

OPTION 2: HOUSING AND MIXED-USE INFILL EMPHASIS



A drawing of the possible streetscape under Option 2.

The second option anticipates a new future for Auburn Boulevard that takes advantage of its increasingly central regional position and transit access. This option would promote residential and horizontal mixed-use development on vacant sites and underutilized strip and shopping centers and focus reinvestment around bus transit stations/stops. This would require greater City and Agency participation than Option 1.

Land Use Features

- Mid- and high-density infill housing intermixed with commercial
- Mid- and low-density residential interface with commercial and mixed-use areas
- Commercial emphasis on neighborhood and community-serving businesses

Circulation Features

- Continuous sidewalks
- Consolidation of curb cuts and access
- Cross-parcel access easements for cars and pedestrians
- Bus stops at mixed-use hubs/centers

Design Features

- Creation of one or two mixed-use neighborhood centers
- Extensive streetscaping, landscaped medians, undergrounding of utilities, and district signage
- Landscaped common areas in private development
- Scale and use transition to neighborhoods

Implementation Issues

- Active Agency participation in mixed-use projects
- Extensive right-of-way (ROW) improvements
- Potential need for a landscaping and lighting district (L+LD) or business improvement district (BID).

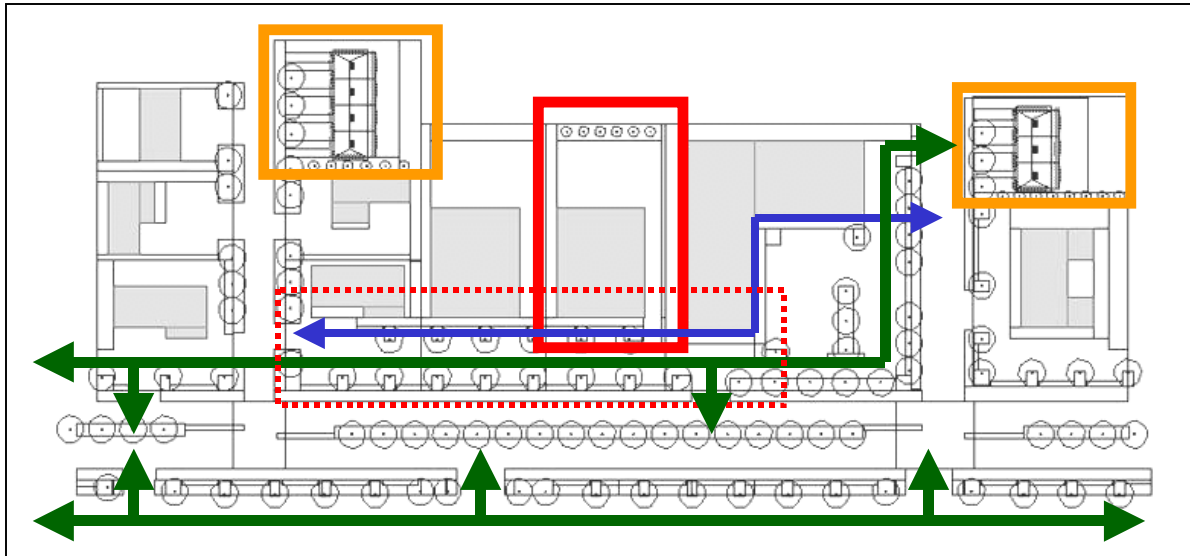
Subarea 1(Option 2)

- Improved residential/commercial transition
- Commercial infill development

Subarea 3 (Option 2)

- Improved residential/commercial transition
- Residential infill development

Subarea 2 (Option 2 – Housing and Mixed Use Infill Emphasis)

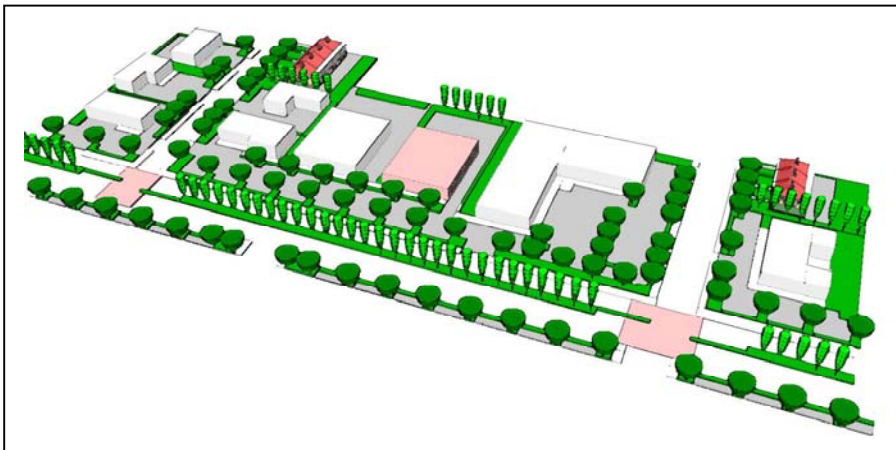


FEATURES:

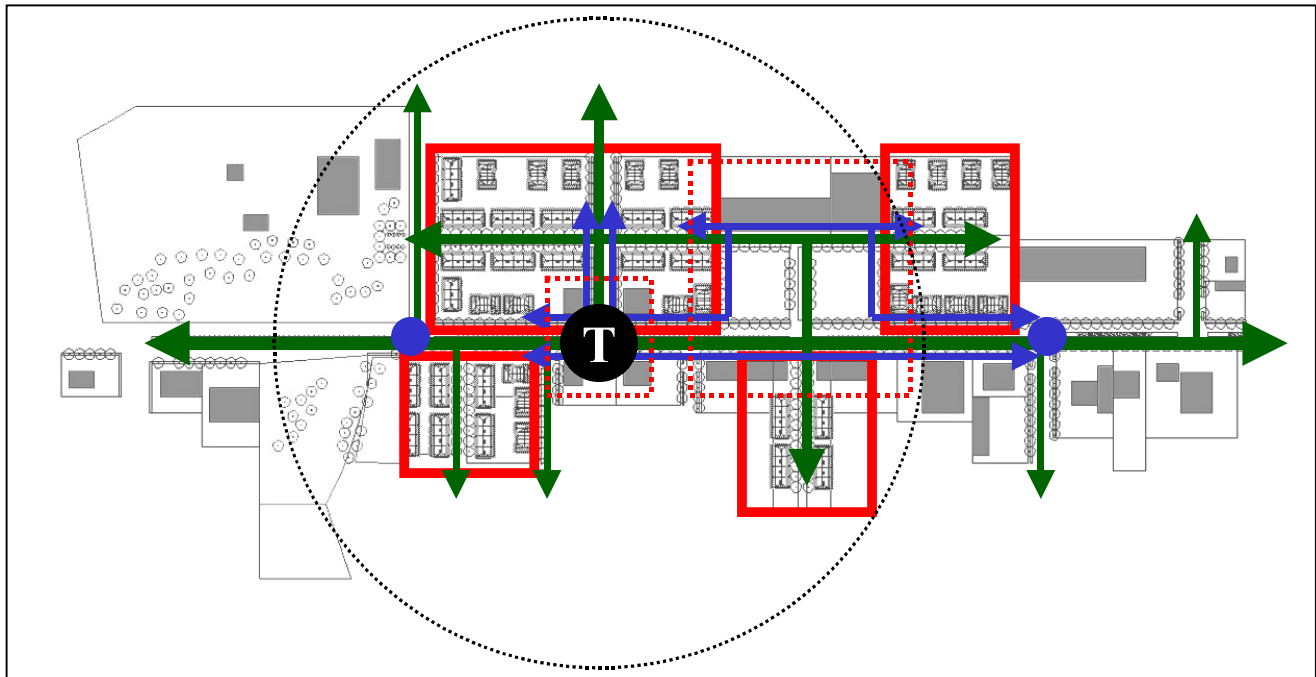
- Residential neighborhood interface
- Interconnected parking and driveways
- Extensive street and landscaping

PROGRAM SUMMARY:

New commercial	9,000 sf
New housing (townhouses)	7 DUs



Subarea 4 (Option 2 – Housing and Mixed Use Infill Emphasis)

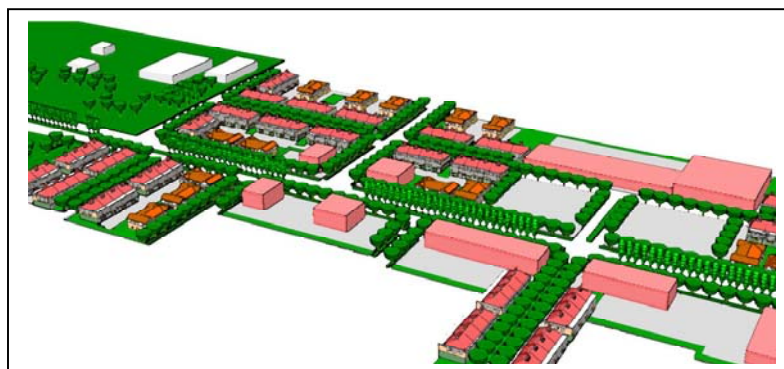


FEATURES:

- Horizontal mixed-use village
- New “main street” for commercial edges
- Landscaped street edges and median

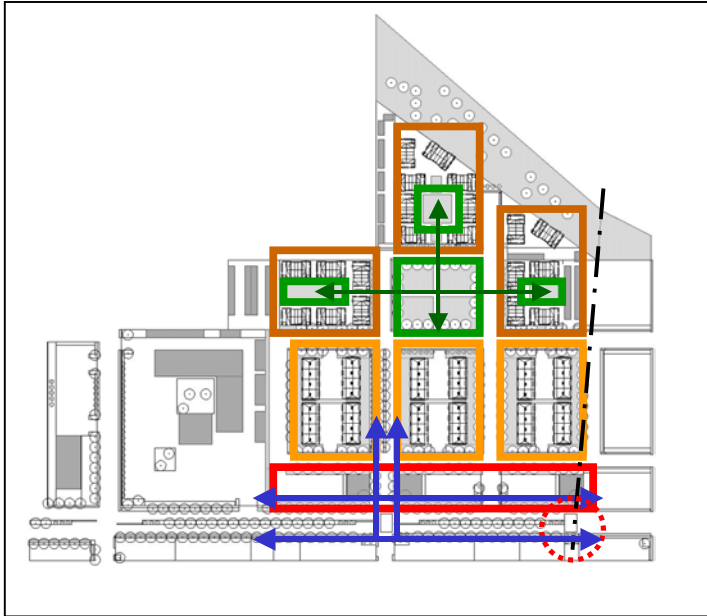
PROGRAM SUMMARY:

Commercial removed	150,341 sf
Commercial remaining	150,523 sf
New housing	
Apartments	160 DUs
Townhouses	103 DUs



Land Use Descriptions

Subarea 5 (Option 2– Housing and Mixed Use Infill Emphasis)



FEATURES:

- Residential neighborhood interface
- Interconnected parking and driveways
- Extensive street and landscaping

PROGRAM SUMMARY:

New commercial	24,000 sf
New housing	
Townhouses	48 DUs
Apartments	106 DUs
Total	208 DUs

