

# Why a Plan update?

1. Flexibility in land uses to address changing market conditions.
2. Potential additional square footage and height to encourage transit oriented development (TOD).
3. Update recommendations related to retail to incorporate changing retail requirements and create a vibrant place.
4. Enhance open space and connectivity.
5. Enhance safety and accessibility of crossing/connection to and from Metro.
6. Explore ways to provide additional affordable housing.
7. Evaluate opportunities for community facilities, for example schools.
8. Address guidance from City policies adopted since 2003 as appropriate.

