

Exposition Corridor Transit Neighborhood Plan

Zoning and Public Benefits



New Zoning Classifications

New Industry

- 100% jobs zone
- Uses tailored to 21st century industries, i.e. creative office, R&D, media, and technology
- Some light manufacturing uses allowed
- Retail and restaurant uses allowed only as ancillary
- Urban Design Standards address transition to other zones, building form, and pedestrian orientation.
- Multi-story buildings, potentially grouped in campus arrangement
- Open space for employee interaction
- **FAR Range: 2.5 to 4.0**

Hybrid Industrial: Jobs Emphasis

- Mixed-use zone focused on job-generating uses, i.e. office, retail, some light manufacturing
- Residential use limited to 30% of total project square footage
- Limits on amount of retail, restaurants, bars, and entertainment facilities
- Building types range from large floor plate flex buildings and offices to live/work units.
- **FAR Range: 2.0 to 2.8 (with residential); 2.5 – 3.0 (without residential)**

Hybrid Industrial: Residential Emphasis

- Mixed-use zone that allows residential use for up to 70% of total project square footage
- Can be potentially all commercial or a mix of residential and commercial use
- Serve as a transition from non-residential to residential areas
- Typical building types include multi-family residential or office with ground-floor retail, multi-story office buildings, and live/work units.
- **FAR Range: 2.0 to 3.6**

Mixed Use: Commercial / Residential

- Mixed-use zone that allows residential use for up to 80% of total project square footage
- Can be potentially all commercial or a mix of residential and commercial use
- May allow regional commercial uses, depending on location.
- No limits on hospitals, religious institutions, recreation facilities, schools, etc.
- Typical building types include multi-family residential or office with ground-floor retail, multi-story office buildings, and live/work units.
- **FAR Range: 2.0 to 3.6**



Existing Zoning Classifications

RAS4 – Residential/Accessory Services

- Multi-family residential zone that allows neighborhood-serving commercial uses on the ground floor
- Revitalizes commercial corridors and is compatible with residential neighborhoods
- Typical building types include multi-story mixed use or residential only buildings.
- **FAR Range: 3.0 (citywide Density Bonus Program applies)**

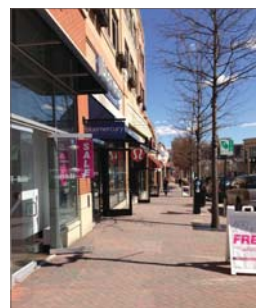
R3 - Multi-family Residential

- Medium density multi-family residential zone
- Typically apartments or condominiums with sub-grade or structured parking.
- **FAR Range: 3.0 (citywide Density Bonus Program applies)**



Allowable Land Uses by Zone

Land Use Designation	New Zoning Classifications				Existing Zoning Classifications			
	New Industry	Hybrid Industrial - Jobs Emphasis	Hybrid Industrial - Residential Emphasis	Mixed-Use - Commercial/Residential	RAS4	R3	C2	M2
Use Classification	Hybrid Industrial	Hybrid Industrial	Hybrid Industrial	Regional or Community Commercial (as appropriate)	Regional or Community Commercial	Medium Residential	Community Commercial	Light Industrial
Heavy Manufacturing	No	No	No	No	No	No	No	No
Light Manufacturing and Assembly	Yes	Yes	Yes (with limits)	Yes (with limits)	No	No	Limited	Yes
Trucking and Transportation Facilities	Yes (with CUP)	No	No	No	No	No	No	Yes
Urban Agriculture	Yes	Yes	Yes	Yes	No	No	No	Yes
Utilities	Yes	Yes	No	No	No	No	No	Yes
Warehousing, Distributing, and Storage	Yes (with limits)	Yes (with limits)	Ancillary	Ancillary	No	No	No	Yes
Waste Management and Remediation	No	No	No	No	No	No	No	Yes
Wholesale (including showrooms)	Yes	Yes	Ancillary	Ancillary	No	No	No	Yes
Repair and Maintenance Facilities	Yes	No	No	No	No	No	Yes	Yes
Automobile Fueling and Service Station	Yes (with limits)	No	No	No	No	No	Yes	Yes
Corporate Headquarters	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Commercial Office/Creative Office	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Research and Development	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Publishing, Motion Picture, Broadcasting	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Public Parking	Yes (with limits)	Yes (with limits)	Yes (with limits)	Yes (with limits)	Yes	No	Yes	Yes
Restaurants and Bars	Ancillary	Yes (with limits)	Yes	Yes	Yes	No	Yes	Yes
Retail and Personal Services	Ancillary	Yes (with limits)	Yes	Yes	Yes	No	Yes	Yes
Server Farms	Ancillary	Ancillary	No	No	No	No	No	Yes
Residential - Multi-family	No	Yes (with limits)	Yes (with limits)	Yes (with limits)	Yes	Yes	No	No
Residential - Single-family	No	No	No	No	No	No	No	No
Hospitals and Nursing and Residential Care Facilities	No	No	Yes (with limits)	Yes	No	Yes (with limits)	Yes	No
Hotels	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Entertainment, Exhibit and Cultural Facilities	Ancillary	Yes (with limits)	Yes	Yes	Yes	No	Yes	Yes
Recreation Facilities and Spectator Sports	Ancillary	No	Yes (with limits)	Yes	Yes (with limits)	No	Yes	Yes
Religious Assembly	No	No	Yes (with limits)	Yes	Yes	No	Yes	No
Religious Institutions, Non-profit Organizations, and Public Facilities	Yes (with limits)	Yes (with limits)	Yes	Yes	Yes	No	Yes	No
Schools, Colleges, Tutoring, and Training Programs	Yes (with limits)	Yes (with limits)	Yes	Yes	Yes	No	Yes	No
Animal Hospitals, Veterinary Clinics, and Animal Keeping	No	No	No	No	No	No	No	Yes
Live/Work	Yes (with limits/ancillary)	Yes	Yes	Yes	Yes	No	No	No



Source: Flickr user JLabrado



Public Benefits

Community amenities provided as a part of development projects

Baseline Public Benefits

Required for all development

- Basic streetscape improvements (i.e. sidewalks, trees, etc.)
- Public paseos (for large blocks) and other linkages
- Unbundled parking, parking cash-out program, etc.
- Shared parking (between land uses)
- Reduced parking/parking cap/bicycle parking
- Open space
- Transit pass program (for residents/employees)

Tier 1 Public Benefits

With additional development rights

- Extensive off-site streetscape improvements / streetscape plan implementation
- Enhanced publicly accessible open space
- Public parking for transit riders (within proximity to transit station)
- Mobility hub (within proximity to transit station)
- Enhanced bike amenities (bike station, long-term storage)
- Enhanced transit amenities (bus shelters, kiosks with real time transit info, etc.)

Tier 2 Public Benefits

With additional development rights

- Projects incorporating affordable housing or
- 100% affordable housing projects



This project is partially funded by Metro.