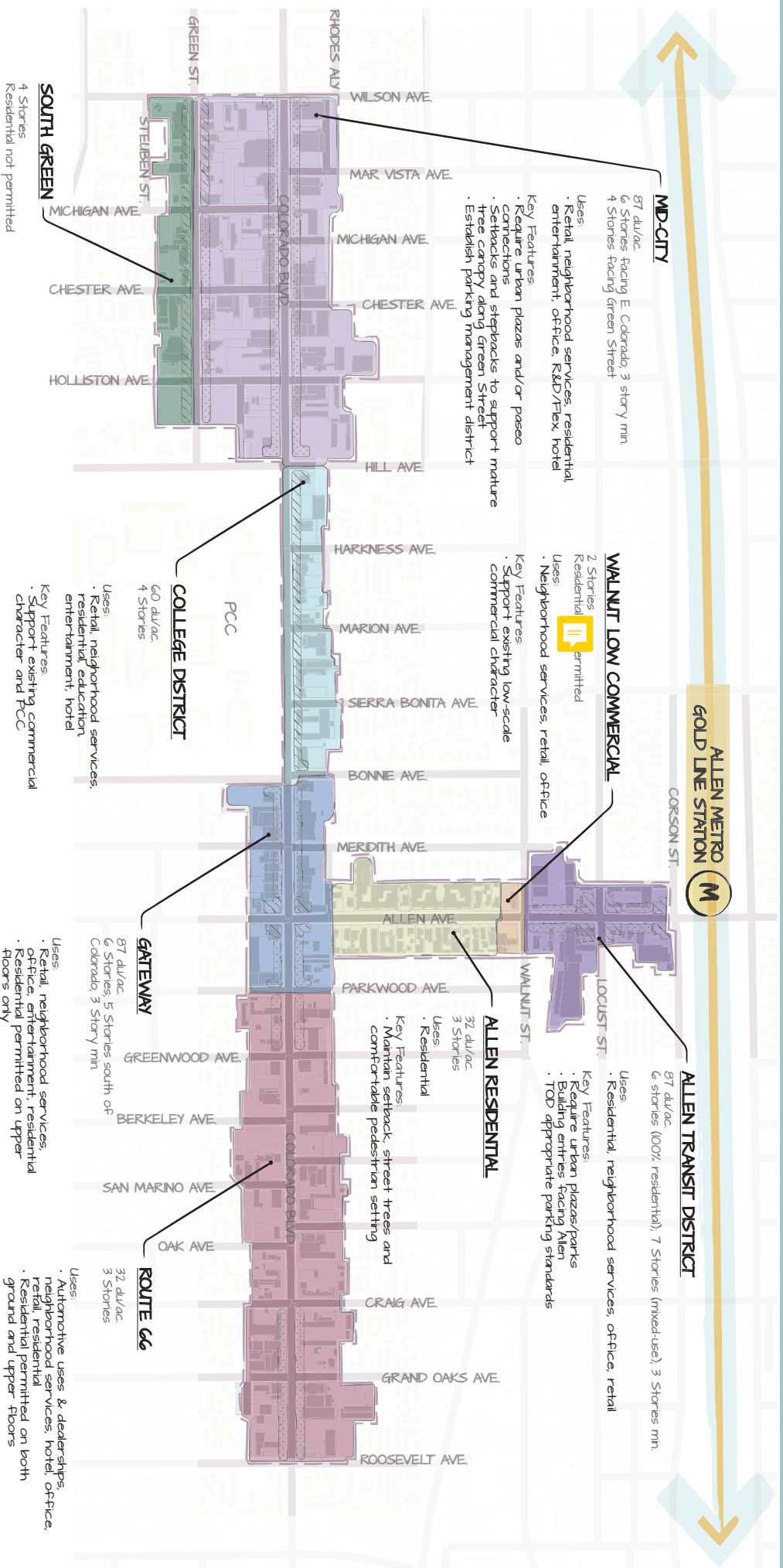




# East Colorado Specific Plan Land Use Concept



**MD-CITY**

- 87 du/ac
- 6 Stories Facing E Colorado, 3 story min
- 4 Stories Facing Green Street
- Uses:
  - Retail, neighborhood services, residential, entertainment, office, R&D/Flex, hotel
- Key Features:
  - Require urban plazas and/or paseo connections
  - Setbacks and setbacks to support mature tree canopy along Green Street
  - Establish parking management district

**WALNUT LOW COMMERCIAL**

- 2 Stories
- Residential permitted
- Uses:
  - Neighborhood services, retail, office
- Key Features:
  - Support existing low-scale commercial character

**ALLEN METRO GOLD LINE STATION**



**ALLEN TRANSIT DISTRICT**

- 87 du/ac
- 6 stories (100% residential), 7 Stories (mixed-use), 3 Stories min.
- Uses:
  - Residential, neighborhood services, office, retail
- Key Features:
  - Require urban plazas/parks
  - Building entries facing Allen
  - TOD appropriate parking standards

**ALLEN RESIDENTIAL**

- 32 du/ac
- 3 Stories
- Uses:
  - Residential
- Key Features:
  - Maintain setback, street trees and comfortable pedestrian setting

**COLLEGE DISTRICT**

- 60 du/ac
- 4 Stories
- Uses:
  - Retail, neighborhood services, residential, education, entertainment, hotel
- Key Features:
  - Support existing commercial character and PCC

**GATEWAY**

- 87 du/ac
- 6 Stories, 5 Stories south of Colorado, 3 Story min.
- Uses:
  - Retail, neighborhood services, office, entertainment, residential
  - Residential permitted on upper floors only
- Key Features:
  - TOD appropriate parking standards
  - Require urban plazas/parks
  - Corner setbacks for public plazas at Allen/Colorado

**ROUTE 66**

- 32 du/ac
- 3 Stories
- Uses:
  - Automotive uses & dealerships, neighborhood services, hotel, office, retail, residential
  - Residential permitted on both ground and upper floors
- Key Features:
  - Support existing eclectic low-scale character

- Uses:
- Office, neighborhood services, retail
- Key Features:
- Setbacks and setbacks to support mature tree canopy
  - Support existing eclectic main street character

**CONCEPTUAL DESIGN STANDARDS**

**BUILDING FORM AND PLACEMENT**

- Height transitions adjacent to residential neighborhoods
- Setbacks that enhance the public realm
- Street wall and building form articulation or breaks
- Pedestrian-oriented site design standards

**STREETSCAPES AND OPEN SPACE**

- Active ground floor standards
- Enhance street tree and landscaping coverage for pedestrian comfort
- Encourage ground floor-accessible public/private open space

**LEGEND**

- Specific Plan Area Boundary
- Metro Gold Line & Station
- % Active Ground Floor Commercial Required
- % Active Ground Floor Required (can be Residential or Commercial)
- Scale: 0, 250, 500, 1,000 Feet

1/31/19