

Low Scale

High Scale

LOW-SCALE NEIGHBORHOOD

19 UNITS

- Comprised of **lower scale housing** choices.
- Includes some **missing middle** home choices.
- Housing types include single-family homes, duplexes, townhouses, quadplexes and sixplexes.
- Typically accommodates **up to six units per parcel**.
- Also includes **small-scale commercial activities** like coffee shops and restaurants mostly serving the surrounding neighborhood.

HOUSING OPTIONS INCLUDED IN A LOW-SCALE NEIGHBORHOOD



Single Family

1-2 Stories



Duplex

1-2 Stories



Quadplex

1-2 Stories



Sixplex

1-3 Stories

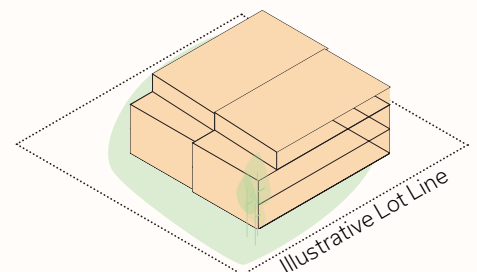
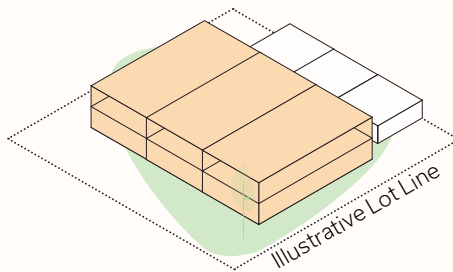
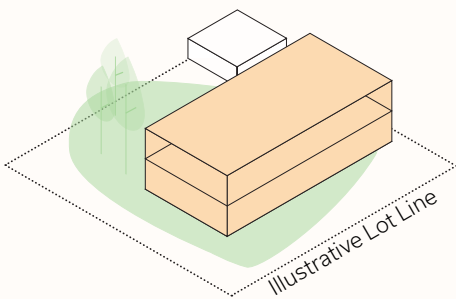


Townhouse

1-3 Stories

UNITS / HEIGHT

TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN A LOW-SCALE NEIGHBORHOOD



Cafe



Restaurant



Neighborhood-Serving Shops

MEDIUM-SCALE NEIGHBORHOOD

36 UNITS

- Comprised of **medium scale housing** choices.
- Includes some **missing middle** home choices.
- Housing types include cottage clusters, courtyard buildings, small single-stair multi-family, and small multi-unit buildings.
- Typically accommodates **up to twelve units per parcel**.
- Also includes **commercial activities** like coffee shops, restaurants, and other boutique retail goods.

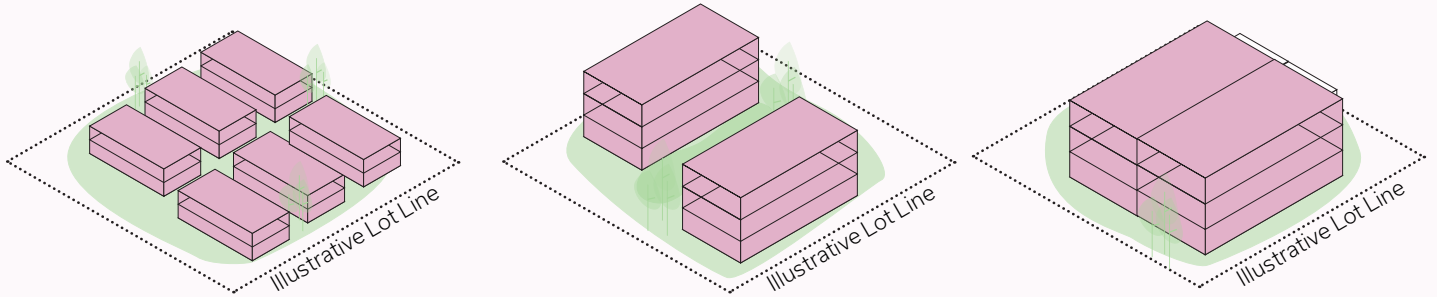
HOUSING OPTIONS INCLUDED IN A MEDIUM-SCALE NEIGHBORHOOD

| | | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| Cottage Cluster | Courtyard | Single-Stair | Multifamily |
| 1-2 Stories | 2-3 Stories | 3-6 Stories | 3-4 Stories |

UNITS / HEIGHT



TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN A MEDIUM-SCALE NEIGHBORHOOD

| | | |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
| Cafe | Restaurant | Boutique Retail |

MIXED-USE NEIGHBORHOOD

215 UNITS

- **Medium scale, mixed-use** housing with a **broad range of housing and commercial** use types.
- Housing types include townhouses, cottage clusters, 3-4 story wood frame multi-unit buildings, and podiums.
- May include multiple **neighborhoods connected to an activity center** by a **network of pathways or walkable streets**.
- Commercial or retail uses may include professional offices, coffee shops, restaurants, small grocery stores, markets, and other retail goods.

HOUSING OPTIONS INCLUDED IN A MIXED-USE NEIGHBORHOOD



Townhouse

1-3 Stories



Cottage Cluster

1-2 Stories



Wood Frame

3-4 Stories



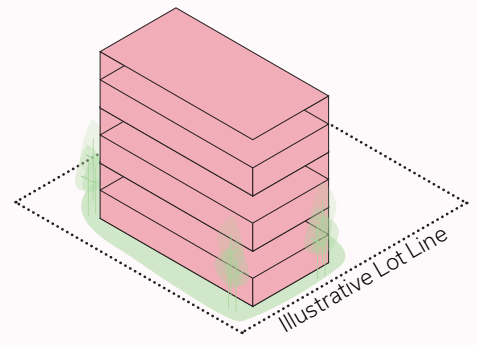
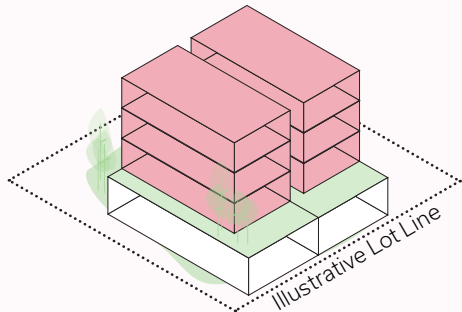
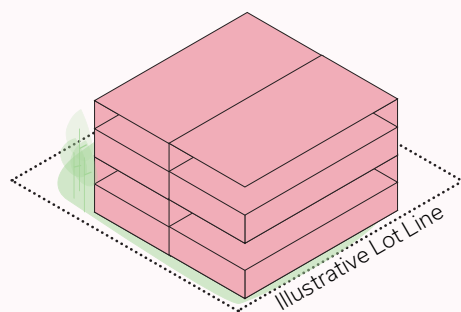
Podium

4-6 Stories

UNITS / HEIGHT



TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN A MIXED-USE NEIGHBORHOOD



Office



Market



Boutique Retail

INSTITUTIONAL/CAMPUS

90 UNITS

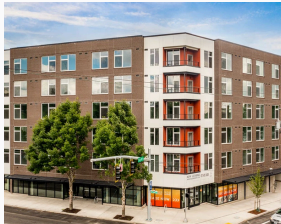
- Lands that **support academic, civil, or medical buildings**.
- Include buildings for athletic facilities, event spaces, equipment, or other accessory uses needed to support an educational, medical or large institution.
- Housing types include small to medium multi-unit buildings, podiums, towers and micro units.

HOUSING OPTIONS INCLUDED IN AN INSTITUTIONAL/CAMPUS NEIGHBORHOOD



Multi-Unit

3-4 Stories



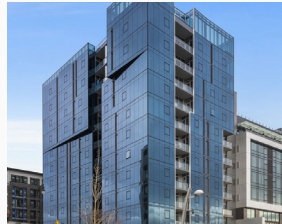
Microunit

4-5 Stories



Podium

4-6 Stories



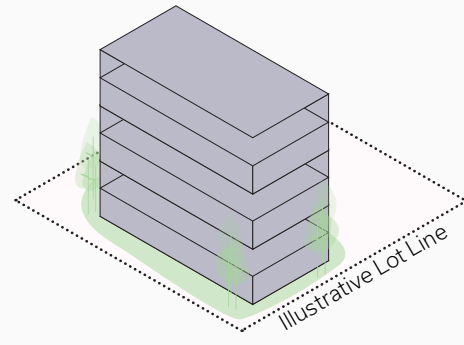
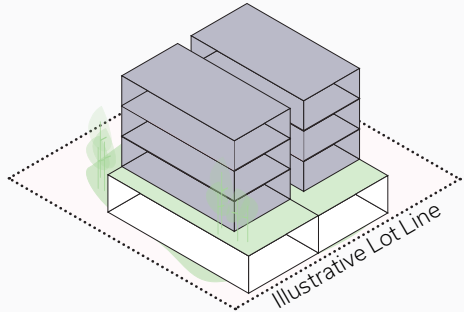
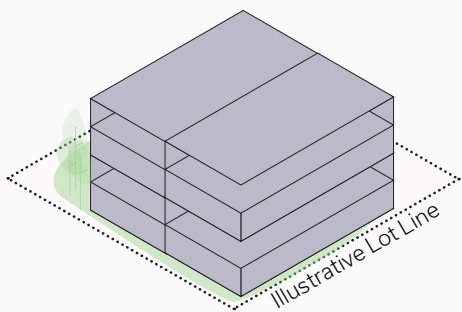
Tower

10-12 Stories

UNITS / HEIGHT



TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN AN INSTITUTIONAL/CAMPUS NEIGHBORHOOD



Healthcare



Athletic Complex





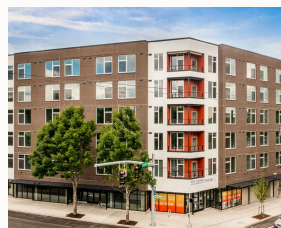

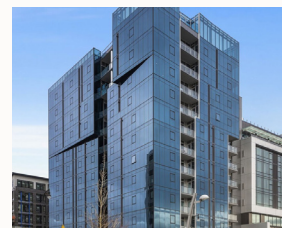
Institutional

REGIONAL ACTIVITY CENTER

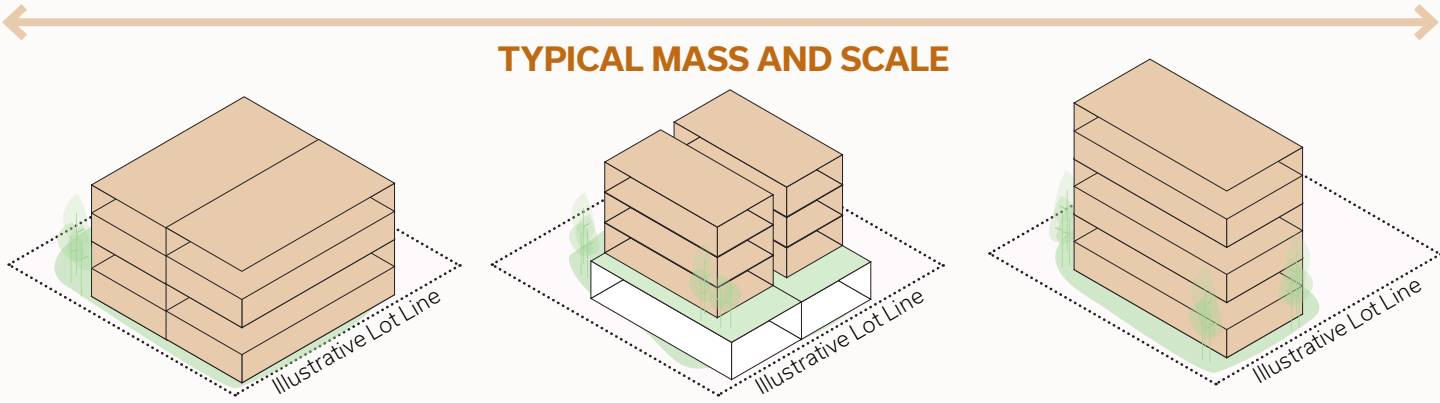
179 UNITS

- Lands that offer increased opportunities for economic, entertainment, civic and housing needs.
- Land uses connected to each other and surrounding residential neighborhoods via corridors or within walking distance of public transit corridors.
- Size and makeup vary based on location and context.
- Housing types typically include multi-unit buildings, podiums, towers and micro units.
- Typically compact, mixed-use development that maximizes residential, commercial, and open space opportunities.

HOUSING OPTIONS INCLUDED IN A REGIONAL ACTIVITY CENTER

| | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |
| Wood Frame | Multi-Unit | Microunit | Podium | Tower |
| 3-4 Stories | 3-4 Stories | 4-5 Stories | 4-6 Stories | 10-12 Stories |

UNITS / HEIGHT



COMMERCIAL TYPES IN A REGIONAL ACTIVITY CENTER



Low Scale

High Scale

INDUSTRIAL/EMPLOYMENT

126 UNITS

- Lands typically housing large-scale, single-tenant industrial, warehouse, and flex space buildings and smaller, multi-tenant industrial buildings.
- **Buildings are clustered** and may **support and serve one another**.
- Provide opportunities to **concentrate employment clusters**.
- Housing types include sixplexes, courtyard apartments, multi-unit buildings, podiums, towers and micro units.
- **Parks and open spaces used to separate industrial areas from housing** at a scale that allows residents to walk to their place of employment.

HOUSING OPTIONS INCLUDED IN AN INDUSTRIAL/EMPLOYMENT NEIGHBORHOOD



Sixplex

1-3 Stories



Courtyard

2-3 Stories



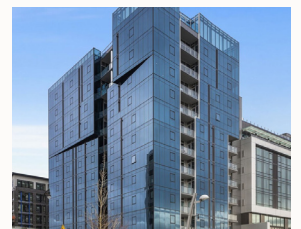
Multi-Unit

3-4 Stories



Podium

4-6 Stories

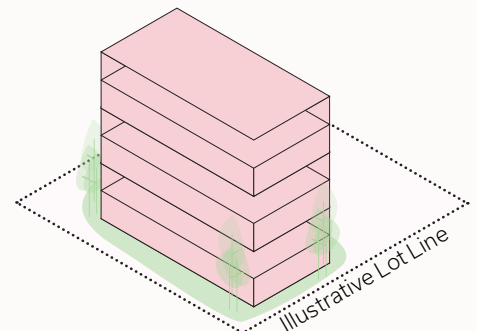
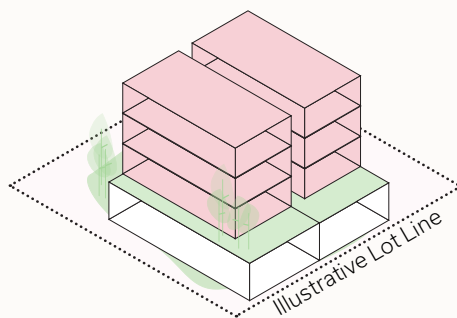
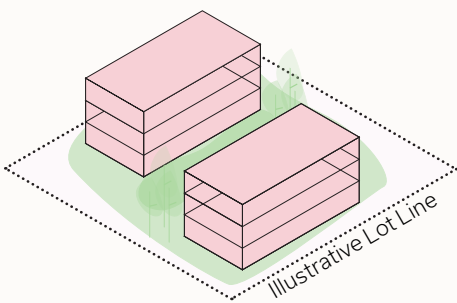


Tower

10-12 Stories

UNITS / HEIGHT

TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN AN INDUSTRIAL/EMPLOYMENT NEIGHBORHOOD



Business Park



Light Industrial



Employment

PARKS/HISTORIC - 0 UNITS



- **Conservation Areas:** Includes priority habitats and environmentally sensitive areas protected from future development.
- **Parks and Public Spaces:** Includes open spaces protected from future development that may include recreational amenities.
- **Historic/Cultural Resources:** Subject to designation programs and design guidelines.

COMMUNITY RESOURCES - 0 UNITS

- Lands that contain **community centers** or other important community amenities or gathering places.



Community Center



Public Library



School