NODE 4: 400 EAST

Overview
From Center Street to 400 South, 400 East is transformed into a unified mixed-use walking and biking district. The concept maintains the low-density, single-family character while targeting specific sites with supportive mixed use development. The result is a unified street lined with a wide range of low-intensity and eclectic uses that can be explored on foot or bike. The character changes from distinctly residential in the north to a more commercial feel to the south, which is aligned with the general structure of the area at present.

Legend
- **Mixed Use**
  - Buildings should be small in scale and stature to match the established character and tone of the area.
- **Multifamily Residential**
  - New townhouses and/or bungalow courts are carefully integrated, enhancing the established small-scale, residential character.
- **Residential / Cottage Commercial**
  - Existing residential buildings are encouraged to remain with targeted cottage commercial infill permitted, maintaining the small-scale/low-intensity tenor of the area. Building improvements, expansions and new construction should be carefully implemented to ensure the scale and character of the surrounding neighborhood is maintained.
- **Small Single-Family Residential**
  - New residential development should match the established small-scale character.
- **Enhanced Connection to Moab Trail & Bike System**
- **Existing Moab Trail & Bike System**
- **Residential Focus**
  - Each intersection should be distinguished with special paving, art, crossings and similar enhancements, unified through a common district design approach.
- **Residential-Commercial Transition**
- **Community Commercial Focus**

Precedents