

Hub and Transition

At the last meeting, Commissioner Mills brought up an excellent point about the area around Five Corners, the 15 story PUD near Central Campus. She suggested that maybe that area should be marked Hub to allow high-rises.

This specific issue raises the larger question "How can we allow tall buildings in the areas marked Transition that are far away from the Residential district?"

One possible solution would be to mark these areas as Hub. The problem with this solution is that it requires the commission to painstakingly study and redraw every Hub district so that it extend closer, but not too close, to Residential districts.

There is a much simpler solution -- In the "Building Form" section of the Transition District, change "low to mid-rise" to "low to high-rise."

Building Form:	► Low-rise	► Context-sensitive height (adj. to residential)
	► Reduced restrictions on materials and aesthetic "style"	► Shared entries
	► Functional/form characteristics	► Reduced automobile-dominant site design
		► Low- to mid-rise buildings
		► Unified street wall

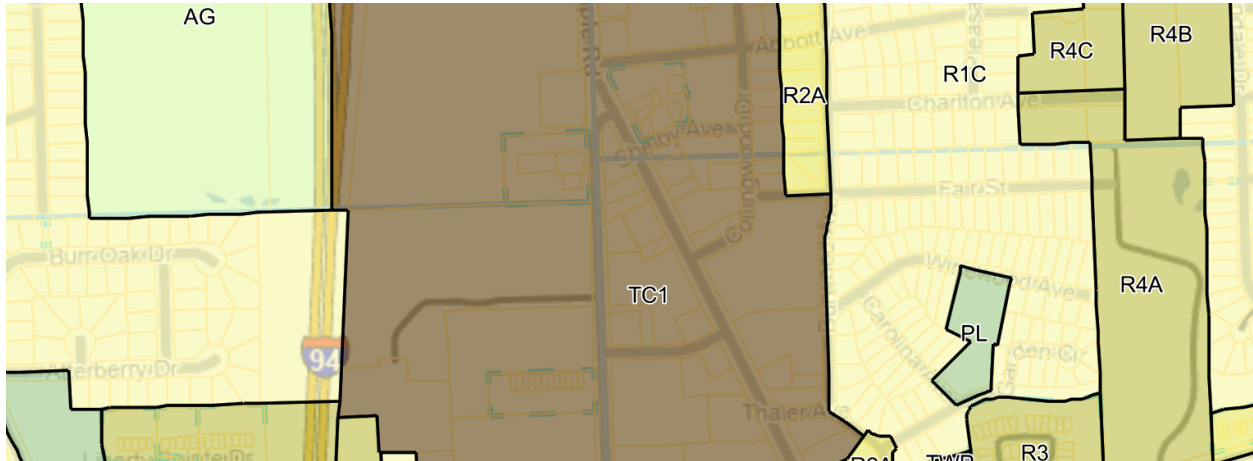
That way, only low-rise buildings will be allowed near the Residential district, but high-rises will be allowed near Hub. Later, at the time of zoning, this principle can be implemented like the existing rules for TC-1.

DISTRICT	MAX. FLOOR AREA	MAX. FAR	MIN. OPEN SPACE AND MAX. BUILDING COVERAGE (% LOT AREA)	REQUIRED SETBACKS		HEIGHT	LOT DIMENSIONS	
				FRONT	MIN. SIDE AND REAR		MIN. AREA	MIN. WIDTH
TC1	None	None	None	Min: 18 ft. on designated Transit Corridor [D], otherwise 0 ft. Max: 28 ft. on designated Transit Corridor [D], otherwise 15 ft. for Mixed-Use or 20 ft. Townhouses/ Apartments [A]	30 ft. when abutting R district, otherwise 0 ft.	Min: 2 stories [B] Max: 55 ft. within 80 ft., 75 ft. between 80-300 ft., 120 ft. between 300-1000 ft., 300 ft. more than 1000 ft. from R district.	None	None

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With this change, the Hub and the Transition districts will be similar to each other. The main differences will be:

1. HUB heights will not be as limited in areas near Residential districts. For example, five story buildings will be allowed in TC-1 areas like Stadium, even if they are very close to residential districts.



TC-1 near Maple and Stadium.

2. The Hub districts (D1/D2/TC-1) could have pickier rules enforcing new-urbanist building standards and uses. I don't favor these rules, but some do.

Are these two differences important enough to justify the complexity of having several mixed-use districts rather than one? In other words, do we need to retain TC-1, D1, and D2, rather than just put them all into a single mixed-use district with a tapered height limit? I think no, but I don't see the issue as critical. You could make a great plan with either one or several mixed-use districts.

There are several critically important changes needed in the plan, like eliminating the Flex district, so I suggest making those changes before discussing whether to have one mixed-use district or several.

Memo about critical chapter 5 changes:

<https://docs.google.com/document/d/1OOIZ1zqvBj-U2-shR3jfPHsUqeTlh8yXFQBuOIEinh4/edit?usp=sharing>