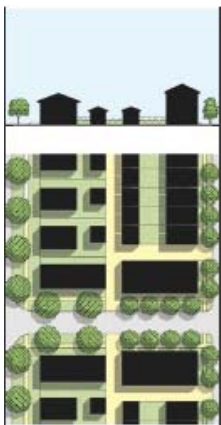


District 21: North Cache

Priority: Manage Growth Responsibly

The North Cache district is identified as a Town Targeted Growth area in the Future Land Use Plan and is appropriate for residential growth. The district currently contains the greatest mix of land uses in the town, including lodging, light industry, visitor and local retail and service, and residential. The mix of activities contributes to the community's goal of maintaining "Town as Heart". The district also contains distinct character areas including:

- Low density residential along Flat Creek and Saddle Butte;
- The North Cache gateway area, and the US Forest Service property; and
- Mixed-use areas located within the traditional downtown street grid.



©DBZ & Company

The Future Land Use Plan outlines five different land use classifications for this district to reflect the wide mix in the district today.

Uses along the North Cache corridor should include a mixture of retail, lodging, and residential. Street level uses should create a vibrant pedestrian experience and may include retail and other active uses along the Cache Street frontage with lodging

and residential uses located above or behind. Properties fronting North Cache may be able to accommodate a higher density than in other areas as long as they remain compatible with the adjacent neighborhood. The remainder of the area to the east of Flat Creek should continue to support a mixture of lodging, residential, retail, office and service uses. Higher residential densities are appropriate in this area due its close proximity to the Central Business District and location adjacent to Saddle Butte, which naturally assists in mitigating impacts of building height. Single use and one-story structures are discouraged.

THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Support this district as a mixed-use neighborhood near downtown by balancing visitor and resident uses.
- Encourage residential uses (specifically workforce housing) close to jobs and amenities.

TOWN AS HEART

- Continue upgrading the gateway along North Cache.
- Continue to support lodging and long-term residential uses that bring residents and year-round visitors into downtown.

WORKFORCE HOUSING

- Appropriate location for workforce housing adjacent to the downtown employment base.
- Consider density bonuses for workforce housing in mixed-use areas.

BALANCED COMMUNITY/ECONOMY

- Balance visitor and resident retail and services in this district.

TRANSPORTATION

- Redesign the current street network as Complete Streets, with an emphasis on creating a safe and vibrant pedestrian atmosphere.
- Maintain the existing truck route bypassing Town Square.

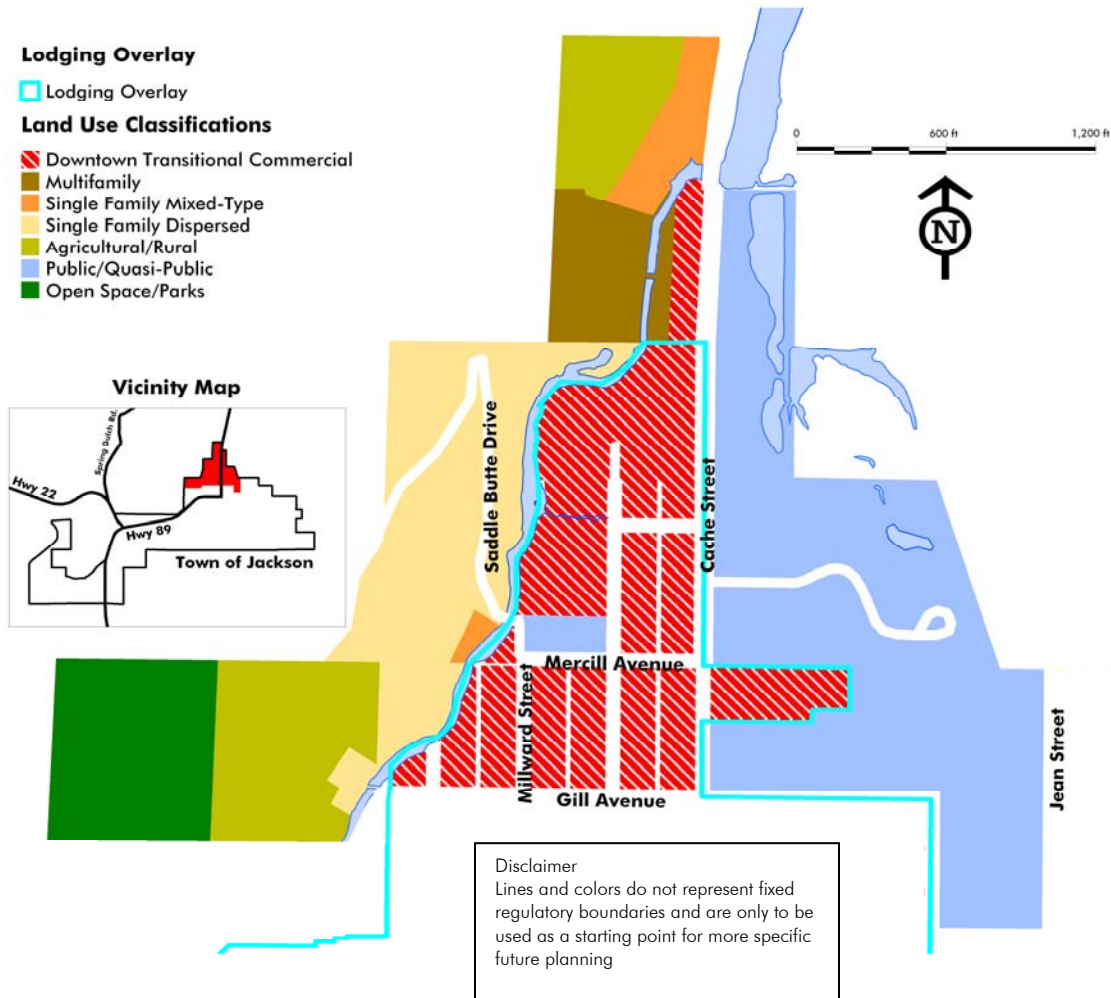
WILDLIFE AND NATURAL RESOURCES

- Development will be sensitive to wildlife permeability at the periphery of the district.
- Development will be sensitive to Flat Creek and Hillside areas located therein and to partially buried Cache Creek.

COMMUNITY FACILITIES

- Encourage location of community facilities in this central location in the town.

Conceptual Future Land Use Map



Overall, design sensitivity in this district is moderate with buildings being limited to three stories and being required to meet all principles of good urban design. One exception to this would be along North Cache, where more specific design and architectural control may be required to create a desired gateway treatment. In addition, the district needs significant improvements to the street network to create a vibrant pedestrian district. The community will maintain the truck route through this district while creating pedestrian connections into downtown.

Being located within the Lodging Overlay, a challenge will be to continue to balance the area’s local housing and amenities and lodging and visitor commercial. The town will consider a requirement for a minimum amount of long-term residential uses. In addition, the town may implement incentives to ensure long-term residential development within the Lodging Overlay district.

The area classified as Multi-family is an appropriate location for workforce housing. Redevelopment will need to be sensitive to hillside and wildlife issues.

Areas classified as Single Family Dispersed will continue to maintain the low density residential pattern that currently exists.

Future private development on the US Forest Service site will be in keeping with the gateway treatment along North Cache and in keeping with the overall land use goals of this district.

Future development of properties located on the west side of Flat Creek classified as Single Family Dispersed will need to be sensitive to hillside and wildlife issues.