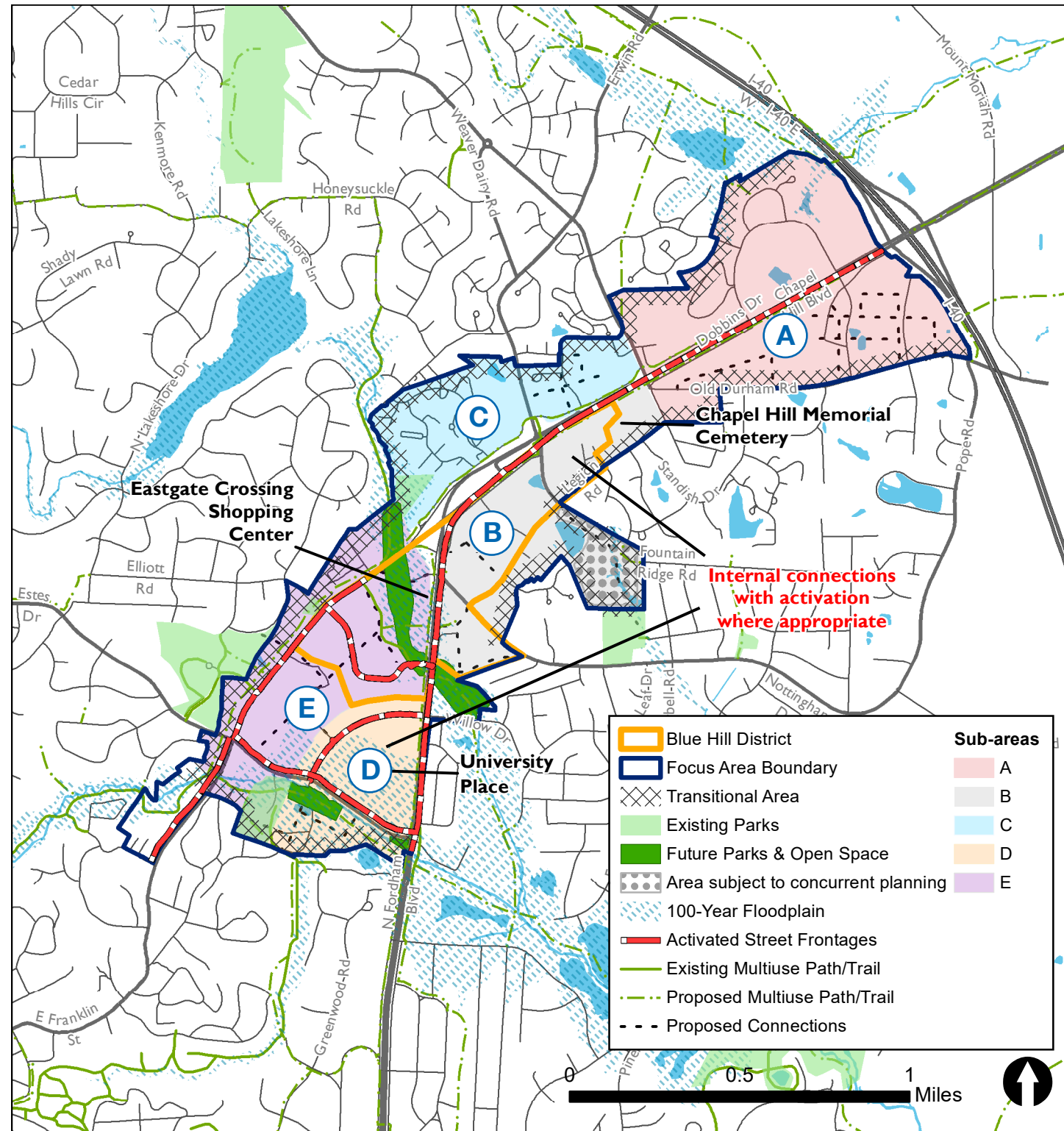


These draft maps contain some minor formatting errors that will be corrected prior to Council consideration at the end of March.

NORTH 15-501 IN 2049



Character Types and Height

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	⊙	●	●
Multifamily Residential	●	⊙	●	⊙	⊙
Commercial/Office	●	●	⊙	●	⊙
Parks and Green/Gathering Spaces	●	●	⊙	●	●
Townhouses & Residences	⊙	⊙	●	⊙	⊙
Institutional/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height	4 stories	6 stories	4 stories	4 stories	4 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage	6 stories	6 stories	6 stories	6 stories	6 stories

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

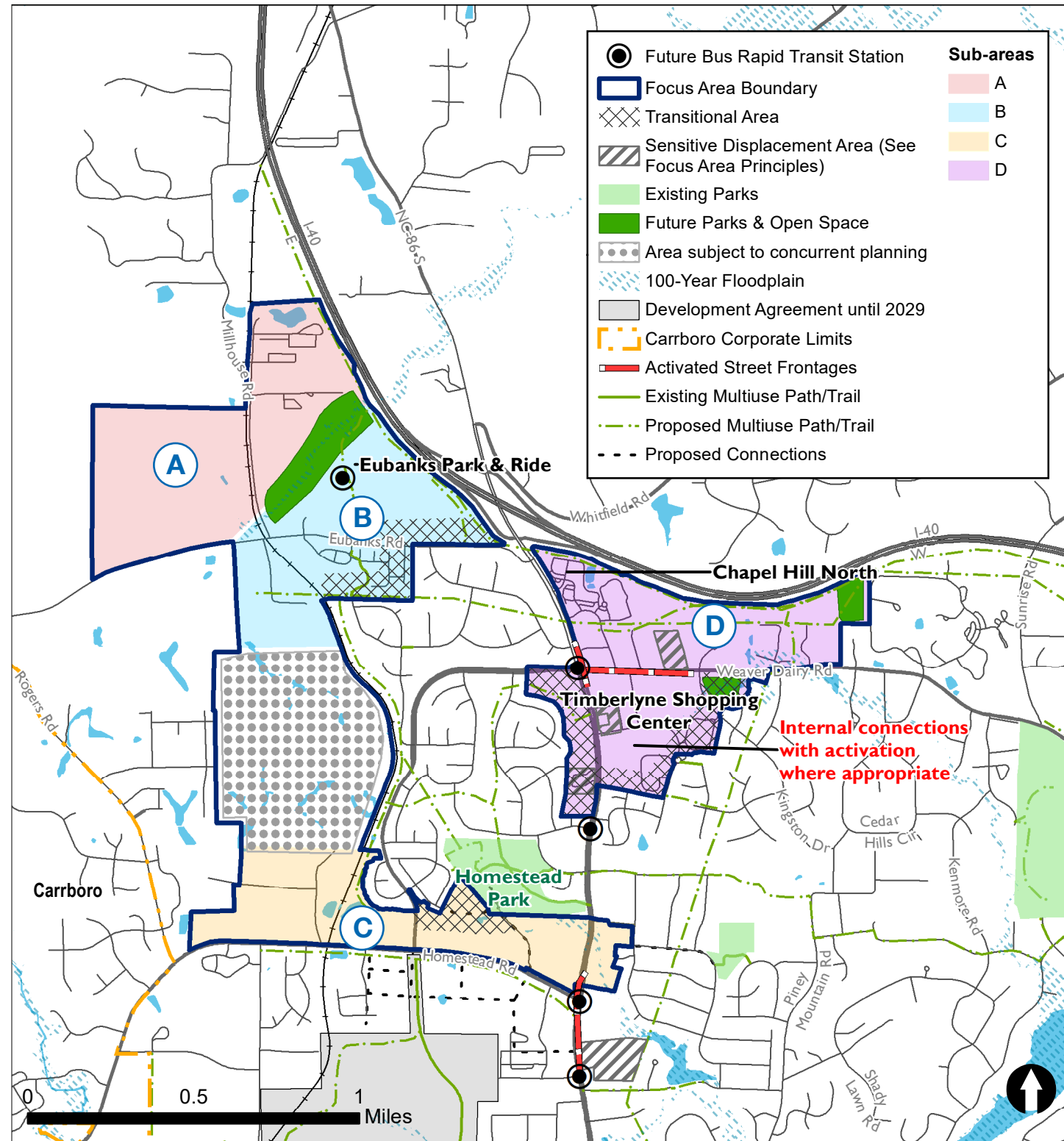
Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

* See Mobility Plan for more information about proposed multi-modal improvements

NORTH MARTIN LUTHER KING, JR. BOULEVARD IN 2049



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	⊙	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	⊙	⊖	●
Parks and Green/Gathering Spaces	⊖	●	⊙	●
Townhouses & Residences	⊖	⊙	●	⊙
Institutional/Civic	●	●	⊙	⊙
Light Industrial	●	⊙	⊖	⊖
Typical Height	4 stories	6 stories	4 stories	4 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage	N/A	N/A	6 stories	6 stories

Definitions

Activated Street Frontages

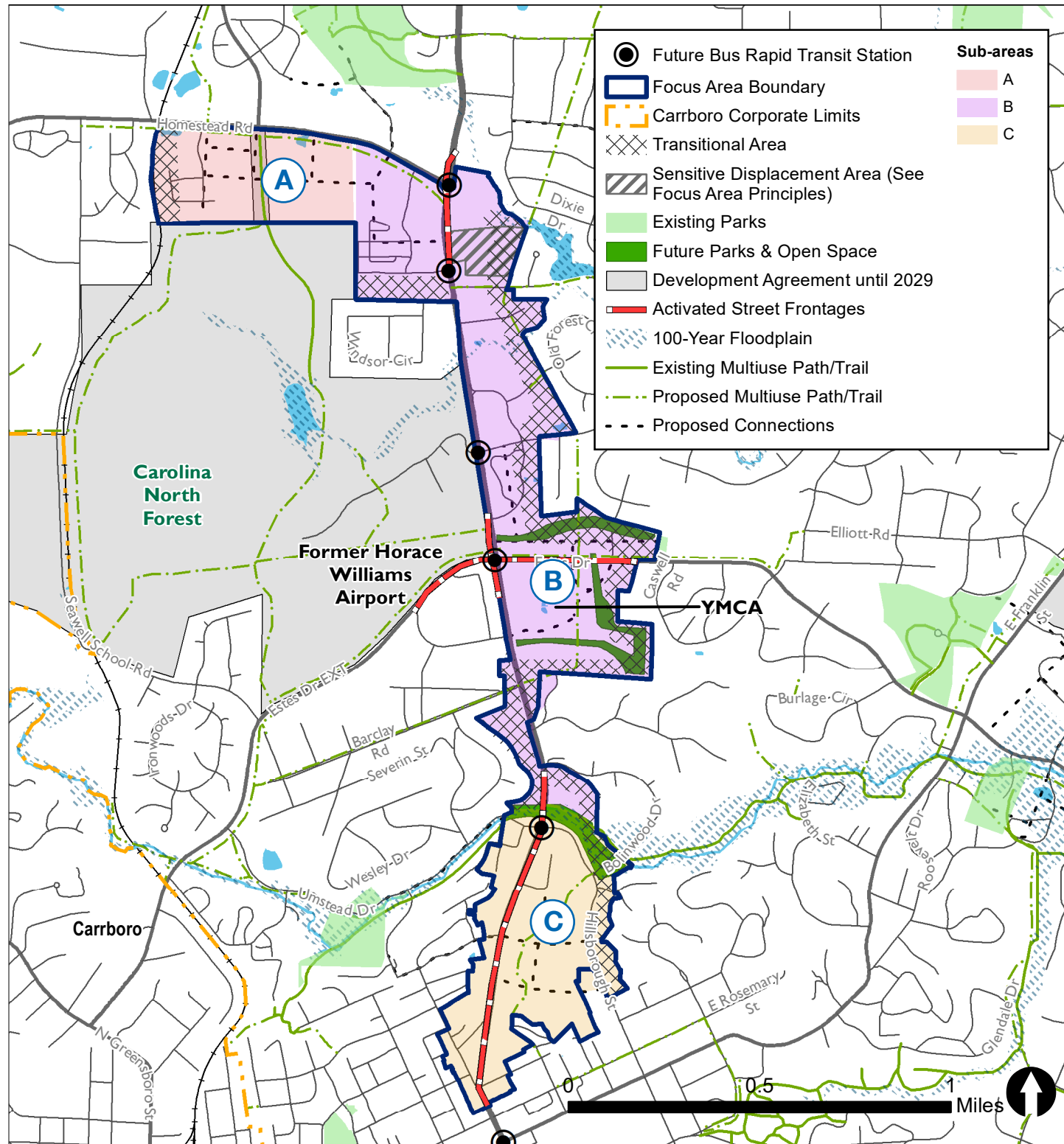
Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

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SOUTH MARTIN LUTHER KING, JR. BOULEVARD IN 2049



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	⊙	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	⊙	⊙
Parks and Green/Gathering Spaces	●	●	⊙
Townhouses & Residences	●	⊙	⊙
Institutional/Civic	●	⊙	⊙
Typical Height	4 stories	4 stories	4 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage	N/A	6 stories	8 stories, 4 stories at the front setback line

Definitions

Activated Street Frontages

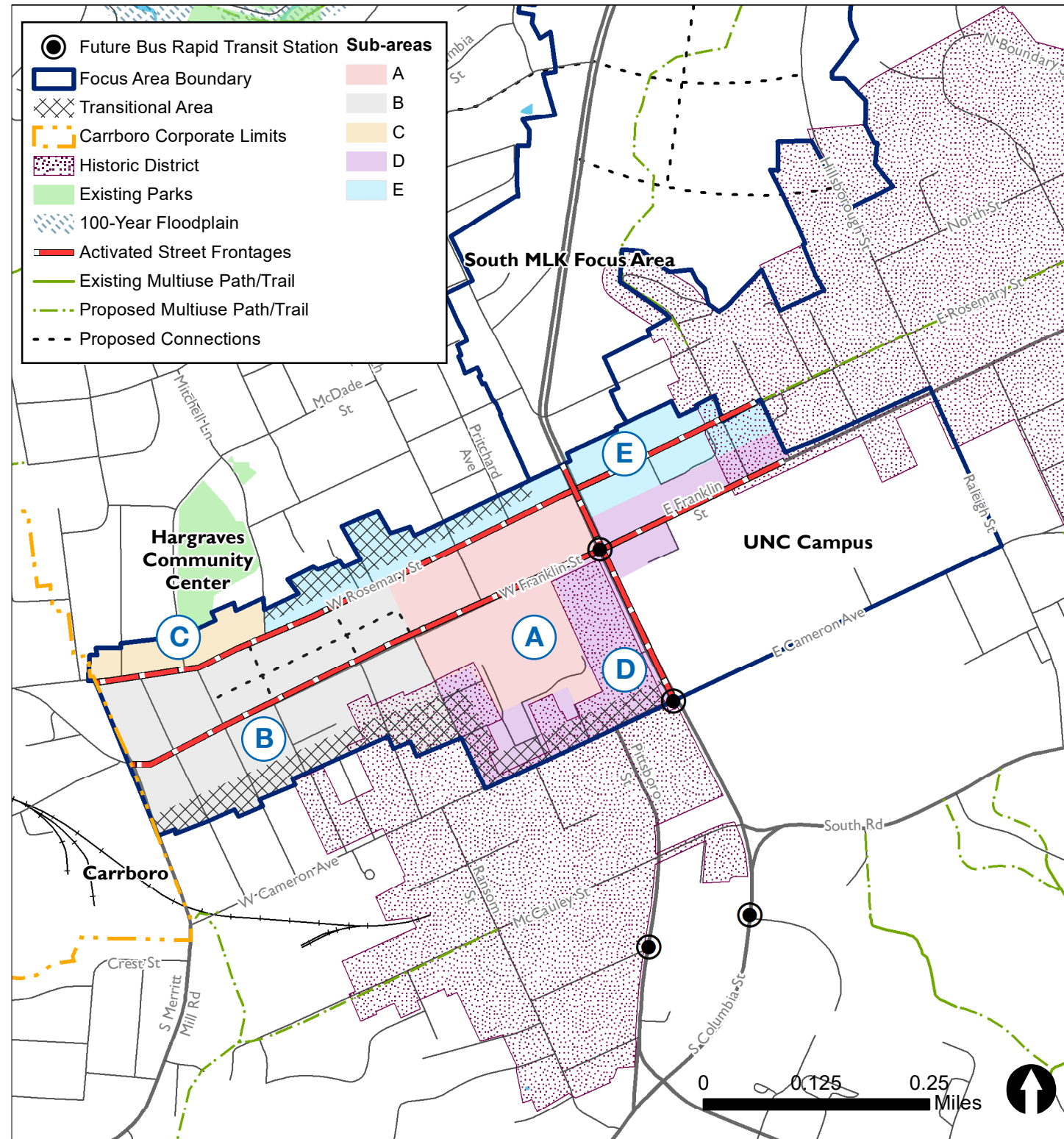
Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

DOWNTOWN IN 2049



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height

● Primary (predominate land uses) ○ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	●	●	●
Multifamily Residential	○	○	●	○	●
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	●	●	●
Townhouses & Residences	⊖	⊖	⊖	⊖	⊖
Institutional/Civic	○	○	○	○	○
Typical Height: (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions.)	Setback height of to 4 stories, with a core height of up to 8 stories	Setback height of up to 3 stories with a core height of up to 8 stories allowed. No more than 4 stories allowed in the transitional area	No more than 4 stories	Core height of up to 6 stories, with a setback height of 3 stories. No more than 4 stories allowed in the transitional area	Up to 4 stories at the front setback. Core height of 8 stories allowed on the south side of E Rosemary and 6 stories on the north side of E Rosemary and along West Rosemary. No more than 4 stories allowed in the transitional area.

Definitions

Activated Street Frontages

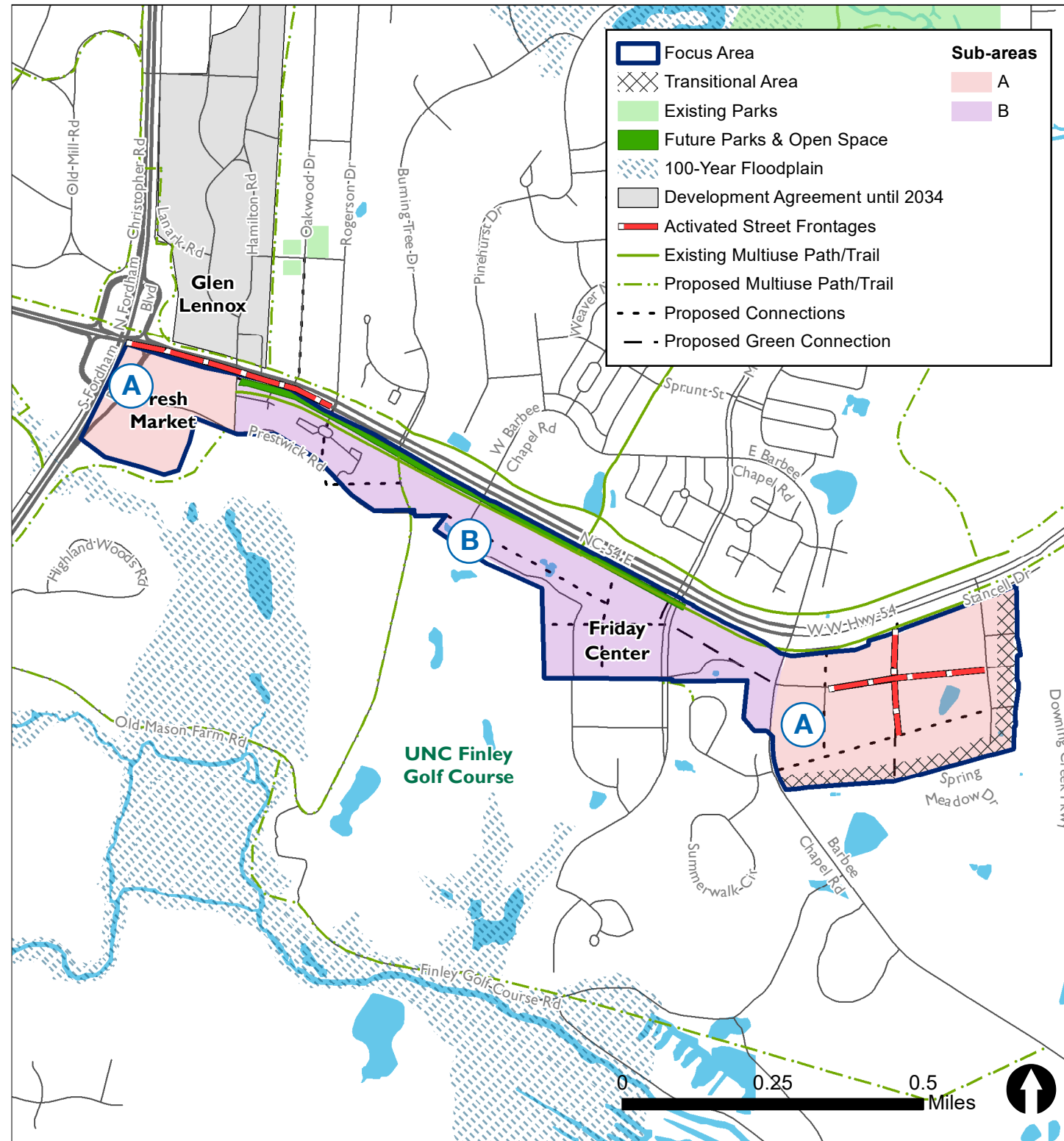
Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

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NC 54 IN 2049



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	⊙
Commercial/Office	●	●
Parks and Green/Gathering Spaces	⊙	●
Townhouses & Residences	⊙	⊙
Institutional/Civic	⊙	⊙
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage	6 stories	N/A

Definitions

Activated Street Frontages

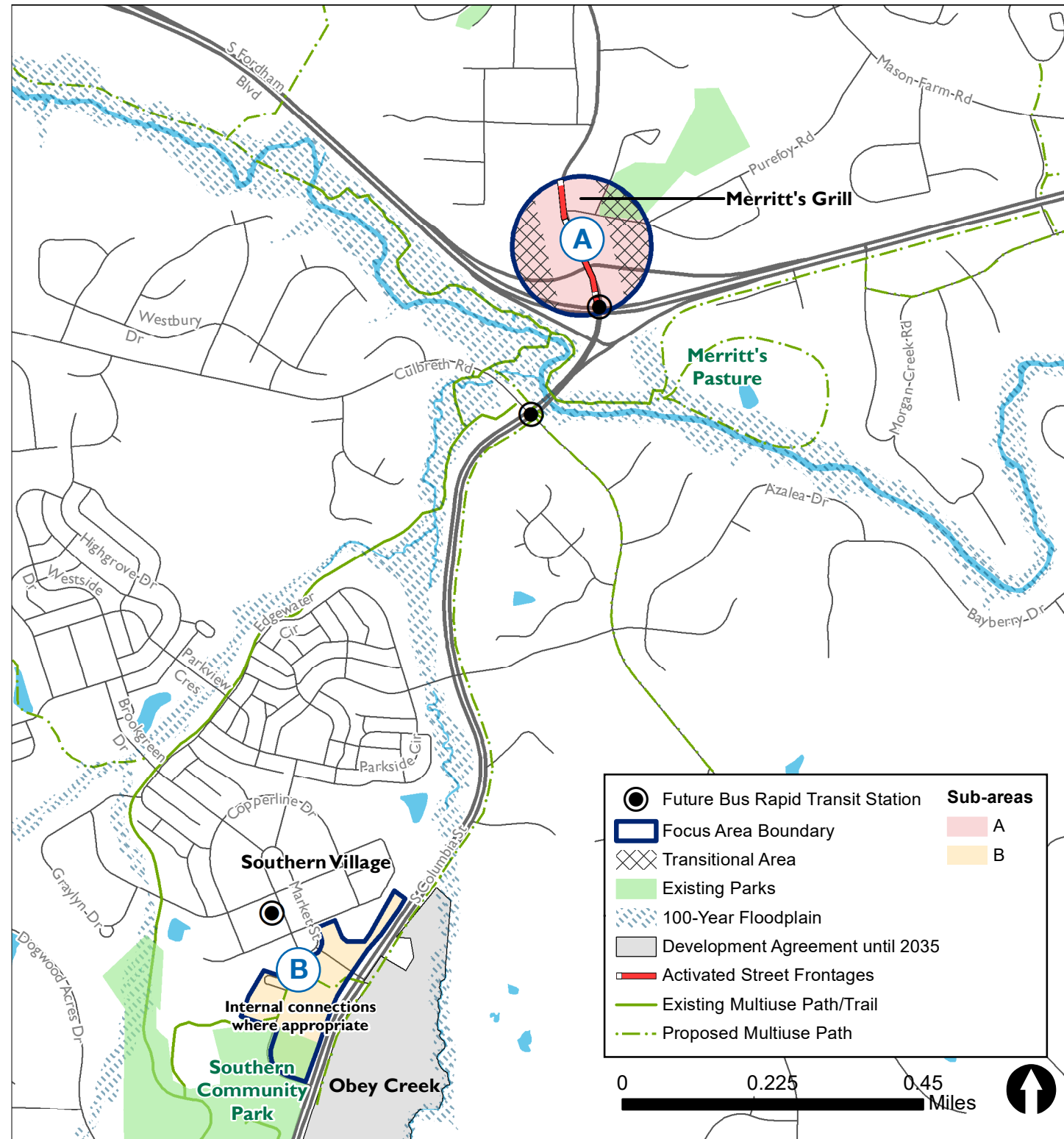
Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

SOUTH COLUMBIA GATEWAY IN 2049



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	⊙
Multifamily Residential	⊙	⊙
Commercial/Office	⊙	●
Parks and Green/Gathering Spaces	●	●
Townhouses & Residences	●	⊙
Institutional/Civic	⊙	⊙
Typical Height	4 stories	6 stories fronting South Columbia Street; 4 stories elsewhere.
Transitional Area Height	Up to 3 stories	N/A
Activated Street Frontage	6 stories	N/A

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

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Transitional Area

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