

Housing Technical Advisory Committee (TAC)

Meeting #3

Dear TAC Members:

On April 20, 2021, from 4 – 6 PM, the City of Culver City will hold the third Housing Technical Advisory Committee (TAC) meeting. At the recommendation of the TAC, we will review the land use alternatives for the city. This meeting will build on our discussions with the General Plan Advisory Committee (GPAC) and community about land use strategies and areas of change. This memo provides background information on community engagement, summarizes what will be presented, and poses questions for you to consider before the meeting.

Community Engagement

Throughout the General Plan Update process, the project team gathered public comments on land use ideas and issues. The following summarizes City Council, Planning Commission, GPAC, and community members' comments.

GPAC Discussion in 2020

Between August and October 2020, the GPAC reviewed a series of land use strategies in Culver City. The discussion focused on alternative approaches to expanding Culver City's housing options that are innovative, equitable, and respect the existing scale of Culver City. The GPAC reviewed maps that showcase development models ranging from concentrated growth along the commercial corridors to more distributed, incremental growth throughout the city. Some attendees suggested the following:

- Identifying or setting the city's goals for the future before developing the specific maps of models for change.
- Recognizing the potential challenges to encouraging affordable housing development along Culver City's commercial corridors, including potential environmental and health impact burdens on low-income families living in multi-family residential development along high traffic streets.
- Considering the California Department of Housing and Community Development's (HCD) Affirmatively Furthering Fair Housing (AFFH) requirements and the need to increase housing, especially affordable housing, across the city.
- Encouraging more opportunities to include nearby amenities like coffee shops and markets within walking or biking distance.
- Considering Ballona Creek as a transportation corridor supporting commercial uses.
- Encouraging alternate forms of transit when densifying residential uses.
- Understanding the spatial relationship between schools and housing.
- Understanding the cadence of land use intensification and how to phase in future development.
- Redefining neighborhood character as people, not the buildings.

Land Use Strategies Community Workshop

On January 27, 2021, the City of Culver City hosted a Land Use Strategies Community Workshop. Participants learned about the “usual approach” to development, concentrating growth on a limited number of opportunity sites, usually along major corridors. They also learned about alternative approaches, including missing middle housing and incremental densification. Attendees participated in polls asking about the land use strategies and models for change. Some of the poll results showed that participants strongly agreed or agreed:

- 64% - scale is an important consideration when planning for new buildings
- 64% - small developments across the city are preferable to very large developments in a few places
- 75% - missing middle housing is a good strategy to accommodate new housing
- 81% - resident health is an important consideration when designating areas for new development
- 96% - more housing should be allowed near transit

City Council and Planning Commission Land Use Strategies Study Session

On January 27, 2021, the City Council and Planning Commission participated in a joint session about land use strategies and models for change in Culver City. Some of the City Councilmembers and Planning Commissioners made the following comments:

- Expressed broad support for the models for land use change.
- Recognized the need for housing and affordable housing but shared concerns around the City's ability to meet the Regional Housing Needs Allocation (RHNA).
- Acknowledged a need to reckon with the exclusionary past of single-family zoning and impacts on people of color today, with some concerns expressed around upzoning all single-family neighborhoods.
- Supported encouraging and creating more equitable opportunities for homeownership as a key strategy for to build wealth.
- Understood that the commercial corridors provide a housing opportunity, especially at higher densities, but cautioned that those with the greatest public health risks living in housing on corridors associated with higher air quality and noise pollution and traffic.
- Understood the need for anti-displacement and anti-discrimination policy.
- Supported a growth strategy that equitably distributes housing across the city.
- Recognized the need for creativity in solving the housing crisis.

GPAC Alternatives Meeting

On April 8, 2021, the GPAC reviewed the draft land use alternatives. Some GPAC Members suggested that the GPU:

- Continues to push the needle on housing and explores creative land use solutions and higher densities to meet the housing need.
- Considers existing industrial areas and areas along Ballona Creek as potential opportunity sites for housing.
- Changes to the city's height limit.
- Rethinks the restrictions on accessory dwelling units (ADUs) or incremental infill development in the hillside areas.
- Renames missing middle housing to reduce confusion with middle income housing.
- Presents the land use alternatives differently through images and data.
- Creates incentives that encourage affordable housing.
- Is cautious about approaching lot aggregation.
- Changes parking minimums to maximums and considers parking districts with shared parking alternatives.
- Maintains active and ground floor retail use along the major transportation corridors.
- Creates more opportunity for community input on land use alternatives.

Land Use Alternatives

Based on the comments and discussion to date, the project team developed land use alternatives for Culver City (see maps in Attachment 1, Slides and Maps).

The project team will present the land use alternatives on Tuesday, April 20 for discussion. The alternatives test different land use and urban design patterns to help illustrate and clarify the trade-offs between the alternatives.

- **Alternative 1 – Concentrated Growth:** This alternative focuses new residential and commercial growth along the commercial corridors and in existing non-residential districts. Commercial corridors like Washington and Sepulveda would be allowed higher densities. Low-density single-family areas would not change. The City currently allows up to three units in low-density single-family areas as required by state law, except for the Upper Culver Crest neighborhood, accounting for one ADU and one junior accessory dwelling unit (JADU) per the [Accessory Dwelling Unit Ordinance](#).
- **Alternative 2 – Dispersed Growth A:** This alternative distributes new growth across the city. Commercial corridors would be allowed a greater mix of uses, including standalone residential. Many low-density single-family areas would evolve to allow incremental infill.
- **Alternative 3 – Dispersed Growth B:** Similar to Alternative 2, this alternative distributes new growth across the city. Commercial corridors would be allowed a

greater mix of uses, including standalone residential. Many low-density single-family areas would evolve to allow incremental densification.

In addition to the Housing TAC, these alternatives will be presented at the April 29 Land Use Alternatives Community Workshop and at additional workshops in May.

Resources

Because this meeting will not cover existing conditions, Housing TAC Members may wish to review these background materials on land use and housing in Culver City and materials from previous GPAC discussions before the meeting:

- General Plan Update Land Use and Community Design Existing Conditions Report:
https://static1.squarespace.com/static/5d950bfaae137b5f0cbd75f5/t/5f936f995f4c6062f85b1d27/1603498031880/LUECR_Web.pdf
- GPAC Meeting #7 (Land Use, Design, and Housing) Materials:
<https://www.pictureculvercity.com/events-activities/gpac-meeting-7>
- GPAC Meeting #8 (Areas of Change) Materials:
<https://www.pictureculvercity.com/events-activities/gpac-meeting-8>
- GPAC Meeting #10 (Areas of Change Part II) Materials:
<https://www.pictureculvercity.com/events-activities/gpac-meeting-10>
- GPAC Meeting #15 (Alternatives) Materials: <https://culver-city.legistar.com/View.ashx?M=A&ID=851071&GUID=E20E46A6-89DF-458A-AAE5-73263A4587CC>
 - *The alternatives that the TAC will be presented on April 20 reflect GPAC input from this meeting, so they are different from the versions linked here.*

Guiding Questions

This meeting will focus primarily on receiving input from Housing TAC members on the land use alternatives. Please think about the following questions before the meeting:

The alternatives illustrate different approaches to accommodating future growth in the city (See maps in Attachment 1). Alternative 1 concentrates growth along the major multimodal corridors, whereas Alternatives 2 and 3 distribute growth more evenly across the city. Our team will discuss the pros and cons of the approaches at the meeting.

Alternative 1 allows up to three units in low-density single-family areas accounting for one ADU and one JADU per the City's current policies. Alternatives 2 and 3 illustrate the potential for allowing additional housing types in existing single-unit neighborhoods. Alternative 2 illustrates allowing duplex and triplex units in those neighborhoods. Alternative 3 illustrates allowing up to six units in those neighborhoods.

- **Would you support maintaining the current ADU policy? Allowing duplex and triplex? Allowing up to six units?**

Along many stretches of Culver City's commercial corridors (like Sepulveda, Washington, and Culver Boulevards), parcels are relatively small and have shallow depths. Redeveloping parcels like these can be challenging given parcel dimensions, requirements for onsite parking, and height limits.

- **Would you support creating a transitional zone (as shown by the hatch in the Alternatives 2 and 3 maps) if parcels are consolidated to allow more residential density but create clear transitions to adjacent uses?**

Along commercial corridors like Sepulveda and Washington, the City requires new residential projects to contain commercial space for retail or service activities.

- **Would you support removing commercial requirements for residential projects along the city's commercial corridors?**

Culver City maintains approximately 8% of its land area as industrial uses, and many of these properties zoned industrial provide space for an ecosystem of small businesses that support the larger businesses. These areas are located adjacent to Ivy Station and along Ballona Creek.

- **What land use policy should the City consider for these industrially zoned areas?**
 - **Maintain entire area as industrial and small businesses uses?**
 - **Allow limited areas to transition over time to housing or economic growth areas?**
 - **Allow the entire area to transition to housing or economic growth?**

If you have any questions before the meeting, please feel free to reach out. Thank you, and we look forward to seeing you on Thursday, April 20 at 4 PM sharp. Please plan for the meeting to end around 6 PM.

- The GPU Team

**General
Plan 2045**
Culver CITY

Housing TAC Meeting

April 20, 2021

Agenda

General Plan Update Process

Recap: Existing Conditions

Land Use Alternatives

- Approaches to Land Use
- Land Use Dialogue to Date
- Land Use Trade-offs
- Land Use Alternative Maps

Dialogue



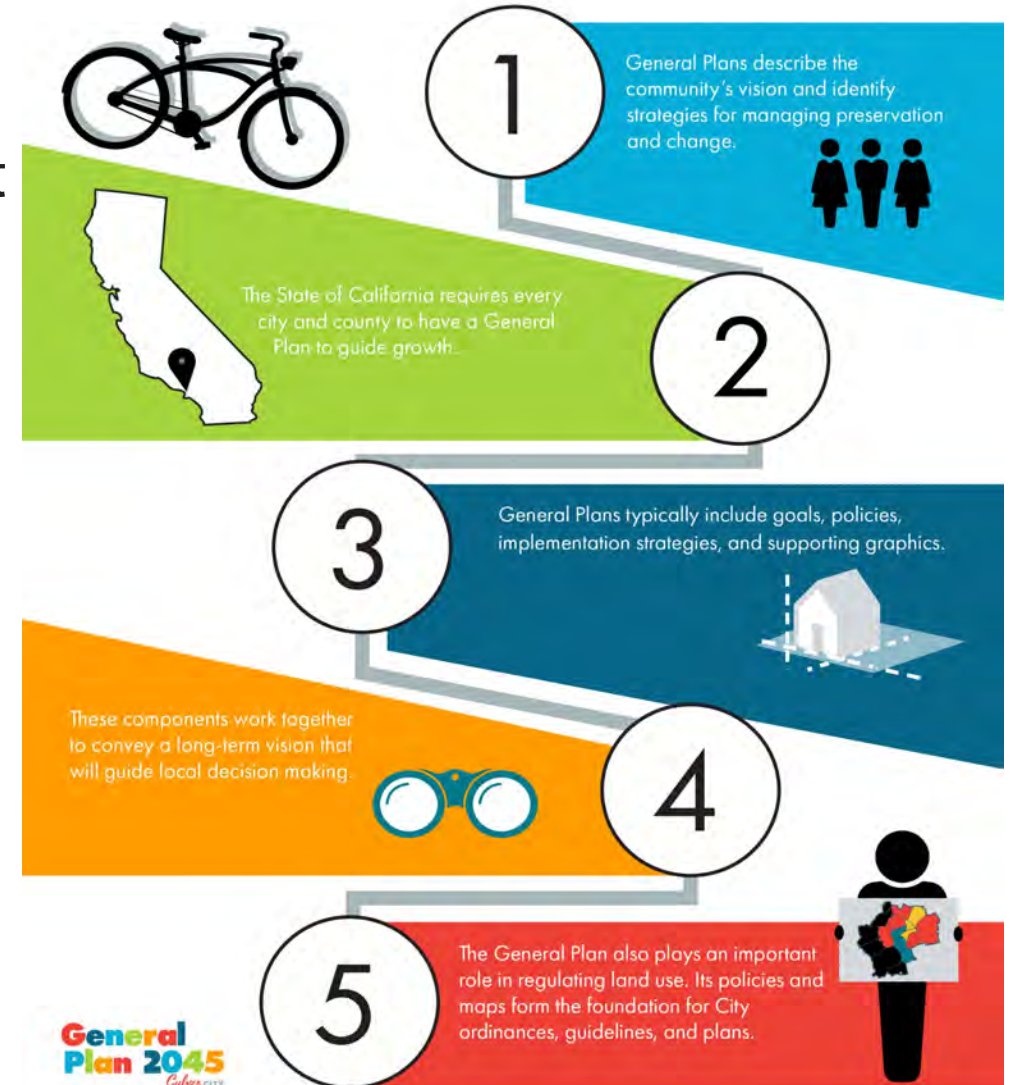
Downtown Culver City

General Plan Update Process

- Longterm policy document to guide the future actions (policy choices + development applications) of Culver City
- Serves as City's "constitution"
- Enables the community to come together to develop a shared vision for the future
- Enhances community strengths
- Addresses a number of topics of concern

What is a General Plan?

A General Plan is like a road map for the future of Culver City.



General Plan Topics

Requirements

- Land Use
- Circulation
- Housing (HE)
- Conservation
- Open Space
- Noise
- Safety
- Environmental Justice

City of Culver City General Plan will address:



CLIMATE CHANGE +
RESILIENCE



HEALTH,
ENVIRONMENTAL
JUSTICE + EQUITY



NEW MOBILITY



SMART CITIES



ART + CULTURE



REIMAGINING
PUBLIC SAFETY*



PUBLIC REALM/
URBAN DESIGN



ECONOMIC
DEVELOPMENT



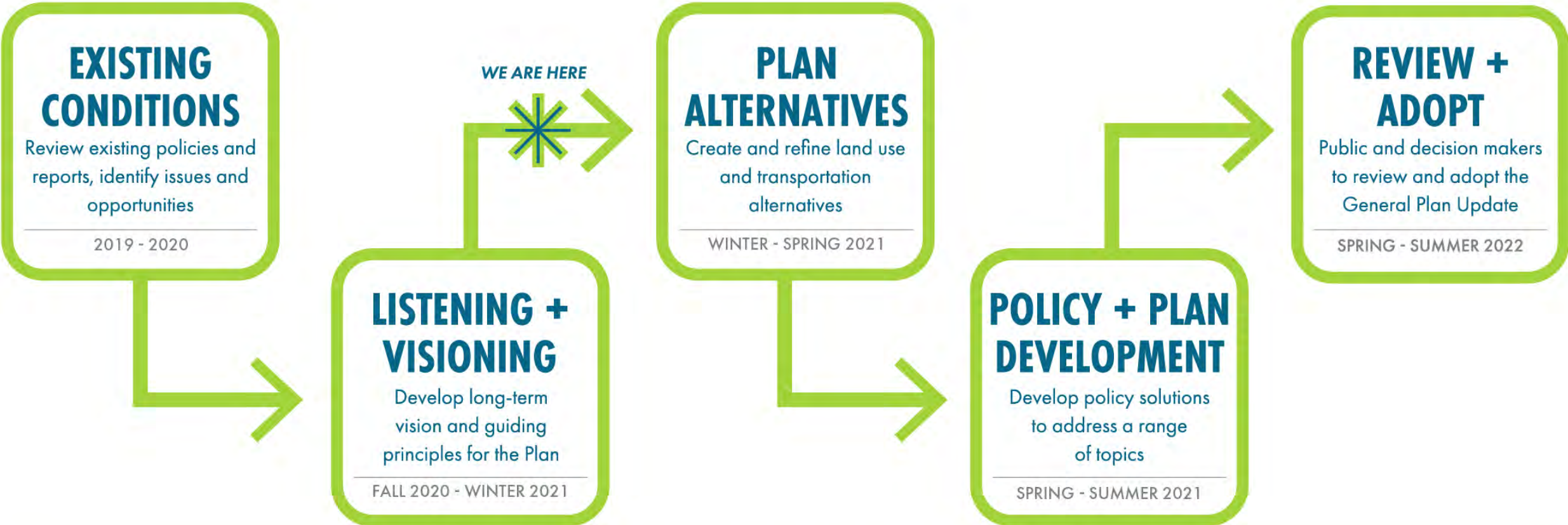
INFRASTRUCTURE/
PUBLIC FACILITIES
AND SERVICES



PARKS AND
RECREATION

STATE OF CALIFORNIA
2017
General Plan
Guidelines
GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH

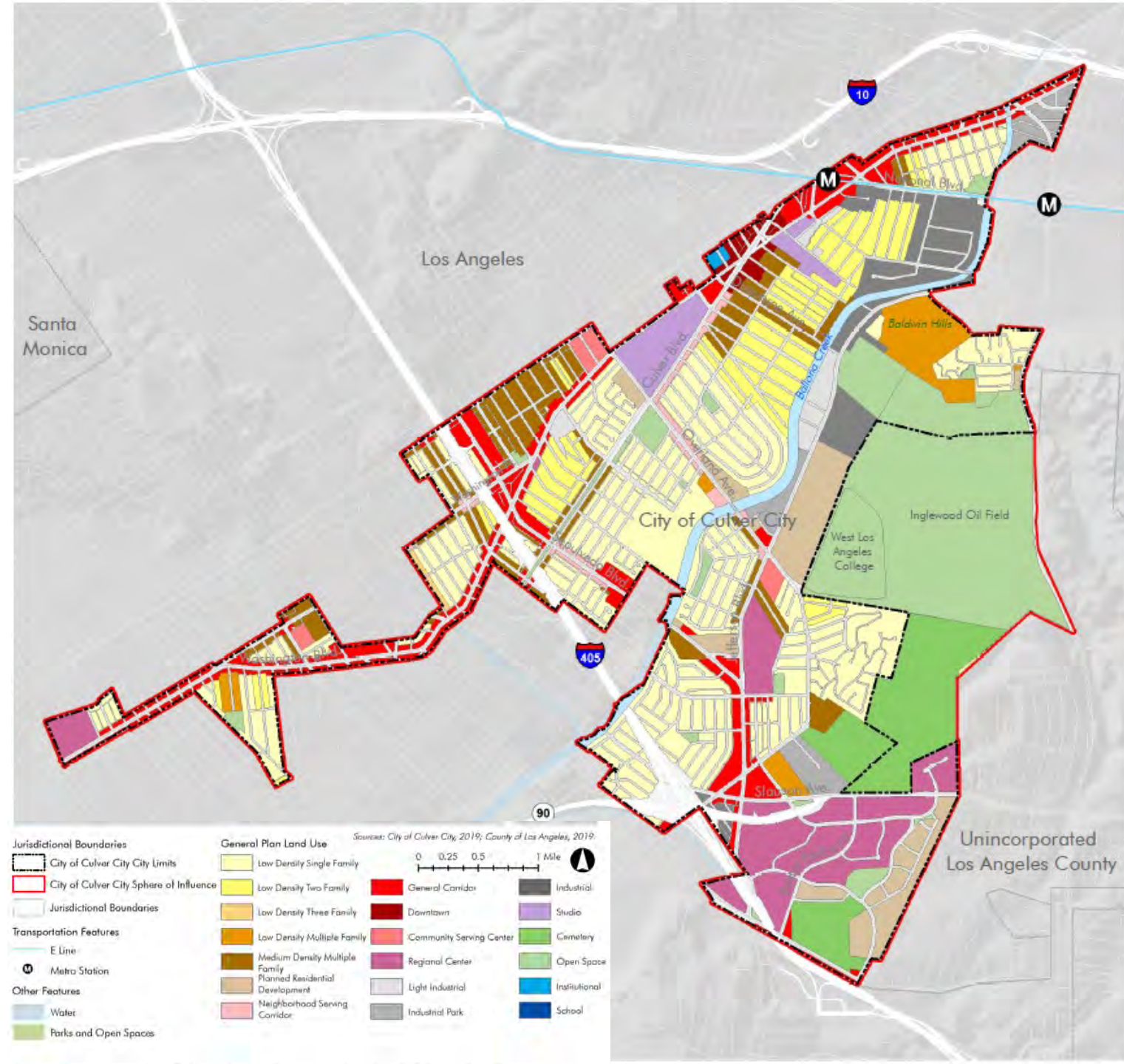
Process



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS

General Plan Land Uses

- Establish policy direction
- Show the proposed distribution, location, and extent of land uses and density in the city
- Focus on future growth and physical development (*not necessarily what's on the ground now*)
- Supported by other elements and policies to ensure there is adequate infrastructure and services



Recap: Existing Conditions Aerial Map of Culver City



Palms

Downtown

Mar Vista

Cypress Grove

Ladera Heights

Baldwin Hills

Culver City
Park

Inglewood Oil
Field

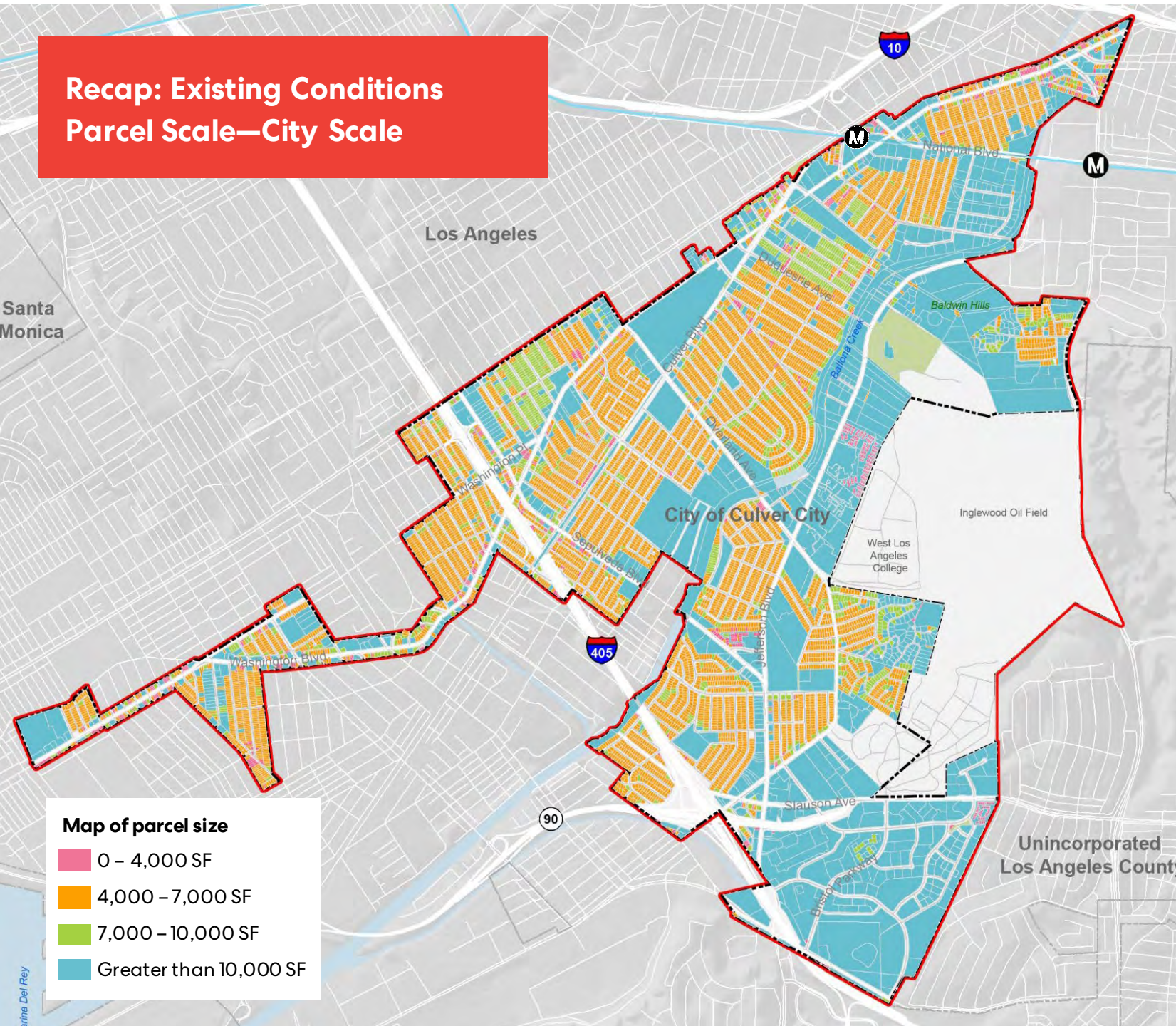
Kenneth Hahn
State Park

Hillside
Memorial Park

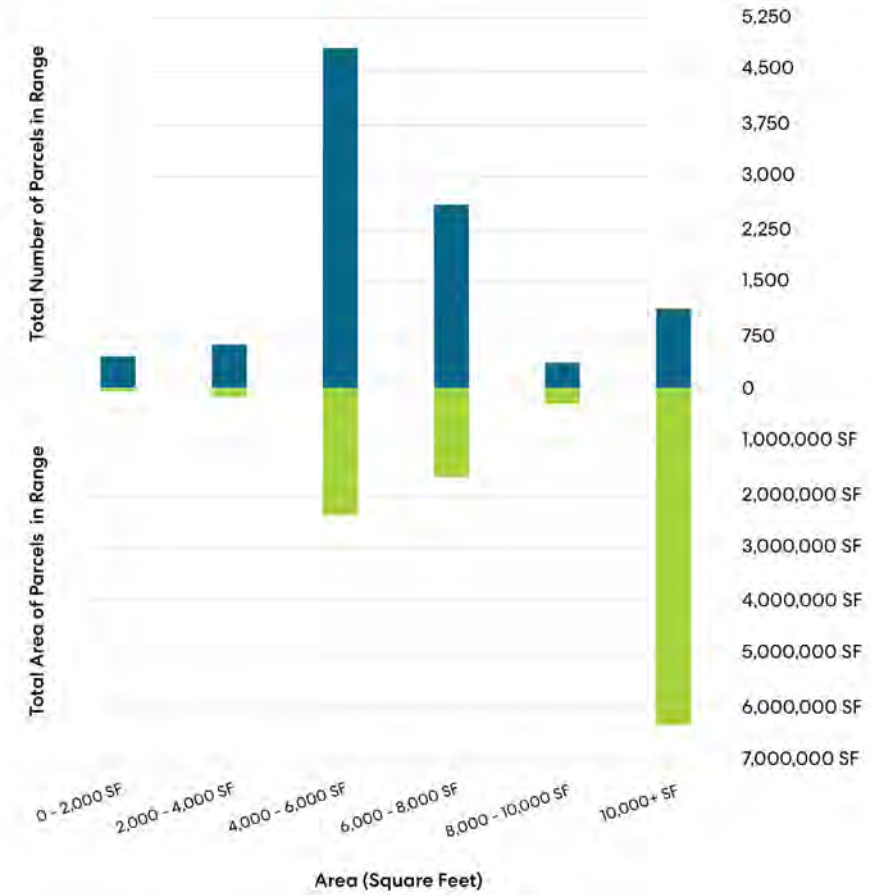
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Recap: Existing Conditions Parcel Scale—City Scale



Number and Area of Culver City Parcels



**Recap: Existing Conditions
Parcel Scale—City Scale**

**Sony Pictures
Studio**

**Portion of
Park East**

Sony Picture Studio
Number of Parcels: 1
Total Area of Parcels: 1,997,525 SF

**Portion of Park East
Neighborhood**
Number of Parcels: 286
Total Area of Parcels: 1,945,870 SF
Average Parcel Size: 7,034 SF



Land Use Alternatives

Desired General Plan Outcomes

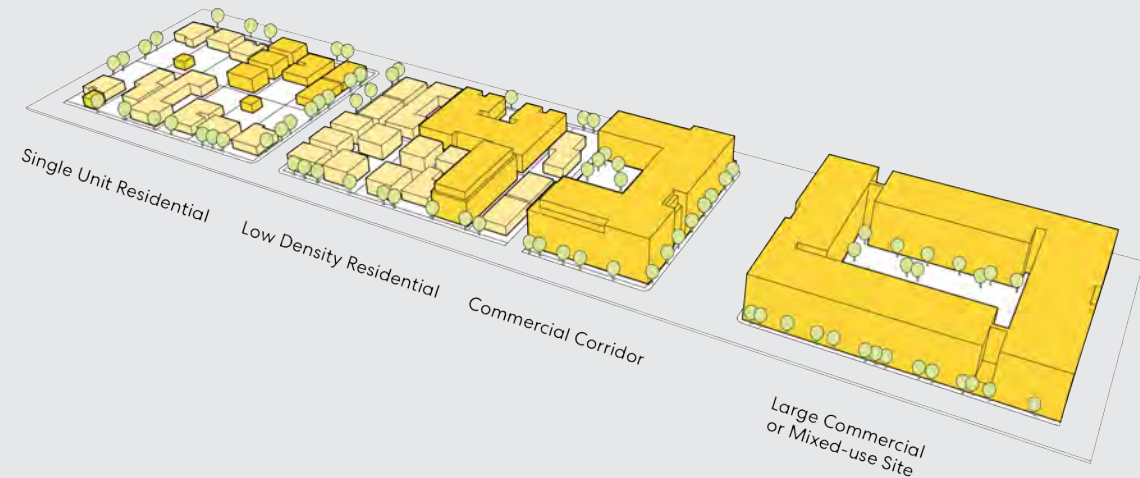
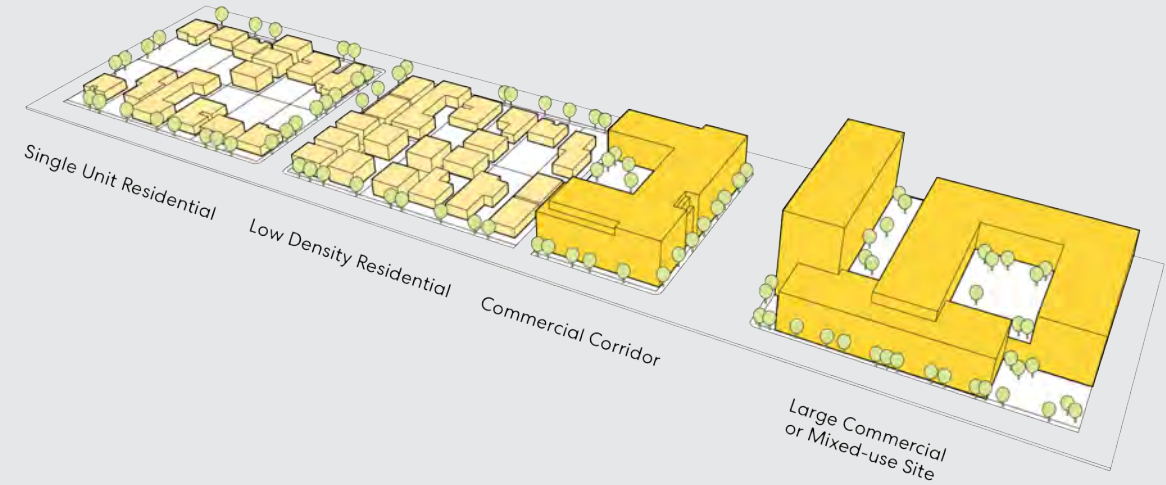
1. **Healthy and safe neighborhoods** where all people can thrive, strengthen connections with neighbors, and meet their basic needs
2. A **diverse and expanded range of housing types** for different income levels, household compositions, stages of life, and marginalized populations
3. A culturally, racially, and economically **diverse community** that manages growth to **prevent displacement**, provide affordable housing
4. A vibrant economy that supports **small, local businesses**
5. A vibrant **arts and cultural sector** with a diverse range of affordable spaces
6. An active and revitalized **Ballona Creek**
7. A reimagined **Baldwin Hills open space**
8. A connected **network of parks** and open spaces
9. A high-quality and **connected public realm**
10. A safe, accessible, and connected **transportation network**



Land Use Alternatives

What are land use alternatives?

- Planning scenarios that can realize future development goals
- Different approaches to land use and urban design patterns
- Illustrate the trade-offs between different approaches
- Allow informed choices about future development of the city

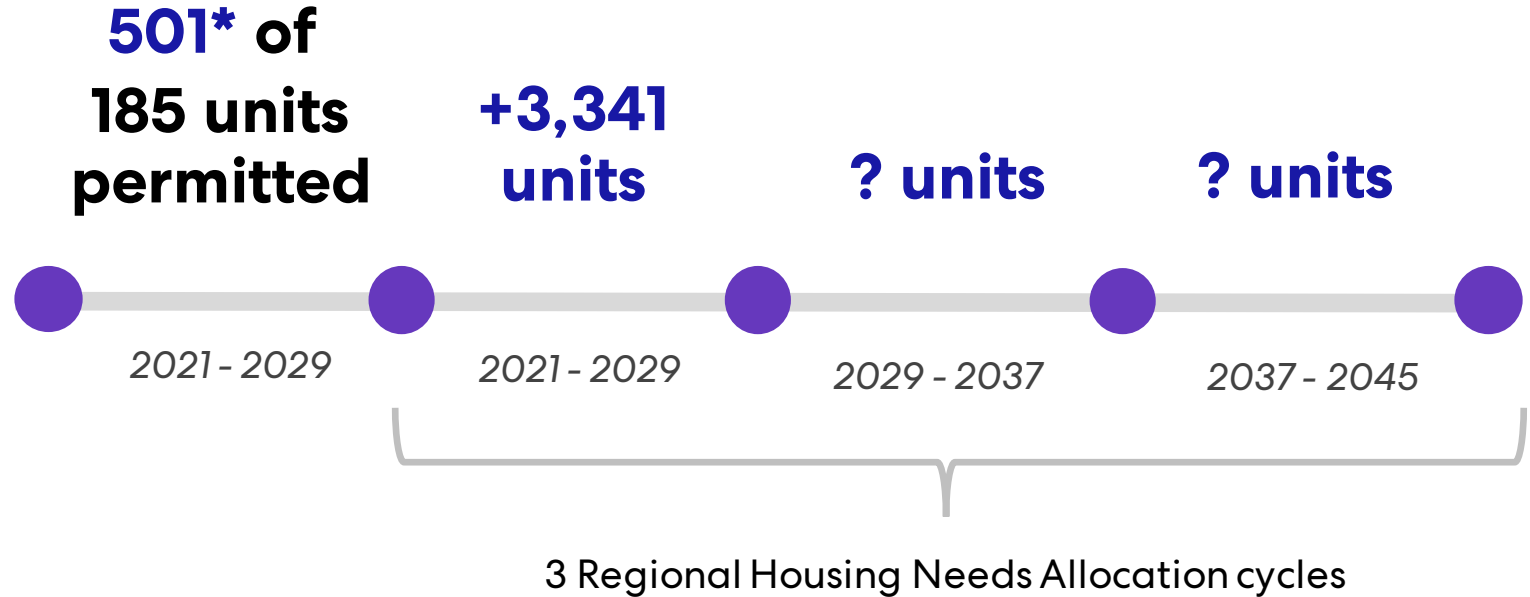


Two different land use and urban design patterns

Objectives

- Direct Culver City’s long-term land use development
- Meet state-mandated Regional Housing Needs Assessment (RHNA)
- Address jobs-housing imbalance

Housing Needs Over The General Plan Time Horizon



**487 of units permitted were above moderate (only 13% were permitted each for very low-, low-, and moderate-income categories).*

Approaches to Land Use

Concentrated Growth

New growth is concentrated onto limited land resources

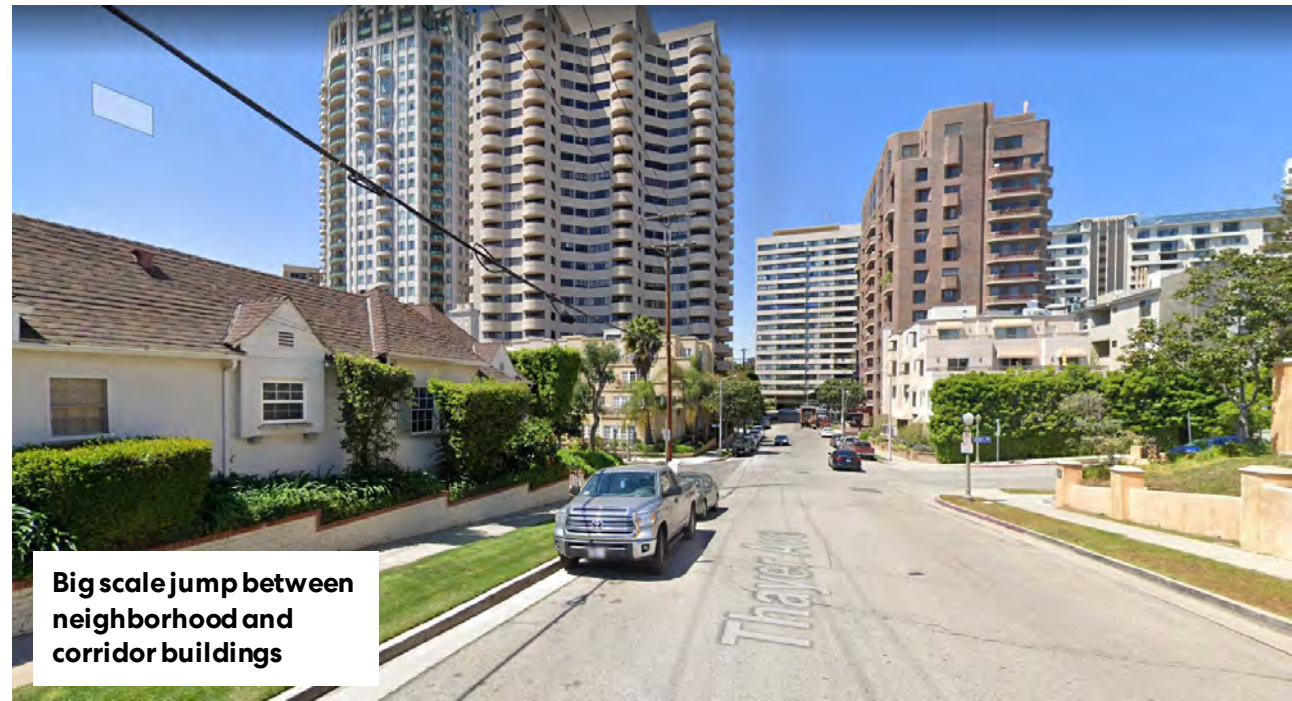
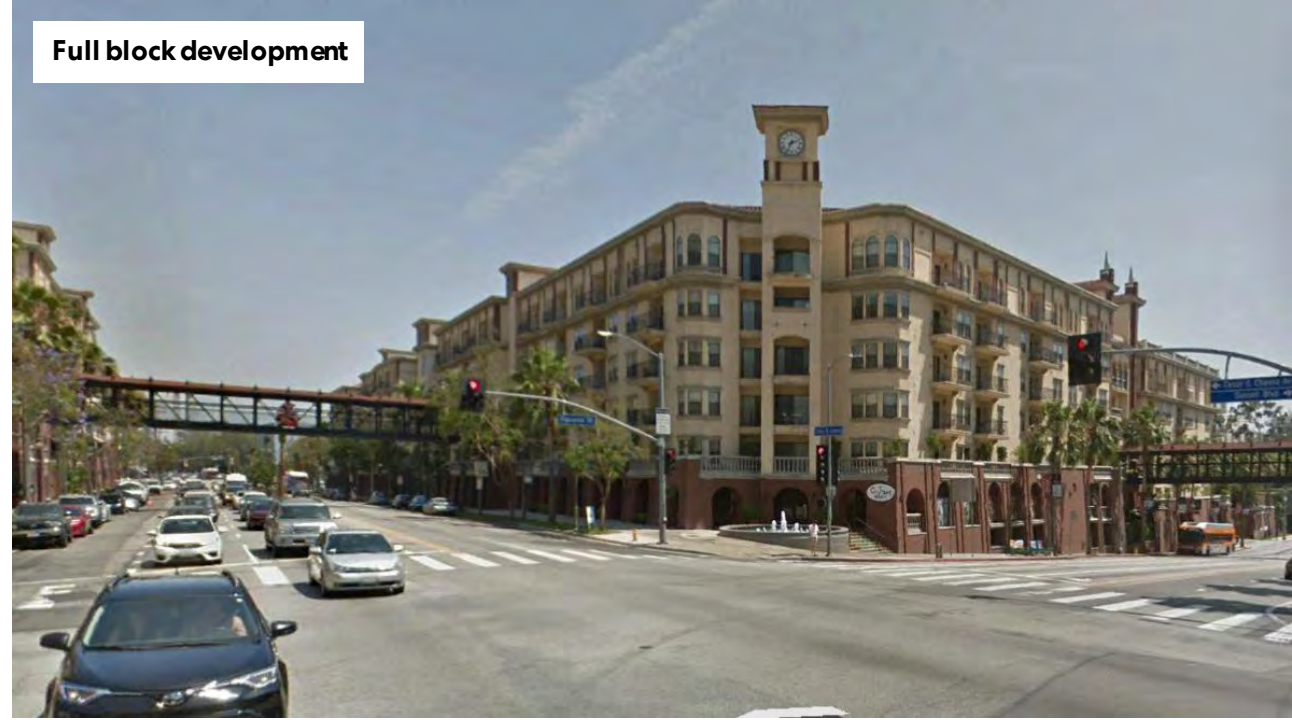
A common model for growth revolves around two key tenets

- Designating areas for no growth, i.e., preservation
- Concentrating growth onto a limited number of opportunity sites

Why is it important to reconsider this approach?

- Large portions of the city are “off limits” for growth and redevelopment
- Concentrated development generates conflict

Full block development



Big scale jump between neighborhood and corridor buildings

Approaches to Land Use

Incremental Infill

Addition of small to medium sized buildings as a way of adding residential units without significantly changing the scale of a neighborhood. This strategy is often referred to as missing middle housing.

Compatible in scale and form with detached single-family homes

Can help create more walkable neighborhoods

Housing types include:

- Duplex, triplex, or fourplex
- Courtyard building
- Townhouse
- Garden apartment
- Live-work unit

Small multi-family building



Multiple single-family scale units on one lot

Approaches to Land Use

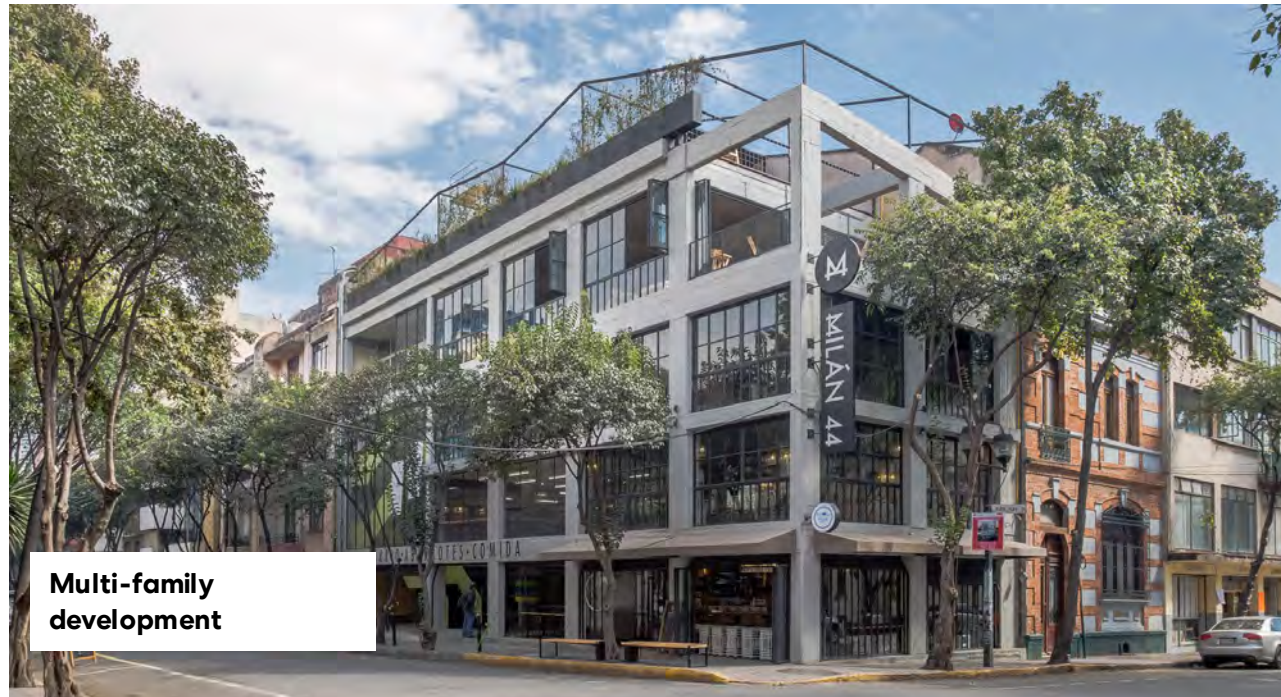
Incremental Densification

Incremental densification explores opportunities to increase density over time by working within the general context of existing neighborhoods.

Can apply to neighborhoods to commercial corridors

Needs to be calibrated (or scaled) to existing parcel size

Mixed-use development on a small lot



Multi-family development

Approaches to Land Use

Large Commercial and Industrial Site Activation

Addition of uses and density allows large commercial and industrial sites to connect with the surrounding city fabric.

Introducing mix of uses to create more walkable and active districts

Retrofit/reuse of existing underutilized buildings

Infill of new buildings that can include new uses, including residential

Master planned districts

Caption



Caption



Approaches to Land Use

Land Use Intensity Scale

LESS DENSE ←—————→ MORE DENSE

Single-unit residential

- 1-2 stories single-family and accessory dwelling unit
- Limited building footprint



Low multi-unit residential

- 1-3 stories, smaller duplex, triplex, multi-unit
- Limited building footprint



Low/medium mixed-use and commercial

- 3-4 stories, multi-family/mixed-use
- 1-3 stories commercial



Medium mixed-use and commercial

- 4-6 stories multi-family/mixed-use
- Up to 4 stories commercial



High mixed-use and commercial

- 4-6+ stories multi-family/mixed-use and commercial



Note: Mixed-use incorporates a variety of commercial and residential uses and potentially includes stand-alone residential and commercial uses.

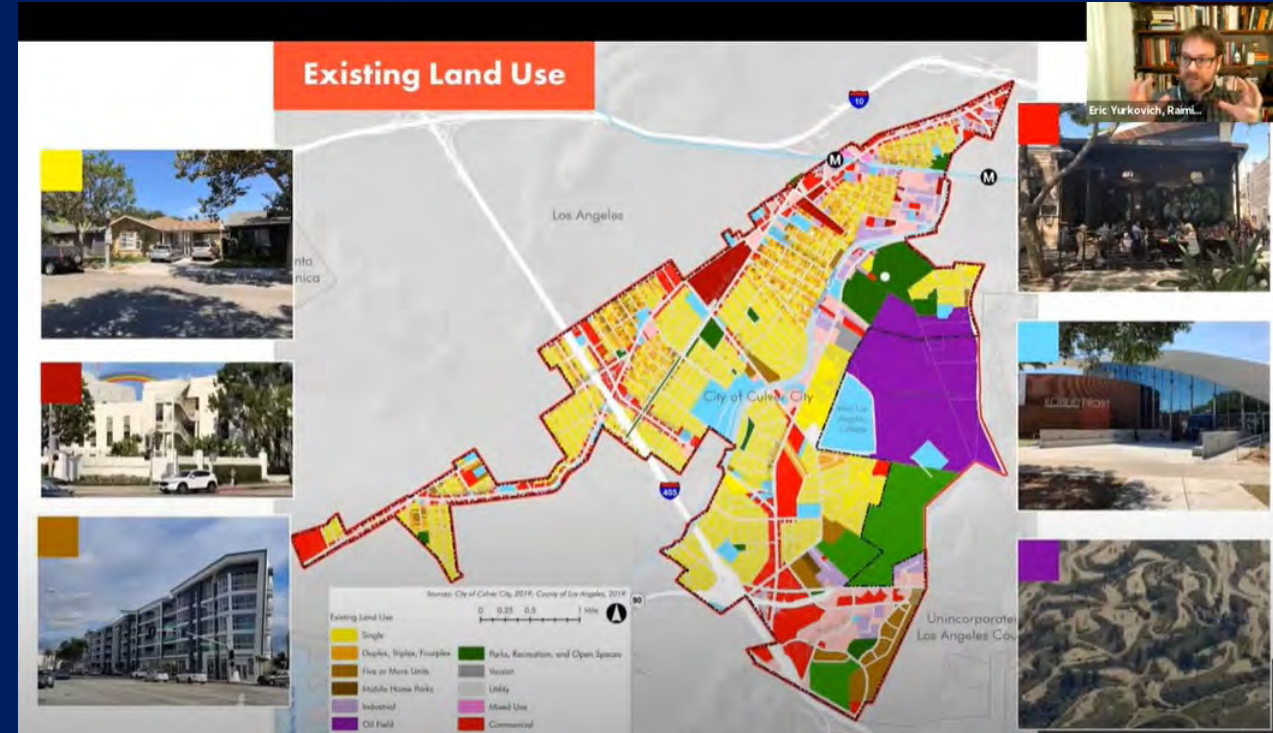
Land Use Dialogue to Date

What we have heard

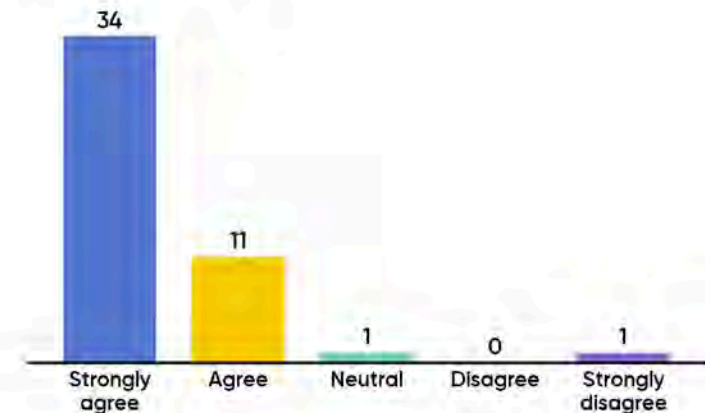
Prior Meetings on Areas of Change and Land Use Alternatives

- GPAC 8/13/20
- GPAC 9/10/20
- GPAC 10/8/20
- Community Workshop 1/27/21
- Joint City Council/Planning Commission Study Session 1/27/21
- GPAC 4/8/21

Live polling and feedback



More housing should be allowed near transit. [Choose one]



What we have heard

Community and stakeholder comments

“I love Culver city because it brings a gather people from all backgrounds. I worry about it becoming a richer and excluding those who cannot afford to live here.”

“Without affordable housing we will lose the socioeconomic and racial diversity that makes us unique and special. “

“That we would be a welcoming place for people of all economic and racial backgrounds.”

“The small town feel where you know your neighbors and shop owners. We have had a great mix of people from different economic strata but with uncontrolled rents many of those people are being forced to leave.”

What we have heard

Community and stakeholder comments

“We need to provide low-income housing that is integrated into our community and contribute to the solution to homelessness”

“We need updated housing but I'm not sure the answer is dense mega-complexes.”

“There is a tension over housing/rental prices and capacity. Building more hasn't resulted in housing stock on the affordable end of the spectrum.”

“I know an increase in density is inevitable, but there must be a way to retain some of the character that makes this feel like a place where real people live.”

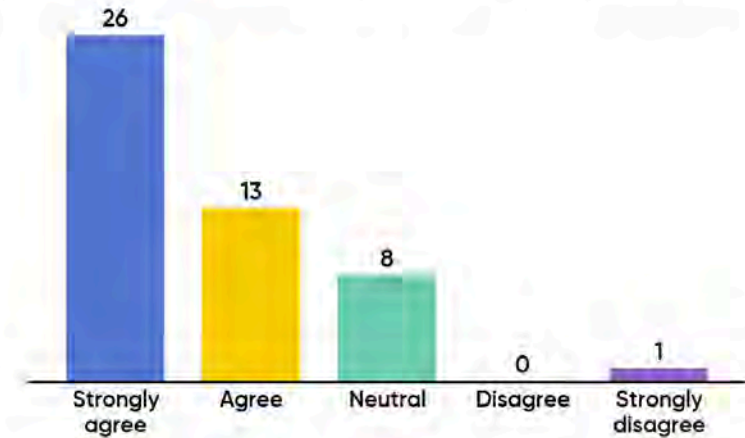
“I want to see more affordable housing and investment in communities of color, earthquake preparedness, and work to reverse climate change”

What we have heard

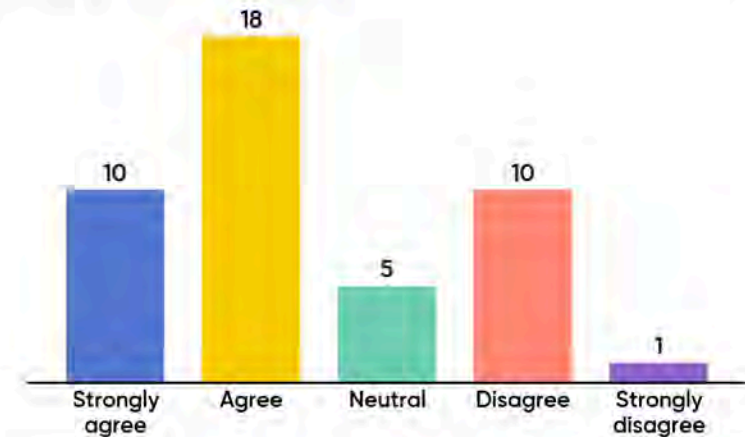
Community Meeting Responses

- **64%** agreed that scale is an important consideration when planning for new buildings
- **81%** agreed that health is an important consideration when designating areas for new development
- **96%** agreed that more housing should be allowed near transit
- **75%** agreed that missing middle housing is a good strategy to accommodate new housing in Culver City
- **64%** agreed that small developments across the city are preferable to very large developments in a few places

When designating areas for new development, resident health is an important consideration. [Choose one]



When planning for new buildings, scale is an important consideration. [Choose one]



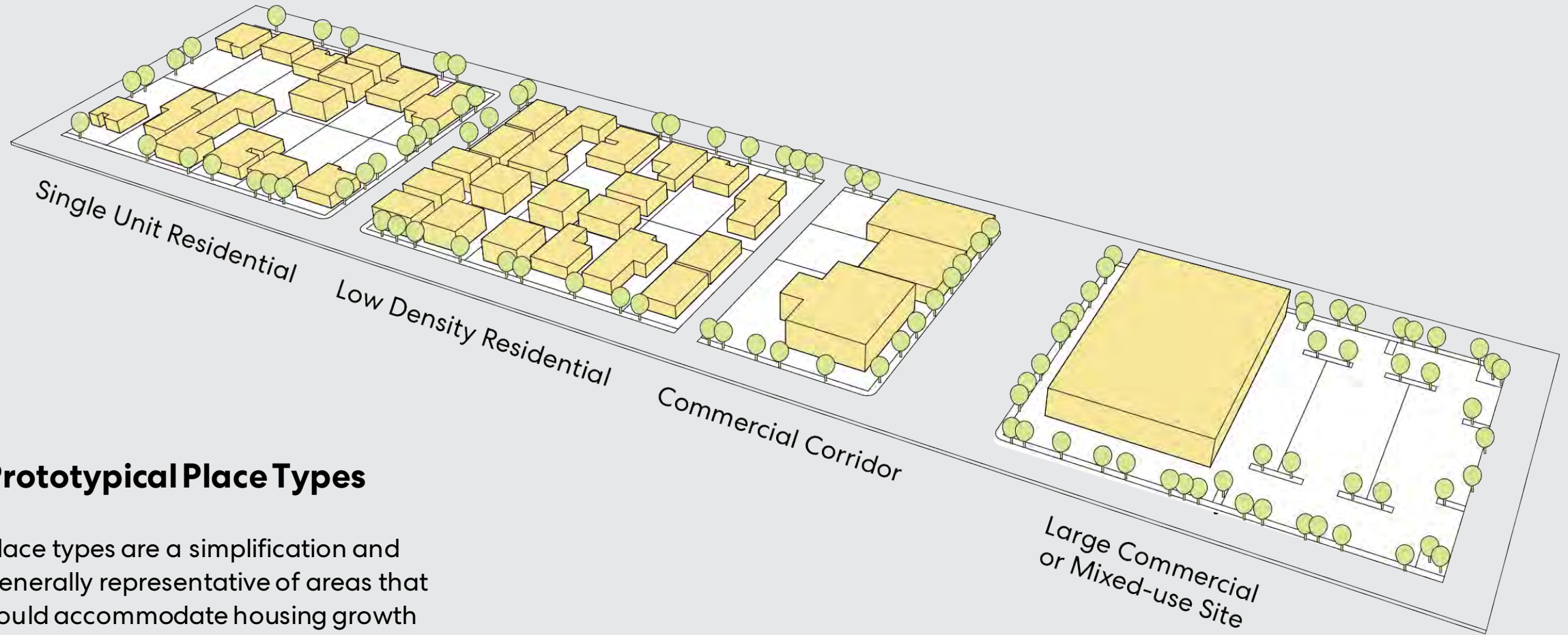
What we have heard

Takeaways from community workshops, GPAC meetings, and City Council/Planning Commission study session

- Need for housing, particularly affordable housing
- Need for ownership housing to enable wealth building
- Desire to equitably distribute growth
- Need to address homelessness crisis
- Need more renter protections to address housing displacement and gentrification
- Concern about single family zoning as an exclusionary practice
- Concern about eliminating single family zoning
- Concern about overbuilding
- Need for creativity (affordable housing overlays, community land trust)

Land Use Trade-offs

Existing Place Types



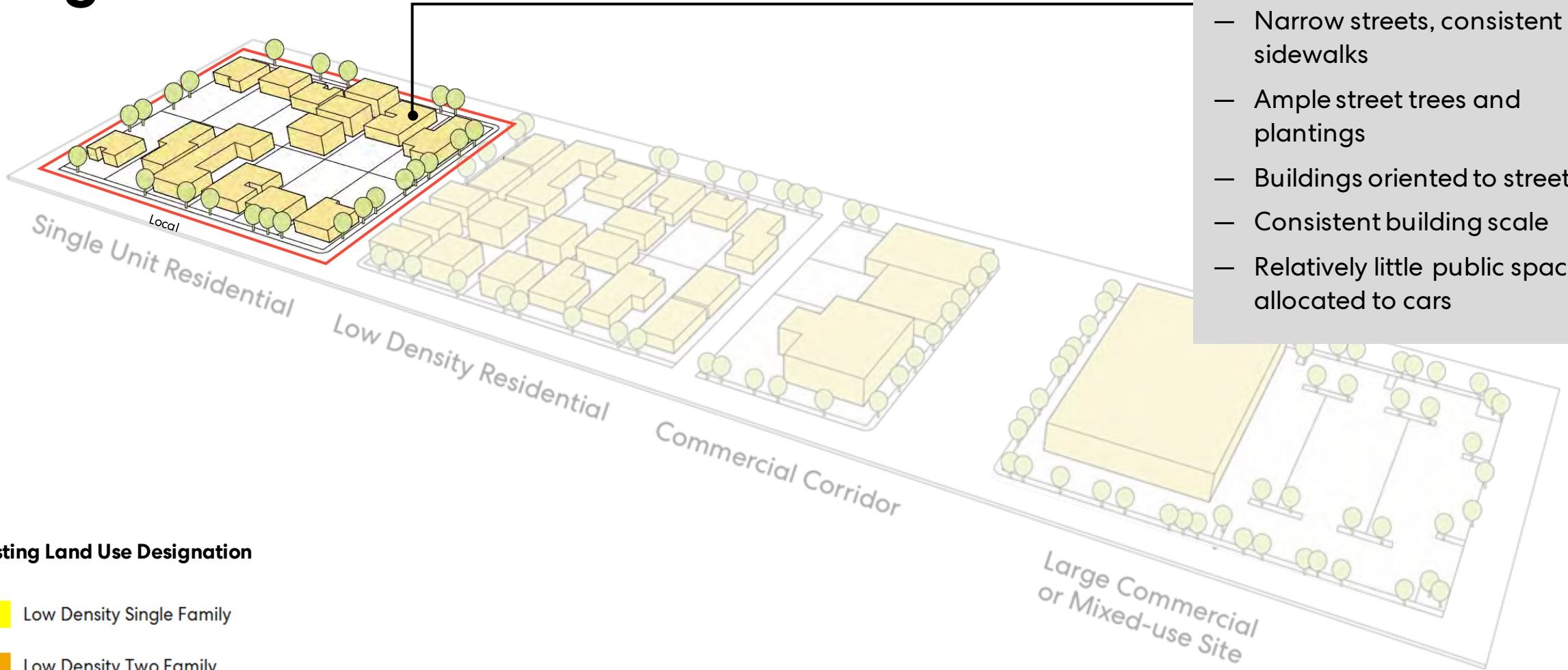
Prototypical Place Types

Place types are a simplification and generally representative of areas that could accommodate housing growth

** State law permits Accessory Dwelling Units in single-family residential zones*

Land Use Trade-offs

Single-Unit Residential



Options for Single-Unit Residential

A. Maintain single -family designation



What it means

- Keeps existing land use designation
- State law provides up to 3 units per lot
- Single-family plus Accessory Dwelling Unit and Junior Accessory Dwelling Unit
- Modified parking and setback requirements
- Limited incremental growth of accessory units

B. Incremental infill



What it means

- Keeps general 1 to 2-story scale
- 3 “full” units per lot, 4th affordable unit (possible incentive)
- Modified parking and setback requirements
- Limited incremental growth of “full units” (and not Accessory Dwelling Units)

C. Incremental densification

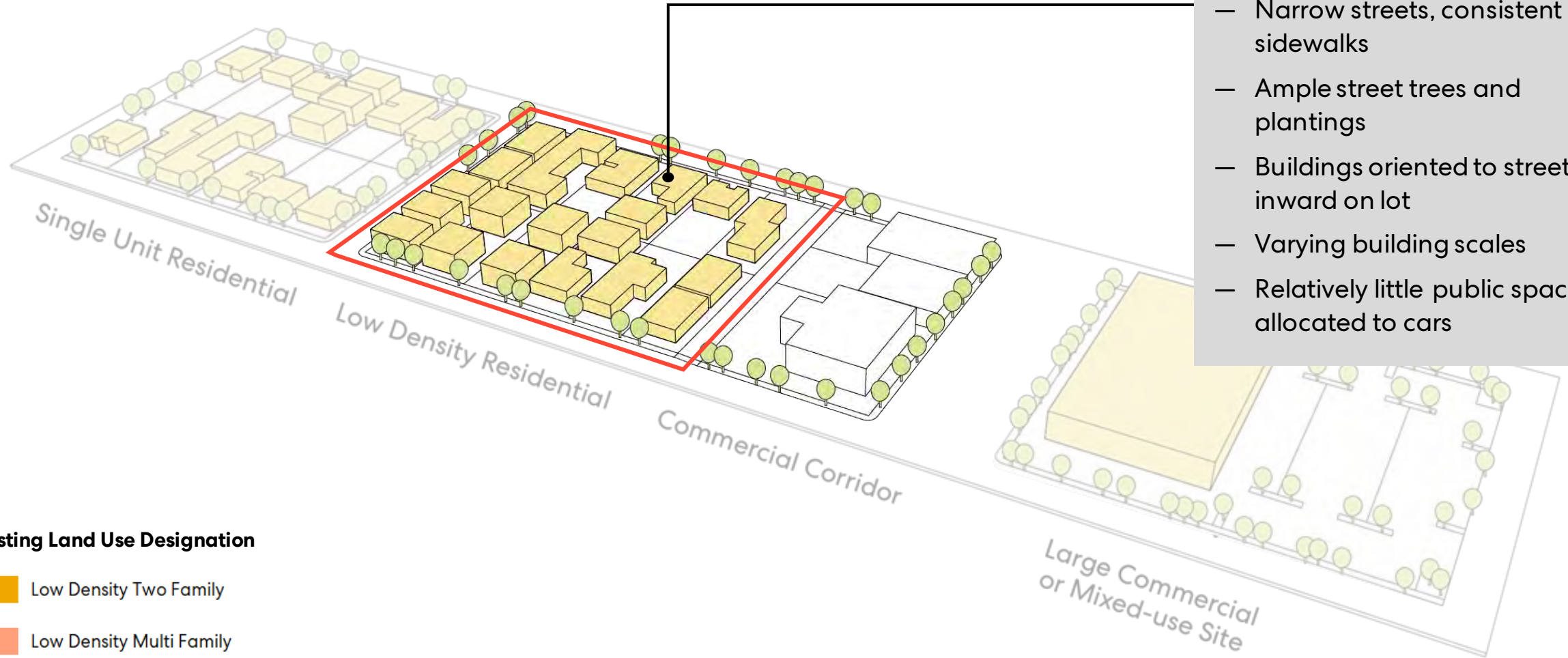


What it means

- Up to 3 stories in height
- 4 units per lot, 6 with affordable incentive
- Setbacks and transitional height requirements to address scale differences
- Requires parking/mobility innovation
- Moderate growth over time




Land Use Trade-offs

Low Density Residential



- Typical existing characteristics**
- Narrow streets, consistent sidewalks
 - Ample street trees and plantings
 - Buildings oriented to street or inward on lot
 - Varying building scales
 - Relatively little public space allocated to cars

Existing Land Use Designation

-  Low Density Two Family
-  Low Density Multi Family
-  Medium Density Multi Family

Options for Low Density Residential

A. Maintain low -density designations



What it means

- Keeps existing land use designation
- Preserves existing affordable housing stock
- In some cases maintains inefficient land use
- Limited to no change

B. Incremental densification



What it means

- Generally maintains existing scale
- Addition of limited height
- Provides new opportunities through reduced parking and other requirements
- Limited to moderate change

C. Moderate densification

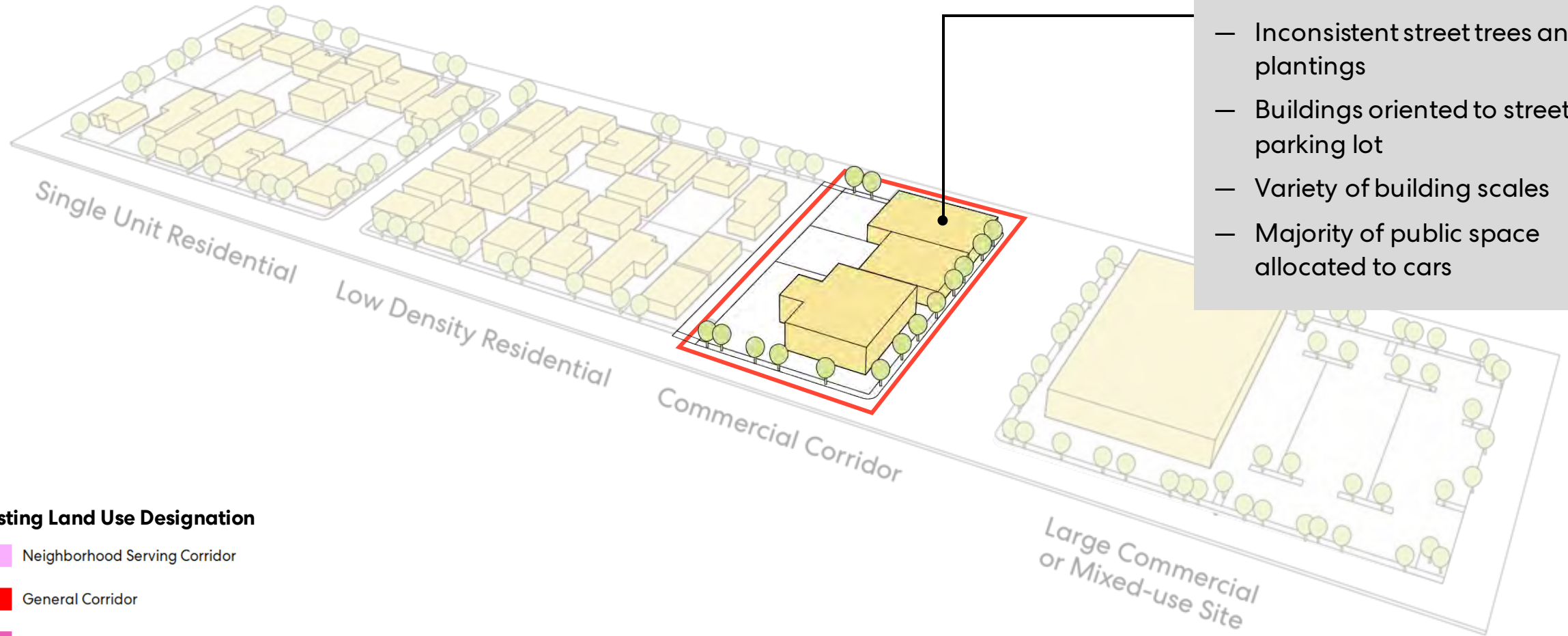


What it means

- Allow additional height, encourage lot mergers
- Provide additional incentives including reduced parking
- Moderate change

Land Use Trade-offs





Commercial Corridors



Typical existing characteristics

- Wide streets, narrow sidewalks
- Inconsistent street trees and plantings
- Buildings oriented to street or parking lot
- Variety of building scales
- Majority of public space allocated to cars

Existing Land Use Designation

-  Neighborhood Serving Corridor
-  General Corridor
-  Downtown
-  Regional Center

Options for Commercial Corridors

A. Incremental densification



What it means

- Prioritizes development guidelines that work on smaller corridor lots
- Provides height massing transition
- Modifies parking and other requirements
- Allows flexibility in ground floor use
- Moderate change

B. Moderate densification

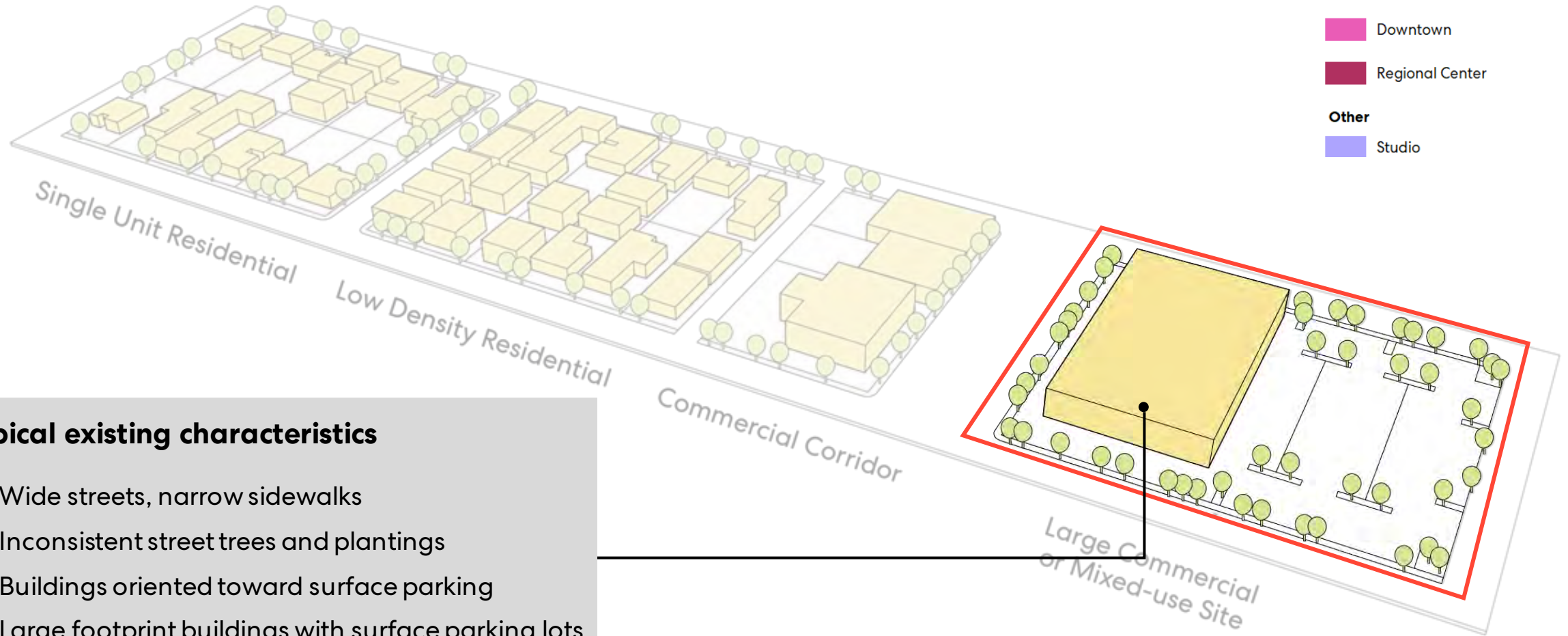


What it means

- Allows additional height, encourages lot mergers
- Seeks to maximize residential growth on commercial corridors
- Allows flexibility in ground floor use
- Moderate to significant change

Land Use Trade-offs

Large Commercial and Industrial



Existing Land Use Designation

- Neighborhood Serving Corridor
- General Corridor
- Downtown
- Regional Center
- Other
- Studio

Typical existing characteristics

- Wide streets, narrow sidewalks
- Inconsistent street trees and plantings
- Buildings oriented toward surface parking
- Large footprint buildings with surface parking lots
- Majority of public space allocated to cars

Options for Large Commercial and Industrial

A. Limited activation, maintain existing commercial focus



What it means

- Limited activation of site perimeter (as appropriate)
- Maintains commercial land use focus
- Allows medium density residential development

B. Activation, significant residential growth



What it means

- Activates and revitalizes sites, integrates with the surrounding neighborhoods
- Allows medium to high density residential development
- Residential land use could displace commercial

C. Activation, commercial focus with significant residential infill



What it means

- Activates and revitalizes sites, integrates with the surrounding neighborhoods
- Allows medium to high density residential infill development
- Maintains significant commercial land use opportunity

Land Use Trade-offs

Trade-offs Summary

To achieve goals, new growth needs to be accommodated. Land use alternatives provide options.

Concentrate growth in limited areas or distribute growth across the city














Ability to accommodate height and scale transitions between adjacent land use areas

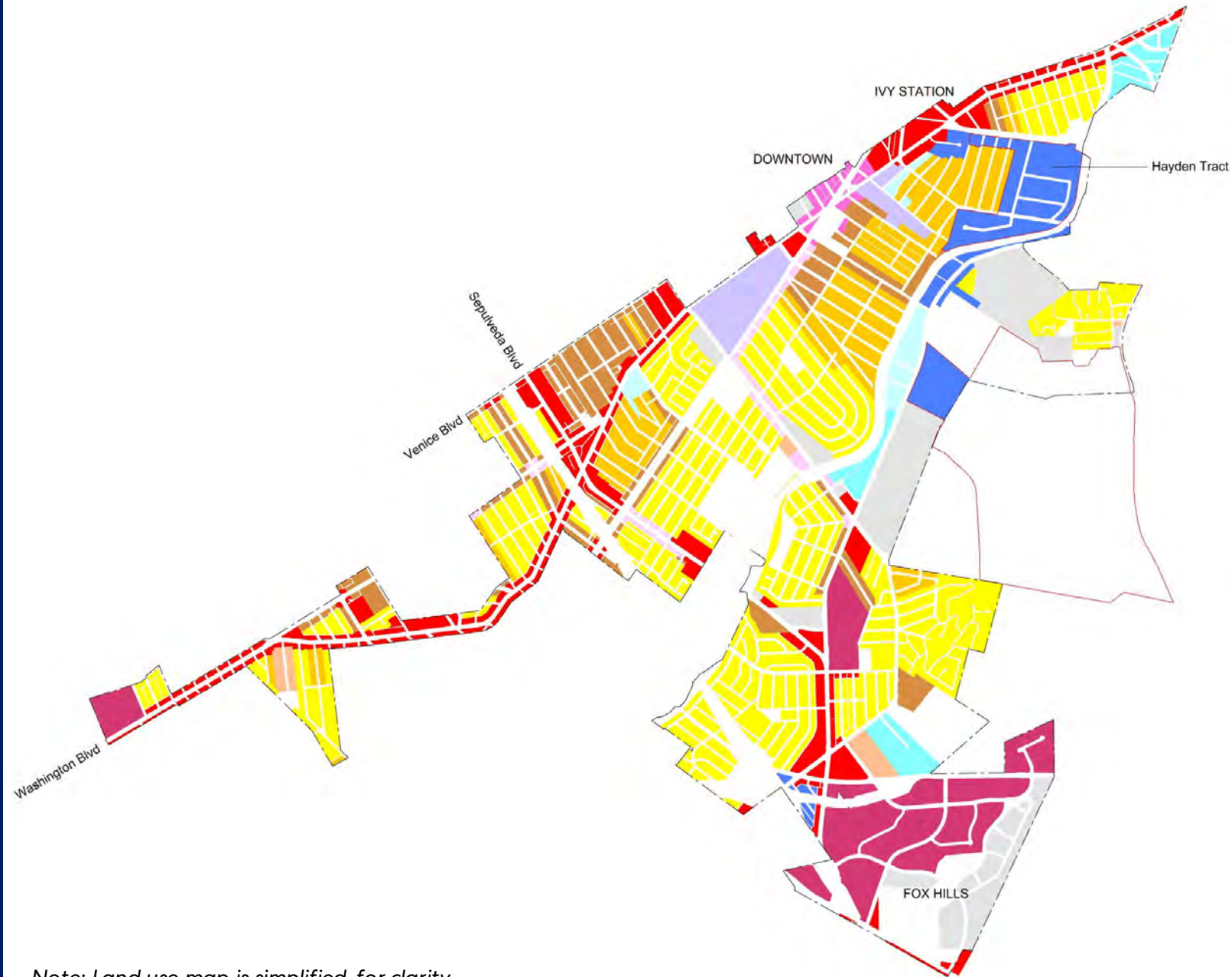
Encouraging incremental growth or necessitating more significant change



Land Use Alternative Maps

Existing Land Use Map

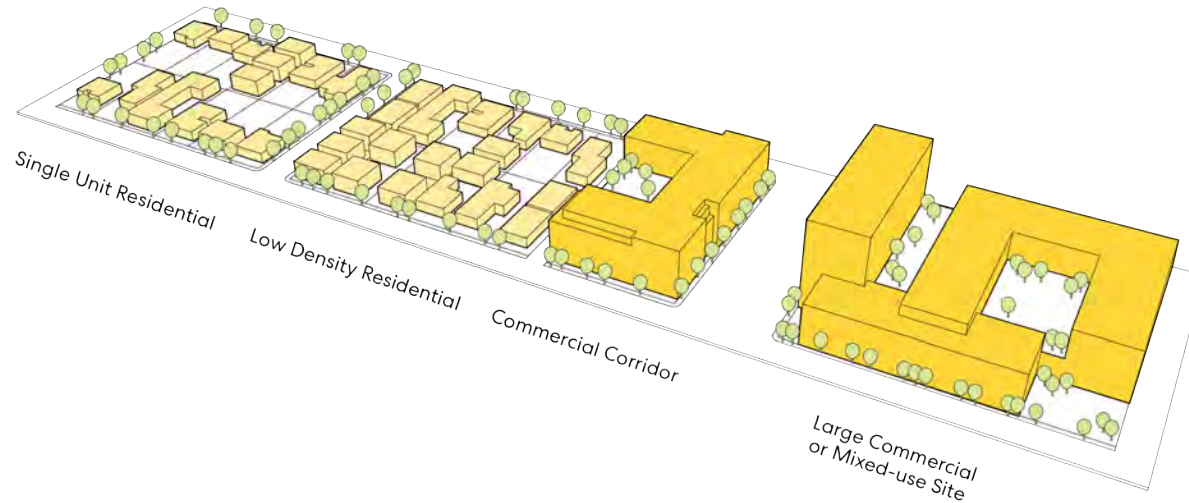
Residential	
	Low Density Single Family
	Low Density Two Family
	Low Density Multi Family
	Medium Density Multi Family
	Planned Unit Residential
Commercial	
	Neighborhood Serving Corridor
	General Corridor
	Downtown
	Regional Center
Industrial	
	Light Industrial
	Industrial Park
	Industrial
Other	
	Studio



Note: Land use map is simplified for clarity.

Land Use Alternative Maps

Alternative 1: Concentrated Growth



Concentrate growth in non-residential areas

Single-unit and low-density residential areas don't see additional growth other than ADUs

Commercial corridors maximize mixed-use development potential

Opportunity sites accommodate significant density

Maintain single-family designation



Maintain low density designation



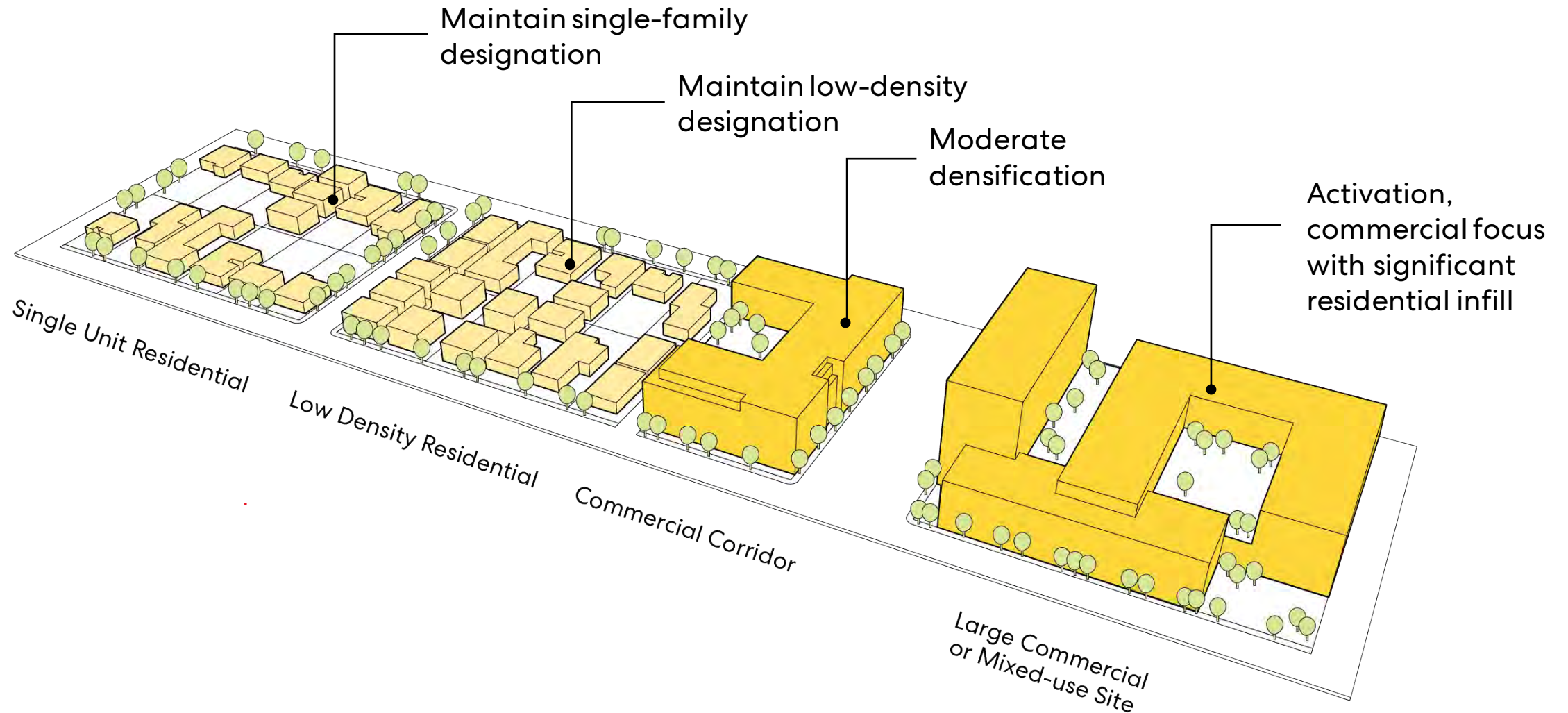
Moderate densification



Activation, commercial focus with significant residential infill











Alternative 1: Concentrated Growth



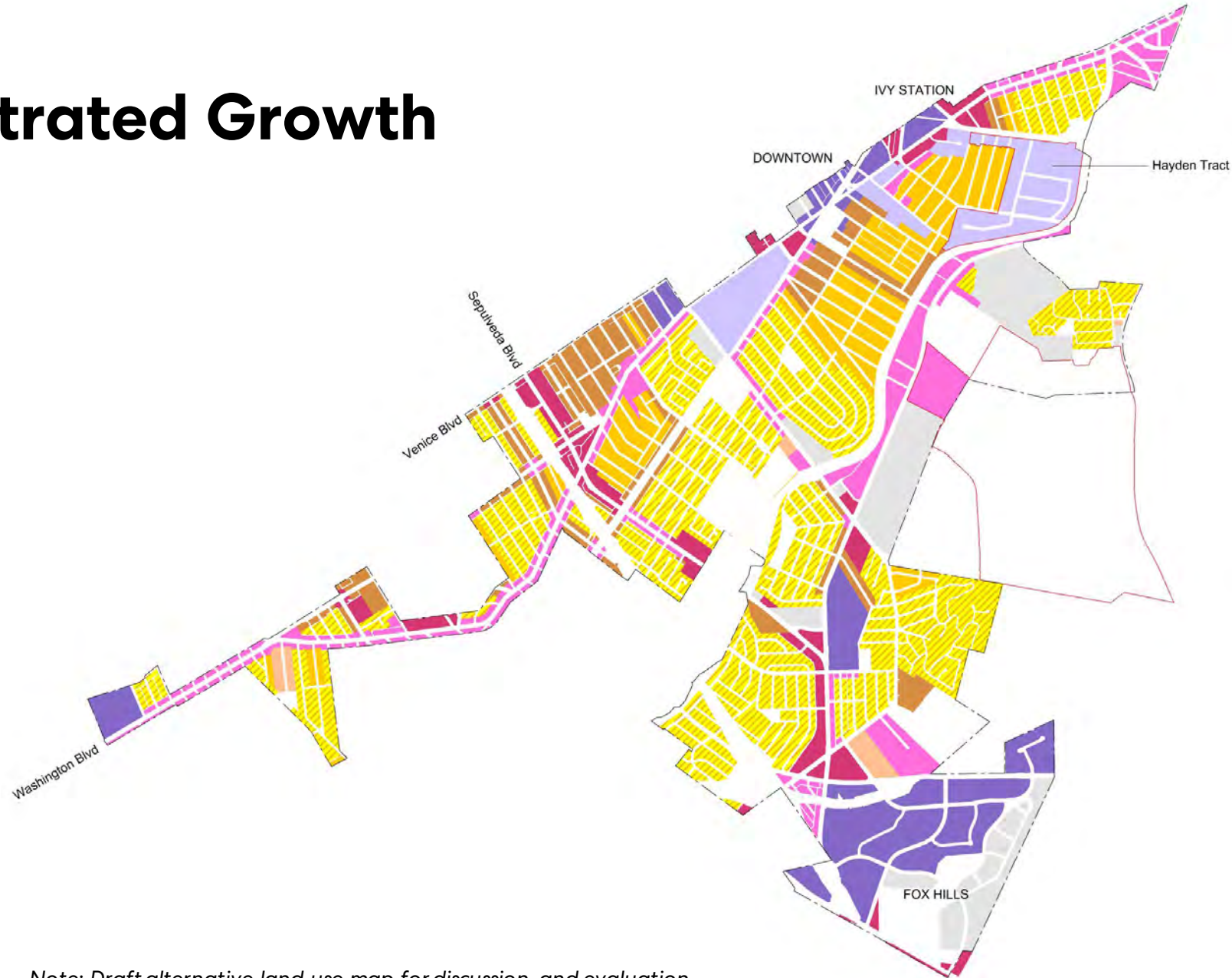
Land Use Alternative Maps

Alternative 1: Concentrated Growth

Land Use Designations

-  Single Unit Residential*
-  Low Density Two/Three Family
-  Low Density Multi Family
-  Medium Density Multi Family
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use

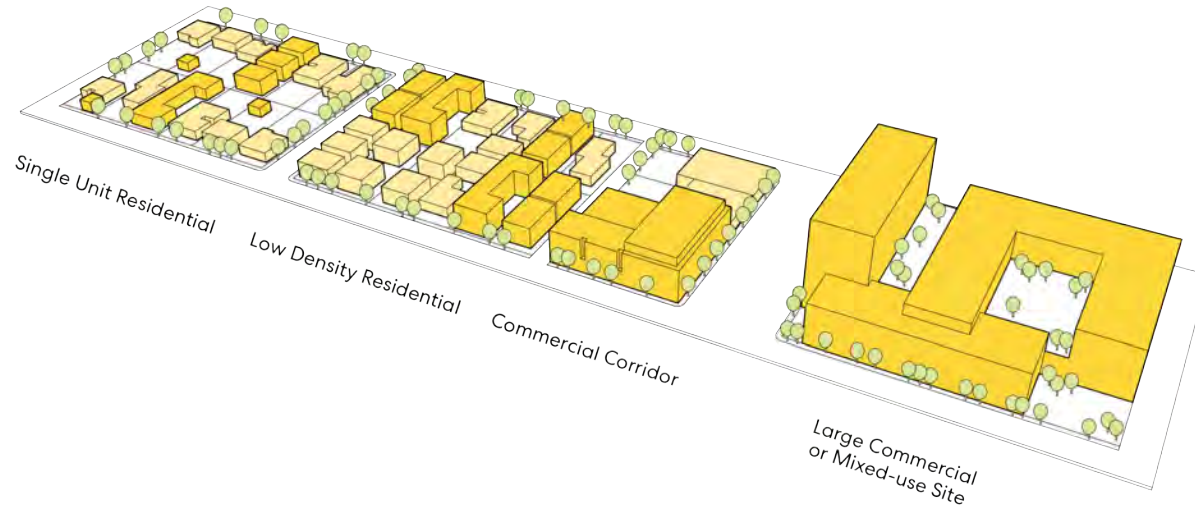
*Note: Draft alternative land use map for discussion and evaluation.
Land use map is simplified for clarity.*



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Land use map is simplified for clarity.*

Land Use Alternative Maps

Alternative 2: Dispersed Growth A



Distribute growth across the city

Single-unit and low-density residential areas see incremental growth

Commercial corridors have moderate mixed-use development potential

Opportunity sites accommodate medium to high density

Incremental
infill



Incremental
densification



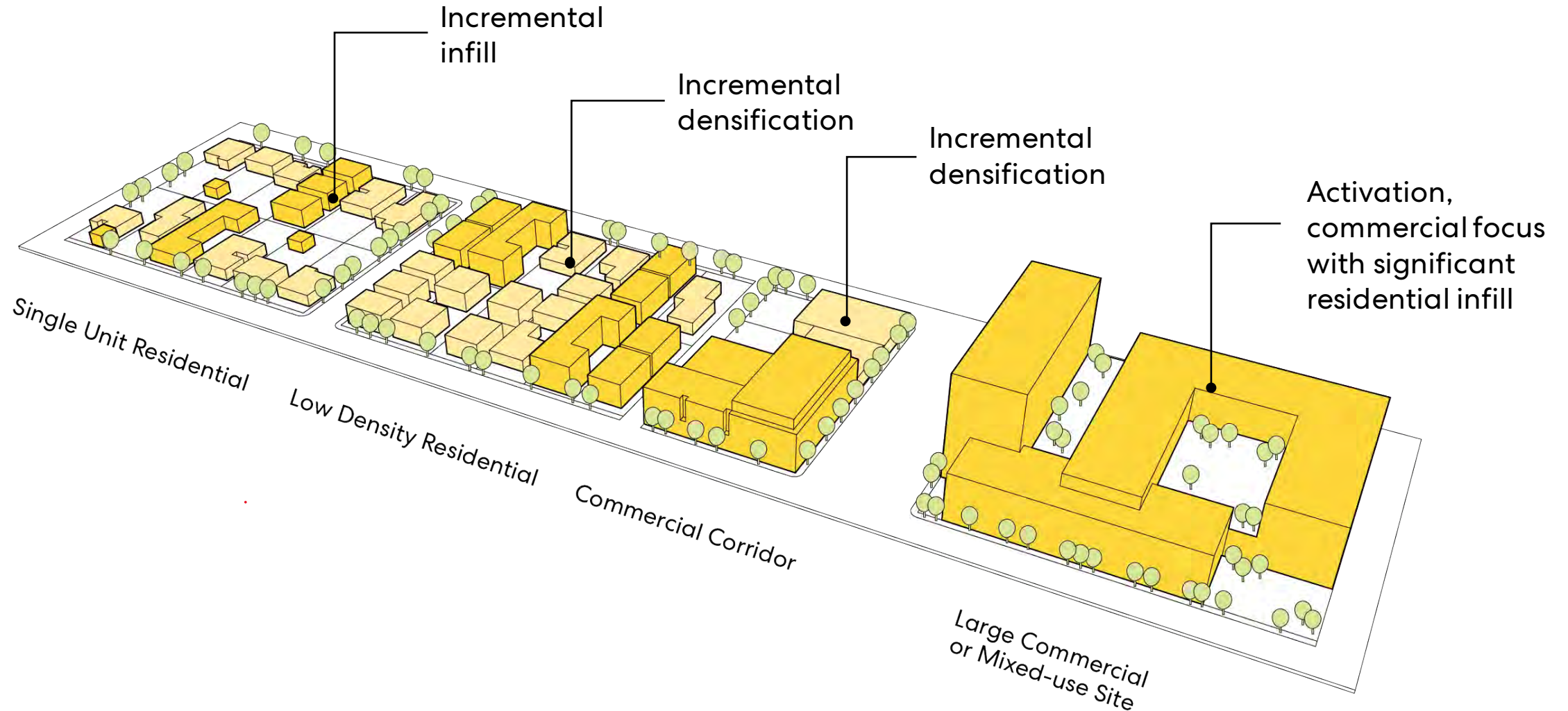
Incremental
densification



Activation,
significant
residential
growth












Alternative 2: Dispersed Growth A

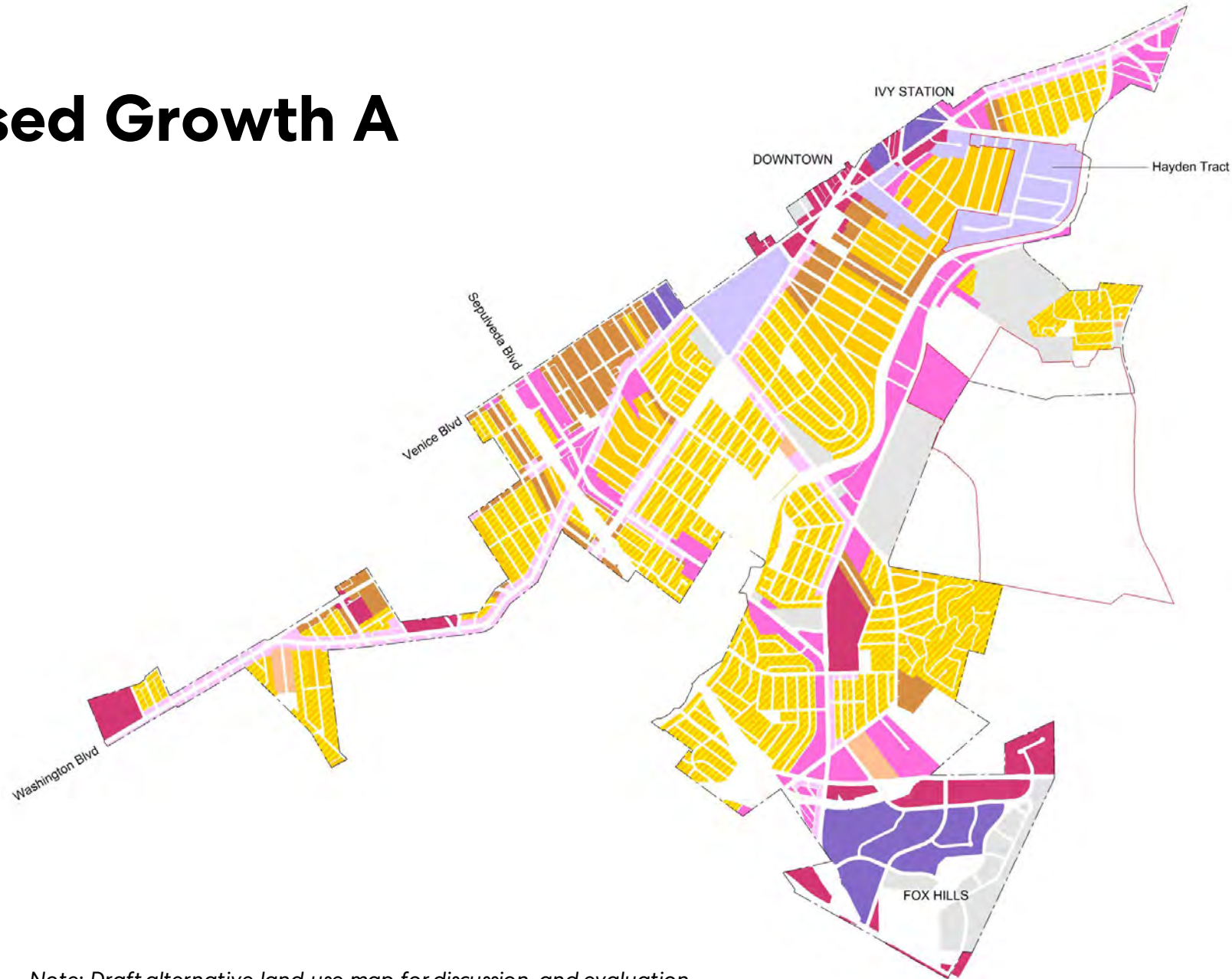


Land Use Alternative Maps

Alternative 2: Dispersed Growth A

Land Use Designations

-  Incremental Infill 1
-  Incremental Infill 1
-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use



*Note: Draft alternative land use map for discussion and evaluation.
Land use map is simplified for clarity.*

Land Use Alternative Maps

Alternative 3: Dispersed Growth B

**3D visualization for Alternative 3 being finalized and will be shared at the 4/20 HTAC meeting.
This alternative was created after the 4/8 GPAC meeting, which is a quick turnaround, so thank you in advance for your patience.*

Distribute growth across the city

Single-unit and low-density residential areas see incremental densification

Commercial corridors increase mixed-use development potential

Opportunity sites accommodate high density

Incremental densification



Moderate densification



Incremental densification



Activation, commercial focus with significant residential infill



Land Use Alternative Maps








Alternative 3: Dispersed Growth B

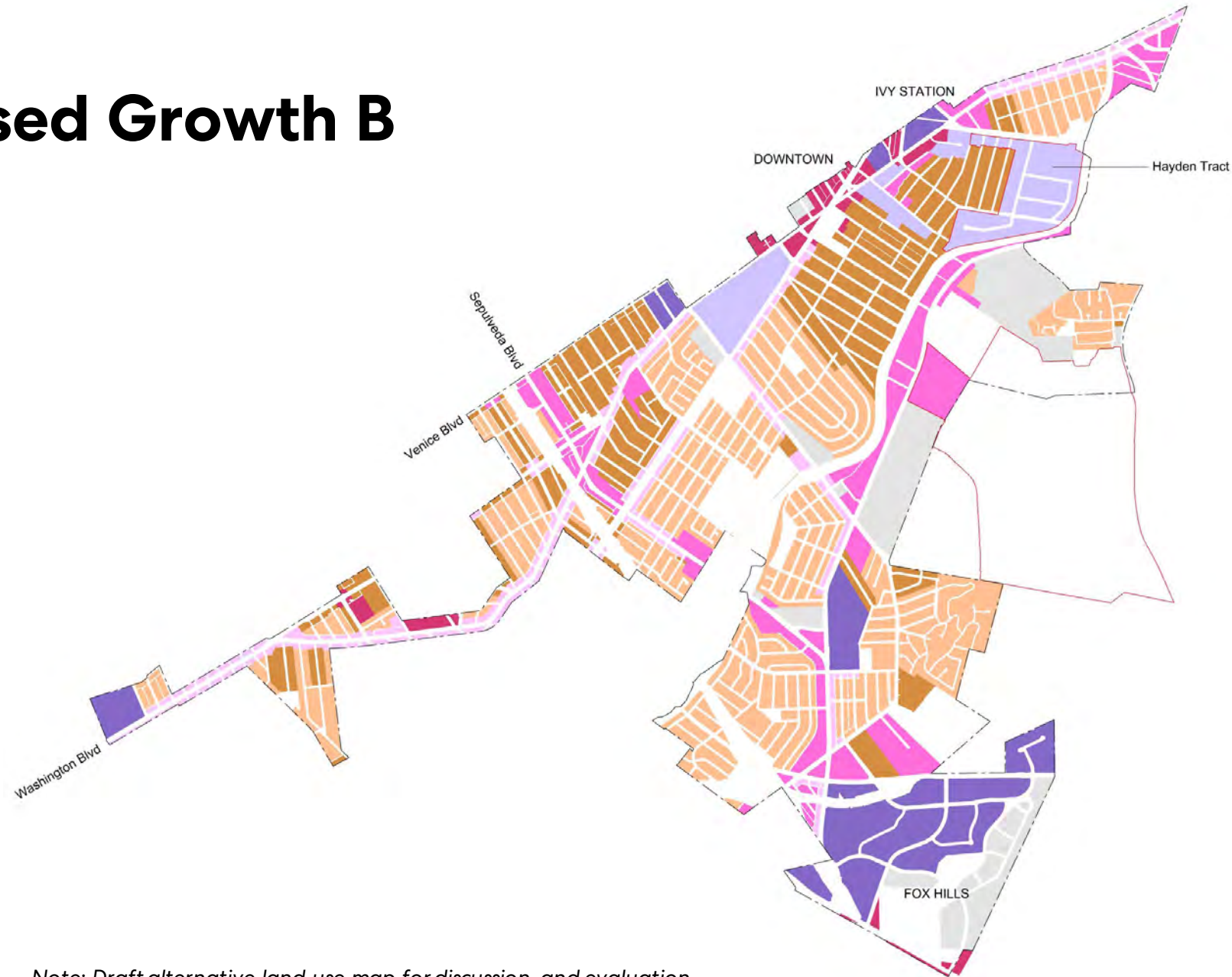
*3D visualization for Alternative 3 being finalized and will be shared at the 4/20 HTAC meeting.
This alternative was created after the 4/8 GPAC meeting, which is a quick turnaround, so thank you in advance for your patience.

Land Use Alternative Maps

Alternative 3: Dispersed Growth B

Land Use Designations

-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use

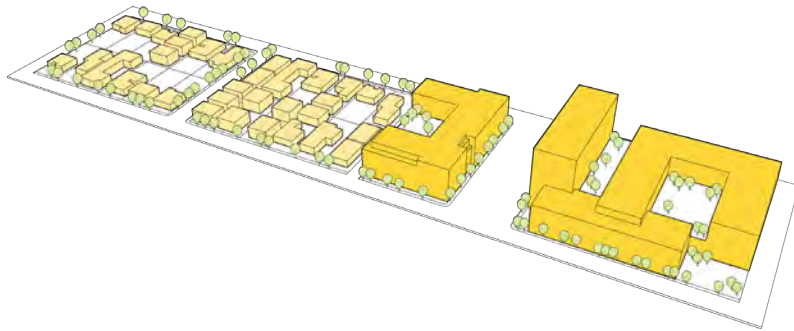


Note: Draft alternative land use map for discussion and evaluation. Land use map is simplified for clarity.

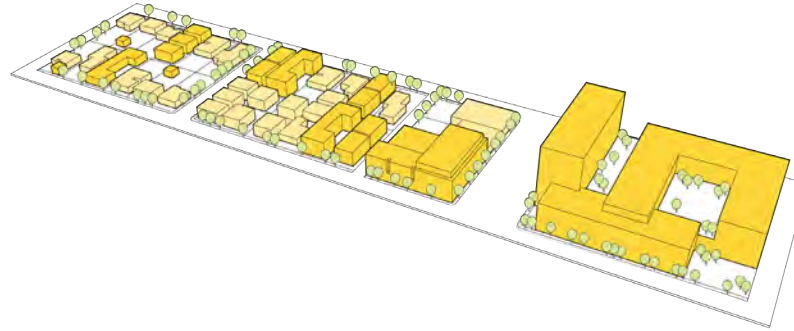
Land Use Alternative Maps

Land Use Alternatives Summary

Alternative 1: Concentrated Growth



Alternative 2: Dispersed Growth A



Alternative 3: Dispersed Growth B

*3D visualization for Alternative 3 being finalized and will be shared at the 4/20 HTAC meeting. This alternative was created after the 4/8 GPAC meeting, which is a quick turnaround, so thank you in advance for your patience.

Maintain single family

Maintain low density

Moderate densification

Activation, commercial focus with significant residential infill

Incremental densification

Incremental densification

Incremental densification

Activation, significant residential growth

Incremental densification

Moderate densification

Incremental densification

Activation, commercial focus with significant residential infill



Discussion