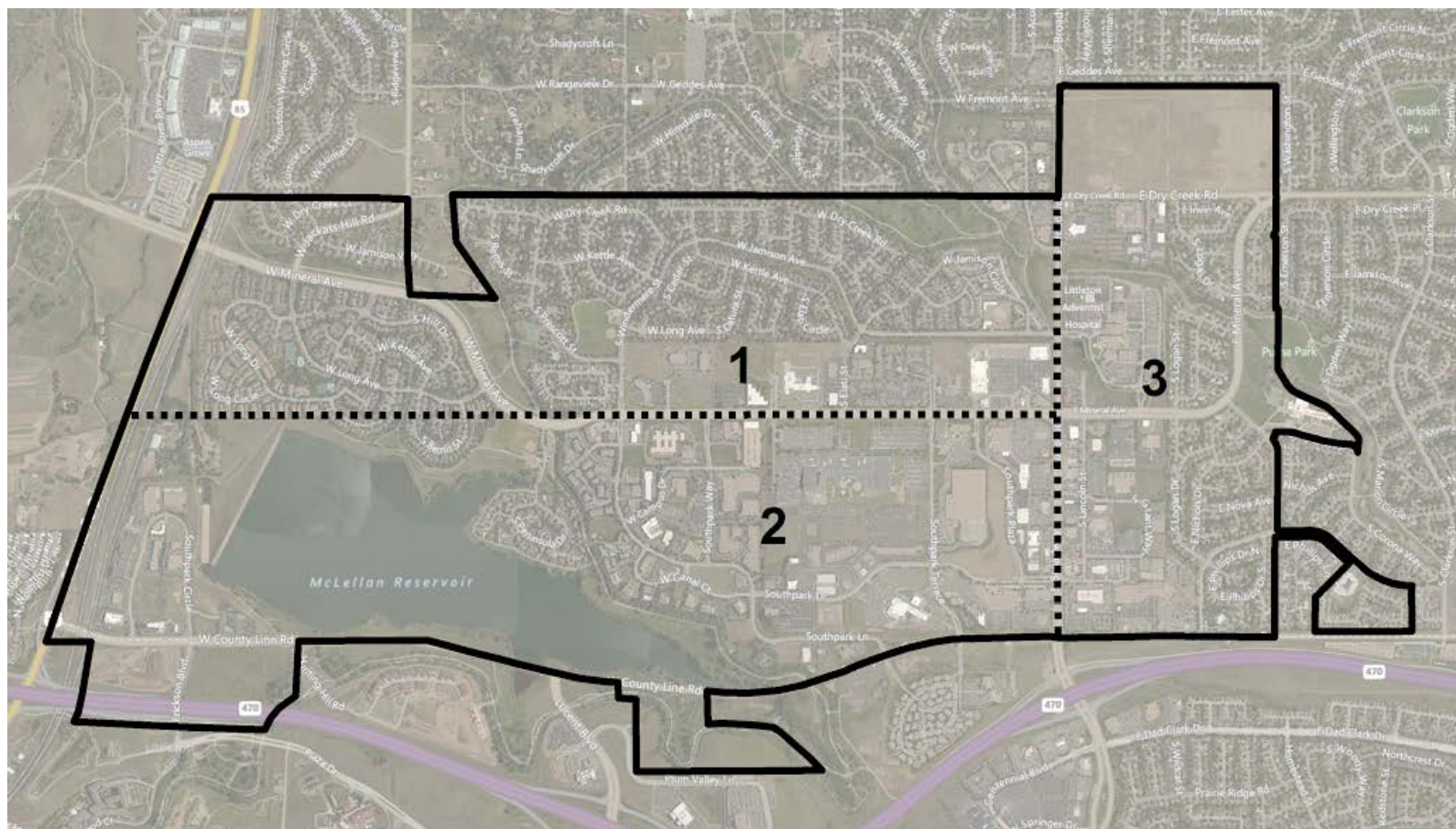


# SOUTH NEIGHBORHOOD





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## NEIGHBORHOOD GOALS

- Goal 1:** To develop a Regional Employment Center in the South Neighborhood while assuring adequate buffering of adjacent residential and recreational uses from adverse effects of commercial and industrial uses.
- Goal 2:** To prevent degradation of the water quality of McLellan Reservoir, the Highline Canal or any surface or subsurface water body within the South Neighborhood.
- Goal 3:** To provide adequate vehicular access to and from industrial areas in the neighborhood without introducing commercial or industrial traffic onto residential streets.
- Goal 4:** To protect residential and recreational areas from negative visual and audible intrusions of commercial and industrial development.
- Goal 5:** To provide adequate mass transit facilities in close proximity to commercial, residential and employment areas.
- Goal 6:** To provide and maintain infrastructure and facilities including: schools; parks and open space; streets; and water, sewer and drainage systems required to support development.

## NEIGHBORHOOD POLICIES

### TRANSPORTATION

- Policy 1:** That commercial and industrial traffic be discouraged from using “local” residential streets through design and regulatory controls.
- Policy 2:** That separate pedestrian linkages be provided connecting the residential, recreational, industrial, and commercial areas.
- Policy 3:** That the Regional Transportation District be encouraged to acquire land in the neighborhood in anticipation of providing additional mass transit service to the area.

### LAND USE

- Policy 1:** That residential areas be protected from commercial and industrial development by utilizing a combination of setback “buffers”, screening, and other measures to reduce the visual and audible impacts created by the development.
- Policy 2:** That the portion of the neighborhood east of the Highline Canal; excluding the residential areas of South Park, Southbridge, and Oakbrook; be designated as a regional employment center.
- Policy 3:** That residential and industrial development be staged to provide a balance of types of development in accordance with a detailed plan for each development area. Any development of an industrial or commercial nature shall not be located north of Jamison Avenue and west of Broadway.
- Policy 4:** That residential development in the area provides a mix of housing types, in a manner that preserves or enhances character of existing residential areas.



**Policy 5:** That the Broadway frontage in South Neighborhood should be developed as low-intensity commercial and multi-family uses consistent with development patterns in the area.

**Policy 6:** That general development plans for each development area be submitted for approval prior to detailed planning which shall include sufficient data to determine the adequacy of City service systems, the impact and treatment of traffic with respect to adjacent neighborhoods, and the impact of residential development on schools.

## PARKS, OPEN SPACE, AND PUBLIC SERVICES

**Policy 1:** That adequate land be made available by the appropriate private or public body for schools, fire protection, and public recreation.

**Policy 2:** That open space be established and maintained around the perimeter of McLellan Reservoir as a buffer from adjacent development.

**Policy 3:** That parks with formalized recreational facilities such as swimming, golf, ball fields, etc., be developed to serve the South Neighborhood and surrounding areas.

**Policy 4:** That the Highline Canal be surrounded by open space throughout the neighborhood to protect and enhance its recreational opportunities, in conjunction with preservation of the area around the "Horseshoe Park" segment of the canal as a natural, passive recreation area.

**Policy 5:** That development be required to provide adequate measures to prevent water quality degradation of McLellan Reservoir, the Highline Canal or any surface or subsurface water body within the neighborhood that is attributable to the development.

**Policy 6:** That all drainage ways be designed and maintained as open space to accommodate recreational facilities, including trails, and where practical, to preserve natural vegetation and habitats.

- Policy 7:** That the City enforce all agreements and commitments by the property owners and other governmental entities made at the time of annexation relative to public infrastructure, facilities and services, including schools, parks and open space, streets, water, sewer, and drainage systems, and other improvements.
- Policy 8:** That land for open space be provided by development to protect and enhance the natural state of McLellan Reservoir and the recreational use of the Highline Canal.