

West Calhoun

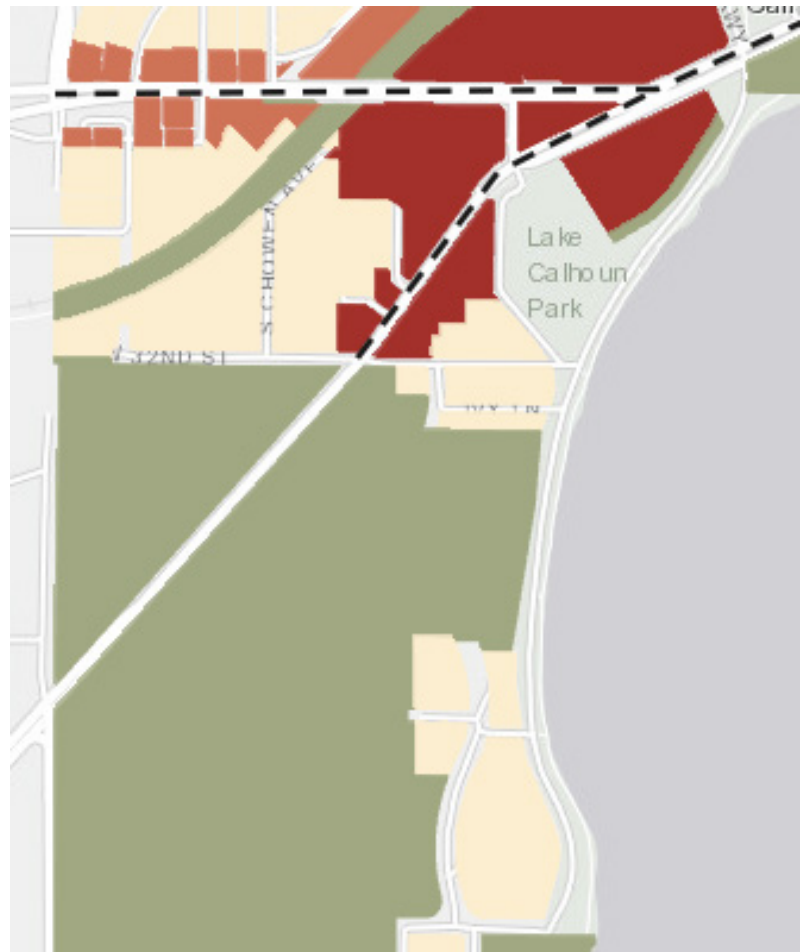
Proposed Future Land Use

Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.

Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

Community Mixed Use: Large-scale mixed use development is encouraged throughout these areas, with commercial uses fronting on major streets. Commercial retail spaces are typically smaller in order to generate pedestrian activity, and are often a destination for customers coming from outside of the market area. Active uses such as office, food service, retail, or medical establishments are required at the street level; therefore single-use residential development is not permitted. Multi-story development is required. Contiguous expansion of commercial zoning is allowed.

Parks & Open Space applies to land or water areas generally free from development. Primarily used for park and recreation purposes, natural resource conservation, or historic or scenic purposes. Park related uses such as amphitheaters, food service, and equipment rental are permitted. This generally does not capture privately-owned and operated open spaces and plazas.



West Calhoun Proposed Built Form

The Interior 1 district is typically applied in parts of the city farthest from downtown, in the areas between transit routes.

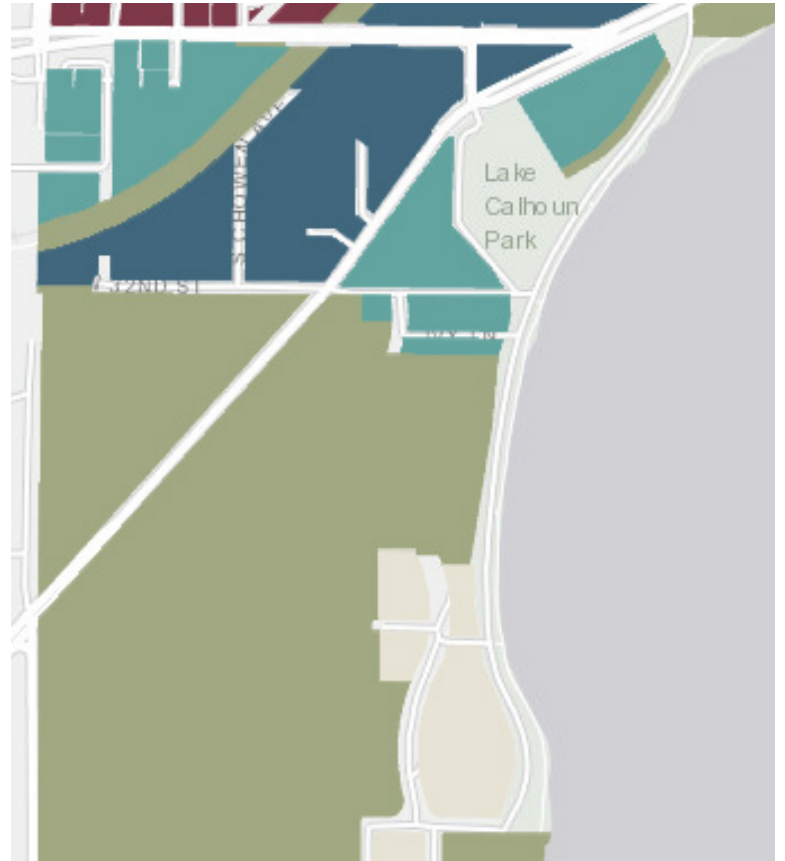
Built Form Guidance: New buildings in the Interior 1 district should be primarily small-scale residential structures on traditional size city lots with up to four dwelling units, including single-family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types. Building heights should be 1 to 2.5 stories.

The Transit 10 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New development in the Transit 10 district should reflect a variety of building types on both moderate and large sized lots. As the lot size increases in this district, allowable building bulk should also increase. The length of buildings along the street should be limited in order to support a comfortable pedestrian environment. Building heights should be 2 to 10 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 10 district. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

The Transit 30 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and adjacent to the downtown office core.

Built Form Guidance: New development in the Transit 30 district should reflect a variety of building types on both moderate and large sized lots. As the lot size increases in this district, allowable building bulk should also increase. The length of buildings along the street should be limited in order to support a comfortable pedestrian environment. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 8 to 30 stories. Building heights should be at least 8 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 30 district. Requests to exceed 30 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.



The Parks district is typically applied in areas with the Parks and Open Space future land use designation.

Built Form Guidance: New buildings in the Parks built form district should be designed to support typical parks activities such as shelters, amphitheaters, food service, and equipment rental. Building heights should be 1 to 2.5 stories. Requests to exceed 2.5 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

(Adjacent to West Calhoun)

The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.

Built Form Guidance: New development in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. As the lot size increases in this district, allowable building bulk should also increase. The length of buildings along the street should be limited in order to support a comfortable pedestrian environment. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.