

NORTHERN PLANNING DIVISION

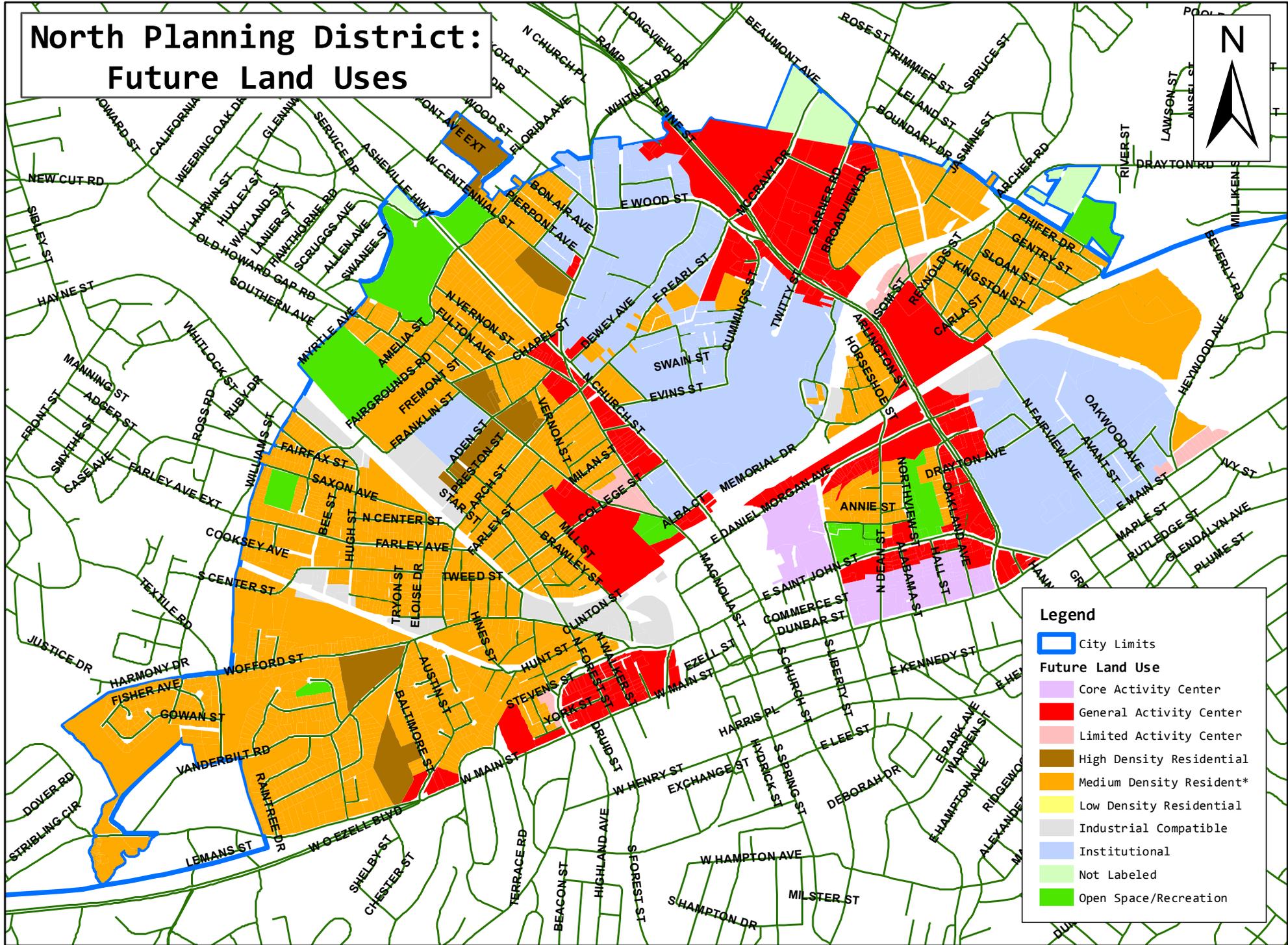
EXISTING LAND USE

Although containing a mixture of land use types, the character of the Northern Planning Division is dominated by commercial and institutional uses. The presence of two colleges and the Spartanburg Regional Medical Center, along with several arterial roads connecting the City with Interstate 85, has fostered intense institutional and commercial development. Remaining residential areas within the planning division are older neighborhoods and are pressured by adjoining uses. To retain the residential viability of this portion of the City, it will be important to maintain policies that buffer residential areas from incompatible neighboring uses.

There are no major regional shopping centers within this planning division. Instead, commercial activities exhibit a strip character, primarily along Church Street, Byrnes Boulevard, Main Street, Daniel Morgan Avenue, and St. John's Street. Converse College, located on Main Street to the east of Byrnes Boulevard, has made attempts to expand into residential areas to the east. Similarly, Wofford College, located on the east side of Church Street, to the north of Memorial Drive, has sought to expand into single family neighborhoods to the north and east. The same neighborhood has also experienced encroachment from professional uses associated with the hospital. Single family neighborhoods are tucked into pockets between major roads. Nine conventional and subsidized Spartanburg Housing Authority apartment complexes, totaling over 700 units, are located within the planning area. Public uses include the Spartanburg County Administration Building and the Spartanburg Memorial Auditorium and Cleveland Park. In addition, the newly developed Barnet Park with its many fountains, rolling lawns and walking paths is located within the Northern Planning Division as part of the Renaissance project.

Vacant land is extremely limited within this portion of Spartanburg and is constrained by steep terrain. Therefore any growth or development would result from re-development.

North Planning District: Future Land Uses



Legend

- City Limits
- Future Land Use**
- Core Activity Center
- General Activity Center
- Limited Activity Center
- High Density Residential
- Medium Density Resident*
- Low Density Residential
- Industrial Compatible
- Institutional
- Not Labeled
- Open Space/Recreation



Table LU3
Northern Planning Division
Land Use Character

Percentage of Area by Major Land Use Category													
SF Res	Other Res	Office	Inst.	Comm.	Ind.	Rec./Open	Vacant	Total					
23	10	12	18	11	9	8	9	100					
Percentage of Area by Zoning Classification													
R-15	R-12	R-8SF	R-8	R-6	GID & LOD	LC	B-1	B-2	B-3	B-4	I-1	I-2	Total
17	9	0	18	11	13	0	2	0	10	8	9	3	100
Percentage of Area by Future Land Use Classification													
LDR	MDR	HDR	LAC	GAC	CAC	IC	Ind.	Inst.	OS/R	Total			
.6	43	3	.4	13	0	0	10	24	6	100			

Future Land Use Categories

LDR	Low Density Residential	CAC	Core Activity Center
MDR	Medium Density Residential	IC	Industrial Compatible
HDR	High Density Residential	Ind.	Industrial
LAC	Limited Activity Center	Inst.	Institutional
GAC	General Activity Center	OS/R	Open Space / Recreation

Land Use Issues

Most of the land use issues within the Northern Planning Division concern the accommodation of institutional activities. As the Spartanburg Regional Medical Center, Converse College, and Wofford College have grown over time, they have developed a need to expand. In all three cases, the most likely area for expansion is into a residential neighborhood. Goals included in this Land Use Plan should be balanced. The preservation of existing residential areas and the accommodation of institutions located in the City are both desired. Recommendations thus involve consideration of these competing values. The needs of the institutions are balanced against impacts on the surrounding communities.

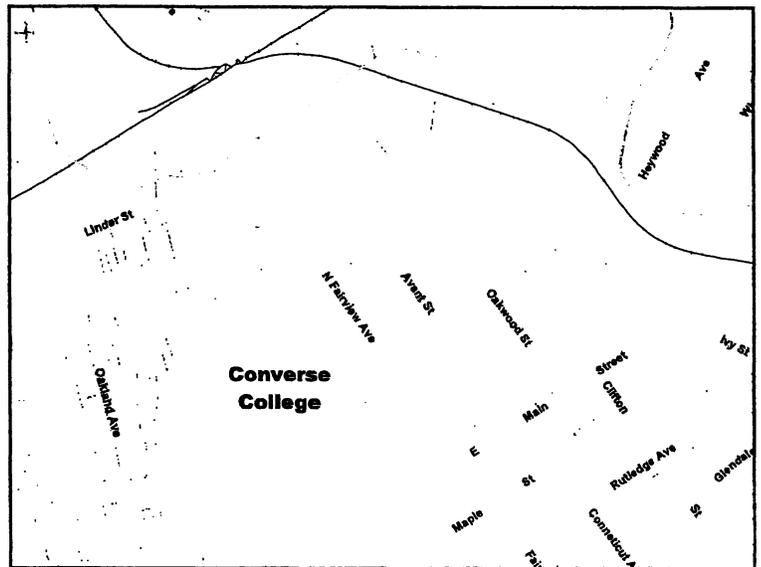
NORTH CONVERSE HEIGHTS NEIGHBORHOOD

Existing Conditions

North Converse Heights is a stable, well-established residential neighborhood located to the north of East Main Street and to the east of North Fairview Avenue. Despite its in-town location, it has maintained a quality residential atmosphere. Converse College, located immediately to the west of the neighborhood, has limited room to grow. It is bordered to the south and west by Main Street and Pine Street, respectively. It would not be feasible to cross these thoroughfares and maintain a sense of a contiguous campus setting. The college has some room to expand to the north but is limited by steep terrain leading to Chinquepin Creek.

To meet these challenges, the college has built parking lots within the single family residential area across North Fairview Avenue from its campus. To accommodate its growth plans, additional areas in the neighborhood may become necessary for expansion.

North Converse Heights Neighborhood



Issues

The challenges are to balance the needs of the college against the preservation of the North Converse Heights neighborhood, and to identify which portions of the neighborhood, if any, should be included within an Institutional land use designation, which would indicate targeted areas for the expansion of the college.

1999 Future Land Use Designation

The 1999 plan designates the Converse Heights neighborhood to the north and east of the college as Institutional, extending to the rail line and Heywood Road, to support future needs of the college.

Recommendation

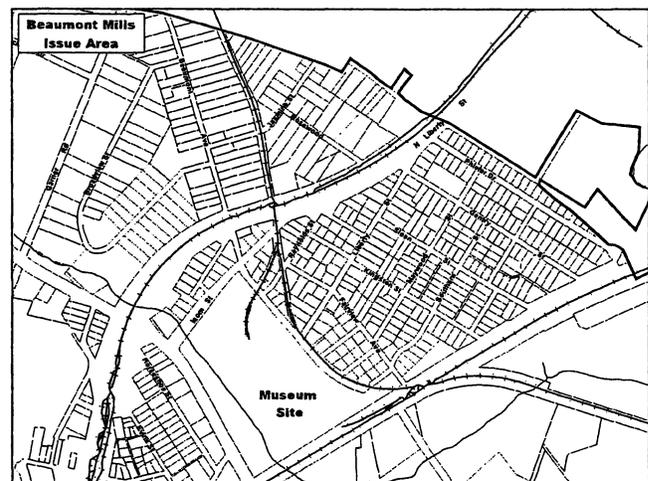
To accommodate the future needs of Converse College, classify the area to the north and east of the college as Institutional, extending to the rail line and Heywood Road. These are the only feasible directions for the college to expand. There are already a number of non-residential activities in the area and it is currently affected by development pressures not associated with the college. A single family neighborhood can co-exist with college facilities more effectively than with other types of non-residential activities. It is noted that the only institutional uses that are promoted in this area are those that are affiliated with Converse College. This recommendation represents no change from the 1999 Future Land Use Plan.

BEAUMONT MILLS AREA

Existing Conditions

Beaumont Mills is a quality, well maintained mill village. Isom Street, which bisects the neighborhood in an east-west direction, forms an important point of division. To the south, homes are well maintained, better protected from nearby commercial activities, and have a sense of community. The neighborhood to the north of Isom Street has a mix of residential and vacant properties and seems to be declining. There is little or no buffering between incompatible land uses. Large shopping centers abut residential areas and through traffic on Pine Street and McCravy Drive impact the area. This area has not experienced the industrial development that was projected in previous plans and has remained primarily residential in nature.

The former Beaumont Mills site has been designated "Industrial Compatible" in previous plans. The redevelopment of the Beaumont Mills site is changing the character of the site from industrial to a mix of office and civic uses. The majority of the site was demolished to make way for new healthcare facilities. The 113-year-old original mill building was saved and is currently being remodeled to house the Motor Sports Museum of the South and the South Carolina Athletic Hall of Fame.



Beaumont Mills Neighborhood

Issues

Redevelopment of the Beaumont Mills site has created a need to reassess how this area will develop in the future. This site is currently designated as "Industrial Compatible" but is not likely to develop in this manner given recent changes in the area. It is therefore no longer appropriate for the land use designation. The primary issue is the preservation of the Beaumont Mills neighborhood. Beaumont Mills is a unique neighborhood in Spartanburg, characterized by older but well maintained single family homes occupied by low and moderate income families. Portions of the area with the greatest potential for future residential viability should be identified and supported. For the remainder of the neighborhood, the future land use category that would provide for the best use of the area should be determined.

The redevelopment of the Beaumont Mills site has led to requests in the area for more commercial and office development in the area, specifically along Isom Street. The island of parcels is isolated from the surrounding residential sections of the mill village. Although housing exists there, the redevelopment of the Mill site will not enhance its appeal for residential uses and it is expected that these properties might decline over time.

The neighborhood to the north of Isom Street presents additional challenges in determining an appropriate land use. There is little or no buffering between incompatible land uses and large shopping centers abut many of the residential properties. Requests have been made to develop commercial activities in this section of the Beaumont Mills neighborhood in the past. The area has not seen the industrial development that was thought best when a plan was developed in 1993. Determining the appropriateness of commercial development in this residential area will be a key to determining whether this area will prosper or decline in the future.

1999 Future Land Use Designation

The plan uses Isom Street as a transition point. To the south of Isom Street the area is designated as Medium Density Residential. To the north of Isom Street and east of the Southern Rail line the area is classified as Industrial Compatible.

Recommendation

Using Isom Street as the cut-off, the area to the southeast of Isom Street should remain classified as Medium Density Residential which will preserve the single family neighborhood. The preservation of the southern half of this neighborhood is supportive of a major goal of this plan to preserve stable residential areas accommodating a diversity of housing styles and income ranges.

The neighborhood north of Isom Street and the elevated rail line should be reclassified as Medium Density Residential to more accurately reflect the character of the neighborhood. Less intense commercial and light office activities might be considered by the planning commission if they were part of a project that assembled parcels to create a larger development area that met the City's large lot buffering standards and minimized the impacts on the surrounding residential area. Therefore, the Planning Commission will consider proposed commercial development that is designed to enhance the area, minimize congestion and safety issues, and protect residential properties. In addition, development on sites containing approximately one (1) acre and having approximately 200 feet of frontage will be considered. The lot size and street frontage dimension may be reduced below the above standard, provided that:

1. City requirements for bufferyards, landscaping, parking, and vehicular access can be met; and
2. The proposed rezoning represents the consolidation of at least two (2) lots.

When a rezoning is requested that will result in less than 200 feet of street frontage, staff shall provide an analysis to the Planning Commission and City Council as to whether City requirements can be met. Therefore, if light commercial or office development is presented and designed in a manner that enhances the area and protects nearby residential properties, it should be considered.

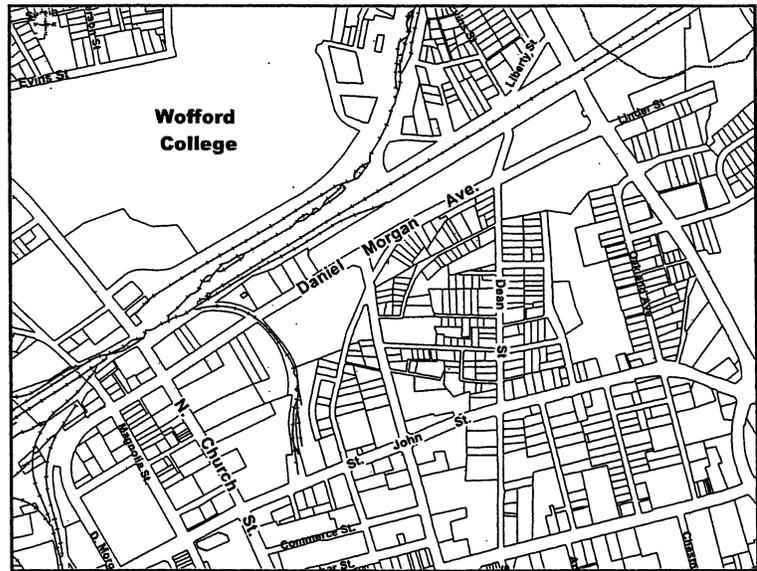
Because the mill itself is being redeveloped as a Museum, the property should be classified as General Activity Center. This site is currently designated as Industrial but is not likely to develop in this manner given recent changes in the area. Any project proposed for this site should be reviewed to ensure that it does not negatively impact the mill village neighborhood directly behind it. The potential demand for commercial and office development along Isom St should be balanced with the existing residential development in this part of the neighborhood.

Redevelopment of the Beaumont Mills site has led to requests to develop commercial and office projects in the area between Isom Street and the elevated railroad tracks. This site is currently designated as "Industrial Compatible" but is not likely to develop in this manner. Therefore a change is appropriate for the land use designation. The island of parcels is isolated from the surrounding residential sections of the mill village. Although housing exists there, the redevelopment of the Mill site will not enhance its appeal for residential uses and it is expected that these properties might decline over time. Therefore, the classification of this property should be changed to reflect a Limited Activity Center designation. However, potential demand for commercial and office development along Isom St should be balanced with the existing residential development nearby. When considering proposed projects, special importance should be given to the developments impact on the surrounding neighborhoods. Uses such as local eateries, offices or retail space that enhance the area, minimizes congestion and traffic safety issues, and protects nearby residential properties would be ideally suited for this area. Parcel assemblage is also strongly encouraged to prevent an uncoordinated pattern of development.

DANIEL MORGAN AVENUE CORRIDOR

Existing Conditions

The portion of Daniel Morgan Avenue that is of interest is the section between Church Street and Pine Street. The area has been developed as an intense commercial strip with automobile dealerships as the dominant activity. The south side of Daniel Morgan Avenue, between Dean Street and Liberty Street, is used for single family residential development. The land slopes steeply downward to the road, providing a visual and sound buffer. This area is part of the North Dean Street neighborhood, which has a strong organization and sense of community. There is, in fact, current interest in renovating the neighborhood and establishing a historic district to the south of the subject area. In 1999, Barnet Park opened at the intersection of North Converse and St. John Street.



Issues

The majority of the corridor is currently developed as commercial. At issue is how to address the residential properties adjoining this stretch of Daniel Morgan Avenue. Including these properties in the General Activity Center would promote the transition to commercial uses instead of the current residential uses. Including the area within the Medium Density Residential classification in which most of the North Dean neighborhood is located would provide more confidence to property owners to maintain their homes and help preserve that portion of the North Dean Street neighborhood.

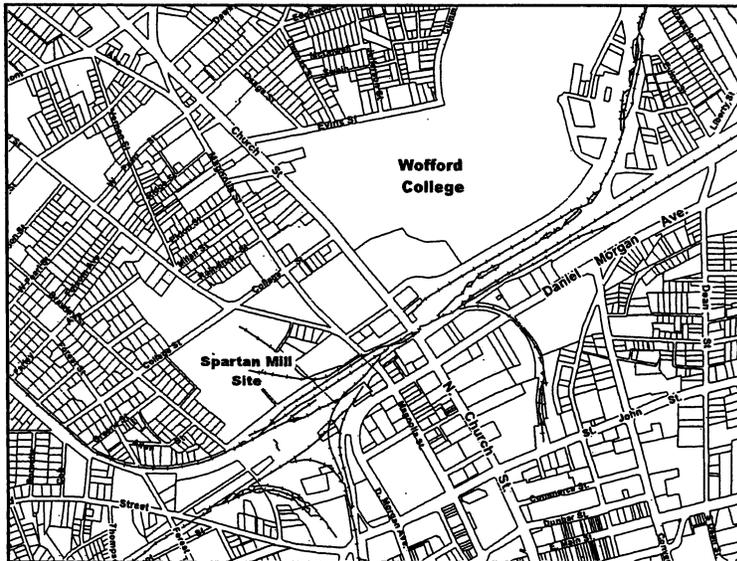
1999 Future Land Use Designation

The 1999 plan establishes the entire Daniel Morgan Avenue corridor, between North Church Street and Pine Street, as a General Activity Center.

Recommendation

Classify the entire Daniel Morgan Avenue Corridor to the east of Church Street as a General Activity Center. Within the residential area designated for transition, policies to mitigate impacts upon remaining residential units off of Daniel Morgan Avenue should be pursued. The existing residential area adjacent to the road is bounded by commercial uses on the east, west, and north; also homes along Daniel Morgan Avenue are in a marginal condition, suggesting a lack of confidence in the viability in the area for continued residential usage. This represents no change from the 1999 Future Land Use Plan.

OLD SPARTAN MILL SITE



Existing Conditions

The old Spartan Mill Building is located just west of the Daniel Morgan Avenue corridor directly adjacent to the Core Activity Center area of the Central Planning Division. This site is currently designated as Industrial and represents the previous use on the site. The mill building has been demolished and the site is being marketed for development. Recent development downtown as part of the Renaissance Project has changed the character of development in this part of downtown and industrial uses are no longer compatible with surrounding development.

Issues

The Old Spartan Mill site has tremendous potential for redevelopment and could become a major hub of the City Center and compliment ongoing downtown redevelopment projects. The current industrial designation represents the previous use on the site which has since been discontinued and it is acknowledged that this area is in a state of transition and no longer appropriate for industrial uses. The size of the site, coupled with the proximity to the central business district, creates excellent potential for the site to be developed as an extension of the City's downtown activity center into a mixed use activity center that forms a natural extension of the downtown area.

1999 Future Land Use Designation

This issue area was not identified in the 1999 Future Land Use Plan.

Recommendation

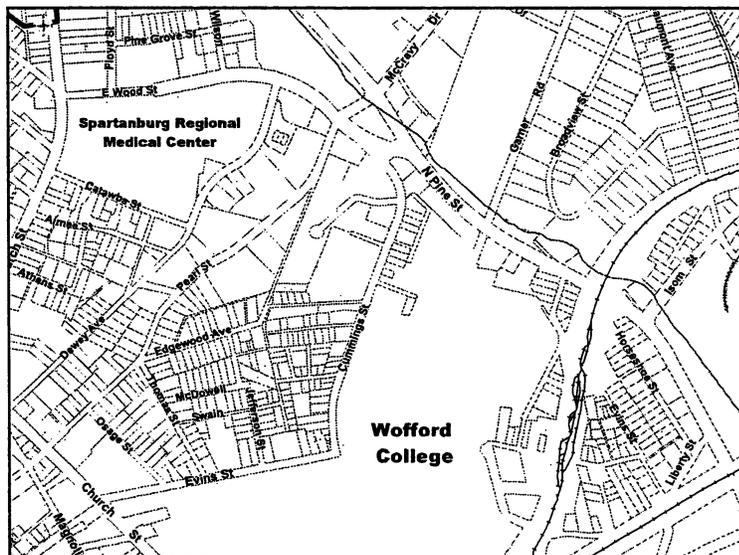
The site is directly adjacent to the Core Activity Center area of the Central Planning Division which is designed to promote a well rounded activity center with commercial, professional office, civic, and residential activities. General Activity Center is designed to provide a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial and office uses. Public, civic and recreational uses are compatible with a General Activity Center. Designating the mill property as General Activity Center would promote commercial and office development directly adjacent to the city center and serve as an extension of the Core Activity Center. It would also allow for development of community spaces that could be linked to downtown parks and pedestrian corridors. Therefore, the General Activity Center designation will promote a mixed use development on the site that can enhance ongoing development of the downtown area into a vibrant activity center for the community.

WOFFORD COLLEGE - MEDICAL CENTER - EAST PEARL STREET AREA

Existing Conditions

As with the North Converse Heights neighborhood, two goals of this plan must be balanced in determining the most appropriate future land use designation for the Wofford College - Medical Center - East Pearl Street area. The City desires to both preserve residential neighborhoods and to accommodate the needs of its hospitals and colleges. In this area, both Wofford College and activities associated with the Spartanburg Regional Medical Center are seeking to expand into the East Pearl-Evins neighborhood.

Wofford College – Medical Center Area



Wofford College has identified a need to expand its campus to accommodate future demands. Possible areas for expansion to the south and west are limited. The Clinchfield Rail Line and a steep gully situated just to the south of the campus preclude growth in that direction. Church Street, a multi-lane highway, borders the campus to the west, severely limiting expansion possibilities in that direction as well. As a result, targeted areas for growth are concentrated in the East Pearl-Evins neighborhood, which lies to the east and north of the school.

As the hospital has become a major regional medical facility, it has generated a demand for professional offices within its immediate vicinity. Because of relatively low land costs and closeness, the northern end of the East Pearl - Evins neighborhood is targeted for this type of development. Parcels along the street are sought as medical offices. Other parcels to the north of the hospital, off of Church Street and Asheville Highway, have also been identified for potential office use also.

East Pearl Street, which is predominantly a two-lane road lined by single family homes, is used by through traffic to avoid downtown and also serves as a major thoroughfare through the local neighborhood. The existence of small lots, homes on small setbacks, and trees along the edge of the right-of-way limit its potential for a residential-to-office conversion, however.

Issues

East Pearl - Evins Neighborhood

There is ongoing debate as to the future of the East Pearl-Evins neighborhood. Residents hold a sense of community pride and do not want an intrusion of institutional activities. Conversely, the support of operations associated with the hospital and the growth of Wofford College are viewed as positive factors for the Spartanburg community as a whole. The quality of the residential atmosphere and the quality of housing in the neighborhood varies. To the west of Jefferson Street, the neighborhood is well maintained; to the east, the area appears to be economically blighted. Homes are not as well maintained, indicating a lack of confidence in the future of the area.

Because East Pearl Street is a two lane road aligned by trees and narrow lots with shallow front setbacks, any attempt to widen the road for increased traffic would be difficult. Likewise, the small lots, considered with steep terrain, would make finding a suitable site for office development a challenge. To the north of the hospital, Church Street forms a boundary. In addition to being a heavily traveled road, the character of adjacent neighborhoods is different as well. Residential areas to the west of Church Street appear to be more stable than those to the east.

North Pine Street Corridor

An issue is presented in this area concerning the corridor between Wood Street and the northern city limits. While the designation of much of the area between North Church Street and North Pine Street as Institutional is well supported to promote the Regional Medical Center and Wofford College, the corridor adjacent to North Pine Street is more questionable. The area may relate more closely with commercial activities to the east of North Pine Street. A fair number of general commercial activities are already present.

1999 Future Land Use Designation

East Pearl – Evins Neighborhood

In the southern half of the East Pearl – Evins neighborhood, designate the area to the north of Evins Street and to the East of Osage Street as Institutional. Classify the area to the west of Osage Street as Medium Density Residential. To the east along Pearl Street the area is designated as institutional while along the west it is Medium Density Residential.

North Pine Street Corridor

The area east of North Pine Street and north of Wood Street is classified as General Activity Center. To the west, apply General Activity Center to all parcels fronting on Pine Street and adjoining Chinquepin Creek. To the west, classify the Wofford College campus and Regional Medical Center as Institutional.

Recommendations

East Pearl - Evins Neighborhood

The goal of the 1999 Land Use designation in this neighborhood is to preserve existing single family neighborhoods wherever they are viable. The narrative below provides general recommendations for this area. The Future Land Use Map should be referred to for more specific direction.

In the southern half of the East Pearl-Evins neighborhood, the area to the north of Evins Street and to the east of Osage Street is designated Institutional. The area to the west of Osage Street is classified Medium Density Residential. This will allow the expansion of Wofford College in support of its continued service as an educational and economic development asset of the City, while preserving the most viable portion of the residential neighborhood. The area identified for institutional expansion is in decline; therefore the new investment from the college will be an upgrade. The Institutional classification will allow the college to expand, but will prohibit general commercial or other incompatible activities.

Along Pearl Street, use Peace Street as a transition. To the east the area is classified as Institutional and to the west the area is Medium Density Residential. Along Dewey Avenue, an Institutional area is established along both sides of the corridor, extending eastward from the edge of the Church Street General Activity Area. The Institutional designation in this area is to support professional office activities

associated with the hospital. As with the southern portion of the neighborhood, this is a declining area, new investment supported by the land use change would serve as a revitalizing influence. The portion of the area retained as residential is more viable and will be helped by the more productive uses locating on the nearby parcels. Also, as with the southern portion of the neighborhood, by designating the area Institutional, activities associated with the hospital can be accommodated while excluding incompatible commercial operations. Steep terrain will limit development to some extent, as well. This represents no change from the 1999 Future Land Use Plan.

North Pine Street Corridor

The area to the east of North Pine Street and to the north of Wood Street is designated a General Activity Center. To the west, the GAC designation is applied to all parcels fronting on Pine Street and adjoining Chinquepin Creek. To the west, the Wofford College - Regional Medical Center is classified Institutional. This represents no change from the 1999 Future Land Use Plan.

ASHEVILLE HIGHWAY - NORTH CHURCH STREET CORRIDORS

Existing Conditions

Asheville Highway is a major connector between downtown Spartanburg, Interstate Highway 85 - Business, and Interstate Highway 85, which are approximately 2 miles and 2.5 miles north of the city limits, respectively. The portion between the interstate and the City is characterized by haphazard strip commercial development. Upon entering the City, the road changes significantly, passing Cleveland Park and a stretch of single family homes and churches. This change in character creates an extremely positive visual image of the City. At Chapel Street, as Asheville Highway approaches the central business district, the land use pattern becomes more commercial in nature.

North Church Street, which is also a heavily traveled artery, branches off of Asheville Highway and provides access to Interstate Highway 585 just outside of the city limits.

Issues

Asheville Highway

The Asheville Highway corridor between Cleveland Park and Chapel Street is designated as a Critical Development Area. Because it is a primary gateway into Spartanburg from the north, the character of this corridor is significant in establishing the City's image. The existing highway corridor distinguishes the City well and provides a highly attractive entry-way into Spartanburg. Homes in the area are well maintained and the neighborhood is stable. Homes are protected from the street by deep setbacks and a slight difference in grade. With one exception, the only non-residential uses currently in the area are churches. Requests for zoning changes have been denied by the Planning Commission and City Council. While interest in commercial development remains, requests for rezoning have declined since the denial of previous rezoning requests.

Asheville Highway Corridor



While the retention of this portion of the corridor as a residential area could offer several advantages, it does present some concerns. High traffic counts, like the approximately 14,000 vehicles trips per day found on Asheville Highway, are generally perceived as being inconsistent with residential land uses. Because commercial activities exist to both the north and south, property owners may find a residential limitation to be an unfair restriction. Although the neighborhood has been stable, there is a belief that as current residents attempt to move, properties will be hard to market for residential purposes, which could lead to a decline.

North Church Street

The issue concerns the eastern portion of the corridor between Centennial Street and Wood Street. Between Centennial Street and Pierpoint Street, the Future Land Use Map shows a General Activity Center extending half way to Rowland Avenue, with Medium Density Residential to the west. Between Pierpoint Street and Wood Street, the map shows an Institutional designation extending half way to Rowland Avenue, with Medium Density Residential to the east. Because of changes to the development pattern in the area and encroaching commercial and institutional uses, an issue is raised as to whether the General Activity Center or Institutional designations should be expanded.

1999 Future Land Use Designation

Asheville Highway

The Asheville Highway corridor between Cleveland Park and Chapel Street are designated as Medium Density Residential with Cleveland Park designated as Open Space/Recreation.

North Church Street

From Asheville Highway to Chapel Street, both sides of the corridor are designated as General Activity Center. To the north of that point, the eastern portion of the corridor in the Institutional area is associated with the Regional Medical Center. On the western side of the corridor, a Limited Activity Center between Chapel Street and Athens Street is established.

Recommendations

Asheville Highway

Cleveland Park is designated as an Open Space/Recreation area. Between the park and Chapel Street, the Asheville Highway corridor is designated as Medium Density Residential. The positive visual appearance of this corridor creates an attractive gateway into the City. Residential uses are compatible with the adjoining park and support improvements which are being made to the park. Homes are well maintained, suggesting a commitment to the neighborhood by property owners. Also, this plan identifies other portions of the City as targets for commercial revitalization. By limiting this area to residential usage, the recommendation provides greater focus for commercial and office development to those targeted areas.

Although the future viability of this area as a residential neighborhood appears to be strong, it does align a well traveled multi-lane highway with commercial activities located to both the north and the south. Therefore, there is a concern that the quality of development may decline over time.

The Planning Commission recommends that the City undertake community development activities to support the residential character of the Asheville Highway corridor. The Planning Commission and City Council may consider it for a more intense use at some point in the future.

However, any change should apply to the entire corridor, not individual lots. In addition, if a change is considered, the implementation of a design overlay district, which would provide for the preservation of the existing character, should be explored. This represents no change from the 1999 Future Land Use Plan.

North Church Street

From Asheville Highway to Chapel Street, both sides of the corridor are designated as General Activity Center. To the north of that point, the eastern portion of the corridor in the Institutional area is associated with the Regional Medical Center. On the western side of the corridor, a Limited Activity Center between Chapel Street and Athens Street is established. To the north, a General Activity Center is bounded by Centennial Street and Rowland Avenue. Between Centennial Street and the northern city limit, the area is Institutional. This represents no change from the 1999 Future Land Use Plan.

WOFFORD STREET NEIGHBORHOOD

Existing Conditions

The Wofford Street Neighborhood is a mixed use area. Currently, while the portion of the neighborhood to the east of Forest Street contains a heavier concentration of commercial activities, and the portion to the west possesses a greater concentration of residential uses, no land use character dominates. An unnamed creek paralleling Austin Street is a divisional line, as well. There are more marginal uses and declining areas to the east. Further west, low and moderate income neighborhoods appear to be stable and well maintained.

Wofford Street Neighborhood



Issues

The western portion of this neighborhood provides safe and decent housing for low and moderate income families, the retention of which is a goal of this plan. The eastern section of the neighborhood is less certain. The area has a patchwork land use pattern. There has been little recent investment in maintaining residential properties. It is questionable as to whether the trend can be reversed, or - if instead, a change in land use classification is necessary to revitalize the area.

An extension to St. John's Street has been constructed extending westward three blocks from the St. John's Street - Wofford Street intersection, then turns south and intersects with West Main Street and W. O. Ezell Boulevard. This recent change will increase traffic in the eastern portion of this neighborhood, which will impose additional commercial pressure. The issue concerns whether the area affected by the new road should be considered for commercial activities.

1999 Future Land Use Designation

A General Activity Center designation is applied to the entire area that is to the south of the new St. John's Street Extension. To the north of the new road, Thompson Street is the division line, with GAC to the east and Medium Density Residential to the west.

Recommendations

A General Activity Center designation is applied to the entire area that is to the south of E St. John's Street. To the north of the new road, Thompson Street is the division line, with Limited Activity Center to the east and Medium Density Residential to the west. The infusion of commercial activities is too great for the decline of residential activities to be reversed. The increased flexibility of an activity center will offer additional opportunities for investment. The preservation of the neighborhood to the west of E St. John's Street and Thompson Street will support the goal included in this plan to provide for safe and decent housing for low and moderate income families. This represents no change from the 1999 Future Land Use Plan.