

## Comprehensive Plan

- Mixed-Use Centers
- Replanned Strip Retail

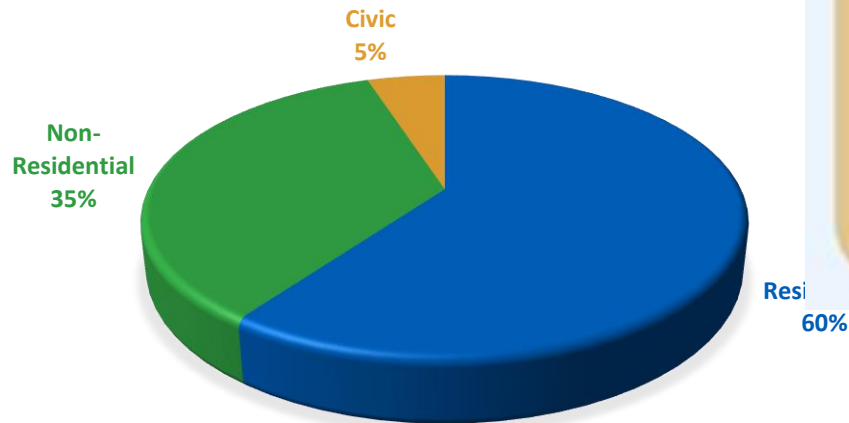
## Zoning Ordinance

- Mixed-Use Zoning District
- Distribution and Fulfillment Centers

# Planning a Mix of Uses



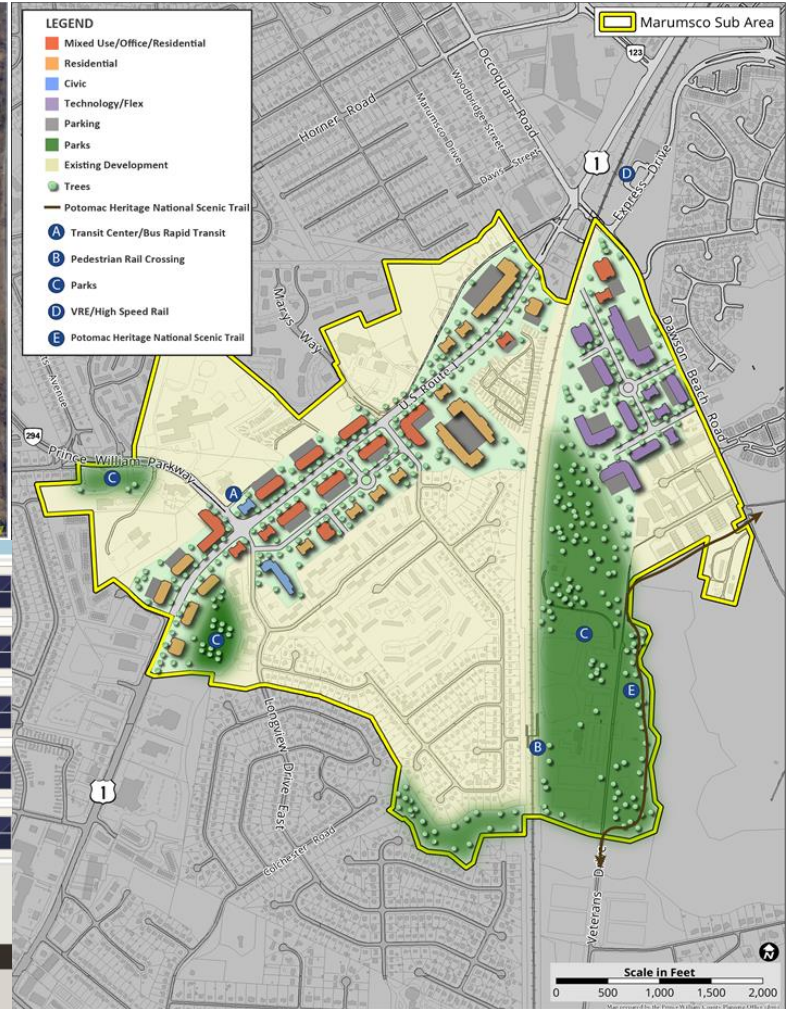
## LAND USE MIX



T4

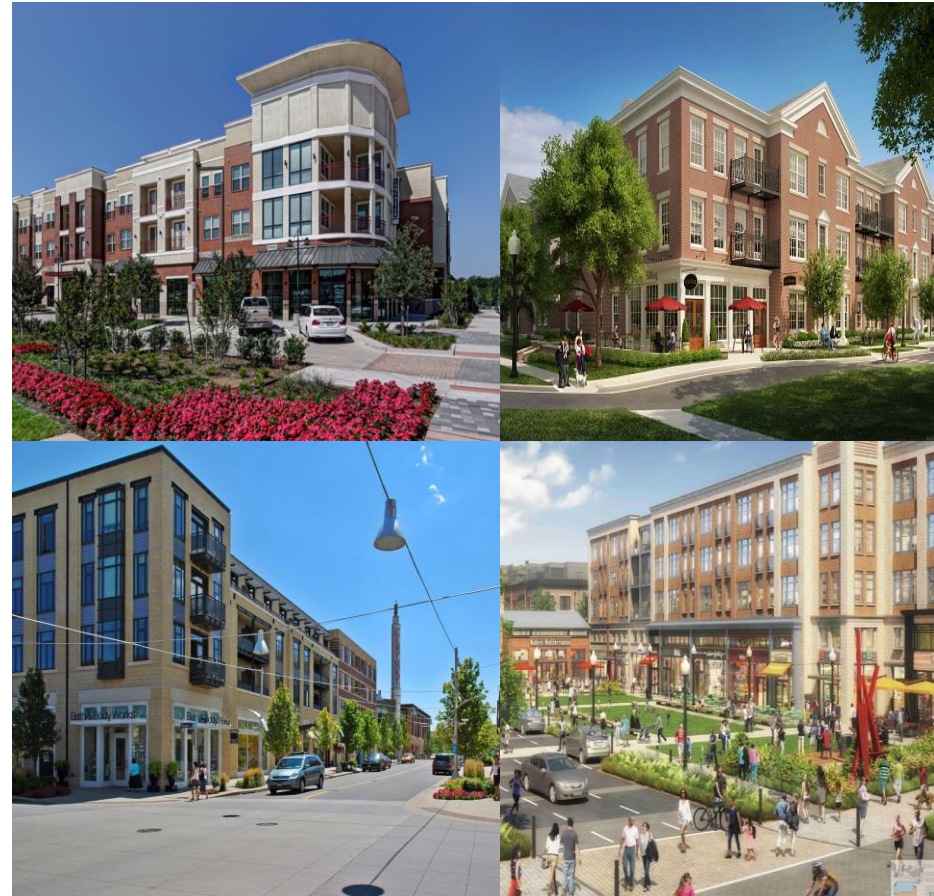
MIXED USE INTENSITY	Moderate
ACTIVITY DENSITY (jobs + people/ac)	25-60/ac
AVG. BLDG. HEIGHT	4 Stories
TYPICAL MAX BLDG. HEIGHT	8 Stories
TYPICAL NET FAR	0.57-1.38
SUPPORTED TRANSIT TECHNOLOGY	Express Bus

# Redevelop Strip Retail



# Mixed-Use Zoning District

- ❑ Multiple Uses
- ❑ Design Standards
  - Minimum Density
  - Block Length
  - Enclosure Ratio
  - Façade Permeability
- ❑ Flexibility
  - Internal Trip Capture
  - Shared/Off-site Parking
  - Urban Street Standards
  - Minimize Buffers



# Distribution and Fulfillment Centers

- ❑ Distinguish from Warehouses
- ❑ Transportation Infrastructure
- ❑ Design Standards
- ❑ Two Scales

