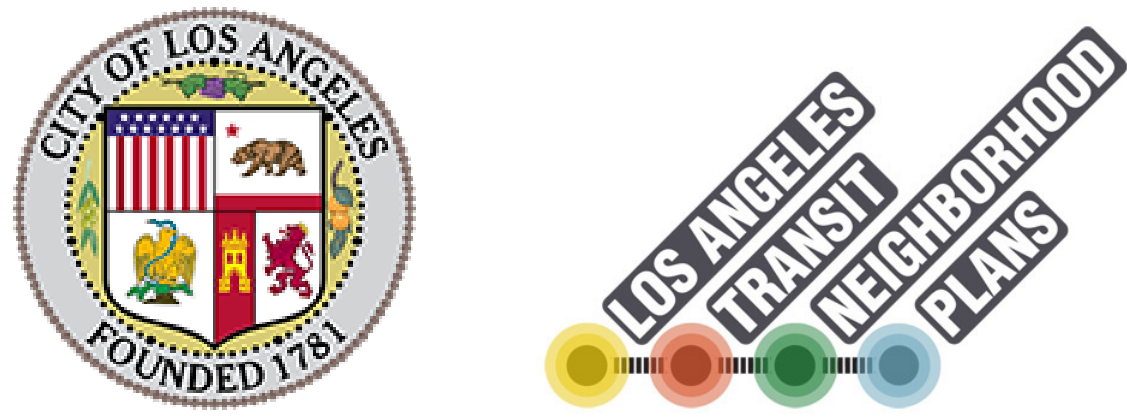


Orange Line Transit Neighborhood Plans

Corridor Strategies



Housing

Continue to support the corridor as a jobs generator while integrating new housing and a mix of uses that caters to residents, visitors, and employees. Protect and expand the community’s diverse and affordable housing supply for people and families at all stages of life.

Affordability

Create New Opportunities and Preserve Affordable Housing

- Increase opportunities for housing, particularly focused around transit stations and along corridors
- Develop incentives for the provision of Affordable Housing through additional development rights
- Update development standards to accommodate new households on existing properties



Urban Design

Regulate design of new buildings using new zoning tools to ensure that new development is pedestrian-oriented, human-scaled, and compatible with the surrounding context. The standards regulate building form and orientation, architectural features, open space, and parking design.



Vehicle Access & Storage

Prioritize Pedestrian Safety

- Driveways strategically placed for pedestrian safety
- Surface parking and parking structures that are appropriately screened from view
- Pedestrian pathways through surface parking lots
- Landscaped buffers and medians, and tree requirements for new surface parking areas

Architectural Treatments

Visual Interest and Pedestrian Comfort

- Pedestrian-scale lighting directed away from adjacent residential area
- Recessed storefront entries along main street corridors
- Architectural elements that add visual interest or create shade, including canopies, awnings, balconies, cornices, and storefront window bays
- Mechanical equipment and utilities screened from public view

Public Realm & Open Space

Provide zoning tools to encourage new development to incorporate publicly accessible open space, gathering spaces, access to the river, and more walkable environments.



Private Open Space

Outdoor Amenity Space Requirements

- Requirements for varied types of gathering areas, such as paseos, parks, courtyards, or other open areas

River Friendly Design

Frontages and Amenity Space along the River

- Frontage standards along the river, such as additional setbacks, to maximize river access as an important community asset

Publicly Accessible Open Space

Outdoor Space as a Public Benefit

- Provided by new development as a public benefit for additional development rights (e.g., plaza or park) or as a requirement to break up large blocks (e.g., pedestrian paseo or walkway) to create open space and pedestrian linkages throughout transit neighborhoods

Building Orientation & Transparency

Promote Pedestrian Activity

- Buildings located adjacent to the sidewalk
- Pedestrian-friendly entrances, required specified frequencies for more active streets
- Minimum requirements for transparent windows and doors
- Active uses (cafes, gyms, etc.) on the ground floor along major corridors



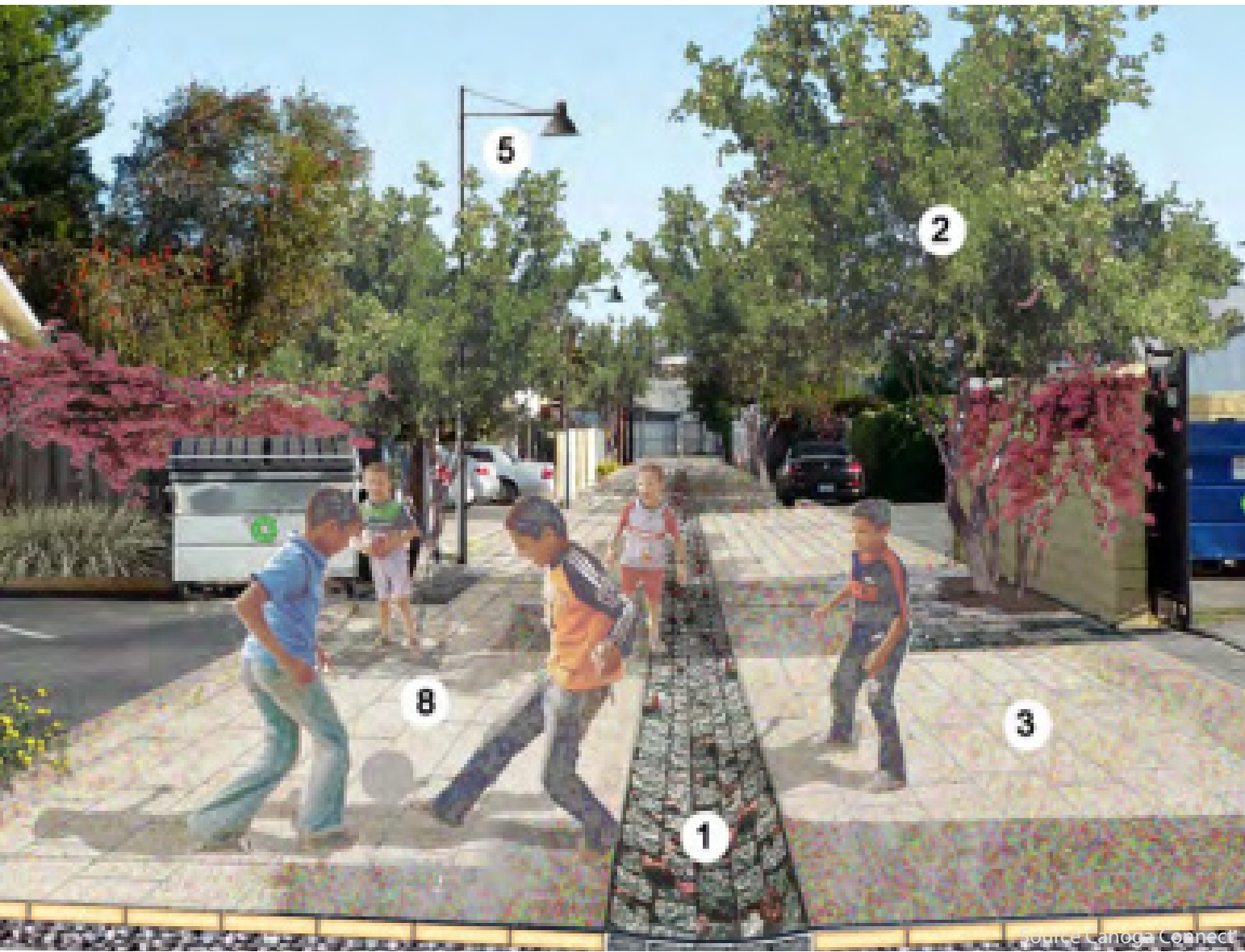
Transitional Height & Building Form

Provide Visual Breaks and Ensure Compatibility

- Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian-scaled environment at the street level
- Avoid uninterrupted blank walls along building façades
- Transitional height requirements address adjacency of new non-residential or mixed-use buildings to single-family residential zones

Mobility & Connectivity

Balance the provision of parking to meet demand and encourage pedestrian-friendly environments and the use of multiple modes of transportation, and provide a variety of mechanisms to meet these needs. Promote reuse and reinvestment in existing buildings and historic structures through reduced parking requirements.



Active Transportation Linkages

Facilitate Ease of Walking and Biking

- Encourage active alleys for pedestrian connections through linkages to the existing alley network
- Use regulations for activation and transparency to facilitate active uses fronting alleyways
- Require safe and convenient pedestrian and bicycle access within parking lots and garages, prioritizing bicycle parking and pedestrian access at entries

Mobility Options

Encourage Utilization of Diverse Modes

- Require or incentivize large employers and residential developments to provide transit passes to employees or tenants
- Accommodate passenger pick-up zones for ride-share, taxis, or carpooling near high-activity areas
- Require large employers that provide free parking to employees to offer a “cash out” option where the cost to provide parking is instead offered to the employee to subsidize different travel modes



Parking Standards & Requirements

Promote Practical Parking Regulations

- Facilitate reuse of older main street buildings by not requiring additional parking beyond what is provided onsite today for changes of use (e.g., converting a store into a cafe)
- Require unbundling of parking, i.e. charging for parking costs separate from a tenant’s commercial or residential rent
- Allow for shared parking between various uses with different peak hours of parking demand

Electric & Alternative Modes

Design Structures to Accommodate New Technologies

- Require at least 5% of new parking spaces to be Electric Vehicle-ready, so that these spaces can easily be retrofitted to accommodate electric vehicles
- Facilitate provision of carshare, scooter and motorcycle, and vanpool parking spaces, as well as mechanical parking facilities

Orange Line Transit Neighborhood Plans

Corridor Strategies



Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Orange Line Transit Neighborhood Plans project will assign new zones to select parcels of land within the station areas being developed through the zoning code rewrite project that is made up of two required components (Form and Use), and may include either of two optional components (Frontage and Density), shown below.

Physical Building

Inside the Building

[FORM - FRONTAGE]

[USE - DENSITY]

Building Form, Massing
(Size, Height, Location on Lot)

Required

Orientation to the Street, Sidewalk, & Public Realm
(Windows, Entrances, Storefronts)

Optional

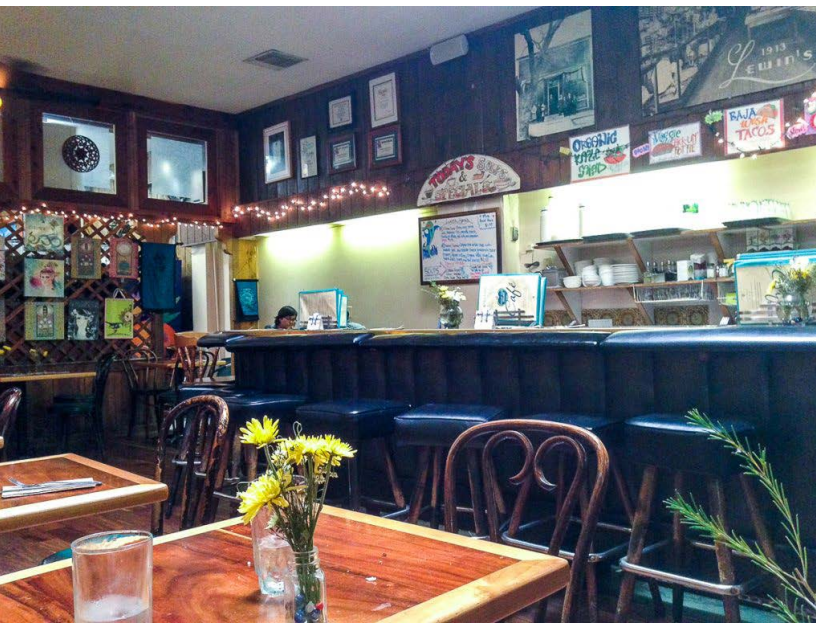


Permitted Uses in Building
(Residential, Commercial, Industrial, Mixed)

Required



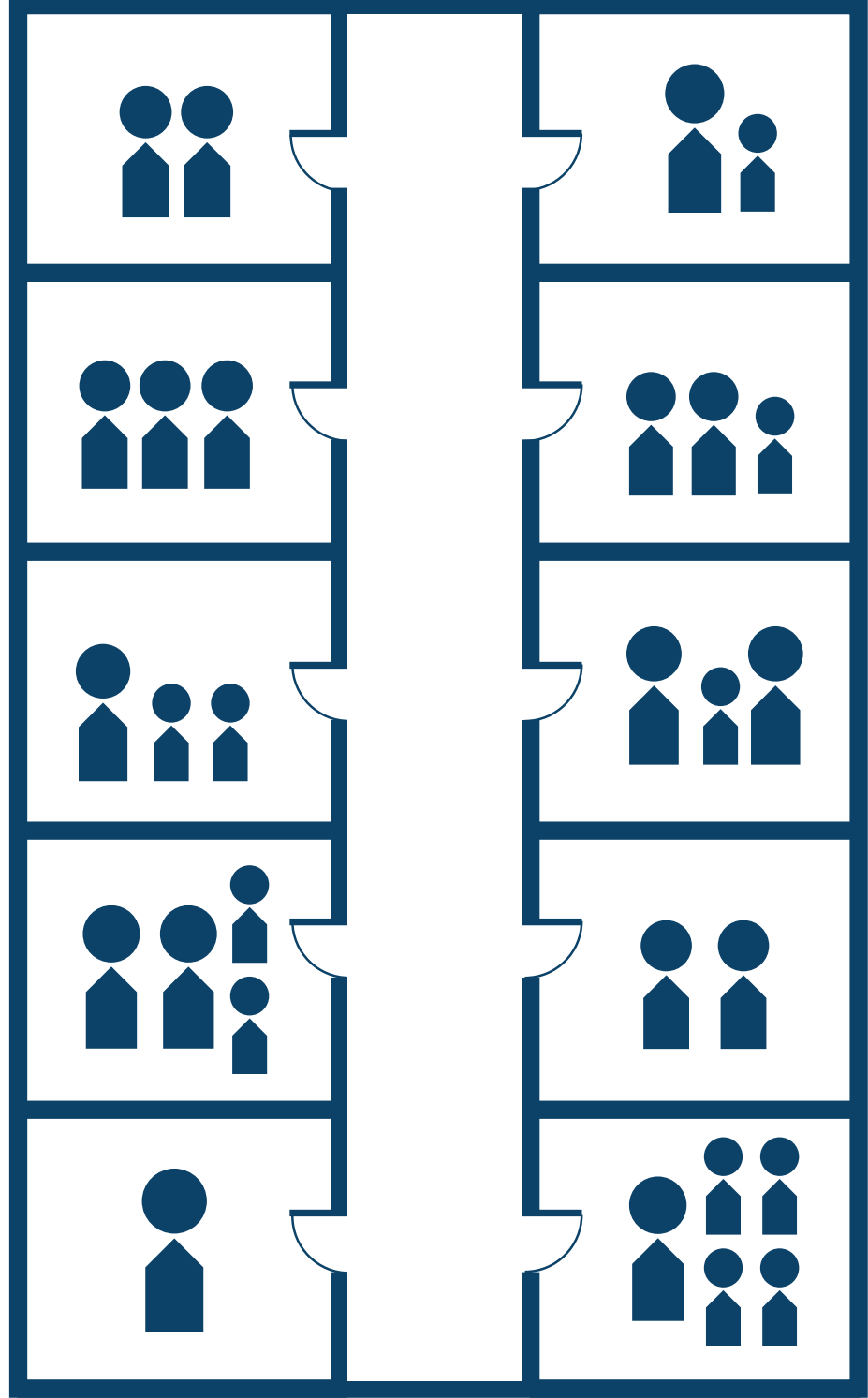
Example: Residential (Apartment Unit)



Example: Commercial (Restaurant)

Number of Residential Units Allowed
(Detached Single-Family Home, Duplex, Fourplex, Apartment)

Optional



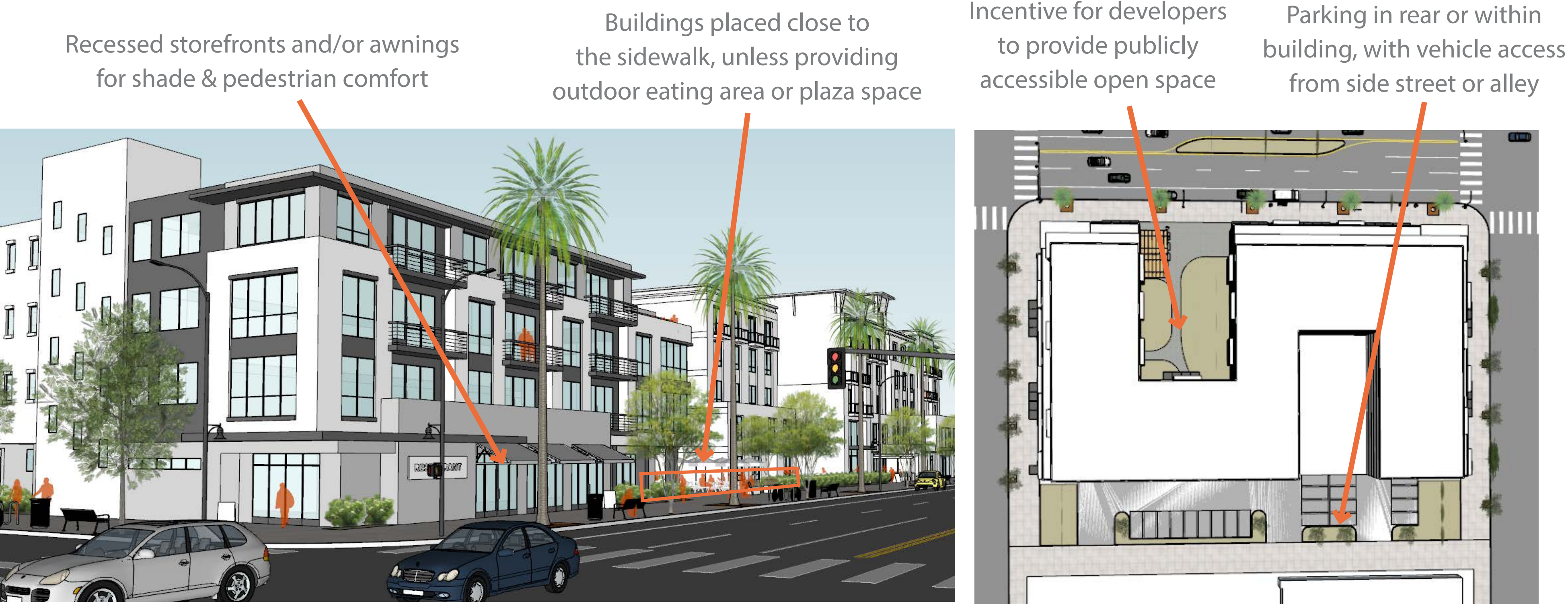
The Zoning Applied

The following diagrams provide examples of how the new zoning would be reflected in the design of buildings.

FORM & FRONTAGE ELEMENTS



FORM - TRANSIT NODE

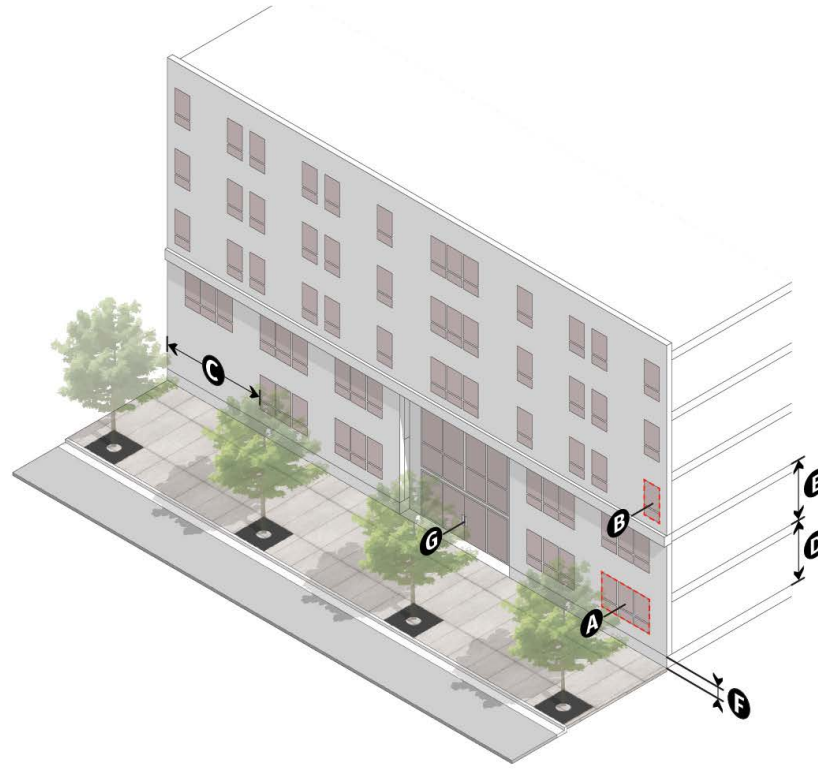


FRONTAGE TYPES

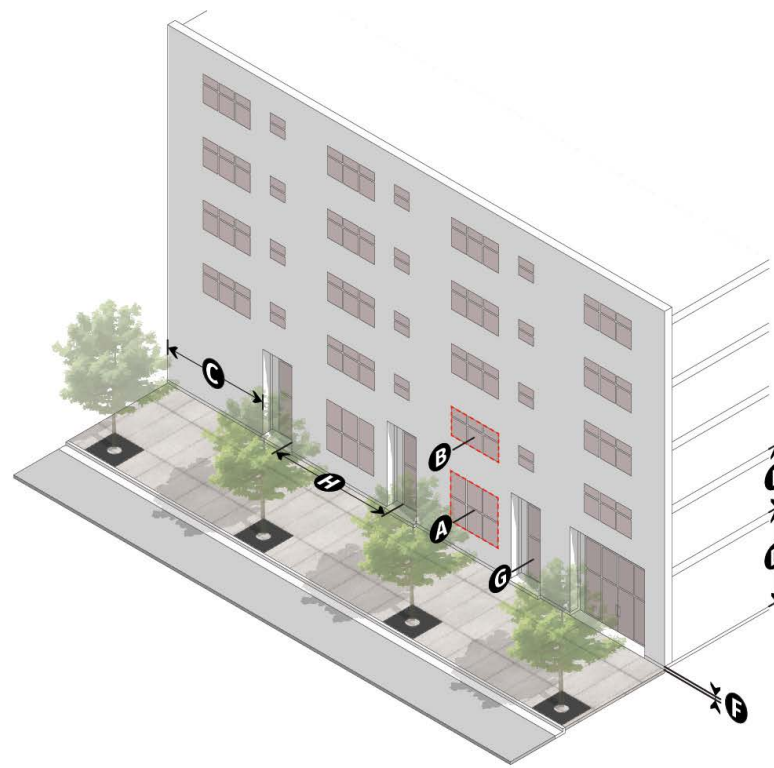
Zones can be assigned one or more frontage types, which are used to regulate design elements that influence a building facade's relationship to the sidewalk and street, and create more walkable areas.

- A** Ground Floor Transparency
- B** Upper Floor Transparency
- C** Maximum Blank Wall Space
- D** Ground Floor Height
- E** Upper Floor Height
- F** Entrance Elevation
- G** Pedestrian Entrance Recess
- H** Pedestrian Entrance Spacing

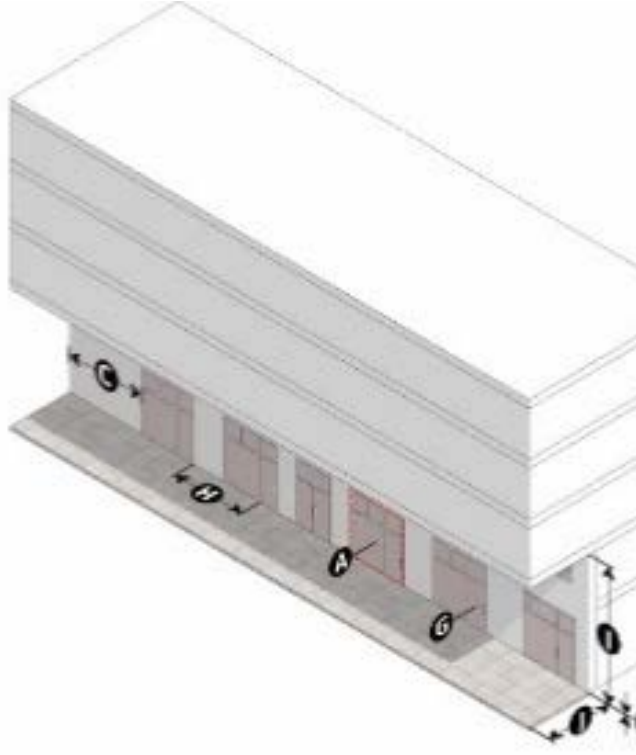
General



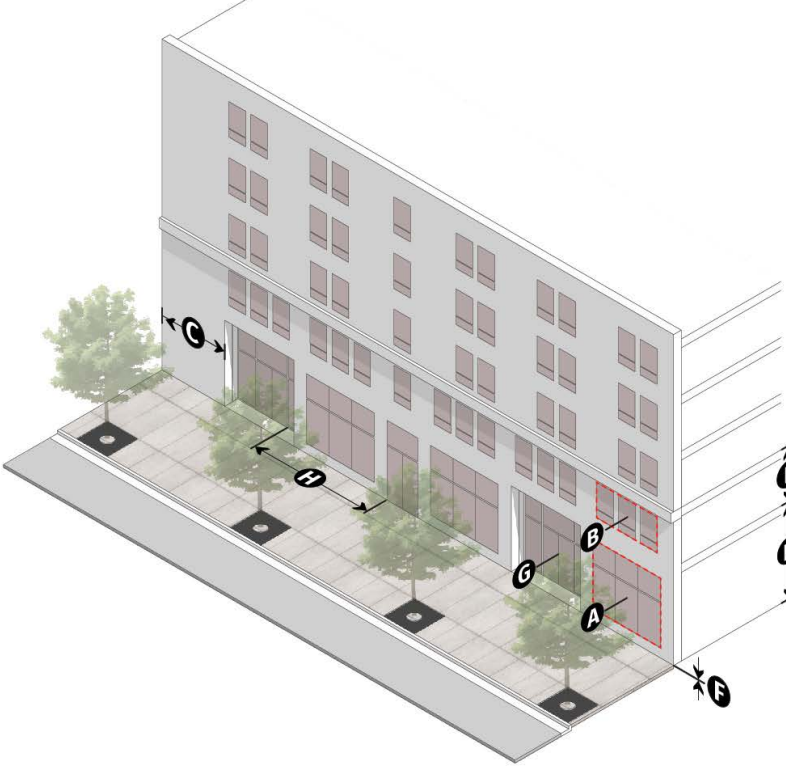
Active Neighborhood



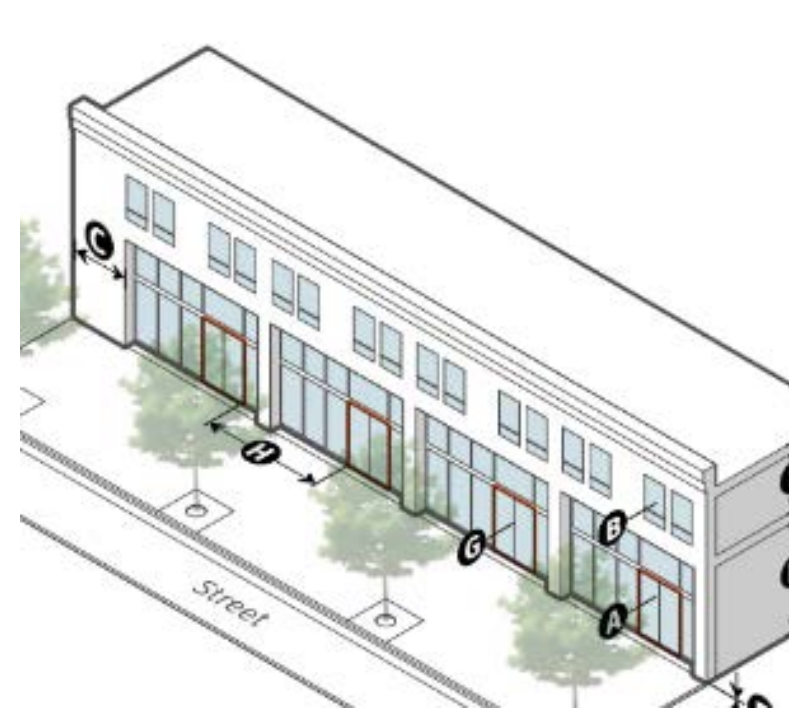
Arcade



Storefront



Main Street



Large Format

