Floodplain and Open Space
### TYPICAL OPEN SPACE LAND USES

**Primary Land Uses**
- Undeveloped Land
- Natural Land
- Conservation Areas

**Secondary Land Uses**
- Roads and Trails
- Buildings and structures

**Undesirable Land Uses**
- Buildings and structures

### OPEN SPACE FORM AND PATTERN

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Primarily undeveloped land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Non-Residential Intensity</td>
<td>N/A</td>
</tr>
<tr>
<td>Prevailing Building Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Block Length</td>
<td>NA</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>NA</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Buffers / Trails / Greenways / Ponds</td>
</tr>
<tr>
<td>Primary Transportation Modes</td>
<td>Auto, Walk, Bike</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Placement</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Parks and Community Facilities
Notes: ____________________________________________
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________________________________________________
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Primary Land Uses
- Parks
- Recreation Fields
- Trails
- Picnic areas
- Schools
- Fire Stations

Secondary Land Uses
- None

Undesirable Land Uses
- Residential and Commercial uses

### TYPICAL PARKS AND COMMUNITY FACILITIES LAND USES

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Community Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>N/A</td>
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<tr>
<td>Non-Residential Intensity</td>
<td>N/A</td>
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<tr>
<td>Prevailing Building Height</td>
<td>N/A</td>
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<tr>
<td>Typical Block Length</td>
<td>NA</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>NA</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Athletic Fields / Courts / Community Gardens / Dog Parks / Plazas / Amphitheater / Buffers / Greenways / Ponds</td>
</tr>
<tr>
<td>Primary Transportation Modes</td>
<td>Auto, Walk, Bike</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Placement</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### PARKS AND COMMUNITY FACILITIES FORM AND PATTERN
Urban Mixed Use, Tall Buildings
**Primary Land Uses**
- Condominium
- Apartment
- Sit-down Restaurant
- Retail Sales
- Bank
- Grocery Store
- Night Club
- Multi-tenant Professional Office

**Secondary Land Uses**
- Community Facilities
- Neighborhood Park
- Public Plaza
- Outdoor Seating

**Undesirable Land Uses**
- Single-Family Attached and Detached homes
- Auto oriented uses (Gas Stations, Drive-through restaurants)

---

**Land Use Mix**
- Mix of Uses

**Residential Density**
- 32 – 125 du/ac

**Typical Home Size**
- 400 – 1000 SF

**Non-Residential Intensity**
- 2.0 – 6.0 FAR

**Prevailing Building Height**
- 10 – 15 Stories (195’ Max)

**Typical Block Length**
- 400 – 800 LF

**Street Pattern**
- Grid

**Open Space Elements**
- Pocket Parks / Plazas

**Primary Transportation Modes**
- Rail, Bus, Walk, Bike, Auto

**Parking Provision**
- Parking Deck, On-Street, Rear Surface Lot

**Building Orientation**
- Facing Street

**Building Placement**
- Behind Sidewalk
Urban Mixed Use, Medium Buildings
Notes:

## Land Use Mix

- Mix of Uses

## Residential Density

- 24 – 32 du/ac

## Typical Home Size

- 700 – 1300 SF

## Non-Residential Intensity

- 1.0 – 4.0 FAR

## Prevailing Building Height

- 4 - 6 Stories (90’ Max)

## Typical Block Length

- 400 – 800 LF

## Street Pattern

- Grid

## Open Space Elements

- Pocket Parks / Plazas

## Primary Transportation Modes

- Transit, Walk, Bike, Auto

## Parking Provision

- Parking Structure, On Street Parking, Rear Surface Lot

## Building Orientation

- Facing Street

## Building Placement

- Directly Behind Sidewalk

### Primary Land Uses

- Apartment Buildings
- Restaurants
- Grocery Stores
- Banks
- Doctor Offices
- Multi-tenant Office Buildings
- Corporate Office Buildings

### Secondary Land Uses

- Community Facilities
- Schools
- Neighborhood Parks
- Public Plazas
- Urban style townhomes

### Undesirable Land Uses

- Single Family Detached Homes
- Suburban style townhomes
- Auto oriented uses (Gas Stations, Drive-through restaurants)
Compact, Walkable Non-Residential
Notes:

COMPACT, WALKABLE NON-RESIDENTIAL LAND USES

Primary Land Uses
- Sports stadium (within ½ mile)
- Convention Center (within ½ mile)
- Exhibit hall or museum (within ½ mile)
- Regional shopping mall (within ½ mile)
- Restaurants
- Retail Sales
- Banks
- Corporate Office Buildings
- Multi-tenant Professional Offices
- Research-and-Development

Secondary Land Uses
- Amphitheater
- Movie Theater
- Neighborhood Parks
- Public Plazas
- Outdoor Seating
- Community Facilities

Undesirable Land Uses
- Residential
- Auto oriented uses (Gas Stations, Drive-through restaurants)

COMPACT, WALKABLE NON-RESIDENTIAL FORM AND PATTERN

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Mix of Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Non-Residential Intensity</td>
<td>0.5 – 4.0 FAR</td>
</tr>
<tr>
<td>Prevailing Building Height</td>
<td>2-6 Stories (90’ Max)</td>
</tr>
<tr>
<td>Typical Block Length</td>
<td>400 – 800 LF</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>Grid</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Pocket Parks / Plazas</td>
</tr>
<tr>
<td>Primary Transportation Mode</td>
<td>Transit, Walk, Bike, Auto</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>Parking Structure, On-Street, Rear Surface Lot</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>Facing Street</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Directly Behind Sidewalk</td>
</tr>
</tbody>
</table>
Urban Residential
### Notes:

- Land Use Mix
  - Separated Uses

- Residential Density
  - 8 – 24 du/ac

- Typical Home Size
  - 700 – 2,000 SF

- Non-Residential Intensity
  - N/A

- Prevailing Building Height
  - 3 – 6 Stories (70’ Max)

- Typical Block Length
  - N/A

- Street Pattern
  - Curvilinear or Grid

- Open Space Elements
  - Pocket Parks / Courts / Buffers / Ponds

- Primary Transportation Modes
  - Transit, Walk, Bike, Auto

- Parking Provision
  - Private Driveways, On-Street

- Building Orientation
  - Facing Street

- Building Placement
  - Setback Behind Front Yard

---

<table>
<thead>
<tr>
<th>URBAN RESIDENTIAL LAND USES</th>
<th>URBAN RESIDENTIAL FORM AND PATTERN</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Land Uses</strong></td>
<td>Land Use Mix</td>
</tr>
<tr>
<td>• Urban Style Townhomes</td>
<td>Separated Uses</td>
</tr>
<tr>
<td>• Apartment Buildings</td>
<td>Residential Density</td>
</tr>
<tr>
<td>• Condominiums</td>
<td>8 – 24 du/ac</td>
</tr>
<tr>
<td>• Two-over-Two Units</td>
<td>Typical Home Size</td>
</tr>
<tr>
<td>• Multi-family Attached</td>
<td>700 – 2,000 SF</td>
</tr>
<tr>
<td><strong>Secondary Land Uses</strong></td>
<td>Non-Residential Intensity</td>
</tr>
<tr>
<td>• Schools</td>
<td>N/A</td>
</tr>
<tr>
<td>• Churches</td>
<td>Prevailing Building Height</td>
</tr>
<tr>
<td>• Community Centers</td>
<td>3 – 6 Stories (70’ Max)</td>
</tr>
<tr>
<td>• Limited neighborhood retail like drugstores and convenience stores in an urban, walkable format</td>
<td>Typical Block Length</td>
</tr>
<tr>
<td><strong>Undesirable Land Uses</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>• Suburban style townhomes</td>
<td>Street Pattern</td>
</tr>
<tr>
<td>• Suburban style retail uses</td>
<td>Curvilinear or Grid</td>
</tr>
</tbody>
</table>

---

Silver Line Small Area Plan – Land Use Typology Workbook
Urban Multi-Family Attached
Notes:

- Land Use Mix: Separated Uses
- Residential Density: 24 – 48 du/ac
- Typical Home Size: 400 – 1,000 SF
- Non-Residential Intensity: N/A
- Prevailing Building Height: 4 – 6 Stories (90’ Max)
- Typical Block Length: 400 – 800 LF
- Street Pattern: Grid
- Open Space Elements: Pocket Parks / Plazas
- Primary Transportation Modes: Transit, Walk, Bike, Auto
- Parking Provision: Parking Deck, On Street, Rear Surface Lot
- Building Orientation: Facing Street
- Building Placement: Behind Sidewalk
Single Family Detached
Notes: 

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**SINGLE-FAMILY DETACHED LAND USES**

**Primary Land Uses**
- Single Family Detached Homes

**Secondary Land Uses**
- Natural Areas
- Neighborhood Park
- Clubhouse
- Pool & Amenities

**Undesirable Land Uses**
- Commercial Uses
- Residential Uses with incompatible densities

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**SINGLE-FAMILY DETACHED FORM AND PATTERN**

<table>
<thead>
<tr>
<th></th>
<th>Separated Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Mix</td>
<td>Separated Uses</td>
</tr>
<tr>
<td>Residential Density</td>
<td>1 – 4 du/ac</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>2,500 – 3,500 SF</td>
</tr>
<tr>
<td>Non-Residential Intensity</td>
<td>N/A</td>
</tr>
<tr>
<td>Prevailing Building Height</td>
<td>1 – 3 Stories (45’ Max)</td>
</tr>
<tr>
<td>Typical Block Length</td>
<td>N/A</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>Curvilinear or Grid</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Buffers / Ponds</td>
</tr>
<tr>
<td>Primary Transportation Modes</td>
<td>Auto, Walk, Bike</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>Private Driveways, On-Street</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>Facing Street</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Setback Behind Front Yard</td>
</tr>
</tbody>
</table>
Compact, Walkable Employment
Notes:__________________________________________________________________________
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COMPACT WALKABLE OFFICE LAND USES

Primary Land Uses
- Corporate Office
- Multi-tenant Professional Office
- Research and Development

Secondary Land Uses
- Copy and Printing
- Sit-down Restaurant
- Bank
- Public Plaza
- Outdoor Seating

Undesirable Land Uses
- Data Centers
- Strip retail
- Auto oriented uses (Gas Stations, Drive-through restaurants)

COMPACT WALKABLE OFFICE FORM AND PATTERN

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Separated Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>N/A</td>
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<tr>
<td>Non-Residential Intensity</td>
<td>0.50 – 3.00 FAR</td>
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<tr>
<td>Prevailing Building Height</td>
<td>3 - 6 Stories (90' Max)</td>
</tr>
<tr>
<td>Typical Block Length</td>
<td>400 – 800 LF</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>Grid</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Pocket Parks / Plazas</td>
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<tr>
<td>Primary Transportation Modes</td>
<td>Transit, Walk, Bike, Auto</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>Parking Deck, On-Street, Rear Surface Lot</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>Facing Street</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Behind Sidewalk</td>
</tr>
</tbody>
</table>
Suburban Employment
Notes:

Suburban Office Land Uses

Primary Land Uses
- Corporate Office Buildings
- Multi-tenant Professional Office
- Research and Development
- Flex-Industrial

Secondary Land Uses
- Copy and Printing
- Sit-down Restaurant
- Bank
- Auto oriented uses (Gas Stations, Drive-through restaurants)
- Suburban style retail
- Pad sites
- Self-storage facilities

Undesirable Land Uses
- Residential Development

Suburban Office Form and Pattern

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Separated Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Typical Home Size</td>
<td>N/A</td>
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<tr>
<td>Non-Residential Intensity</td>
<td>0.25 – 1.0 FAR</td>
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<tr>
<td>Prevailing Building Height</td>
<td>1 - 6 Stories (90' Max)</td>
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<tr>
<td>Typical Block Length</td>
<td>800 – 1,500 LF</td>
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<tr>
<td>Street Pattern</td>
<td>Curvilinear</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Buffers / Ponds</td>
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<tr>
<td>Primary Transportation Modes</td>
<td>Auto</td>
</tr>
<tr>
<td>Parking Provision</td>
<td>Parking Deck, Surface Lot</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>Facing Street</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Setback Behind Front Yard</td>
</tr>
</tbody>
</table>
Data Center Overlay
Airport Impact Overlay Zone