

URBAN ACTIVITY CENTERS (UA)

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit-Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear greenspaces.



LAND USE MIX (acres)

EMPLOYMENT (60-80%)

HOUSING (20-40%)

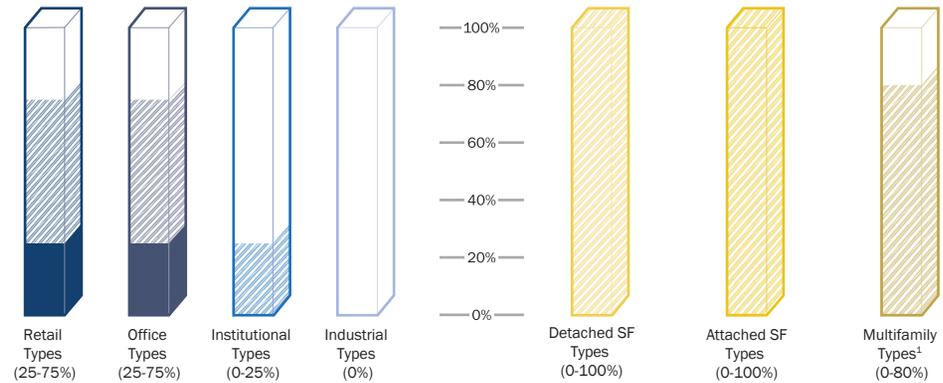


60-80% Employment should include the following mix of land uses:

20-40% Housing should include the following mix of land uses:

EMPLOYMENT MIX (acres)

HOUSING MIX (dwelling units)



SPECIAL NOTES:

Information above represents preferred mixes per adjoining UA center
⁴Consistent with the Redevelopment & Growth Management Policy

DESIRABLE CHARACTER DEFINING ELEMENTS

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 20 stories	SF: 10 to 40 DUA MF: 30 to 120 DUA	High intensity Low to high-rise scale	10% to 15% Active Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
<p>Structured, on-street, and valet; surface lots limited to single aisles</p>		<p>Short block grid Urban Streets</p>	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
<p>MEDIUM</p> <p>May require short walk to destination</p>	<p>HIGH HIGH</p> <p>Integrated bus and rail when possible</p>	<p>HIGH</p> <p>Integrated bike routes and trails</p>	<p>HIGH</p> <p>Highly walkable</p>



URBAN ACTIVITY CENTERS PRIORITIES

1. Attracting corporate headquarters and promoting economic development
2. High standards for mixed-use form, amenities, and open space
3. Providing amenities in early phases of development

