

Recommendations Continued from p. 12

limited number of specifically designated locations outside of the core.

- New and rehabilitated low-density residential development (generally 2-4 stories) should be pursued on sites within the Ninth Street Historic Street. Mixing in commercial/retail uses is only appropriate at designated neighborhood nodes.

#### Policy Recommendations for Downtown Housing

- City policy must encourage development of downtown housing that is twice the growth that is otherwise suggested by current market predictions (see Chapter Three). Specifically, the City should ensure that adopted policies and ordinances support the creation of 10,000 new residential units within the Project Area over the next twenty years.
- New housing should accommodate a diversity of end users by offering various kinds of units, typologies / configurations, and price points.
- Medium and high-density residential development will be highly required within the Project Area (except with-

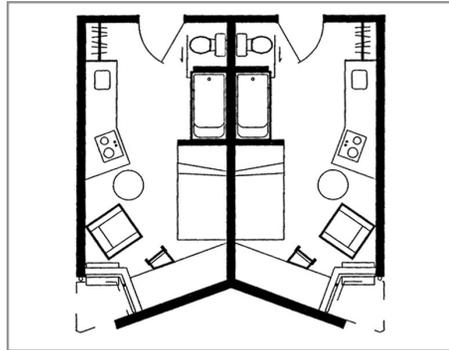


Figure 2.3  
Single Residence Occupancy Floor Plan

*Single-Residence Occupancy (SROs):* One of the downsides of urban development that took place in many American cities during the 1950s and 1960s was the destruction of residential buildings that were divided into Single Room Occupancies, or SROs. These units combine the essential functions of a living space into a small, but affordable unit that is intended to be inhabited by just one person. While in many cities such as Minneapolis, SROs were stigmatized as the housing of last resort, this kind of residential unit is again gaining popularity, this time as a low cost “first step” housing option. For instance, a recent trend aimed squarely at the young seeks to provide either rental or ownership units that are not much larger than a hotel room, 200 – 250 SF. Although such an option may not have widespread market appeal, the focus on affordability offers a cost-competitive choice to those seeking to minimize housing and commuting costs. Likewise, SROs add another layer of the income strata to downtown neighborhoods, thus avoiding the one-sided view that downtown is an enclave of the wealthy (see Figure 2.3).

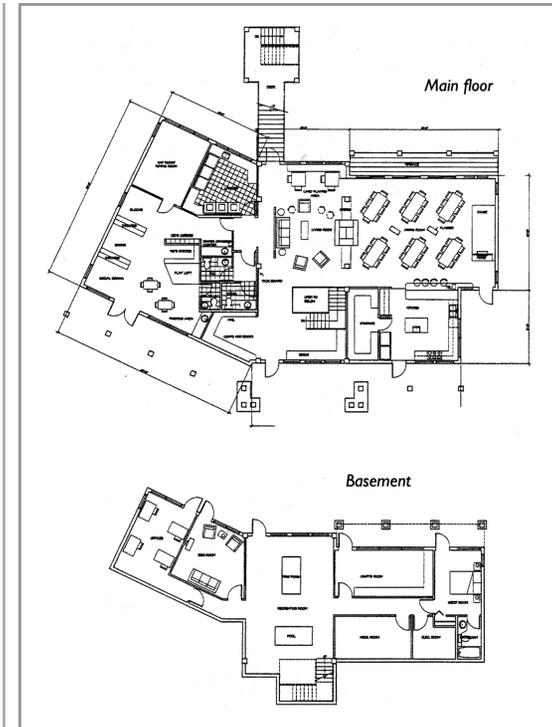


Figure 2.4  
Co-housing Residential Floor Plan

*Co-Housing Residential:* Co-housing is a form of residential development that combines aspects of individualized, or family-based home ownership, with those of communal living. Co-Housing projects provide a series of individual living units organized around communal facilities such as kitchens, dining areas, and recreation and hobby rooms. They are programmed to accommodate a variety of households living together under a single roof. Co-housing can be designed to accommodate any special needs or focus of the intended occupants – from young families starting out through to elderly people looking for cooperative care. In the process, co-housing helps to foster new downtown communities, which in turn helps to reverse the otherwise prescribed “choice” of a single-family, suburban-style house (see Figure 2.4).