



Housing Plan



HOUSING PLAN

Both Allen Homes and neighborhood residents feel that the top priority and need for the Laney Walker-Harrisburg Choice Neighborhood is affordable rental housing.

The Choice Neighborhood was historically comprised of small single-family housing stock for the city’s workers, but over time these homes have fallen into disrepair and need maintenance. Since the current Allen Homes site is unsuitable for redevelopment, the Housing Plan provides an opportunity to relocate residents in closer proximity to job centers, services, parks, and other amenities.

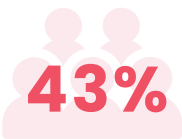
An overarching objective of the Housing Plan is to develop quality and affordable housing in the neighborhood to support the growing needs of the residents. This includes providing a mix of housing types at a range of price points for both rent and homeownership in order to retain current residents and attract prospective households to the neighborhood.

What We Heard

● Allen Homes ● Neighborhood Survey

"WHAT DO YOU LIKE MOST ABOUT ALLEN HOMES?"

THE PEOPLE, THE NEIGHBORS, THE SENSE OF COMMUNITY



- Reporting changes in my income to allow my rent to go down **34%**
- Being able to attend onsite programs, events, and services **33%**
- Being able to live in the Laney Walker or Harrisburg neighborhood **32%**

"WHAT TYPE OF HOUSING DO YOU FEEL IS NEEDED IN THE CHOICE NEIGHBORHOOD?"



#1 NEW AFFORDABLE RENTAL HOUSING

- New homes for homeownership **#2** **#2** A home renovation / modification program
- New moderately priced rental housing **#3** **#3** New homes for homeownership

Community Vision

In the future, the Laney Walker-Harrisburg Choice Neighborhood will be...

A well-maintained community with quality affordable housing that is inclusive and welcoming to people of all ages and abilities.

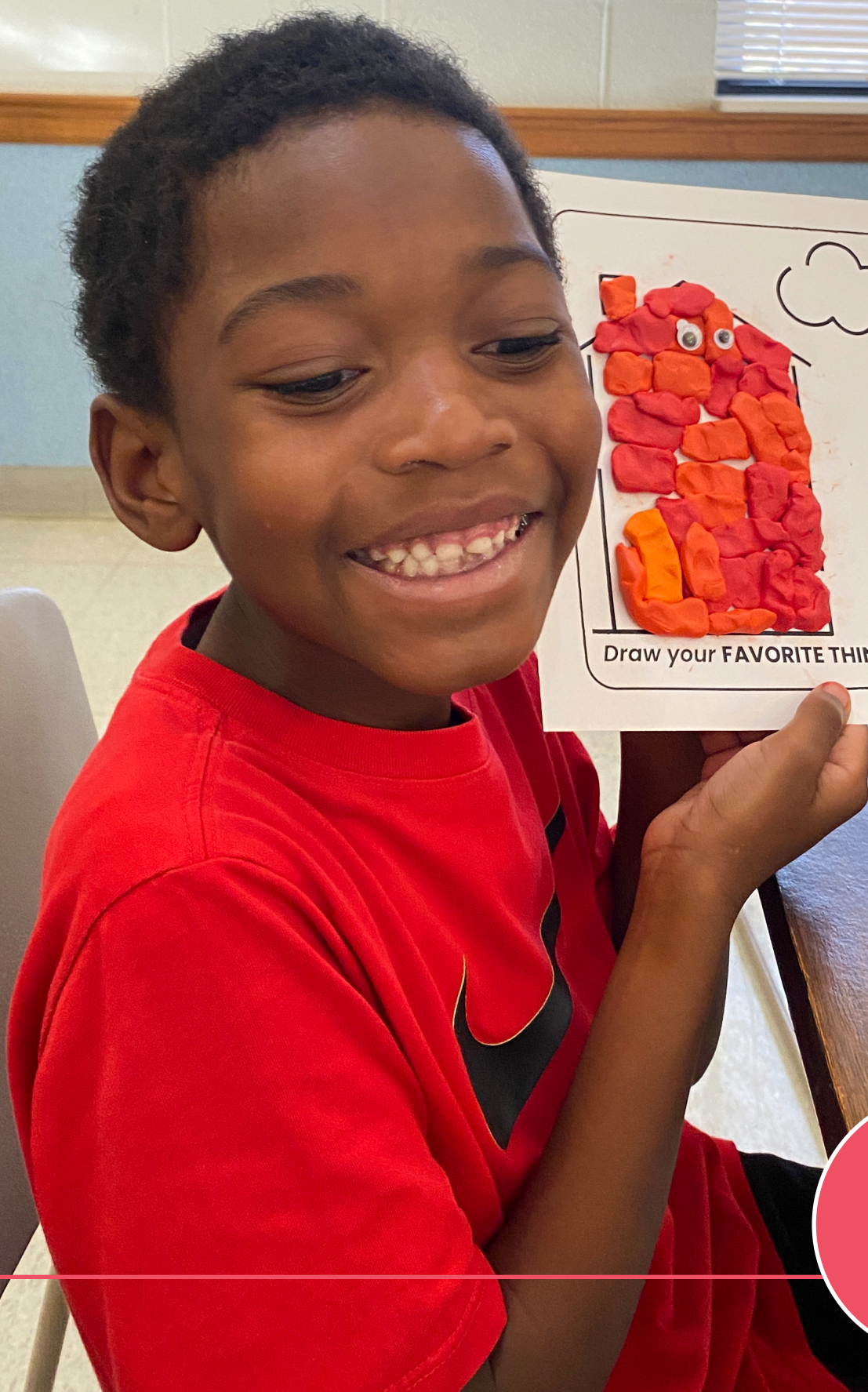
Goals

1. Increase the supply of affordable rental housing.
2. Promote homeownership opportunities for both Allen Homes residents and other neighborhood residents.
3. Design new housing development to include a range of amenities and open spaces for residents.

Guiding Principles

These principles guide the planning and development of the Laney Walker-Harrisburg Choice Neighborhood. They reflect the values that are most important to the community for holistic neighborhood transformation.

- 1 Increase the availability of **affordable housing** with modern amenities and features in the neighborhood that is attractive and in keeping with housing nearby.
- 2 Preserve and reinforce the **neighborhood's historic character** and stitch the community fabric back together.
- 3 Integrate a **mix of housing types** that also attracts a **mix of incomes** in both the Laney Walker and Harrisburg neighborhoods.
- 4 Locate **new housing near amenities** like jobs, schools, early childhood education, parks and playgrounds, stores, services, and restaurants and attract additional investment.
- 5 Place new housing in **areas with transit options** so residents can walk, bike, scooter, and/or bus to stores, schools, and employment.
- 6 Design the new housing to help make the community more **walkable, connected, and safe** with a **sense of ownership** for tenants.
- 7 Embrace a planning and design **process that includes the ongoing involvement** of Allen Homes and Choice Neighborhood **residents**.
- 8 Provide **support to stabilize and renovate existing homes**, infill housing on vacant and blighted properties, and create paths to homeownership.
- 9 Emphasize **safety in the design** of the new housing and ensure it is **family-friendly** with safe spaces and activities for children of all ages.



Goal 1

Increase the supply of affordable rental housing.

Strategy A

With careful consideration of parity between the Harrisburg and Laney-Walker neighborhoods, identify several housing sites to increase the supply of quality affordable housing to meet the needs of Allen Homes households as well as new Augusta residents at varying income levels.

Throughout the planning process, Allen Homes residents as well as neighborhood residents have voiced concerns about the housing crisis brewing in Augusta's core - while vacancy and blight persist, there is palpable fear of displacement and gentrification. The Choice Housing Plan will ensure one-for-one replacement of Allen Homes in mixed-income developments/buildings. Public housing households will live side by side with workforce households (e.g. early career teachers and public safety personnel) as well as market rate households (e.g. medical students, young professionals). New development will prioritize vacant and underutilized land.

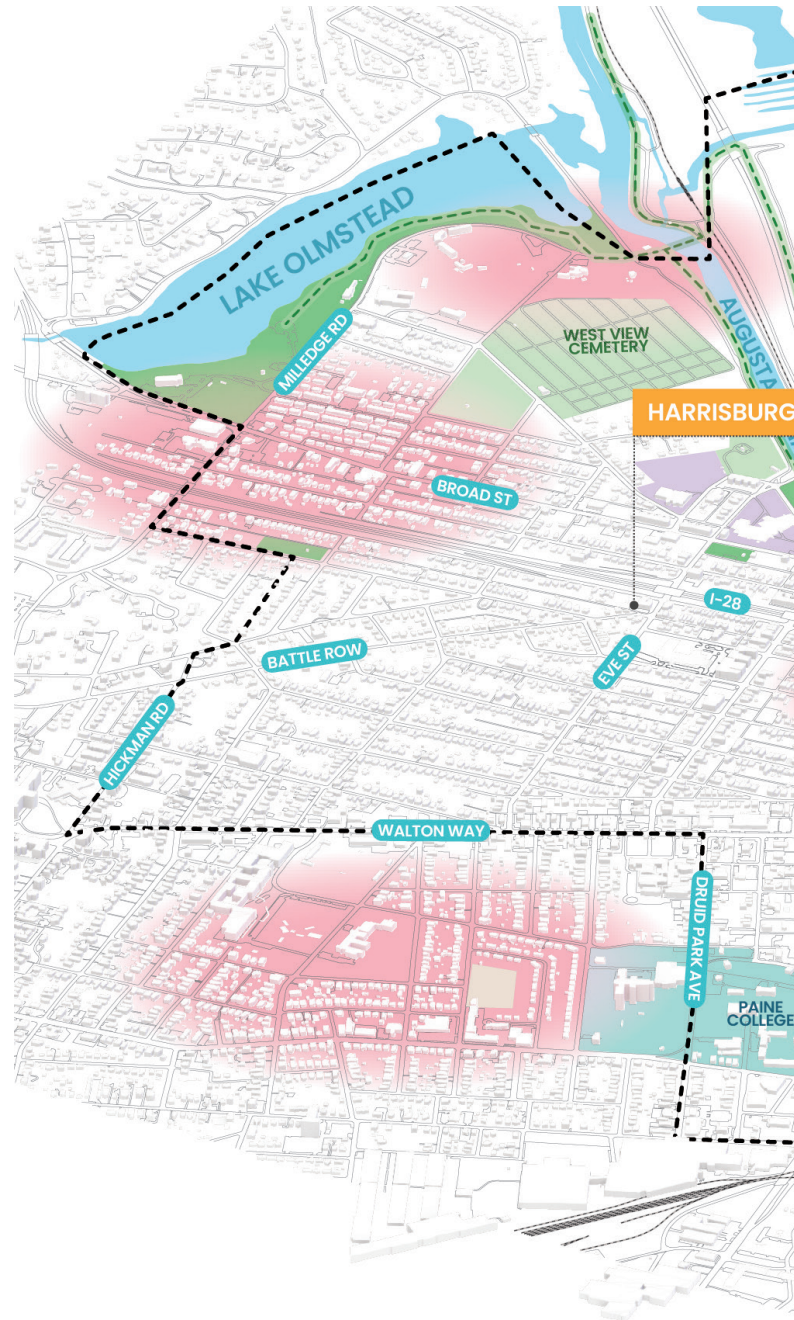
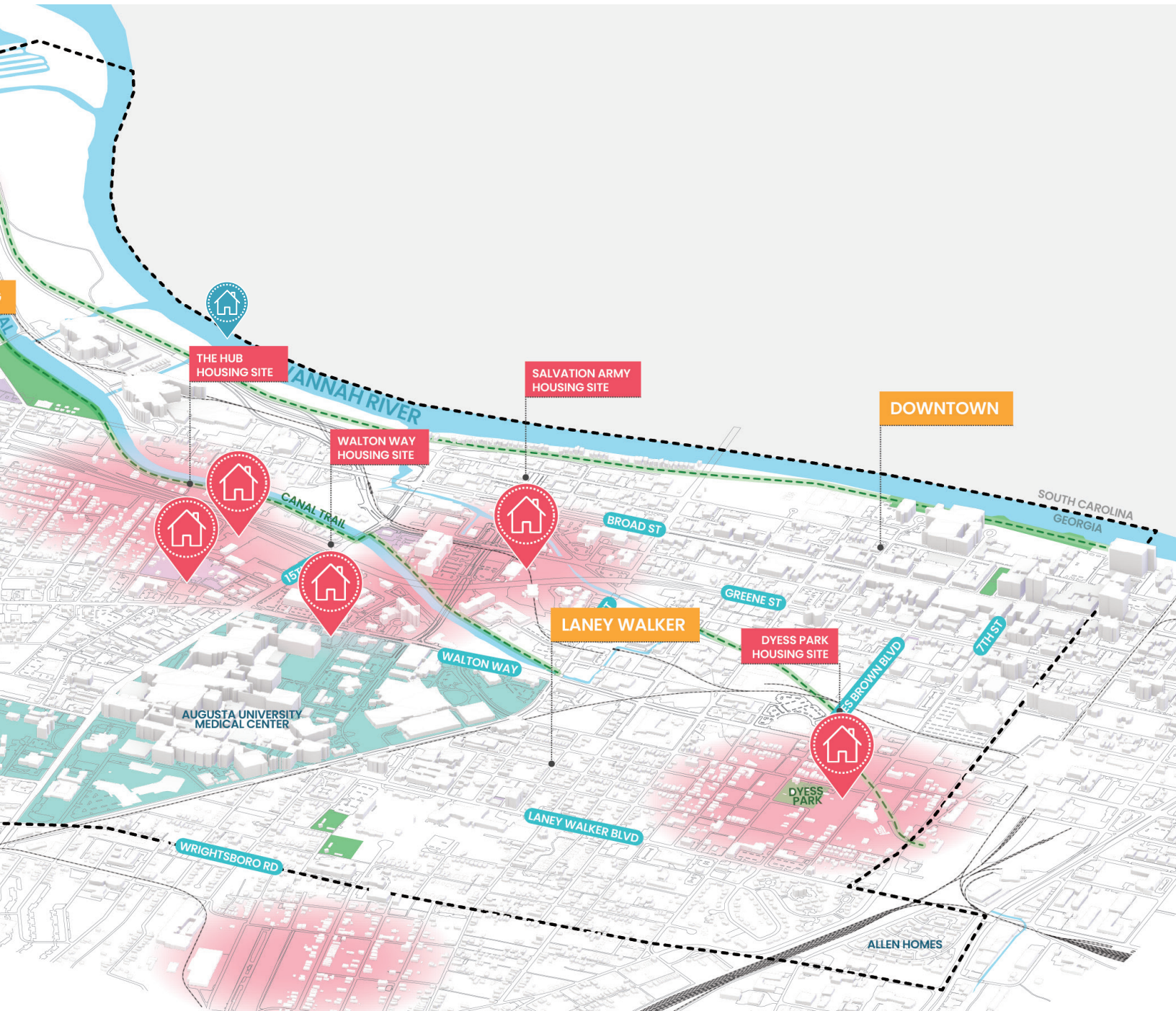


FIGURE 24 | Potential Housing Sites Assessed

Several housing sites were assessed based on whether they were in areas of opportunity with access to transportation, amenities, and services, and would tie into city-wide planned investments, and could successfully support a mixed-income housing development.



LEGEND



Housing Sites



Areas studied for potential redevelopment

Strategy B

Design future housing sites using the following design principles:



(Source: Southside Works)

Create a mixed-use, pedestrian-friendly community that anchors the Choice Neighborhood through safe connections to public transportation, retail areas, parks, and open space.

The current location of Allen Homes creates several challenges such as isolation from the larger community and difficult access to public transportation and neighborhood assets. By locating the new housing sites on key opportunity areas, Allen Homes will be better integrated into the neighborhood and will have greater potential to stabilize and enhance the Choice Neighborhood. To achieve this, the new vibrant, mixed-use community will anchor the neighborhood by integrating the street system and providing diverse building types to create a well-connected, unique place. These sites will be connected through a comprehensive transportation network and enhanced pedestrian-friendly streets, parks, open spaces, neighborhood anchors, and civic spaces. This will be achieved through well-lit, programmed spaces with clear distinctions between public and private spaces giving residents access to safe, family-friendly spaces for community bonding and gathering.



Promote a network of pedestrian-friendly streetscapes within the new Allen Homes sites and the Choice Neighborhood that activates street life, incorporates green infrastructure strategies, and promotes safe walking and biking routes.

The current Allen Homes site does not prioritize safe connections for residents, shaded streetscapes, or gathering spaces where residents can feel at home. By redesigning the buildings to realign with the streetscape, the new housing sites will be an inviting place where residents feel safe and are proud to call home. The new street design will incorporate buffered, well-lit sidewalks with shade trees and green infrastructure strategies that will separate pedestrians and bike activity from cars. Intersections and crossings at key points of connections will be incorporated cohesively to ensure increased safety for pedestrians and cyclists. These streets will include a network of passive recreation and gathering spaces that will add vitality and encourage social interaction so the public realm is seen as an inviting, vibrant place where community can interact with their family and neighbors.



(Source: Site-Design.com)

Provide opportunities for recreation and gathering spaces in the new Allen Homes site and the Choice Neighborhood.

The current Allen Homes site is isolated between a highway, railroad tracks, and surrounding industrial uses with spaces that are not defensible, making residents feel unsafe in their community. As part of the redevelopment of Allen Homes, the new housing sites will incorporate a variety of safe, programmed gathering spaces onsite to encourage social interaction. The sense of community is what bonds this community together; social spaces are important for community cohesion and active living spaces. This strategy will aim to create at least one public space or plaza for each housing site in addition to a series of connected smaller green spaces that may serve as play areas or relaxation areas. These areas will incorporate branding and landscape strategies that speak to the culture of Allen Homes and Augusta and will be tied into the larger neighborhood framework (as outlined in the Neighborhood Plan).



(Source: Photo Dean; Flickr)

Design with CPTED (Crime Prevention Through Environmental Design) strategies to ensure that Allen Homes is integrated with its surroundings and the public realm design adds to the safety of the residents through design.

The concept of Crime Prevention Through Environmental Design focuses on “defensible space,” since spaces without clear ownership or neglected are most susceptible to crime. The future housing sites will be designed with this toolkit in mind:

- + Windows and entrances placed overlooking streets and open spaces with clear lines of sight (eyes on the street)
- + Appropriate lighting in all areas
- + Landscape design (shrubs and greenery) and walkways defining entrances, gathering spaces, and as a clear indicator and separation between public and private spaces
- + Well-maintained property to reinforce that the area is cared for and watched

These strategies paired with the scale and design of the new developments, connecting the public realm to the neighborhood network, and establishing active and attractive open space opportunities will ensure residents feel safe.

POTENTIAL HOUSING SITES

After conducting site assessments at several locations throughout the neighborhood, these four locations were the best suited for advancing our Housing Plan goals and are indicative in nature to the types and locations of potential housing. The planning team and housing task force continue to search for other housing sites with similar conditions and will allow for a range of housing options to accommodate a range of households and create an environment where residents are comfortable and proud to live in.

Dyess Park

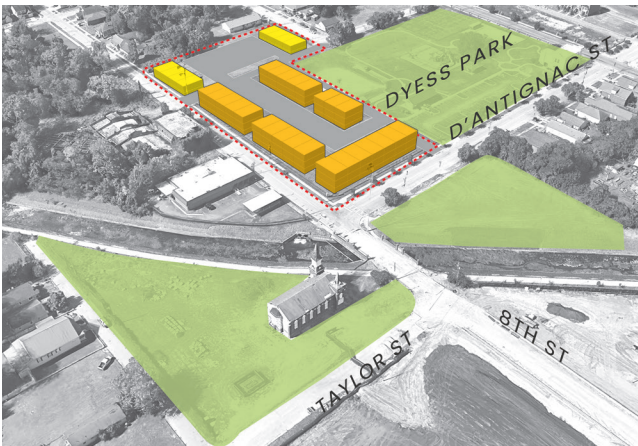


FIGURE 25 | Dyess Park Housing Diagram



Located in the heart of Laney Walker, this site is a lower-density option. As an established neighborhood park, Dyess Park has a playground and community pool and is adjacent to the Augusta Canal where there is an opportunity for a “park swap,” to design passive park and community gathering spaces at the gateway to the trail.

HUB Sites



FIGURE 26 | Dyess Park Housing Diagram



Located near all of the major amenities and attractions - wrap-around social services at the HUB, Walton Way commercial corridor, Medical District, Augusta Canal, and close to Downtown. Medium-density housing is proposed here to match the plans for the MCG campus plan expansion. Development will face the street and will incorporate public spaces and amenities that will welcome residents and pedestrian traffic, creating a walkable, mixed-use neighborhood.

UNIT COUNT	Townhomes	Stacked Townhomes	Mixed-Use Multifamily
Dyess Park	5	60	
HUB Sites		42	36
Walton Way			35
Salvation Army			84
Allocated PBVs			25
TOTAL UNITS	287		

Our target Choice housing program is 300 units (double the size of the current Allen Homes). We are continuing to look for additional housing sites to reach our goal.

Walton Way

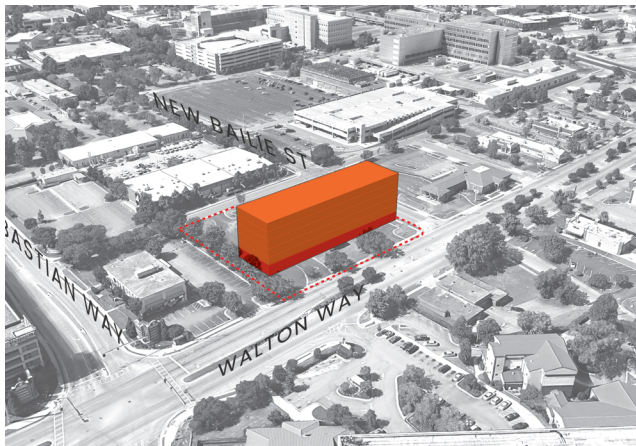


FIGURE 27 | Walton Way Housing Diagram



This mixed-use medium density housing site is within the MCG campus and will fold into the Medical College of Georgia campus master plan. Ideal for students and workforce housing, this site will be within the planned development that includes public plazas, dining options, and will be across the street from the new grocery store slated to open on 15th Street.

Salvation Army

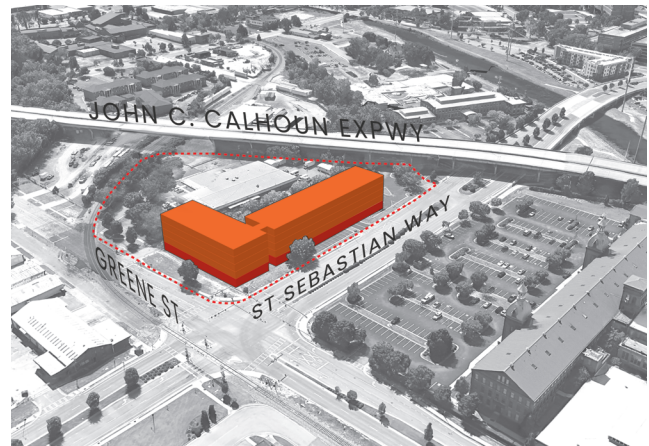


FIGURE 28 | Salvation Army Housing Diagram



Closer to downtown, this housing site is the only one on the north side of the Augusta Canal. The largest of all the sites, this location would be a medium-density development could also support ground floor commercial uses to pull more street activity from Downtown and south of the Canal. The site is near recently redeveloped mill buildings which include residential, commercial, and office uses.

Strategy C

Provide a range of housing types and range of densities at each potential redevelopment site.

The Laney Walker and Harrisburg neighborhoods have historically comprised of low-density single-family homes. Outside of a few new developments, the current housing stock is aging and no longer meets the need for modern, improved housing options for a wider range of residents. The Housing Plan offers a range of housing options that keeps in line with the neighborhood context and character, while also increasing density. The proposed housing typologies range from low- to medium-density, including townhomes, stacked-townhomes, low-scale mixed-use apartment buildings.

All proposed housing will be in line with the current zoning code and be no taller than 4-6 stories. Keeping the housing scale comparable to the surrounding context is important for residents who want to preserve and honor the southern character of Augusta. The Housing Plan will account for and accommodate households of all sizes, ages, and abilities to include bedroom sizes that range from one-bedroom units for singles, seniors, and workforce to two-bedroom/two-bathroom units for co-living, and three- and four-bedroom units for families.

Housing Typologies

Townhomes



**Stacked Townhomes
/ Walk-Up Flats**



Multi-Family



Mixed-Use



**"DOES YOUR
FAMILY HAVE
ANY SPECIAL
HOUSING
NEEDS?"**



21%

accessible housing
for those with disabilities

7%

housing for **hearing**
and/or visually impaired



Universal Design Housing Community (Source: Modus RICS)

Strategy D

Design all new housing to accommodate a wide range of physical abilities while allowing residents to age in place.

While the current Allen Homes site has a large youth and young family population, there is also a significant elderly population. Additionally, nearly a quarter of all households stated that they require accessible housing for those with disabilities. The future Allen Homes housing sites will include at a minimum of 10% of every bedroom type in every phase to be fully ADA-accessible. Additionally, Universal Design principles will be incorporated so that ground floor housing units can be retrofitted over time to allow residents to age in place comfortably. Universal Design allows people of all ages and abilities to live comfortably in the same home and accommodate the needs of the inhabitants as they change.

The most common Universal Design features that accommodate aging-in-place includes:

- + **No-step entry:** there are no stairs or steps to enter the home's main rooms
- + **One-story living:** kitchen, places to eat, bathroom, and bedrooms are all barrier-free and located on one level
- + **Wide doorways:** doorways are wide enough to allow wheelchairs to easily pass through (32-36 inches wide)
- + **Wide hallways:** hallways are wide enough to allow for everyone and everything to move easily between rooms (36-42 inches wide)
- + **Extra floor space:** creating more space to feel less cramped and allowing wheelchairs enough turning radius

Strategy E

Incorporate best practices in trauma-informed design in new housing.

Trauma-informed design aims to put healing and well-being of the community at the core of the process to support healthy homes, equity, inclusion, and opportunity for all through design.

- + **Feeling of safety in the built environment** will be reached through good building and streetscape design and genuine relationships with management and the community. The Housing Plan will offer a network of flexible, adaptable, accessible spaces and will follow CPTED design to ensure all spaces are inclusive and ensure the safety of the community.
- + **Agency and representation** will be achieved through diverse interactions between the community where every individual has a voice and choice over their work and their exchanges with the community. These community and individual choices will be recognized through a focused, equitable network of spaces and service offerings where individuals can cultivate social cohesion and community-informed discussions.

- + **Decision-making to support healing and resiliency** will be empowered through a diversity of offerings and services that are culturally appropriate and recognizing the spaces where the community carry these interactions.
- + **An equitable, open, hopeful environment** is key in healing the physical and social environments. Residents should be encouraged to practice community care, and the built environment should support this connection and celebrate strengths of the community through history and culture recognition.

See the People Plan for trauma-informed strategies to help residents thrive in the Choice Neighborhood.



What We Heard

● Allen Homes ● Neighborhood Survey



There is a need for more supportive housing in the neighborhood.

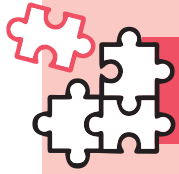
38%

of Allen Homes

50%

of Choice Neighborhood





BUILDING BLOCKS

TRAUMA-INFORMED DESIGN

The trauma-informed design approach focuses on four components:

Safety and Trust

- + Create a sense of safety and trust through welcoming, inclusive, and representative spaces that are sensitive to the local and cultural context.

Community and Collaboration

- + Design housing communities to cultivate social cohesion with a diversity of spaces and service offerings.

Choice and Empowerment

- + Design to lift up choice and empowerment through clear options and spaces residents can use to enable them to make the best choices to their needs.

Beauty and Joy

- + Design the built environment to spark beauty and joy, encouraging residents to take care of their environment and cultivate growth and pride.



Mural by Jason Craig (Source: NakedEpicurean)

Strategy F

Offer Project Based Vouchers (PBVs) for Allen Homes residents looking to relocate outside of the Choice Neighborhood to other AHA housing sites.

One option being considered for replacement units is to utilize Project Based Vouchers (PBVs). Specifically, the “PBV by Others” clause under the Choice Neighborhood program. This requires us to tap into our PBV portfolio but gives us the option to inject replacement units into housing development deals that are currently under consideration. The maximum number of PBVs that could be considered for this option is no more than 50 units (1/3 of the existing Allen Homes units.)

The Augusta Housing Authority currently has plenty of excess availability of PBVs in its Housing Choice Voucher program if additional development opportunities become available, but

there are several developments that have already been approved and are potentially available for inclusion now.

Three potential sites have been identified and preliminary discussions have been had with the developers/owners. Two sites are located in the Choice Neighborhood area and one site is located outside of the Choice Neighborhood area.

A potential issue of concern is that the developers have more stringent selection process. We will need to work with the Allen Homes residents as well as the developers to ensure that the families will qualify.

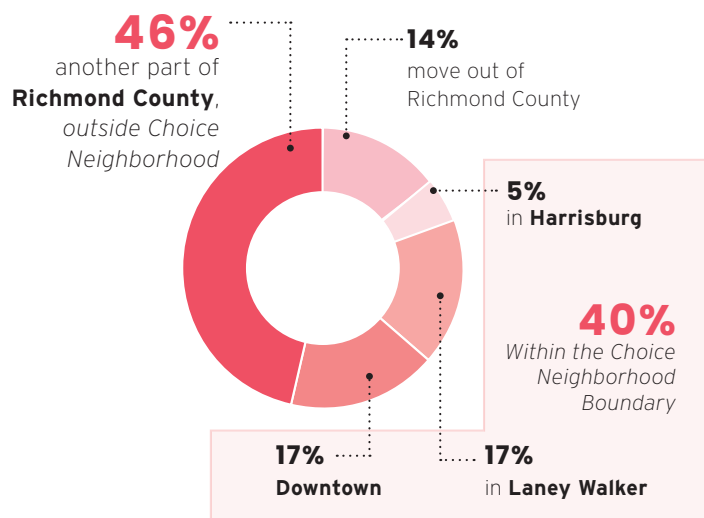
What We Heard

● Allen Homes ● Neighborhood Survey

“IF WE DECIDE AS A COMMUNITY THAT ALLEN HOMES IS NOT A GOOD SITE FOR FUTURE HOUSING, WHERE WOULD YOU LIKE TO RELOCATE?”

Nov 3 Allen Homes Resident Meeting

Several residents said that if there were similar amenities and services in the Choice Neighborhood, they'd prefer to stay.



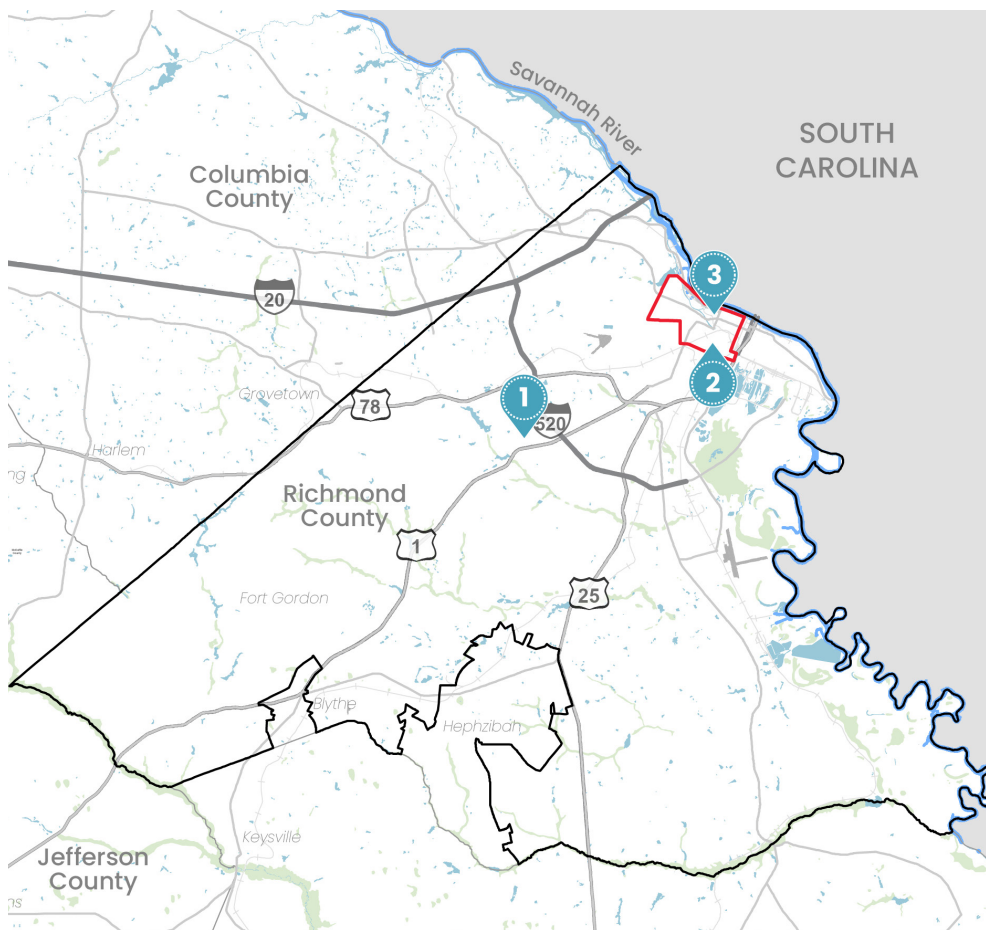


FIGURE 29 | PBV Housing Site Locations

The three potential developments are all mixed finance LIHTC developments:

	Total Units	Total PBVs	PBVs for CNI	% of entire development
1. Walton Meadows	250	50	10	4%
2. The Lenox	64	20	10	15%
3. Watson Pointe	52 <i>elderly units</i>	16	5	9%
TOTAL UNITS	80	790	25	

*25 units is approximately 8% of the target
Choice housing program (300 units)*

Goal 2

Promote homeownership opportunities for both Allen Homes residents and other neighborhood residents.

Strategy A

Provide homeownership education and assistance to build pathways for residents to become homeowners.

Over half of Allen Homes and neighborhood residents are interested in working towards homeownership but face many challenges. There are several existing programs for residents to learn more about the path towards homeownership and maintaining their homes. We will work on expanding these programs to allocate spots specifically for Allen Homes residents.

Down Payment Assistance

There are several public and private resources available for residents of Augusta to apply for down payment assistance, including an assistance from AHA for residents under the Housing Choice Voucher (HCV) program.

- + **COA Downpayment Assistance Program** applicants must be first-time homebuyers, and meet the household income limits, and the property is limited to a one-unit single-family dwelling (attached or detached).
- + **CSRA Economic Opportunity Authority (EOA) the "Way Home" Program** for first-time homebuyers in a Individual Development Account (IDA) program that matches savings and offers money

management training and home buyer education. Savings are matched \$2 for every \$1 that is deposited (up to \$4,000).

- + **AHA Family Self Sufficiency (FSS) Program** currently limited to HCV households, the FSS program connects families with public and private resources to reduce dependency on housing, welfare, and other government subsidies. AHA will explore opening the program up to Allen Homes residents. Part of the program includes building an escrow account to use for down payment after completing the program.

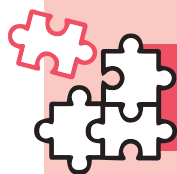
Homeownership education

Saving for downpayment is half the battle with homeownership. Residents are looking for more guidance and support through the process of homebuying and managing their homes. As part of the FSS program, AHA offers homeownership training and is looking at opening the course up for Allen Homes residents. There are also several organizations that offer courses, including Habitat for Humanity, Turn Back the Block, CSRA EOA, and First East Central Georgia (who is hosting an event at the HUB in June 2023).

Strategy B

Expand and better promote home improvement and repair assistance programs to help homeowners maintain their homes and limit displacement.

Homeowners in the neighborhood struggle to afford the necessary upkeep and maintenance, contributing to the inconsistencies in the housing stock on any given block. There are several existing home improvements programs (listed to the right) that are offered at the city level (as well as several state and federal resources not listed). As part of the Choice Program, we will partner with local organizations to better promote and lift barriers to available resources to help homeowners improve and maintain their homes.



BUILDING BLOCKS

HOME IMPROVEMENT PROGRAMS

There are several resources available to Augusta residents to use for home repairs and facade improvements. Through the City, there are three types of assistance for owner-occupied units:

Conditional Deferred Payment Loans assist residents who make less than 50% of the AMI with loan assistance for improvements.

Low Interest Rate Loans are available for higher-income households and have a capped rate at 3%.

Emergency Grants are also available for certain qualifying events.

There are other resources that can be found through HUD and the State of Georgia.



What We Heard

● Allen Homes

● Neighborhood Survey

HOMEOWNERSHIP



ONLY
34%
Own

**"ARE YOU INTERESTED
IN WORKING TOWARD
BUYING A HOME IN THE
NEXT FEW YEARS?"**

YES!

Allen Homes

71%

Choice Neighborhood

65%



TOP CHALLENGES FOR HOMEOWNERS



Difficulty paying for necessary repairs to their home



Difficulty paying for utilities (gas, water, eating/cooling)



Difficulty paying property taxes

Strategy C

Work with the Augusta Land Bank to reclaim underutilized land within the Choice Neighborhood and engage non-profit community development organizations and private developers to build new affordable housing for low- and moderate-income households.

Augusta, like many other cities, is struggling to attract and retain residents due to a lack of affordable, modern housing for a variety of household types and sizes. The Augusta Land Bank, Department of Housing and Community Development, and several local developers have been hard at work to acquire and stabilize areas with high vacancy and bring them back to productive use in the Laney Walker neighborhood, and south of the Choice Neighborhood in Bethlehem. Within the Choice Neighborhood, there are areas that can also be targeted for stabilization and housing development to meet the needs. Two areas (highlighted in the adjacent graphic) should be prioritized for affordable housing that residents new and old can comfortably attain.

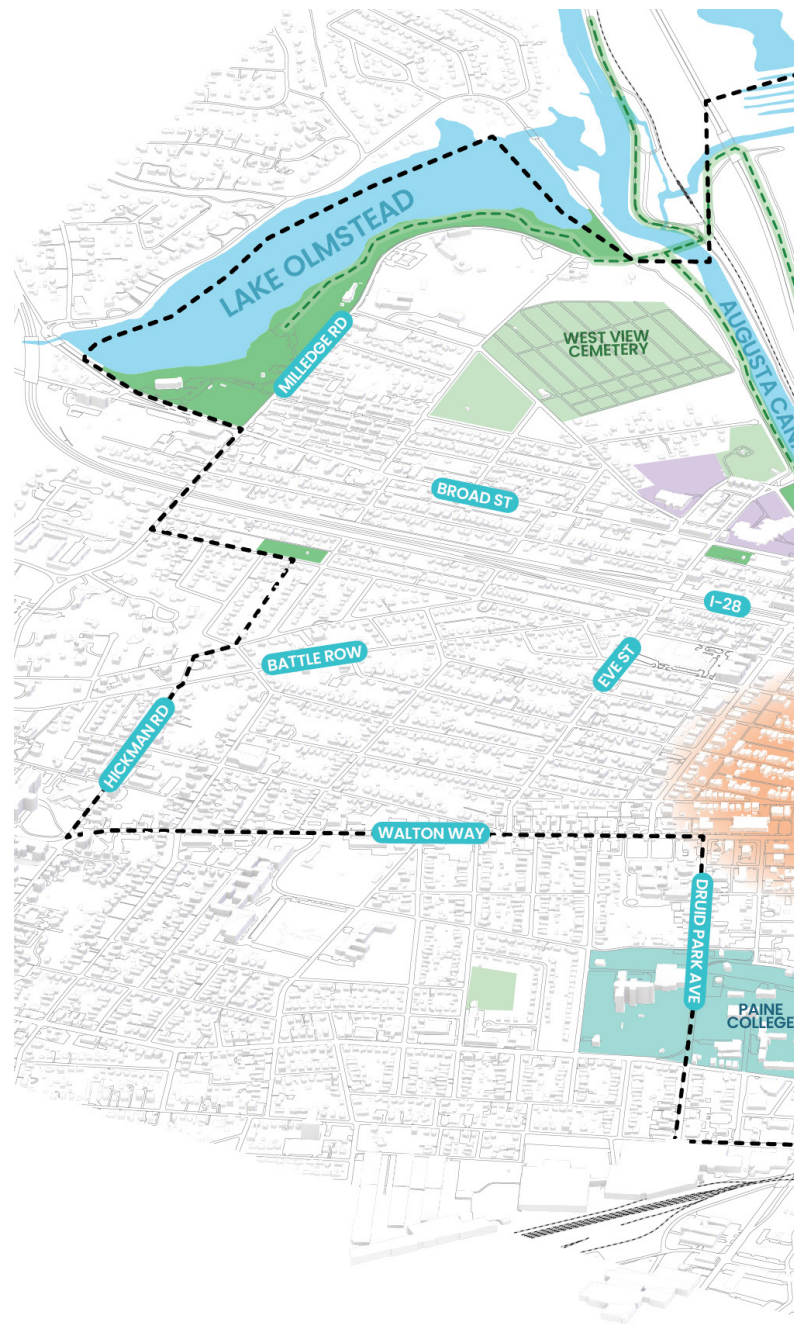
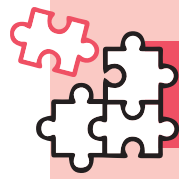


FIGURE 30 | Areas to target infill housing

The highlighted areas have a high concentration of vacant properties that can be targeted under the Keep Augusta Beautiful program (see Neighborhood Goal 2, Strategy C) to clean up and build infill housing. This will not only provide more homeownership opportunities but also stabilize the neighborhood.

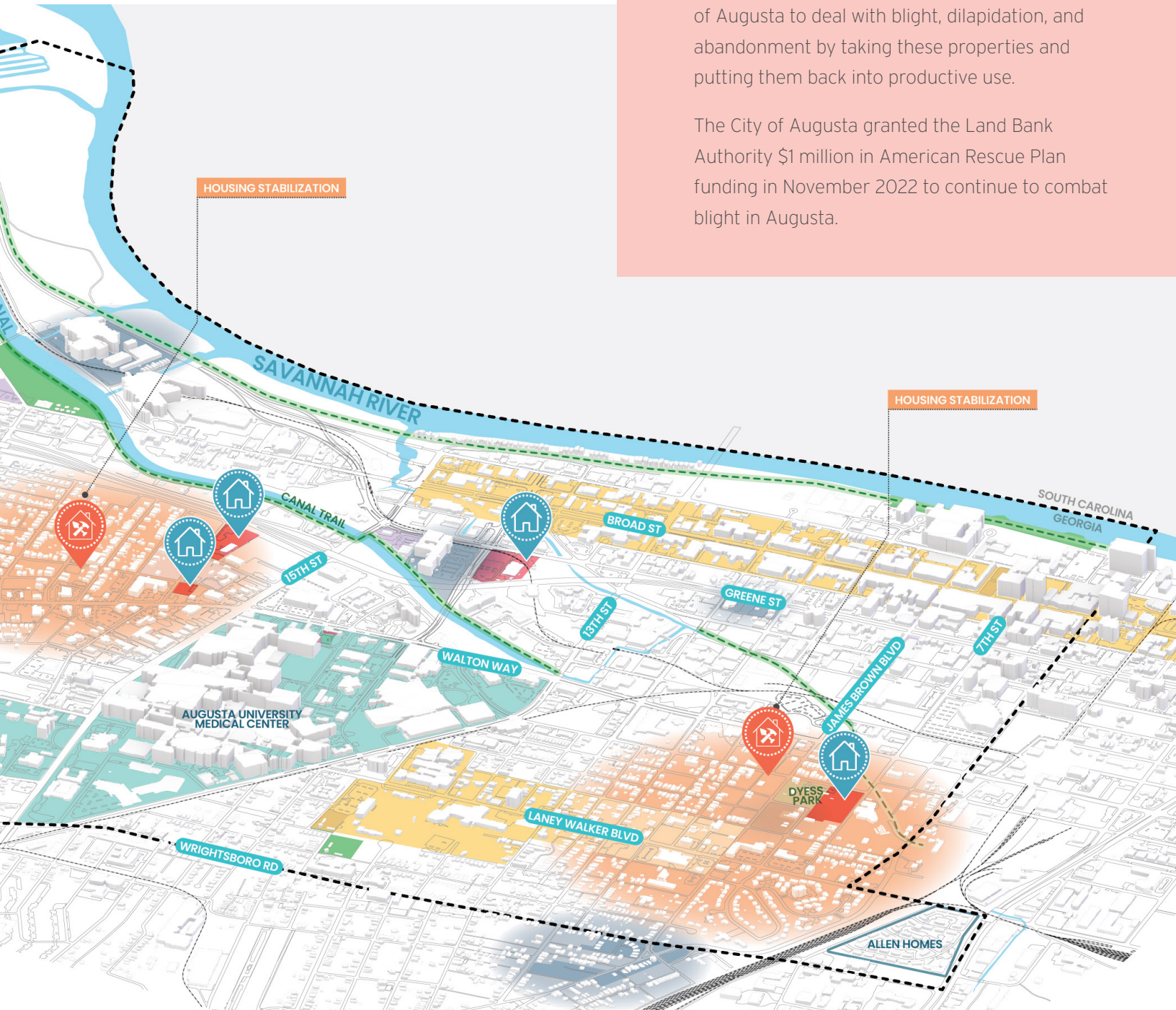


BUILDING BLOCKS

AUGUSTA LAND BANK AUTHORITY

The Land Bank Authority is a tool for the City of Augusta to deal with blight, dilapidation, and abandonment by taking these properties and putting them back into productive use.

The City of Augusta granted the Land Bank Authority \$1 million in American Rescue Plan funding in November 2022 to continue to combat blight in Augusta.



LEGEND



Housing Sites



Target areas for
infill housing

Goal 3

Design new housing development to include a range of amenities and open spaces for residents.

Strategy A

Create multi-generational indoor and outdoor spaces to foster a sense of community.

Throughout the planning process, Allen Homes and neighborhood residents have stressed the importance of community-building through inter-generational spaces. Allen Homes has a large youth and senior citizen population who are looking for places to gather and connect with each other. Locating these spaces and amenities near future housing sites is critical in maintaining the sense of safety and community within the neighborhood. The future replacement housing sites will be designed to include the top amenities within or near the sites for residents to easily access.

Some of the most requested amenities include:

- + Fitness Center / Gym
- + Playground + Basketball Court
- + Benches / Picnic Tables
- + Reading Room
- + Gaming Room
- + Designated TikTok area

Strategy B

Incorporate public and private outdoor spaces for residents.

Common outdoor spaces are critical for fostering a sense of community within the housing sites. Final housing site designs will incorporate these spaces on-site for all residents to have equal access to and would include shaded areas to sit with benches and picnic tables to support neighbors gathering informally or formally with one another. Equally important to include in the architectural design of the homes are private outdoor patios, porches, or balconies for residents to call their own. These features will not only create a sense of ownership to maintain and care for, but they are also in line with the architectural character and culture of Augusta and the South. Residents voices their interest in carrying on the culture of having private porches and patios where they can safely and comfortably sit and converse with neighbors passing by or more privately cultivate gardens, have protected space for children to play, or have a moment alone outside.

Resident Amenities

Top Priorities

Porches



Private Patio Space



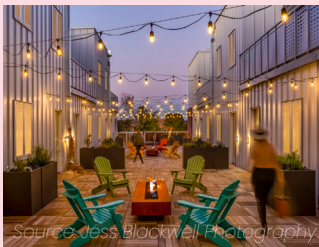
Playgrounds



Seating / Picnic Areas



Resident Courtyard



Community Gardens



Covered Porch / Patios



Outdoor Fitness Equipment



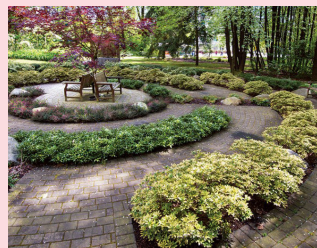
Basketball Courts



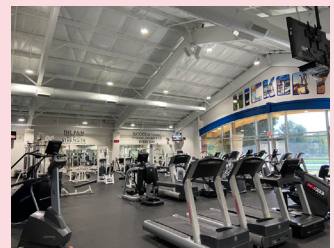
Walking Paths



Passive Garden Areas



Gym / Rec Center



Gaming / Rec Center



Little / Portable Library



Outdoor Seating



Picnic / BBQ



What We Heard

● Allen Homes ● Neighborhood Survey



of Allen Homes residents are interested in growing their own food.

32% in a backyard garden

28% in a community garden



Source: Augusta Locally Grown

Strategy C

Include community gardens and market stands on-site or near housing sites.

Food insecurity and access to fresh fruits and vegetables is a major concern for Allen Homes residents Allen Homes and neighborhood residents. Throughout this planning process, we have heard that many Allen Homes residents would like to grow their own food in either a backyard garden or a community garden on-site. To address the food security needs and desires of residents, the redesign of future housing sites will include dedicated garden space in community areas or in private garden plots for residents. These spaces will build off of the existing urban agriculture and farm network in Augusta and tie into the Early Action Activities Edible Gardens concept. For housing locations that do not

have the space or community gardens are not appropriate, market stands will be placed for fresh foods grown at other places to be brought on-site for residents.

As mentioned above, the Early Action Activities Committee is working with several residents and local urban agriculture organizations to create a business model for Edible Gardens at several locations throughout the neighborhood. Partners already on board include Augusta Locally Grown, Growing Augusta, Black Farm Street, and Greater Augusta Arts Council in addition to members of the planning team, to bring fresh food access to residents of the Choice Neighborhood.

Strategy D

Integrate mixed-use commercial and retail spaces in or near housing sites.

Allen Homes is cornered between railroad tracks and a highway which isolates it from the surrounding residential, commercial, and retail spaces. Residents find it is difficult to get their household shopping done without a car. Future housing sites in the denser parts of the neighborhood and closer to major corridors (The HUB, Walton Way, and Salvation Army housing sites) will incorporate mixed-uses with ground floor commercial and retail units. These sites are the most appropriate locations to integrate mixed-use buildings with the surrounding context and will support residents' desire to be within a 15-minute walk to amenities and services (e.g., grocery store, pharmacy, daycare facilities, dining, etc.). Two of the housing sites with PBVs allocated for Choice (The Lennox and Watson Pointe, both of which are in the Choice Neighborhood) also include mixed-use commercial spaces on the ground floor.

The Choice housing site designs will incorporate the best practices mentioned in Strategy B to encourage more active and public facing storefronts that will respond to the streetscapes and pedestrians, while also providing some privacy and entrances just for residents. The design will also incorporate a combination of larger retail and commercial spaces with small spaces for lease to support the growth of local entrepreneurs and small businesses.

Mixed-Use Typology

