

## District 15: East Jackson

### Priority: Manage Growth Responsibly

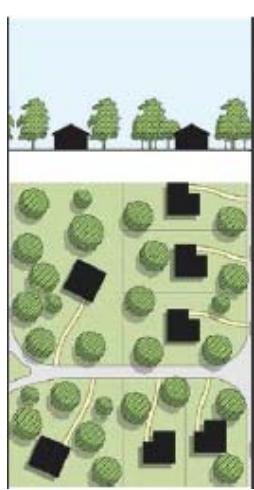
The East Jackson district is identified as a Town Stable District characterized by stable and predominantly single family neighborhoods. Redevelopment should generally be neutral and maintain and preserve existing character. Any new non-residential development should focus on functional amenities consistent with community character and only concentrated near St. John's Hospital.

The town will consider and encourage workforce housing in this district if it is compatible with the development pattern and densities described by the land use classifications.

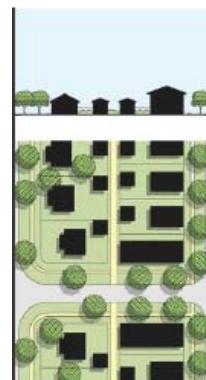
Areas classified as Single Family Low will maintain a low density single family development pattern with no allowance for accessory dwelling units, duplexes, or other attached or multiple family residential uses.

Home sizes and heights will be restricted to ensure compatibility with existing homes. The town strongly discourages consolidation of multiple lots to create longer home sites not consistent with community character.

Areas classified as Single Family Mixed-Type will continue to allow up to three units per 7,500 square foot lot and two units per lot where no alley access is available. Appropriate residential unit types include: single family, duplex, and multi-family. Multi-story apartment type buildings are not appropriate in this district. Residential two-family uses will remain in some areas with the addition of No Name Drive and Stormy Circle.



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A Mixed-Use Office classification will remain on existing properties along

Redmond and East Broadway allowing such uses. The town will consider allowing some limited local convenience commercial to serve the existing residential neighborhoods with the goal of reducing trips outside the neighborhood. The development pattern should locate buildings on the street with a two-story maximum height. Office and local convenience commercial should be located on the first level with residential above and behind. Mixed-use developments will provide for most of the increased residential potential in the Mixed-Use Office classification within this district.

### THEME PRIORITIZATION IN THIS DISTRICT

#### RESPONSIBLE GROWTH

- Continue to support the stable low density residential pattern of development.
- Consider additional activities to enhance characteristics of a mixed-use neighborhood, including local convenience retail.

#### TOWN AS HEART

- Enhance this district as a stable mixed-use neighborhood to be a component of Town as Heart.

#### WORKFORCE HOUSING

- Purchase of existing housing stock preferred method of providing housing.
- Consider density bonuses for workforce housing appropriate in Single Family Mixed areas.

#### WILDLIFE AND NATURAL RESOURCES

- Ensure development is sensitive to wildlife permeability and hillside areas.

#### TRANSPORTATION

- Maintain Redmond and Kelly as primary local transportation corridors.
- Continue and improve upon the existing grid pattern of development whenever possible.

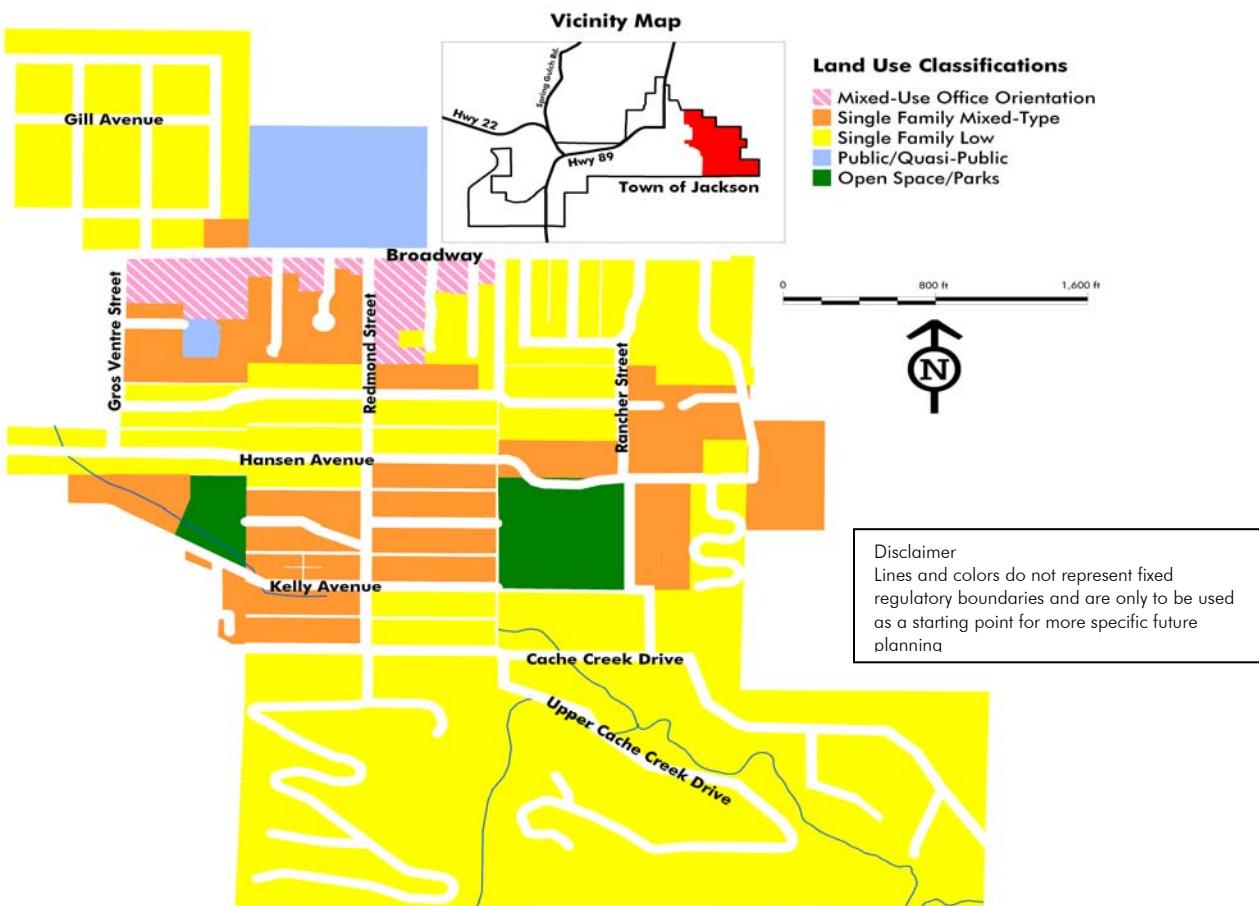
#### BALANCED COMMUNITY/ECONOMY

- Continue district's function as a stable residential neighborhood for the local community.

#### COMMUNITY FACILITIES

- Support maintenance and expansion of the hospital in its current location.
- Transportation and compatibility concerns may make additional facilities inappropriate in this district.

## Conceptual Future Land Use Map



The existing transportation grid system, including alleys, provides good connectivity for all modes and should be maintained and continued whenever possible. The town will continue efforts to improve pedestrian connectivity between neighborhoods, parks, and other amenities within the district and to areas near it.

The periphery of this district also acts as the interface between the National Forest and the town. All future development including improvements to existing properties will need to be sensitive to this issue and provide wildlife permeability.



Twelve Pine Townhomes, East Kelly Avenue



Cache Creek Drive