

GOAL LU-2 DIRECTED GROWTH

New development is encouraged in infill locations, especially along commercial and mixed-use corridors where infrastructure and multimodal transportation options are more easily accessible.

LU-2 Policies

- LU-2.1 **Balanced Growth.** Balance new development with the provision of adequate infrastructure, public services, resources, and community facilities.
- LU-2.2 **Existing Urban Footprint.** Develop within the existing urban footprint, where infrastructure and service capacity are available to accommodate growth.
- LU-2.3 **Existing Residential Neighborhoods.** Preserve and protect the City's existing hillside areas and lower density residential neighborhoods by directing new higher density residential development to other areas of the City, as feasible.
- LU-2.4 **Infill Development.** Encourage infill residential development and future housing growth in areas designated for higher density and mixed-use development where new development can complement existing neighborhoods and surrounding areas.
- LU-2.5 **Multimodal Transportation.** Encourage land use patterns that support a range of multimodal transportation options to reduce vehicle trips generated.
- LU-2.6 **Special Planning Areas.** Recognize distinct areas of the City that might warrant additional, enhanced policy, land use and urban design direction above and beyond existing zoning and development standards.
- LU-2.7 **Unincorporated Areas Outside of Glendale.** Respect the history of the unincorporated neighborhoods in Glendale's Planning Area (sphere of influence) and continue to provide land use direction for those areas in accordance with applicable local, regional, and state regulations.

LU-2 Actions

- LU-2a Identify areas targeted for growth and in cooperation with the Public Works, Community Services and Parks, Glendale Water and Power and other City departments, identify necessary facilities to support such growth.
- LU-2b Continue to look for opportunities to incentivize higher density residential development along transit corridors and close to multi-modal transportation options.
- LU-2c Continue to consider preparing and implementing special planning tools, such as Specific Plans, Community Plans, and/or district designations, to articulate detailed land use, community design, and mobility guidance for distinct areas of the community.
- LU-2d Require new development pay its fair share for infrastructure improvements. Ensure that needed infrastructure and services are available prior to or at project completion.
- LU-2e Continue coordinating with surrounding jurisdictions of the unincorporated neighborhoods in Glendale's Planning Area (sphere of influence) for cohesive land use planning for those areas in accordance with applicable local, regional, and state regulations.