

FIGURE LU-11 LAND USE MAP
GRAND AVENUE AND 17TH STREET

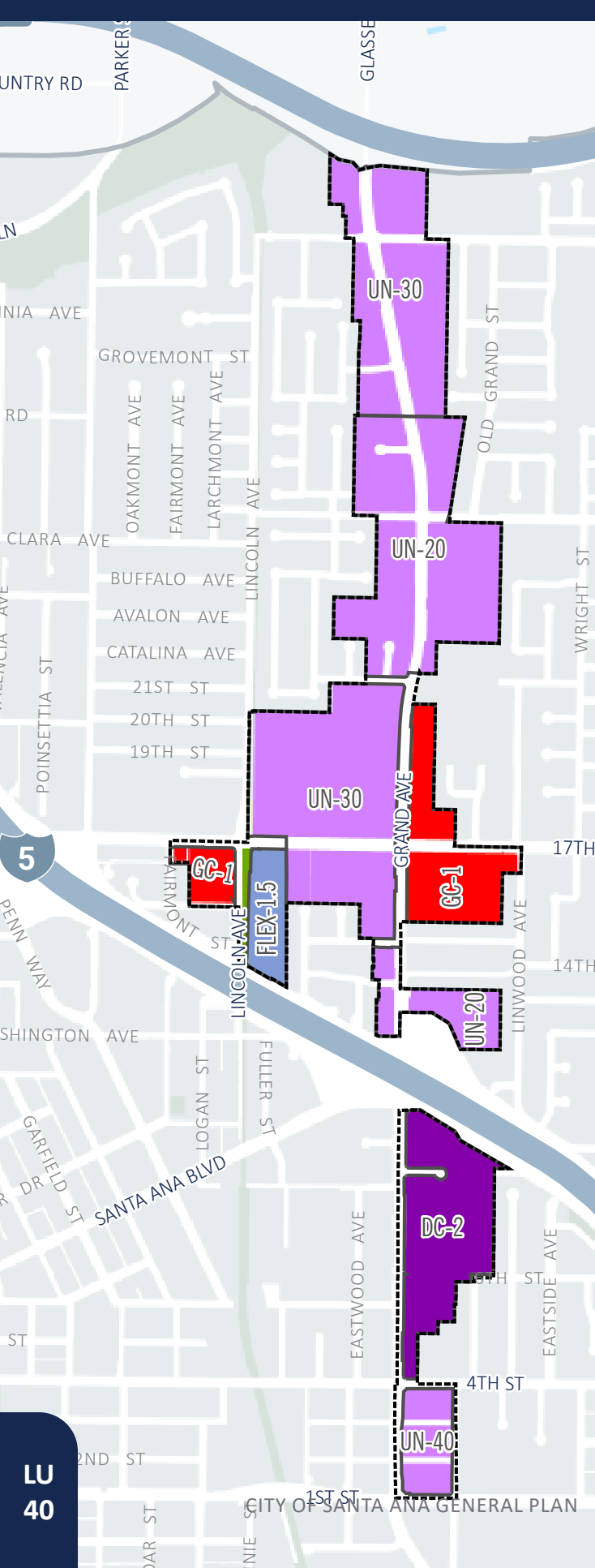


TABLE LU-5. LAND USE DESIGNATIONS
GRAND AVENUE AND 17TH STREET

Designation	Maximum		General Character
	Intensity	Height	
DC-2 District Center -Medium	2.0 FAR or 90 du/ac	6 stories	Transit-oriented urban village with a wide range and mix of residential, live-work, commercial, and employment-generating uses
UN-20 Urban Neighborhood -Low	1.0 FAR or 20 du/ac	3 stories	Medium-high density urban neighborhoods with a mix of attached single- and multifamily housing; mixed-use residential with ground-floor retail, services, and restaurants; cultural uses; public and open spaces
UN-30 Urban Neighborhood -Medium Low	1.5 FAR or 30 du/ac	4 stories	
UN-40 Urban Neighborhood -Medium	1.5 FAR or 40 du/ac	5 stories	
FLEX-1.5 Industrial/Flex -Low	1.5 FAR	3 stories	
CC-1 General Commercial -Medium	1.0 FAR	35 feet	Shopping, restaurants, entertainment, service commercial

Notes:

The focus area also includes a nominal amount of land used by railroad operations and mapped with the Open Space land use designation. See Table LU-9. Notes for All Focus Area Designations, for additional notes.

