

## *Downtown Development Code*

### Project Description:

The city of Blue Springs' Downtown Development Code (DDC) is an outgrowth of the city's 2006 Downtown Master Plan, which recommended implementing a new form-based zoning district for the downtown area that could address the unique qualities of downtowns. The DDC addresses social equity through provisions that allow for a mix of density and housing options in residential living, and mixed uses both horizontally and vertically in the zoning districts. Environmental health is addressed through sustainable design concepts that encourage a live/work relationship, housing/jobs relationship, and redevelopment of the city's center. Economic growth is encouraged through mixed uses and the desirable setting envisioned by the Master Plan and implemented through the DDC.

The DDC is a form-based code derived from the philosophy of "transect zoning." Because of the unique characteristics of downtown Blue Springs, it was thought that a subclassification for organizing property and uses needed to be established with the DDC. Unlike conventional zoning districts, transect zones are inherently mixed use, and place more emphasis on design than building use. The different transect zones establish a variety of scales, intensities and characteristics to account for differing conditions in the plan area.

### What makes this a Success Story?

The Blue Springs Development Code was chosen by the Success Stories selection panel based on its focus on downtown revitalization and walkability features.

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