

Chapter 6: Implementation

- 2. Incorporate requirements for new infrastructure, such as safe and comfortable pedestrian connections to nearby transit facilities, necessary to successful implementation of the Village Plan. Such new infrastructure should be planned and have secured financing prior to new residential development commencing construction within the Village area.

IP-5.9 Update the Land Use / Transportation Diagram for the Village area upon completion of an Urban Village Plan to depict the major land use features established within the Village Plan, such as parks, residential mixed-use, commercial mixed-use and employment uses, and replace the Village Overlay designation with the Urban Village designation to indicate that the Urban Village Plan process has been completed.

IP-5.10 Non-residential development may proceed within Village areas in advance of the preparation of a Village Plan. In addition, residential, mixed-use “Landmark” projects may also proceed ahead of preparation of a Village Plan. A Landmark project clearly advances and can serve as a catalyst for the full implementation of the General Plan Urban Village strategy, fully meeting the following requirements:

1. Incorporates job growth capacity above the average density of jobs/acre planned for the entire Village Planning area and, for portions of the landmark project that include housing, those portions incorporate housing density at or above the average density of dwelling units /acre planned for the entire Village Planning area.
2. Is located at a visible, prominent location within the Village so that it can be an example for other development within the Village area.

Additionally, the proposed Landmark project will be reviewed for substantial conformance with the following objectives:

3. Includes public parklands and /or privately maintained, publicly-accessible plazas or open space areas.
4. Achieves the pedestrian friendly design guideline objectives identified within this General Plan.
5. Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
6. Is consistent with the recommendations of the City’s Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

IP-5.11 New employment development with an incidental amount of residential use (e.g. 3 or fewer residential units) may proceed within a Village area in advance of the preparation of a Village Plan.

**Action – Urban Village Planning**

IP-5.12 Develop Urban Village Plans for Urban Village areas identified for housing growth in the current Horizon proactively, ahead of developer demand to begin residential development within each Village area. Actively pursue outside funding opportunities for the Village planning process.

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