

# Urban Residential Low (URL)

These neighborhoods offer a balanced mix of housing options on medium-sized parcels, where buildings are generally spaced further apart from each other and the street.

With a medium high diversity of housing types, from single dwellings to "missing middle" (p. 25) multi-dwelling developments, these areas provide both rental and homeownership opportunities. Small businesses cater to local needs, enhancing the neighborhood's sense of community.

These neighborhoods prioritize walkability, with infrastructure that supports walking, biking, and a balanced mix of transportation modes. Development near the street is encouraged, though there is more space between buildings, which are compatible with the surrounding neighborhood.

Residents live nearby to local transit services, and growth is focused most along corridors served by fixed transit routes ensuring easy access to nearby amenities.



## LOCAL EXAMPLES

- Lewis and Clark Neighborhood
- Portions of Lower & Upper Rattlesnake Neighborhood
- Portions of River Road Neighborhood
- Portions of the Sxwtpqyen area

## BUILDING TYPES

### SINGLE-DWELLING HOUSE



### HISTORIC HOUSE



### QUADPLEX



### DUPLEX



## BLOCK PATTERNS

### CURVILINEAR



### COMPACT GRID



### MULTI-DWELLING APARTMENT



### SMALL STOREFRONT



# Urban Residential Low

## COMMUNITY FORM

### BLOCK PATTERN

- Compact Grid
- Curvilinear



### ALLEYS

- Common in existing neighborhoods
- Preferred in new development

### PARCEL SIZE



### PARCEL COVERAGE



## PUBLIC PARKS & OPEN SPACE

- Parks within walking distance of residents as defined by the PROST plan.
- Designed for high level of use with amenities for a variety of activities and demographics.

### Other Green Spaces include:

- Playgrounds
- Public School Grounds
- HOA Common Areas
- Shared-Use Paths & Commuter Trails
- Community Gardens
- Street Tree Boulevards

## LAND USE

### PRIMARY USES

- Residential Housing
- Small Neighborhood Commercial Services
- Elementary & Middle Schools
- Parks

### CITY COMPARABLE ZONING

- RM2.7
- RM2
- RT2.7
- R3
- RMH

### COUNTY COMPARABLE LAND USE

- Live/Make Neighborhood
- Neighborhood Residential

### RESIDENTIAL INTENSITY



- Typical parcel would allow up to 4-6 units.

### COMMERCIAL INTENSITY



- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.



Pink buildings represent infill opportunities in an already established neighborhood

## CONSTRAINTS

### ENVIRONMENTAL CONSTRAINTS

- Potential to be within 100-year floodplain, otherwise little to no environmental constraints.
- New development on constrained land should be designed to reduce impacts. Strategies include limiting lot coverage and clustering development outside of sensitive environmental areas and hazard areas.

### ENVIRONMENTAL IMPACTS

- Encourage green infrastructure to manage stormwater runoff from increased urbanization.
- Street Trees are needed to mitigate heat island effect.

### SEWER AND WATER

- Primarily with existing connections or within 500ft of municipal services.

### OWNERSHIP

- Primarily private ownership, with the exception of open space/parks.
- Covenants exist within portions of this category and may constrain types of housing larger than single-dwelling or presence of ADUs.

## BUILT FORM

- Building scale is compatible with existing houses and buildings and smaller units are encouraged for developments at higher intensities, and will be achieved through limits on overall building height, floor area, depth or width.
- Adaptive reuse of existing structures is preferred.

### HOUSING DIVERSITY



### BUILDING TYPES

- Single-Dwelling House
- Accessory Dwelling Unit
- Townhouse
- Duplex, Triplex, Quadplex
- Historic Home
- Multi-Dwelling Apartment
- Manufactured House
- Small Storefront (standalone or mixed-use)

### BUILDING SCALE



### BUILDING HEIGHT

- Up to 3 stories.

### SETBACKS



## MOBILITY

### PEDESTRIAN CONNECTIVITY



- Short block lengths.
- Frequent crossing opportunities.
- Medium-High Residential priority for infrastructure.
- Some irregular block patterns.



Irregular Block Patterns  
Still shorter block lengths

### MODAL BALANCE

- Modes are well balanced as a result of higher densities and closer proximities to services, dedicated infrastructure, and traffic calming/management.
- Distances from services may be a little longer promoting more bicycle use.

### TRANSIT SERVICES

- Anticipated density supports transit with nodes and corridors supportive of frequent transit service.

### STREET TYPES

- Neighborhood Residential
- Neighborhood Greenway
- Community Residential
- Community Mixed-Use
- Regional Mixed-Use

### PARKING/ACCESS

- Street parking available, demand is medium to high.
- Focus on-site access primarily towards alleys and side streets when necessary.