

Table of Contents

1.	OVERVIEW AND BACKGROUND	
1.1.	Introduction.....	1-1
1.2.	Rationale and Background for Plan.....	1-1
1.3.	Study Area Boundaries.....	1-2
1.4.	Community Involvement Process.....	1-2
2.	EXISTING CONDITIONS	
2.1.	Population Trends.....	2-1
2.2.	Proposed or Underway Development.....	2-2
2.3.	Potential Development.....	2-2
2.4.	Neighborhood Characteristics.....	2-2
2.5.	Existing Zoning.....	2-7
2.6.	Historic Districts.....	2-9
3.	NEIGHBORHOOD ISSUES	
3.1.	Major Development Issues.....	3-1
3.2.	Minor Development Issues.....	3-6
3.3.	Connections to Adjacent Neighborhoods.....	3-8
3.4.	Quality of Life.....	3-12
3.5.	Large-Scale Development Review Process.....	3-24
3.6.	Lack of Funding for Public Improvements.....	3-24

4.	PLANNING PRINCIPLES	
4.1.	Design and Growth.....	4-1
4.2.	Historic Assets.....	4-3
4.3.	Community Character.....	4-3
4.4.	Efficient Parking.....	4-3
4.5.	Sustainable Transportation.....	4-4
4.6.	Connectivity.....	4-4
4.7.	Open Space and Public Amenities.....	4-5
4.8.	Implementation.....	4-6
5.	PLAN RECOMMENDATIONS	
5.1.	The Area's Organization and Character.....	5-1
5.2.	Design Guidelines.....	5-4
5.3.	Neighborhood Amenities.....	5-10
5.4.	Transportation.....	5-12
5.5.	Parking.....	5-13
5.6.	Land Use Regulation Changes.....	5-16
5.7.	A Proactive Role for the Association.....	5-19

Appendix A: Planning Principles Questionnaire

Appendix B: Proposed and Underway Development Projects

Appendix C: Soft Site Analysis