

Exercise Instructions

The speaker will briefly discuss the proposed regulations for each Area, and how it relates to the existing zoning regulations. Using the Image Key on the following page as a guide, please complete the following for **each** Area:

- **Height.** Place a **green** dot on the heights you would like to see in the Area and a **red** dot on the height you think is NOT appropriate for the Area. If you labeled a category with a red dot, **please leave a brief explanation of why you don't think that category is suitable for the area.**
- **Use.** Place a **green** dot for the uses you would like in the Area and a **red** dot on the use you think is NOT appropriate for the Area. If you labeled a category with a red dot, **please leave a brief explanation of why you don't think that category is suitable for the area.**



Central City CRA Proposed Rezoning

Please refer to the Area numbers on this map when evaluating the rezoning options in your handout.



Area 1: NW 16th ST to NW 13th, NW 9th Ave & NW 12th Ave		
Height		
<u>8</u> 1-Story	<u>3</u> 2-Story	<u>25</u> 3-5 Story
Uses		
<u>10</u> Allow Housing Variety (Single Family, Townhomes, Duplexes, 3-5 Story, Multi-Family)		
<u>8</u> Allow Neighborhood Commercial (Service Businesses) Along NW 9th Ave & Adaptive Reuse		
<u>12</u> Maintain Existing Single Family Character While Allowing Limited Townhomes & Multi-Family		

Area 2: Central Core Neighborhoods		
Height		
<u>5</u> 1-Story	<u>2</u> 2-Story	
Uses		
<u>4</u> Single Family	<u>9</u> Duplexes	<u>9</u> Townhomes

Area 3: Sunrise Boulevard (West of Powerline Rd)		
Height		
<u>6</u> 1-2 Story (Commercial)	<u>8</u> 3-5 Story	<u>24</u> 5-7 Story
<u>31</u> 8-14 Story	<u>25</u> 150 Ft (Permitted Now)	
Uses		
<u>21</u> Multi-Family		
<u>5</u> Live-Work / Mixed-Use		
<u>1</u> Commercial / Office		

Area 4: Sunrise Boulevard (East of Powerline Rd)		
Height		
<u>18</u> 1-2 Story (Commercial)	<u>26</u> 1-2 Story (Residential)	<u>14</u> 3-5 Story (Transition)
<u>13</u> 5-7 Story	<u>26</u> 8-14 Story	<u>21</u> 150 Ft
Uses		
<u>8</u> Neighborhood Commercial	<u>17</u> 3-5 Story Townhomes (In Transition Area)	
<u>4</u> Commercial / Office	<u>22</u> Multi-Family	
<u>5</u> Live-Work / Mixed-Use		

Area 5: NE 4th Avenue		
Height		
<u>8</u> 3-5 Story	<u>16</u> 5-7 Story	<u>32</u> 8-14 Story
<u>27</u> 150 Feet (Permitted Now)		
Uses		
<u>15</u> Townhomes	<u>12</u> Multi-Family	<u>5</u> Live-Work / Mixed-Use
<u>12</u> Neighborhood Scale Commercial / Office (Services)		

Area 6: East Core Neighborhoods		
Height		
<u>8</u> 1-2 Story	<u>21</u> 3-5 Story (35 to 55 feet)	
Uses		
<u>15</u> Single Family	<u>19</u> Duplexes	<u>9</u> Townhomes
<u>11</u> Multi-Family		

Area 7: Railroad Tracks + 13th Street South		
Height		
<u>6</u> 5-7 Story	<u>18</u> 8-14 Stories	<u>25</u> 150 Ft (Permitted Now)
Uses		
<u>2</u> Live-Work / Mixed Use	<u>12</u> Multi-Family	<u>4</u> Commercial / Office

Area 8: Progresso Drive		
Height		
<u>5</u> 5-7 Story	<u>17</u> 8-14 Stories	<u>21</u> 150 Ft (Permitted Now)
Uses		
<u>2</u> Live-Work / Mixed Use	<u>12</u> Multi-Family	<u>9</u> Commercial / Office

Area 9: NE 13th Street (East of NE 4th Avenue)		
Height		
<u>9</u> 5-7 Story	<u>29</u> 8-14 Stories	<u>31</u> 150 Ft (Permitted Now)
Uses		
<u>7</u> Live-Work / Mixed Use	<u>19</u> Multi-Family	<u>6</u> Commercial

Area 10: South of NW 13th Street (West of NE 4th Ave)		
Height		
<u>7</u> 1-2 Story	<u>13</u> 3-Story	<u>27</u> 3-5 Story
Uses		
<u>15</u> Single Family	<u>5</u> Townhomes	<u>16</u> Multi-Family