

DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

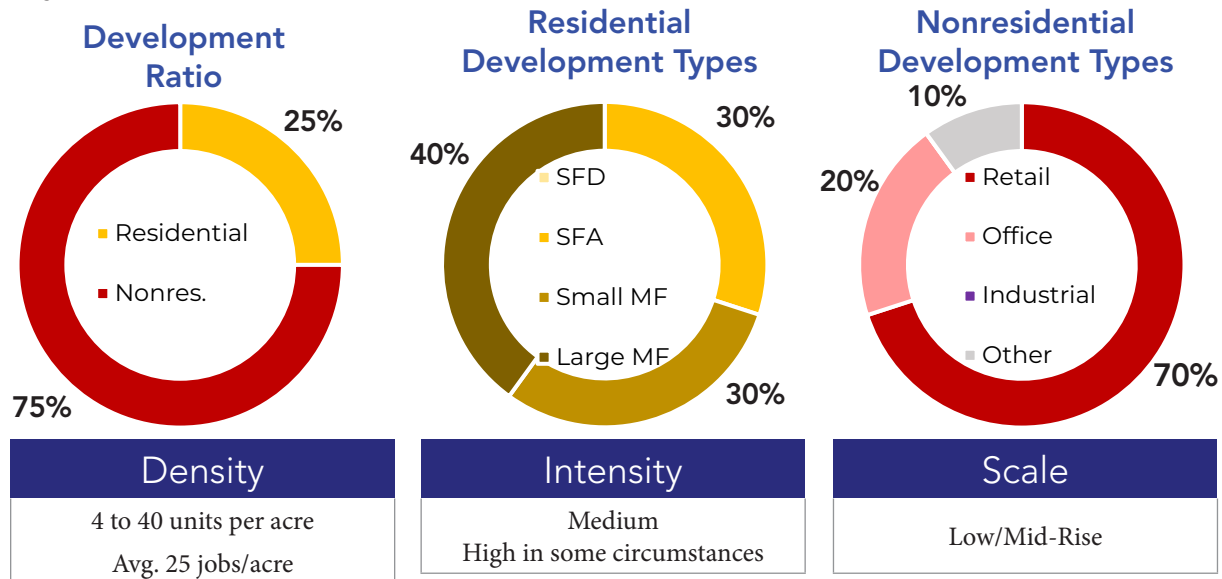
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



| DEVELOPMENT TYPE | APPROPRIATENESS | CONDITIONS |
|--|-----------------|--|
| Single-Family Detached (SFD) | ● ○ ○ ○ ○ | Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering |
| SFD + ADU | ● ○ ○ ○ ○ | |
| SFA, Duplex | ● ○ ○ ○ ○ | |
| SFA, Townhomes and Detached Missing Middle | ● ● ● ○ ○ | This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services |
| Apartment House (3-4 units) | ● ● ● ○ ○ | |
| Small Multifamily (8-12 units) | ● ● ● ○ ○ | |
| Large Multifamily (12+ units) | ● ● ● ○ ○ | |
| Mixed-Use Urban, Neighborhood Scale | ● ● ● ● ● | This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles |
| Mixed-Use Urban, Community Scale | ● ● ● ○ ○ | Not generally considered compatible due to incompatible scale with neighborhoods, but can be depending on adjacencies to green space or more intensive uses |
| Shopping Center, Neighborhood Scale | ● ● ● ● ○ | While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings |
| Shopping Center, Community Scale | ● ● ○ ○ ○ | Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area |
| Light Industrial Flex Space | ● ● ○ ○ ○ | Not generally considered compatible due to incompatible scale with Downtown, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses |
| Manufacturing | ● ○ ○ ○ ○ | Not considered compatible |
| Civic | ● ● ● ● ● | Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs. |
| Parks and Open Space | ● ● ● ● ● | Generally considered appropriate or compatible within all Land Use Categories. |