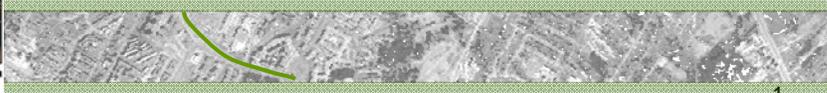


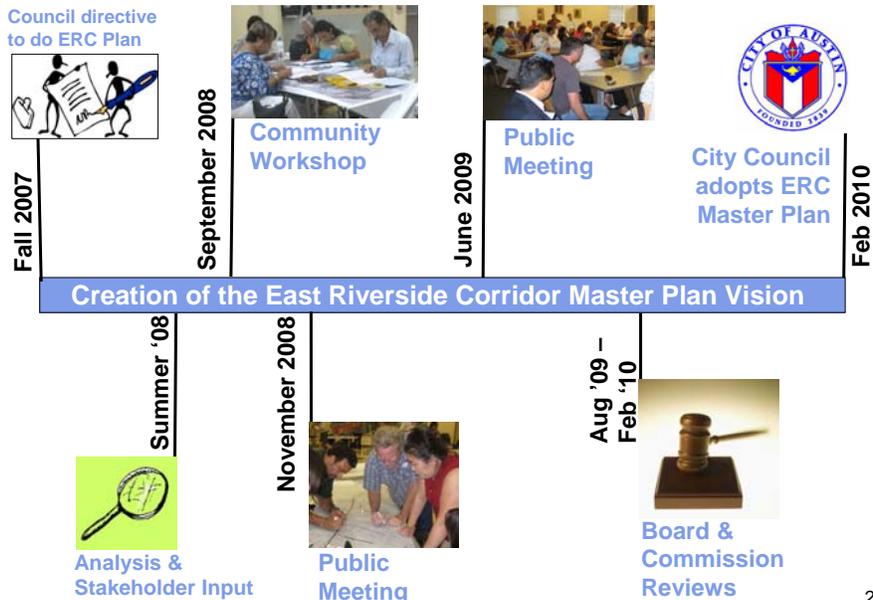
East Riverside Corridor *Bringing the Vision to Life*

Summer 2011 Update

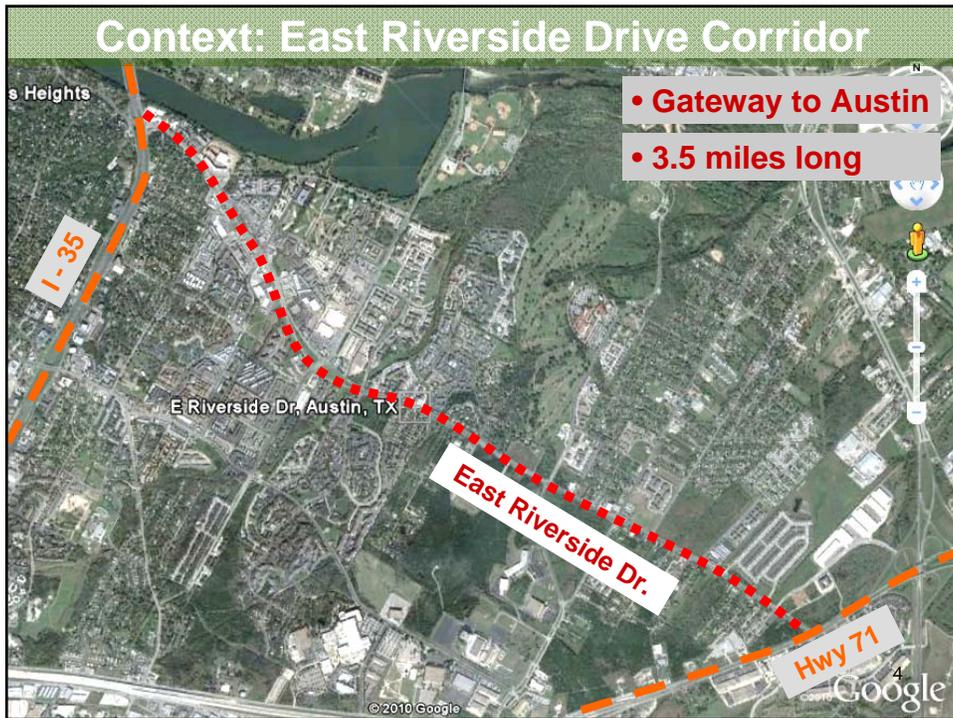
www.EastRiversideCorridor.com



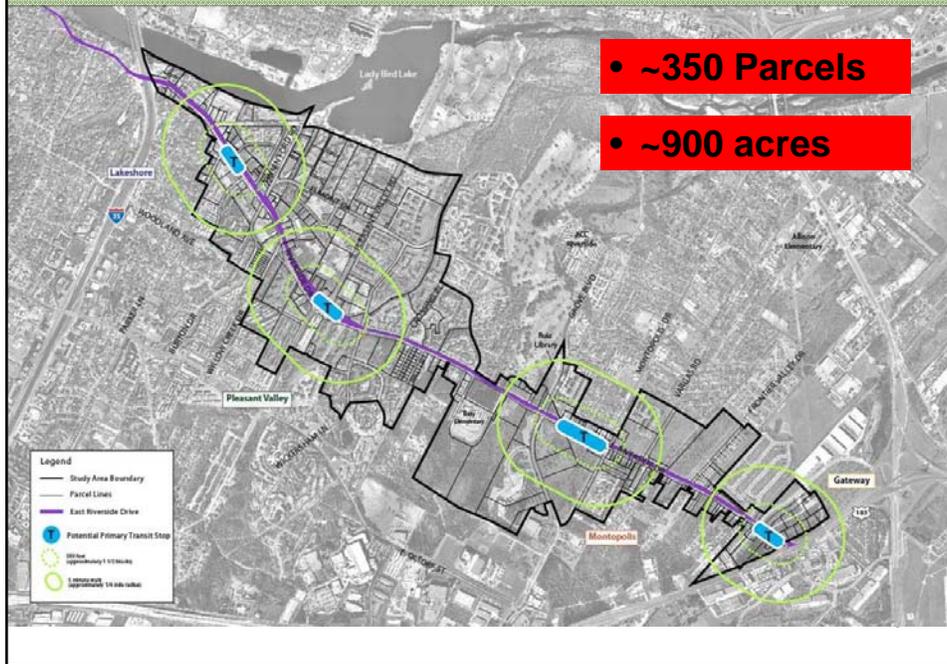
Development of the ERC Master Plan



Development of the ERC Regulating Plan



East Riverside Corridor Master Plan



Images from the adopted vision



- ✓ Great Streetscapes & Public Spaces
- ✓ Concentrated Activity
- ✓ Urban Rail & Transit Options
- ✓ More Housing & Housing Options

Mixed Use at Transit Stop



E. Riverside Drive Transit Oriented Development



Benefits of the Vision

- ✓ Increased walkability & pedestrian activity



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Benefits of the Vision

- ✓ More accessible open space



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Benefits of the Vision

✓ More housing and housing options



11

Benefits of the Vision

✓ Improved transit and transit options



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What is a Regulating Plan?

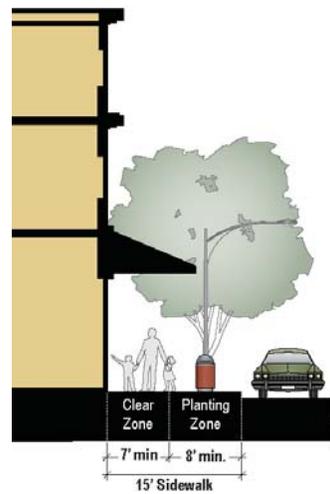
Regulating Plan: a zoning and design tool

**The rules that will guide
future development to
contribute to the Plan's
Vision**

13

Tailored to Meet the Vision

SIDEWALK STANDARDS



D-1: ERC Core Transit Corridor Sidewalk

Versus



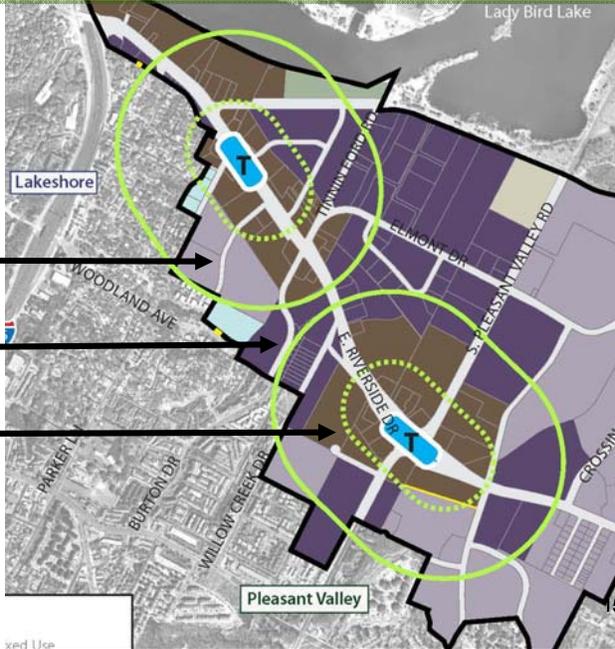
Tailored to Meet the Vision

MASTER
PLAN
LAND USE
MAP

URBAN
RESIDENTIAL

NEIGHBORHOOD
MIXED USE

CORRIDOR
MIXED USE



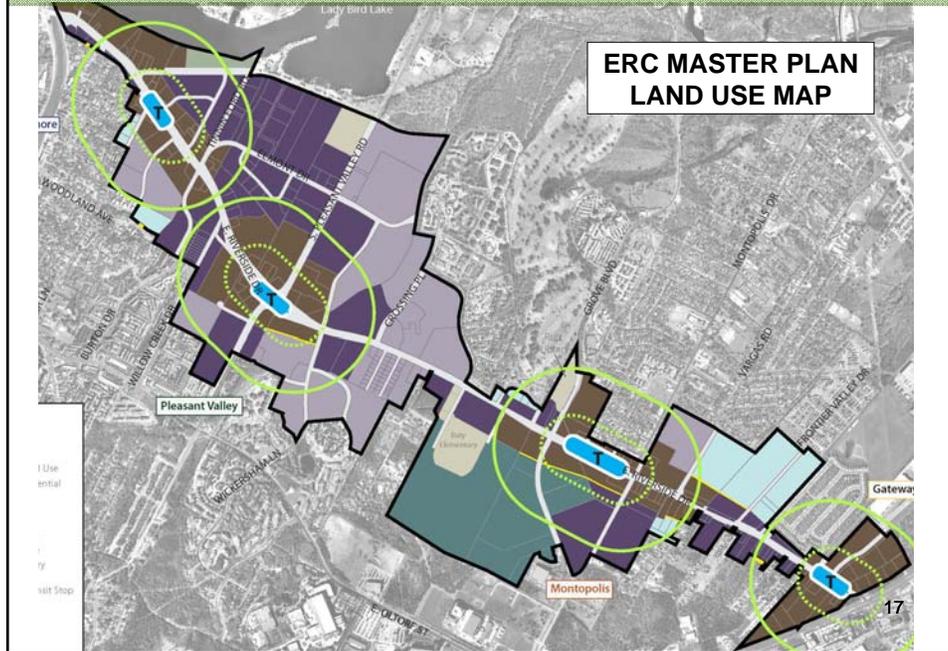
Tailored to Meet the Vision

Clear instructions:

Height, Use & Building form located on maps



Tailored to Meet the Vision



Tailored to Meet the Vision

Development Bonus Eligible Properties

- Community benefits include affordable housing and open space



Next Steps

- Fall: Regulating Plan Public Meeting
- Fall: Planning Commission Public Hearing
- Fall/Winter: City Council Briefing
 - Time TBD, City Hall
- Fall/Winter: City Council Public Hearing
 - Time TBD, City Hall
 - City Council will consider adoption of ERC zoning changes & Neighborhood Plan amendments

* Schedule subject to change – check ERC website for updates

Questions?

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