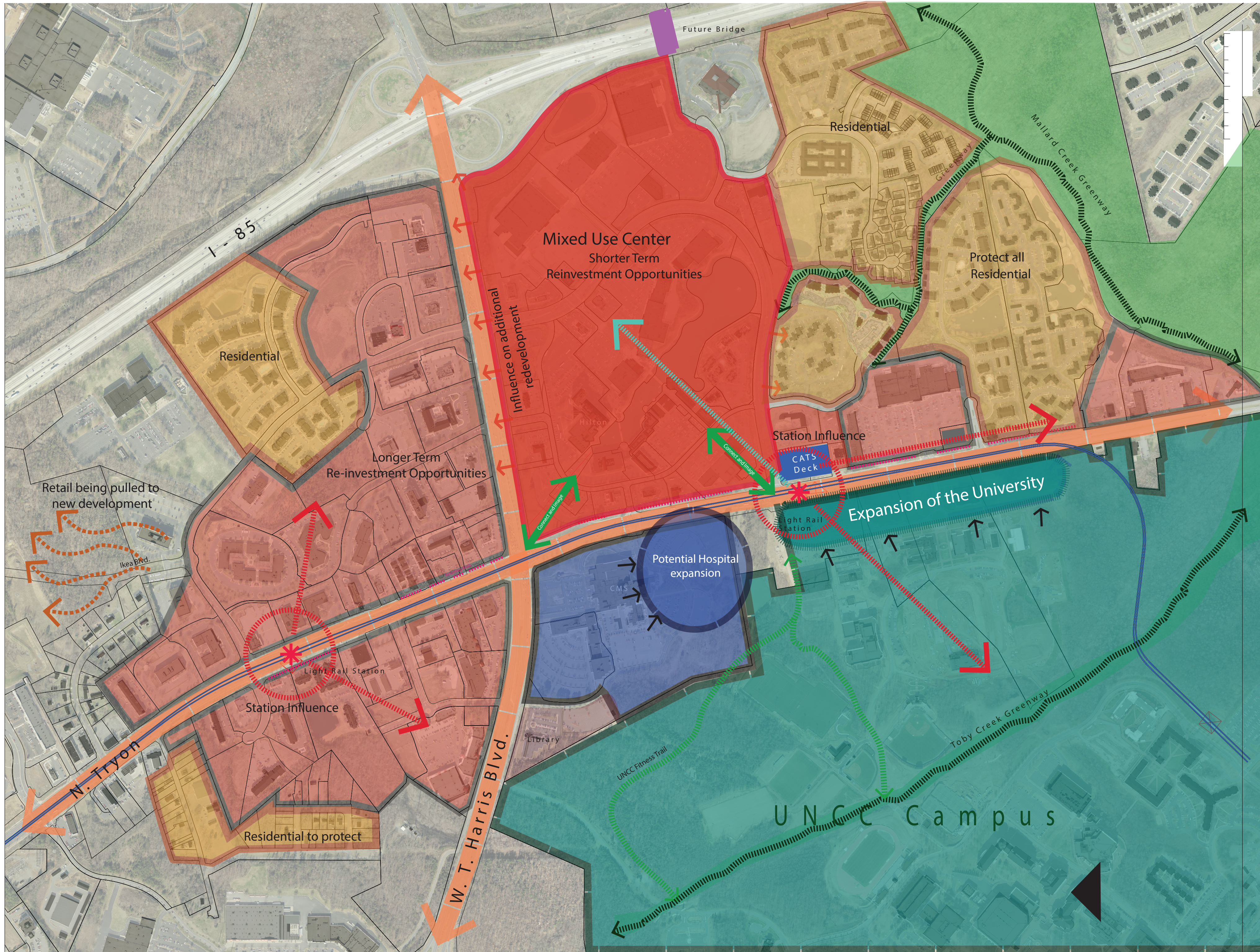# University City Area Development Opportunity

The future light rail will create an opportunity for the University City Area to reinvigorate an aging retail center by moving away from the original suburban development model to a more dense mixed use center.
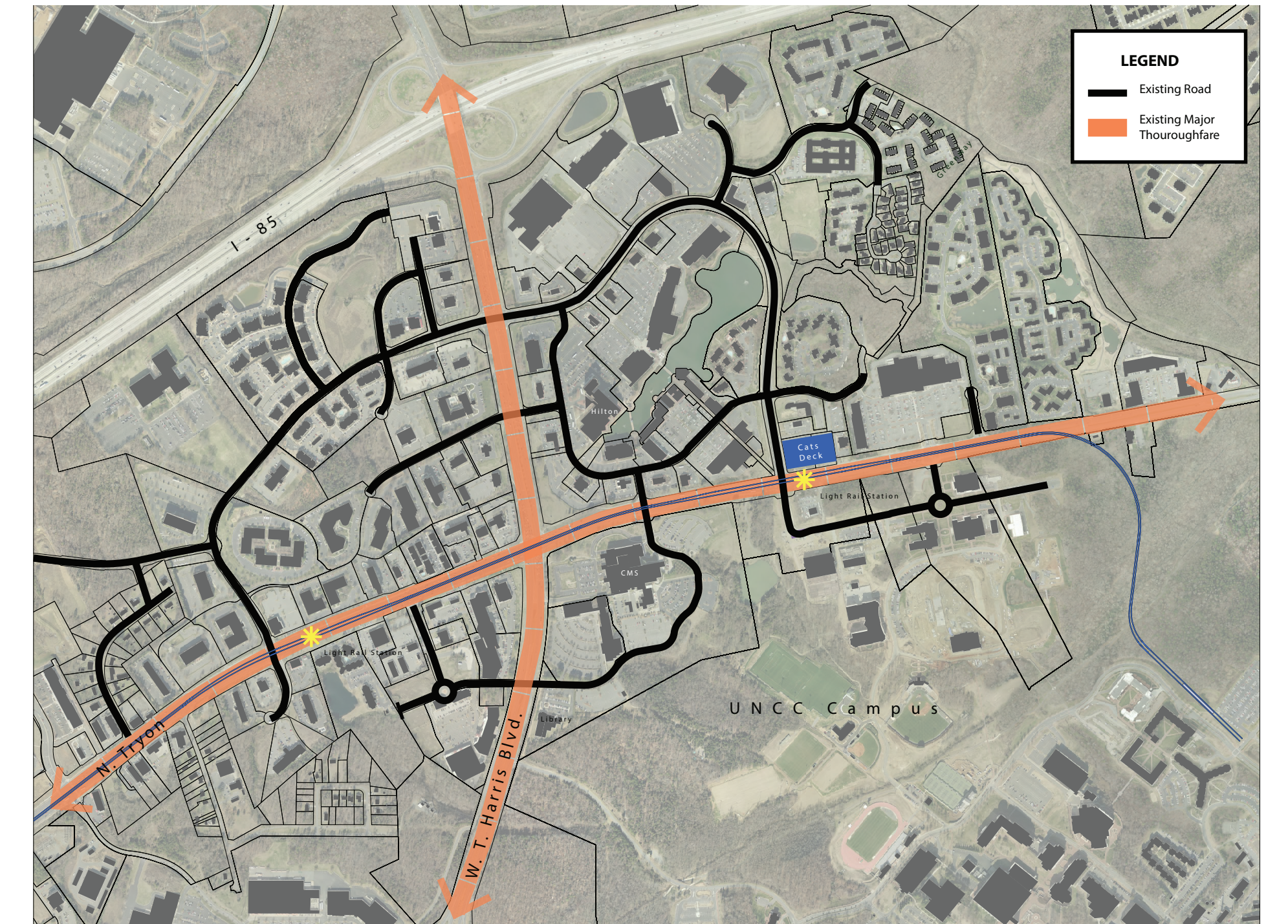
Development Influence Diagram

This diagram illustrates the influence transit stations will have on the surrounding area. The proixmity of existing office and retail to the transit stations will attract re-investment opportunities.
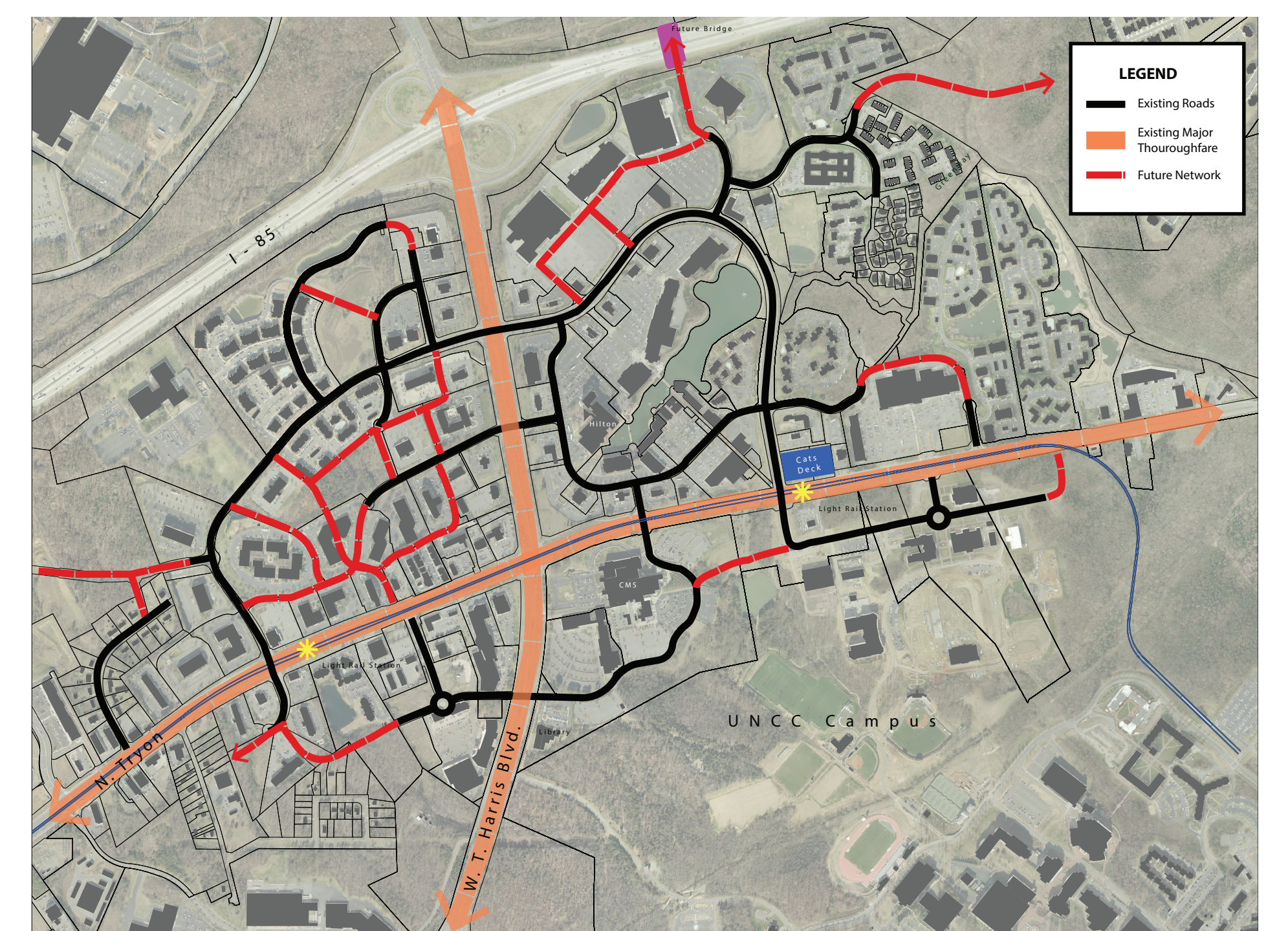

CONNECTIVITY

As redevelopment occurs adopted city ordinances will require construction of new streets to improve connectivity for pedestrians, cyclists and automobiles.

Existing Street Network

Potential Future Connectivity

Community Character

The illustrations and images below demonstrate how the University City area could potentially redevelop. These images are only illustrative.

Existing Development Pattern

Potential Future Redevelopment
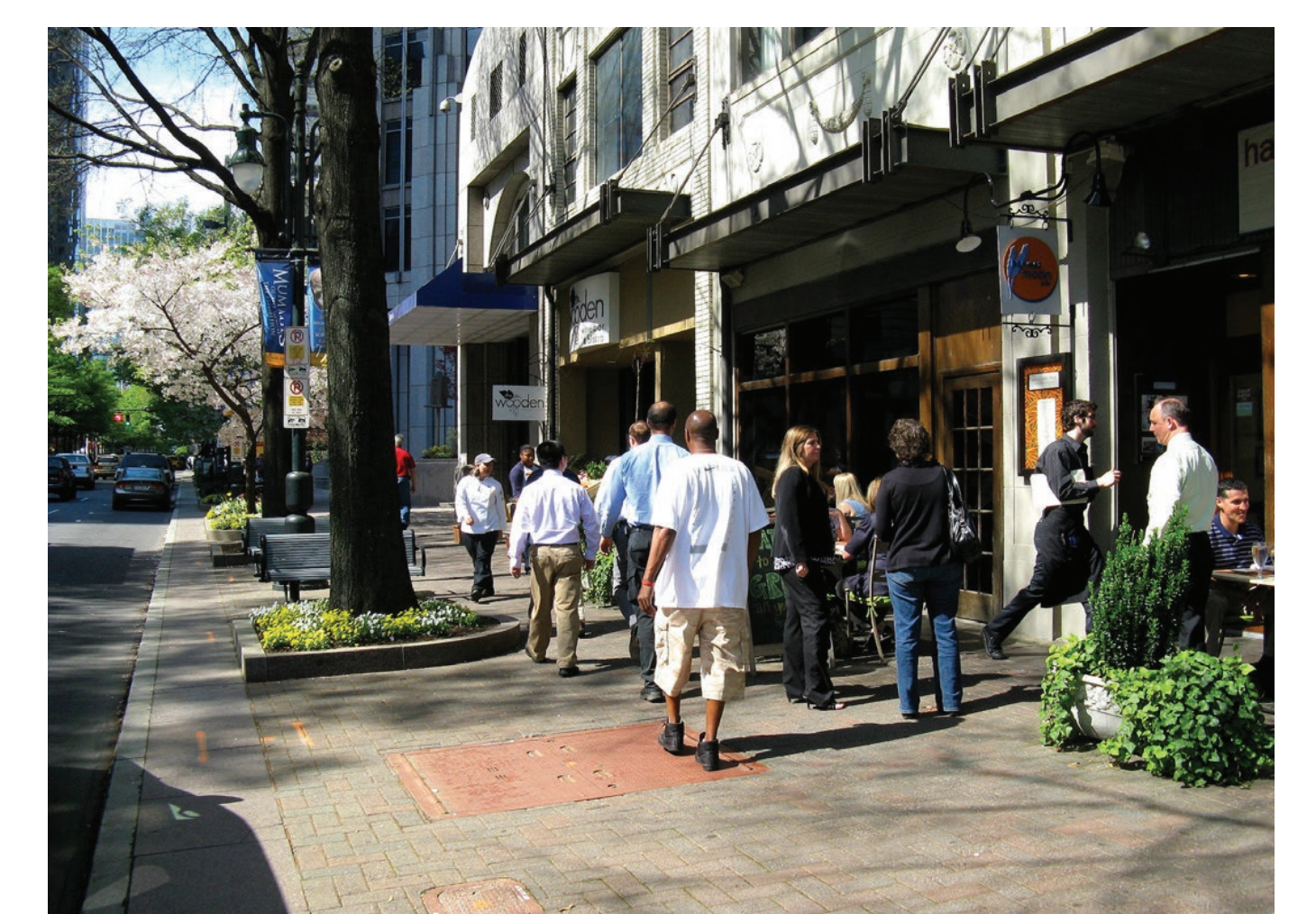

Public Comments

1. Reconfigure buildings to break up large parking masses.

2. Create a common open space and orient housing to face the space.

3. Design mixed use buildings to distinguish groung floor from upper stories.

4. Activate ground floor of mixed use buildings.

5. Deck parking, wrapped with active uses or behind buildings is preferred. Surface parking should be in the rear.

6. Integrate public art into open spaces.