

USE

Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.

Discussion Topic 1: TENANT SIZE

What is the optimum tenant size that would encourage the types of commercial uses you want to see?

* Better Programming
on uses.



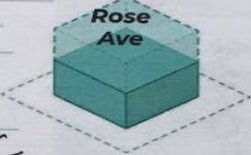
Rose Ave Mixed Use Corridor Cue Cards

FORM
Form determines the allowable building envelope

Notes Topic 4: AMENITY / OPEN SPACE

- need a bike path
- #15 wall affecting current tree side walk to narrow
- trees on storage on 4th Ave

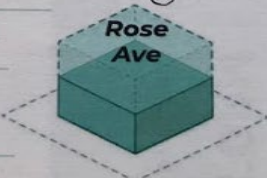
** Advisory: CFAC*



FORM
Form determines the allowable building envelope

Notes Topic 1: HEIGHT

- height ok on cafe grade as long as there is set back
- 3 stories 35 ft (with no transportation) avail is a challenge

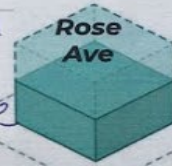


FORM

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Notes Topic 4: AMENITY / OPEN SPACE

- ★ Small scale, semi private space, gathering
- ★ industrial zone issue
- ★ noisy ground floor
- ★ mixed use but more community - a balance
- ★ changing to one zone is cookie cutter
- ★ not enough open space - more opp for public/private
- ★ likes mix of use



FORM

Form determines the allowable building envelope

Notes Topic 2: TRANSITION BUFFERS

3 ft from side walk

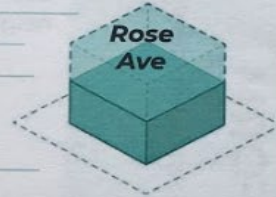


FORM

Form determines the allowable building envelope

Notes Topic 2: TRANSITION BUFFERS

lot size
- whole to look
development
45° angle
alley buffer
35'



FORM

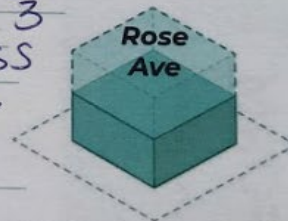
Form determines the allowable building envelope

Notes Topic 1: HEIGHT

3 stories - OK exception w/
cave gratitude
shadow cast on
street

incentive housing affordable

No more than 3
stories - unless
affordable

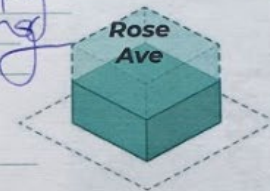


FORM

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Notes Topic 4: AMENITY / OPEN SPACE

- concern for people to
- loiter
- how to preserve the quality
- maintenance security loitering

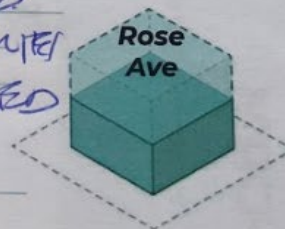


FORM

Form determines the allowable building envelope

Notes Topic 3: SET BACKS + STEP BACKS

- Rear Building Step Back 45° No more than 3 stories
- 3 stories may be possible then step back after 25' deep if 4 stories are proposed
- 35' BY RIGHT.

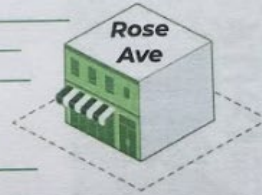


FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 1: ACTIVE FRONTAGES

Side walks are to narrow
ebb & flows - fences
as long as
they flow

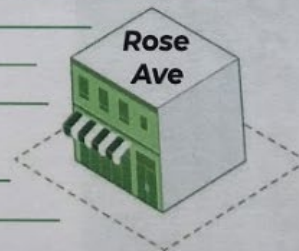


FRONTAGE

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Notes Topic 2: TRANSPARENCY

- balancing w/ other services
community serving
- Not a cookie cutter piece
- diversity activation



FRONTAGE

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Notes Topic 3: ACTIVE ALLEYS

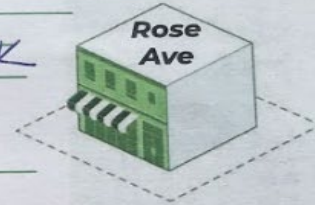
diverse use

fences - buff

left not too opposite
trees enjoyable

force ~~grade~~

under sidewalk

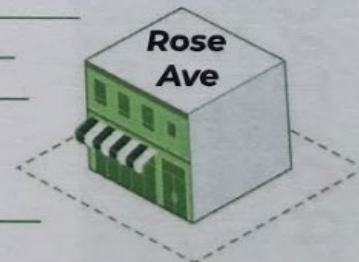


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Notes Topic 3: ACTIVE ALLEYS

no - focus on
street

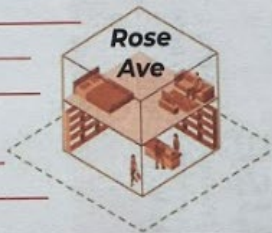


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Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES

Good mix of uses. one of the few corridors the

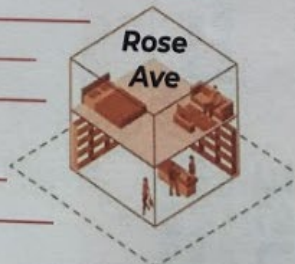


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Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES

- shared parking near beach
- * Whole foods suggestion
- * underground

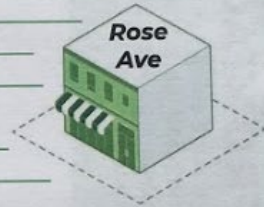


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Notes Topic 2: TRANSPARENCY

min 50-60%
no driveways
no new curb
cuts

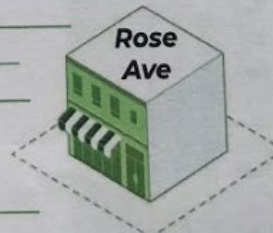


FRONTAGE

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Notes Topic 1: ACTIVE FRONTAGES

remove building line
- no set back
- build to property
line
(7'-10')



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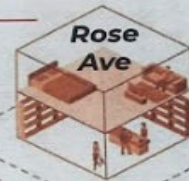
Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES

RETAIL, CAFE, CREATIVE
ALL ~~RE~~ RESTRICTED BY
PARKING REQUIREMENTS

no more public
services

more lenient
change of
use

NO MEDICAL
OFFICES



DENSITY

Density addresses the units allowed based on lot size or lot.

Notes Topic 1: DENSITY BONUS

parking

3 stories

density bonus 4th
floor w/ parking
reduction
41' for affordable

Need 35 ft to
go 3ft



NO ON STREET BIKE
STORAGE FOR "MTA"
BIKES OPEN TO ALL
RENTAL COMPANIES
OR DO NOT TAKE
PUBLIC PARKING

3RD AVE TO BE CONVERTED
TO A STORY PARKING
STRUCTURE USING
ENTIRE STREET BETWEEN
ROSE & SUNSET