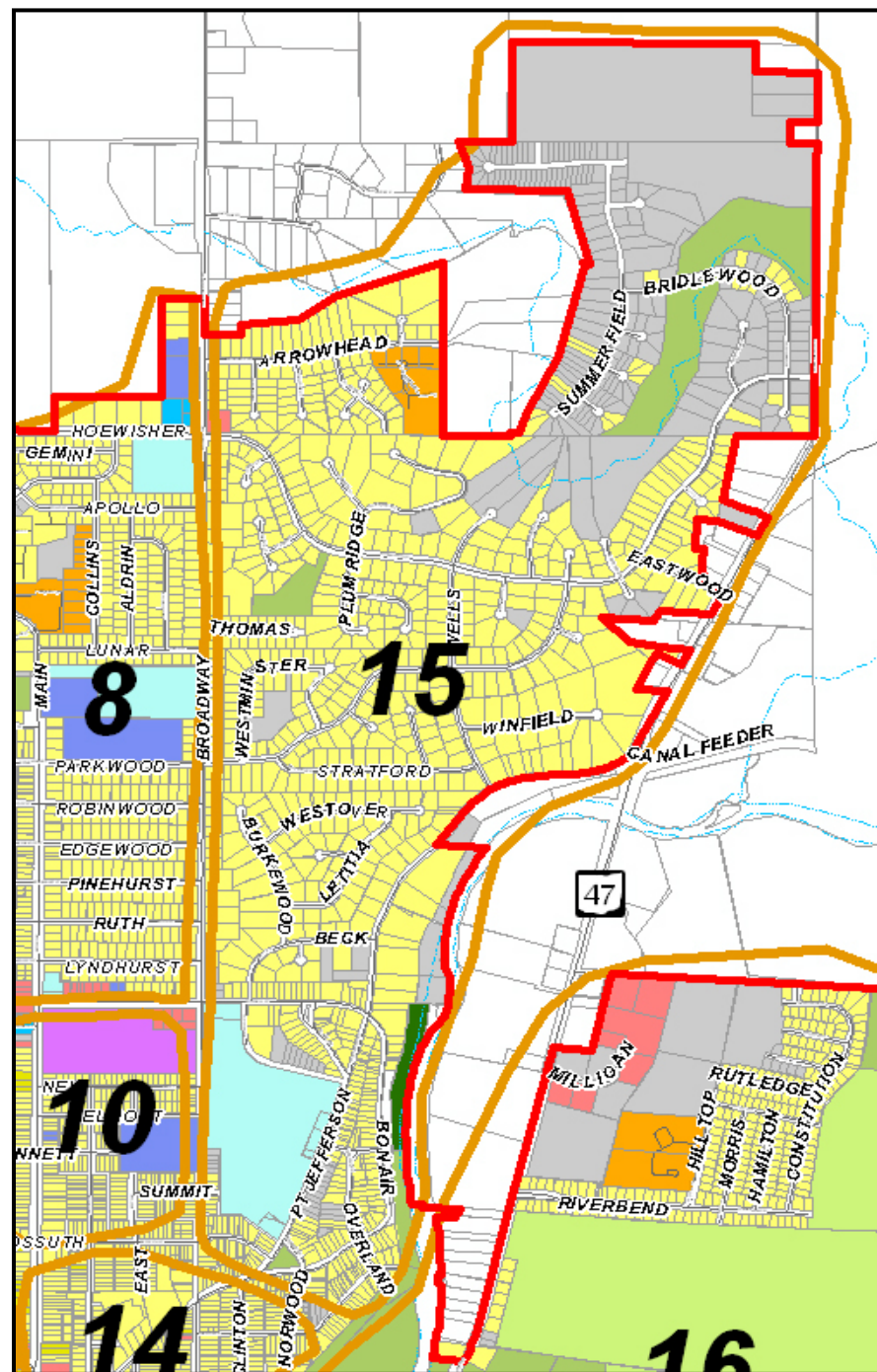


Policy Area 15



Existing Character

Located in the northeast portion of the City, Policy Area 15 is a designated residential growth area and is characterized by significant newer single family and duplex dwelling units. This area is primarily accessed by Riverside Drive (SR 47) and Broadway.

Portions of the subdivisions include some of the City's newest residential units and contain significant amounts of preserved green and open space at the northern and eastern fringes of the Policy Area. Sidewalks provide pedestrian links throughout the neighborhood, but do not easily connect to surrounding Policy Areas. New park facilities, including athletic fields, have been established in this area.

Recommendations

1. Continued maintenance and upkeep in the residential neighborhoods to prevent deterioration is of paramount importance.
2. All new development and redevelopment efforts should have pedestrian connectivity elements.
3. Pedestrian linkages between existing and new neighborhoods must be promoted through sidewalk or multi-use path systems along Plum

Creek that are designated in the Parks and Recreation Master Plan. A long term goal is to extend the Canal Feeder Trail north along the river through this policy area.

Preferred Land Uses

- Single family detached residential dwellings
- Duplexes
- Public parks and open spaces
- Public and semi-public uses