

LAND USE SCENARIOS

On this two page spread are two land use plans illustrating the highest and best use of land with and without rail transit. The two land use plans both propose four neighborhoods, a town center, an innovation district and are overwhelming similar. Residential uses are predominant across the site and vary in density and type with higher density housing permitted in some zones and required in others. Neighborhood centers require some commercial uses and permit a lot more.

(HIGH DENSITY SCENARIO)

This scenario features higher density commercial centers in Neighborhoods 1, 2, 3 and 4.



KEY

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; background-color: yellow; margin-right: 5px;"></span> Eco-Cottage Zone</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Neighborhood Residential/<br/>Neighborhood Residential - Front Served<br/>- Single Family Detached</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; margin-right: 5px;"></span> Attached Residential<br/>- Single Family Attached<br/>- Multifamily Side Attached<br/>- Live/Work</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: brown; margin-right: 5px;"></span> Neighborhood Center<br/>- Stacked Multifamily<br/>- Multifamily Side Attached<br/>- Live/Work<br/>- Mixed-Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; margin-right: 5px;"></span> Mixed-Use<br/>- Mixed-Use<br/>- Ground Floor Retail</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; margin-right: 5px;"></span> Institutional/Civic</li> </ul> | <ul style="list-style-type: none"> <li>Open Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; background-color: lightgreen; margin-right: 5px;"></span> Colony Park District Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Community Natural Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkgreen; margin-right: 5px;"></span> Neighborhood Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Restricted Natural Area (CWQZ &amp; CEF Setbacks)</li> </ul> |
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Land Use Plan - High Density  
Source: Farr Associates, created May 1, 2014