# *IV. Guidelines for Development Density*

# DOWNTOWN : DEVELOPMENT SUMMARY

Assumptions:
- District definitions from 2003 Master Plan
- Downtown sites identified are current vacant lots

Note: The land use indications on this plan are not meant to advocate re-use of specific properties, but rather to propose an appropriate land use should development interest occur.

## DISTRICT DATA

| | |
|---|---|
| Total Acreage | 159 acres |
| | |
| Roads | 46 acres |
| | |
| Open Space | 16 acres |
| | |
| Existing Development | 69 acres |
| | |
| Developable Area | 28 acres |

## ALLOWED DEVELOPMENT

| **Residential** | | |
|---|---|---|
| High-density | 6 acres | 568 units |
| Multi-family | 10 acres | 428 units |
| Single family attached | 4 acres | 60 units |
| Single family detached | 1 acre | 2 units |
| **TOTAL** | **21 acres** | **1,058 units** |
| Average Density | 49 du/acre | |

| **Other Development** | | |
|---|---|---|
| Retail/Office | 2 acres | 228,000 sf |
| Marina Functions | ---------- | ---------- |
| Civic/Sports | 5 acres | 100,000 sf |
| Parking | ---------- | ---------- |
| **TOTAL** | **7 acres** | **318,400 sf** |

## LAND USES

- Retail / Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

## DOWNTOWN : ALLOWED PARCEL DEVELOPMENTS

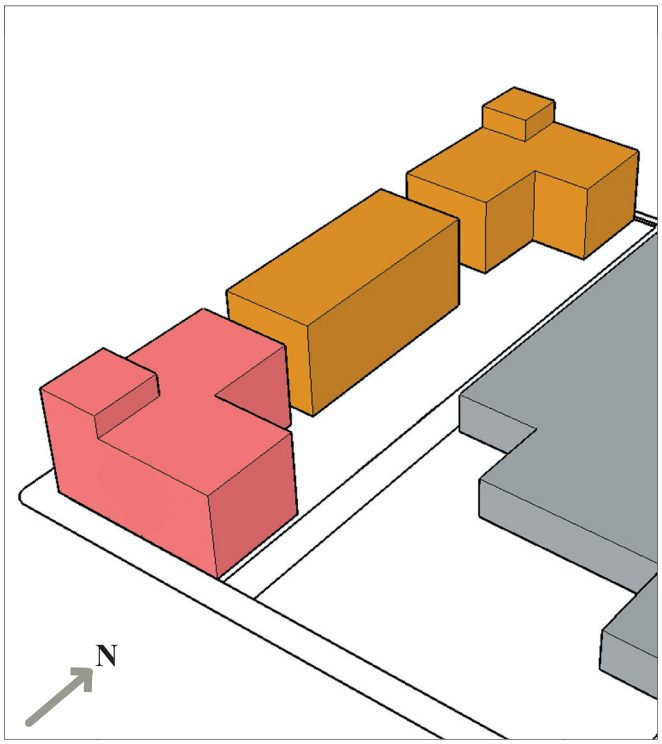
| Block | Acres | Allowed FAR | Allowed Development | Allowed Use | Height range |
|---|---|---|---|---|---|
| S1 | 1.80 | 1.7 | 132,000 sf | residential and commercial | 4-8 stories |
| S2 | 2.03 | 3.9 | 345,600 sf | residential and commercial | 8-12 stories |
| S3 | 2.62 | 3.0 | 249,600 sf | residential and commercial | 8-12 stories |
| S4 | 8.84 | 0.9 | 329,200 sf | sports, entertainment, commercial, and residential | 8-12 stories |
| DC1 | 0.73 | 1.2 | 38,400 sf | residential and commercial | 4-8 stories |
| DC2 | 2.11 | 0.8 | 76,800 sf | residential and commercial | 4-8 stories |
| DC3 | 1.31 | 1.0 | 57,600 sf | residential and commercial | 4-8 stories |
| DC4 | 1.25 | 1.0 | 56,400 sf | residential and commercial | 4-8 stories |
| DC5 | 0.73 | 1.7 | 55,200 sf | residential and commercial | 4-8 stories |
| DC6 | 1.00 | 0.9 | 38,400 sf | residential and commercial (possible parking structure) | 4-8 stories |
| SD1 | 1.50 | 1.2 | 76,800 sf | residential and commercial | 4-8 stories |
| SD2 | 1.08 | 1.3 | 61,600 sf | residential and commercial | 4-8 stories |
| BG1 | 0.89 | 1.1 | 44,400 sf | residential and commercial | 4-8 stories |
| BG2 | 1.09 | 1.0 | 48,000 sf | residential and commercial | 4-8 stories |
| BG3 | 0.72 | 1.2 | 38,400 sf | residential and commercial | 4-8 stories |
| | | | | | |
| **TOTAL** | **27.70** | | **1,648,400 sf** | | |

## DOWNTOWN : PARCEL PROTOTYPES

### DEVELOPMENT EXAMPLE 1

**Site: DC2**
Program:
2 Multi-family buildings
2 Multi-family with mixed-use buildings

| | |
|---|---|
| Parcel Acreage: | 2.11 acres |
| Allowed Development: | 76,800 sf |
| Total Units: | 56 units |
| Allowed FAR: | 0.8 |




### DEVELOPMENT EXAMPLE 2

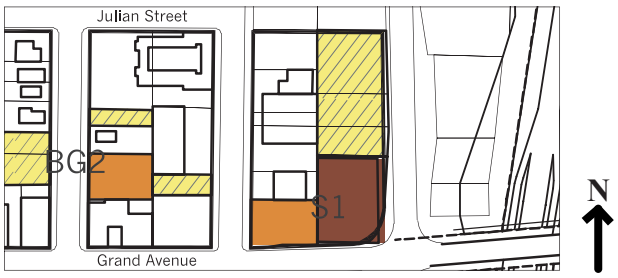
**Site: DC3**
Program:
2 Multi-family buildings
1 Multi-family with mixed-use building

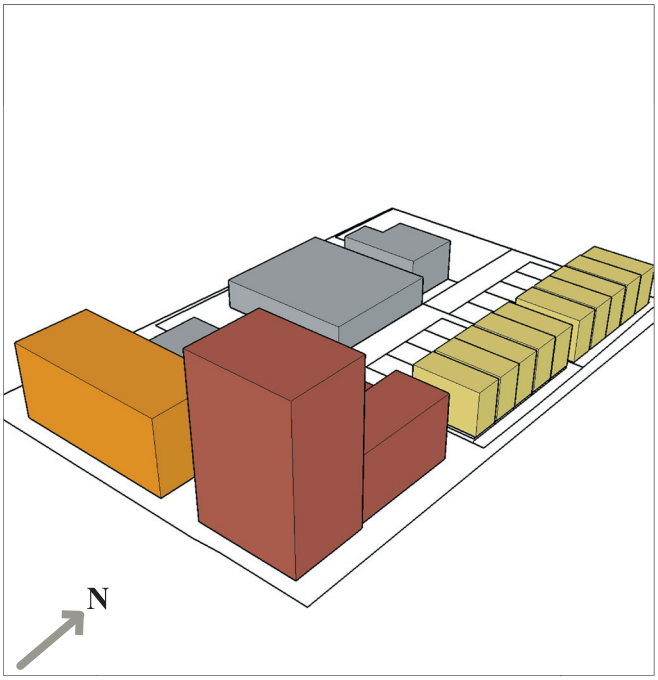
| | |
|---|---|
| Parcel Acreage: | 1.31 acres |
| Allowed Development: | 57,600 sf |
| Total Units: | 44 units |
| Allowed FAR: | 1.0 |

## DEVELOPMENT EXAMPLE 3

**Site: S1**
Program:
10 Three-flat buildings
1 Multi-family building
1 High-density residential building

| | |
|---|---|
| Parcel Acreage: | 1.80 acres |
| Allowed Development: | 132,000 sf |
| Total Units: | 94 units |
| Allowed FAR: | 1.7 |




### LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

# SOUTH LAKEFRONT : DEVELOPMENT SUMMARY

## DISTRICT DATA

| | |
|---|---|
| Total Acreage | 126 acres |
| | |
| Roads | 48 acres |
| | |
| Open Space | |
| Lakefront | 24 acres |
| Neighborhood Park | 4 acres |
| **TOTAL** | **28 acres** |
| | |
| Developable Area | 50 acres |

## ALLOWED DEVELOPMENT

| | | |
|---|---|---|
| Residential | | |
| High-density | ---------- | ---------- |
| Multi-family | 6 acres | 176 units |
| Single family attached | 15 acres | 234 units |
| Single family detached | 29 acres | 336 units |
| **TOTAL** | **50 acres** | **746 units** |
| Average Density | 15 du/acre | |

| | | |
|---|---|---|
| Other Development | | |
| Retail/Office | ---------- | 38,400 sf |
| Marina Functions | ---------- | ---------- |
| Civic/Sports | ---------- | ---------- |
| Parking | ---------- | ---------- |
| **TOTAL** | **----------** | **38,400 sf** |

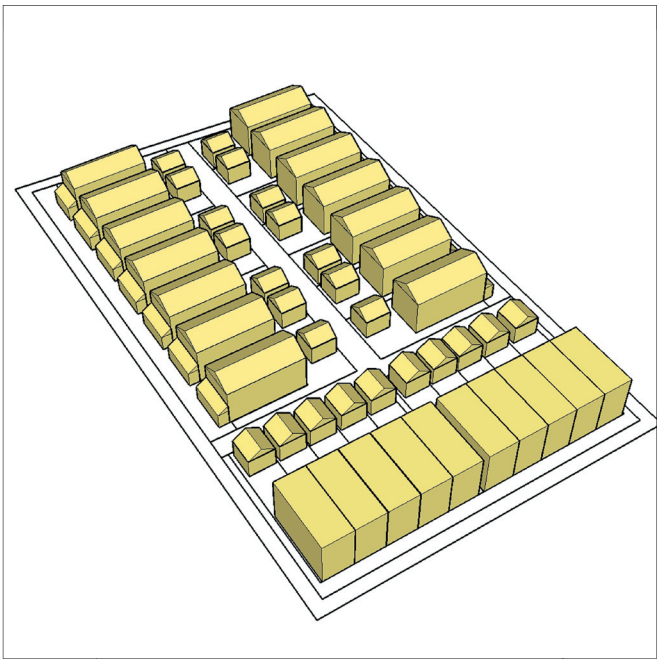
## LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

## SOUTH LAKEFRONT : ALLOWED PARCEL DEVELOPMENTS

| Block | Acres | Allowed FAR | Allowed Development | Allowed Use | Height limit |
|---|---|---|---|---|---|
| SL1 | 8.11 | 0.4 | 131,600 sf | residential and commercial | 4 stories |
| SL2a | 1.31 | 0.7 | 39,200 sf | residential | 3 stories |
| SL2b | 1.38 | 0.7 | 40,000 sf | residential | 3 stories |
| SL2c | 2.00 | 1.1 | 96,000 sf | residential and commercial | 3 stories |
| SL2d | 0.93 | 0.7 | 29,600 sf | residential | 3 stories |
| SL2e | 1.48 | 0.6 | 41,600 sf | residential | 3 stories |
| SL2f | 2.27 | 0.6 | 57,200 sf | residential | 3 stories |
| SL3 | 3.22 | 0.9 | 119,400 sf | residential and commercial | 4 stories |
| SL4a | 2.37 | 1.0 | 103,400 sf | residential and commercial | 4 stories |
| SL4b | 2.44 | 0.6 | 68,600 sf | residential | 3 stories |
| SL4c | 2.42 | 0.6 | 59,800 sf | residential | 3 stories |
| SL4d | 2.13 | 0.6 | 59,800 sf | residential | 3 stories |
| SL4e | 2.44 | 0.6 | 69,400 sf | residential | 3 stories |
| SL4f | 2.60 | 0.7 | 84,000 sf | residential and commercial | 4 stories |
| SL5a | 2.28 | 0.8 | 84,000 sf | residential and commercial | 4 stories |
| SL5b | 2.27 | 0.6 | 59,800 sf | residential | 3 stories |
| SL5c | 1.93 | 0.7 | 59,800 sf | residential | 3 stories |
| SL5d | 2.21 | 0.7 | 71,400 sf | residential and commercial | 3 stories |
| SL5e | 2.33 | 0.8 | 76,600 sf | residential and commercial | 3 stories |
| SL5f | 2.06 | 0.6 | 54,600 sf | residential | 3 stories |
| SL5g | 1.50 | 0.6 | 39,000 sf | residential | 3 stories |
| | | | | | |
| TOTAL | 49.7 | | 1,445,200 sf | | |

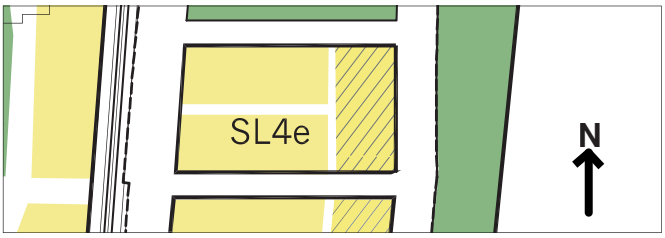
## SOUTH LAKEFRONT : PARCEL PROTOTYPES

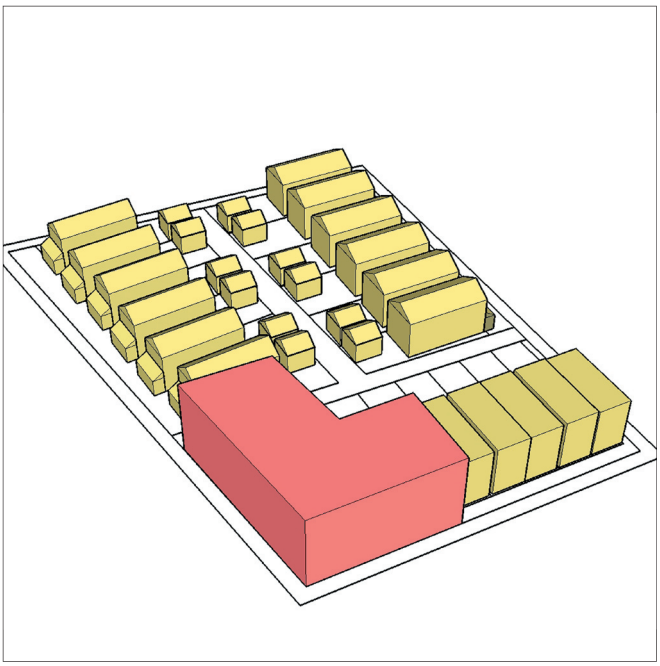


### DEVELOPMENT EXAMPLE 1

**Block: SL4e**
Program:
14 Single family detached homes
10 Townhomes - type A

| | |
|---|---|
| Parcel Acreage: | 2.44 acres |
| Allowed Development: | 56,400 sf |
| Total Units: | 24 units |
| Allowed FAR: | 0.6 |

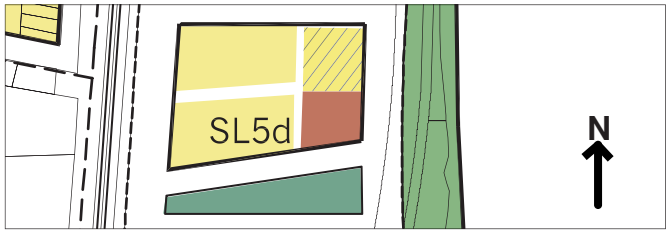


### DEVELOPMENT EXAMPLE 2

**Block: SL5d**
Program:
12 Single family detached homes
5 Townhomes - type B
1 Multi-family with mixed-use building

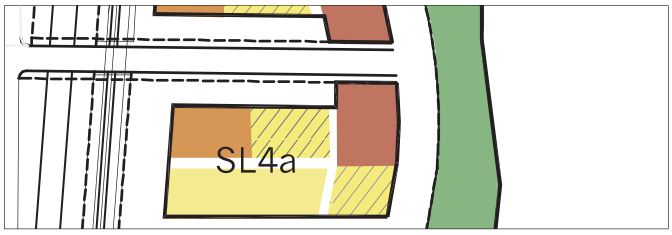
| | |
|---|---|
| Parcel Acreage: | 2.21 acres |
| Allowed Development: | 58,400 sf |
| Total Units: | 29 units |
| Allowed FAR: | 0.7 |

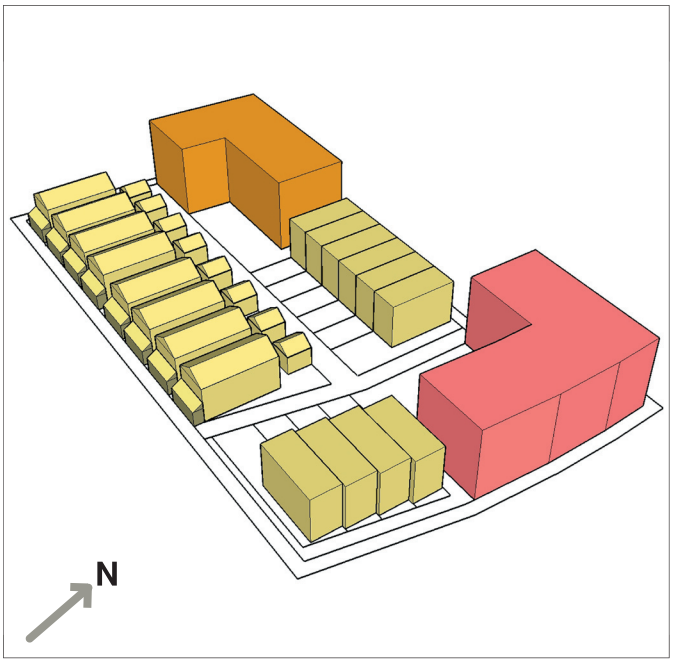


## DEVELOPMENT EXAMPLE 3

**Block: SL4a**
Program:
8 Single family detached homes
4 Two-flat buildings
6 Three-flat buildings
1 Multi-family building
1 Multi-family with mixed-use building

| | |
|---|---|
| Parcel Acreage: | 2.37 acres |
| Allowed Development: | 90,400 sf |
| Total Units: | 62 units |
| Total FAR: | 1.0 |




### LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

## HARBORFRONT : DEVELOPMENT SUMMARY

### DISTRICT DATA

| | |
|---|---|
| Total Acreage | 95 acres |
| | |
| Roads | 36 acres |
| | |
| Open Space | |
| Civic Park | 9 acres |
| Waterfront | 16 acres |
| River | 3 acres |
| **TOTAL** | **27 acres** |
| | |
| Developable Area | 32 acres |

### ALLOWED DEVELOPMENT

| **Residential** | | |
|---|---|---|
| High-density | 3 acres | 320 units |
| Multi-family | 5 acres | 428 units |
| Single family attached | 14 acres | 305 units |
| **TOTAL** | **22 acres** | **1,053 units** |
| Average Density | 46 du/acre | |

| **Other Development** | | |
|---|---|---|
| Retail/Office | 6 acres | 117,600 sf |
| Marina Functions | 1 acre | 20,000 sf |
| Civic/Sports | ---------- | ---------- |
| Parking | 3 acres | 167,000 sf |
| **TOTAL** | **10 acres** | **304,600 sf** |

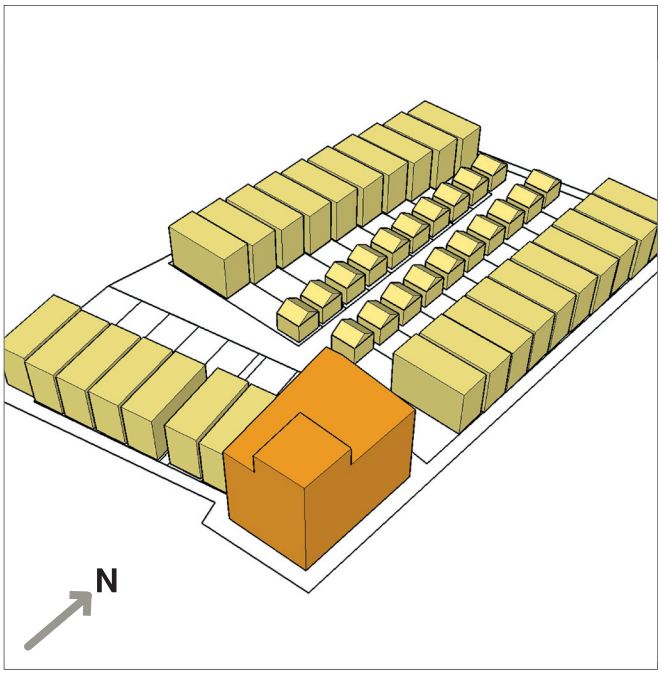
### LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

## HARBORFRONT : ALLOWED PARCEL DEVELOPMENTS

| Block | Acres | Allowed FAR | Allowed Development | Allowed Use | Height limit |
|---|---|---|---|---|---|
| HF1 | 2.77 | 0.6 | 67,600 sf | residential | 4 stories |
| HF2 | 1.66 | 1.1 | 79,200 sf | commercial and residential | 4 stories |
| HF3 | 1.78 | 1.0 | 78,400 sf | residential | 4 stories |
| HF4 | 2.79 | 1.8 | 216,000 sf | commercial, residential, and parking | 12 stories |
| HF5a | ---------- | ---------- | ---------- | civic park w/ possible retail | ---------- |
| HF5b | ---------- | ---------- | ---------- | civic park | ---------- |
| HF6 | 1.81 | 2.7 | 212,800 sf | commercial, residential, and parking | 12 stories |
| HF7 | 1.48 | 0.9 | 55,200 sf | residential | 4 stories |
| HF8 | 1.71 | 1.0 | 75,200 sf | residential and marina functions | 4 stories |
| HF9 | 1.44 | 1.3 | 81,600 sf | commercial and residential | 4 stories |
| HF10 | 1.61 | 1.0 | 67,200 sf | residential | 4 stories |
| HF11 | 2.04 | 2.0 | 182,000 sf | commercial and residential | 4 stories |
| HF12 | 1.87 | 2.4 | 198,000 sf | commercial and residential | 12 stories |
| HF13 | 2.38 | 1.9 | 192,000 sf | commercial and residential | 12 stories |
| HF14 | 3.50 | ---------- | ---------- | existing use | 4 stories |
| HF15 | 1.98 | 0.5 | 43,200 sf | residential and existing | 4 stories |
| HF16 | 1.50 | 1.2 | 80,400 sf | commercial and residential | 4 stories |
| Metra Pkg. | 1.01 | ---------- | 44,000 sf | surface parking (approx. 110 spaces) | |
| Metra Pkg. | 0.98 | ---------- | 43,000 sf | surface parking (approx. 110 spaces) | |
| | | | | | |
| TOTAL | 32.28 | | 1,715,800 sf | | |

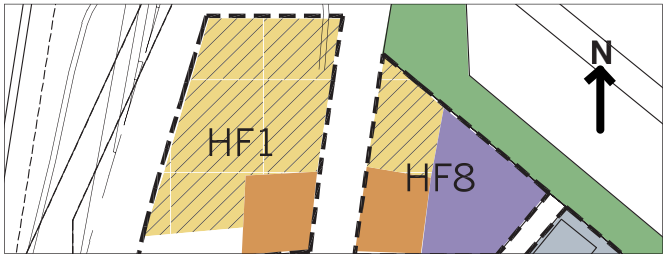
## HARBORFRONT : PARCEL PROTOTYPES

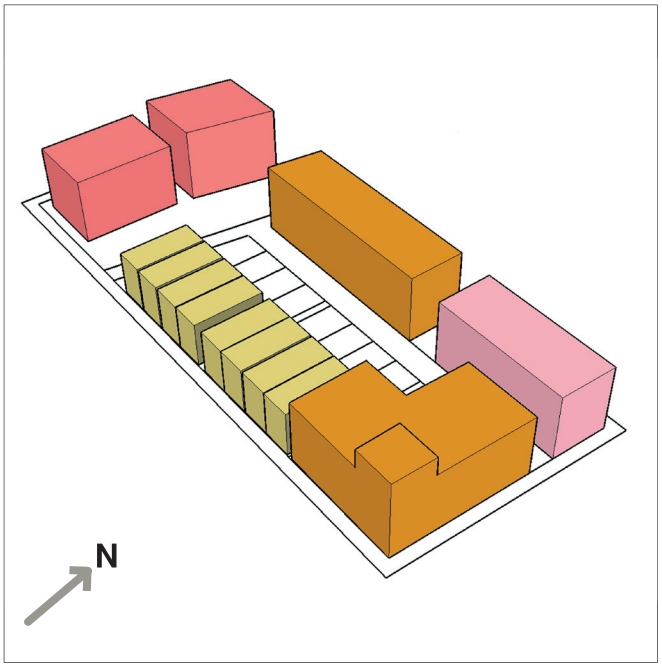



### DEVELOPMENT EXAMPLE 1

**Block: HF1**
Program:
13 Townhomes - type A
14 Townhomes - type B
1 Multi-family building

| | |
|---|---|
| Parcel Acreage: | 2.77 acres |
| Allowed Development: | 67,600 sf |
| Total Units: | 43 units |
| Allowed FAR: | 0.6 |

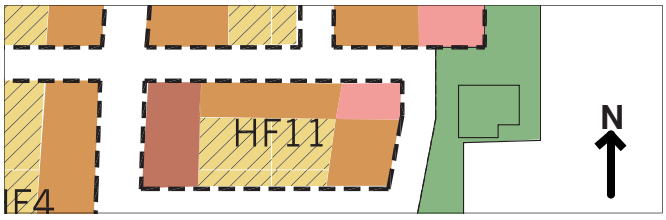



### DEVELOPMENT EXAMPLE 2

**Block: HF11**
Program:
8 Three-flat buildings
2 Multi-family buildings
2 Multi-family with mixed-use buildings
1 Retail/Office building

| | |
|---|---|
| Parcel Acreage: | 2.04 acres |
| Allowed Development: | 182,000 sf |
| Total Units: | 80 units |
| Allowed FAR: | 2.0 |

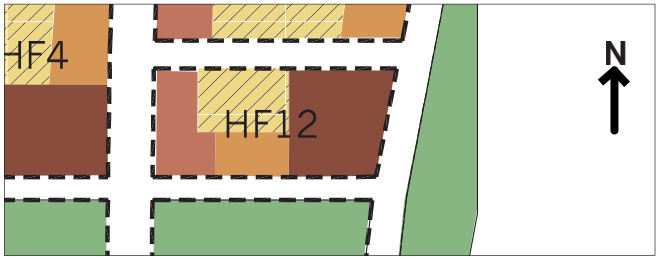


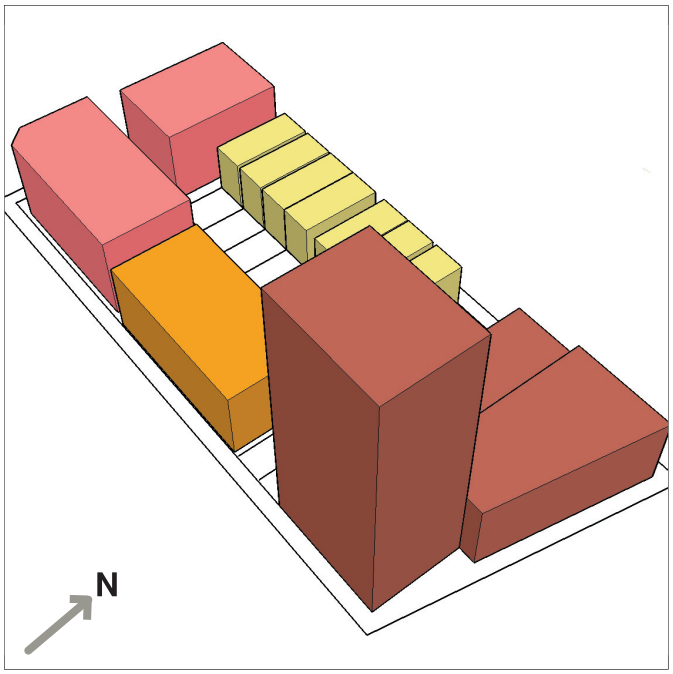
# HARBORFRONT : PARCEL PROTOTYPES

## DEVELOPMENT EXAMPLE 3

**Block: HF12**
Program:
7 Three-flat buildings
1 Multi-family building
2 Multi-family with mixed-use buildings
1 High-density residential building

| | |
|---|---|
| Parcel Acreage: | 1.87 acres |
| Allowed Development: | 198,000 sf |
| Total Units: | 141 units |
| Allowed FAR: | 2.4 |

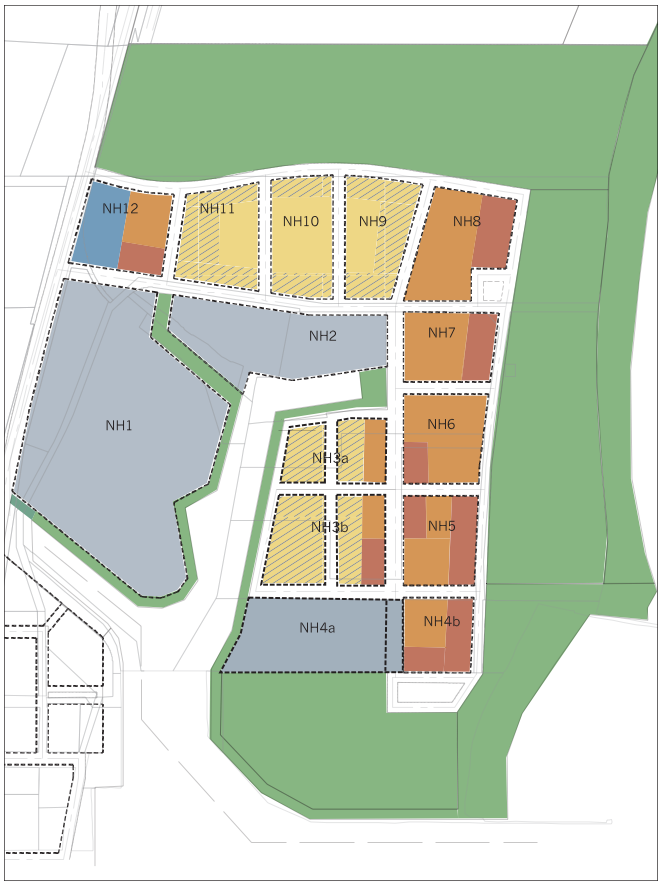



### LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

# NORTH HARBOR : DEVELOPMENT SUMMARY




## LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space

## DISTRICT DATA

| | |
|---|---|
| Total Acreage | 240 acres |
| | |
| Roads | 89 acres |
| | |
| **Open Space** | |
| Wetlands | 43 acres |
| Waterfront | 25 acres |
| **TOTAL** | **68 acres** |
| | |
| Developable Area | 83 acres |

## ALLOWED DEVELOPMENT

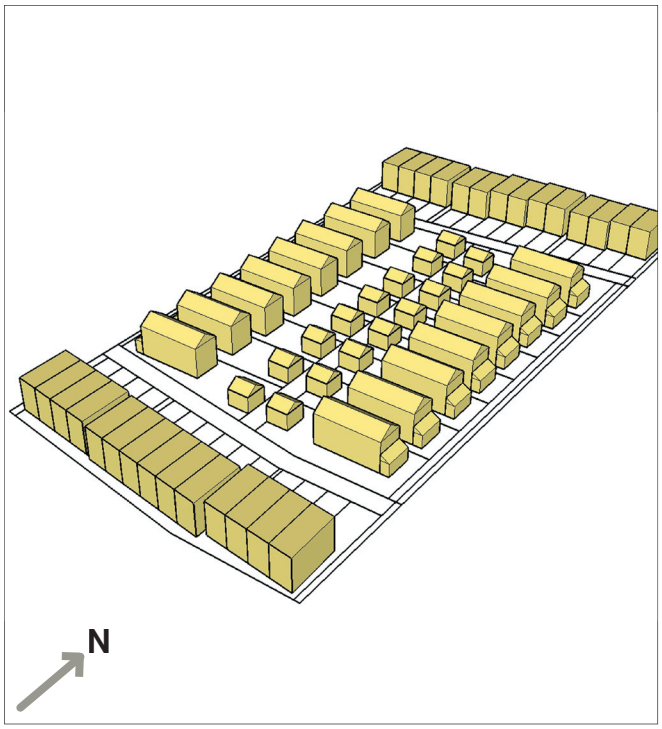
| **Residential** | | |
|---|---|---|
| Multi-family | 12 acres | 644 units |
| Single family attached | 18 acres | 214 units |
| Single family detached | 3 acres | 38 units |
| **TOTAL** | **33 acres** | **896 units** |
| Average Density | 27 du/acre | |

| **Other Development** | | |
|---|---|---|
| Retail/Office | 7 acres | 91,200 sf |
| Marina Functions | ---------- | ---------- |
| Civic/Sports | 1 acre | 200,000 sf |
| Parking | ---------- | ---------- |
| Existing Use | 42 acres | ---------- |
| **TOTAL** | **50 acres** | **291,200 sf** |

## NORTH HARBOR : ALLOWED PARCEL DEVELOPMENTS

| Block | Acres | Allowed FAR | Allowed Development | Allowed Uses | Height limit |
|---|---|---|---|---|---|
| NH1 | 24.62 | ---------- | ---------- | existing use | 4 stories |
| NH2 | 7.70 | ---------- | ---------- | existing use | 4 stories |
| NH3a | 3.09 | 0.6 | 85,200 sf | residential | 4 stories |
| NH3b | 5.33 | 0.5 | 116,400 sf | residential and commercial | 4 stories |
| NH4a | 6.30 | ---------- | ---------- | existing use | 4 stories |
| NH4b | 2.92 | 0.8 | 96,000 sf | residential and commercial | 4 stories |
| NH5 | 3.70 | 0.7 | 115,200 sf | residential and commercial | 4 stories |
| NH6 | 4.04 | 0.9 | 153,600 sf | residential and commercial | 4 stories |
| NH7 | 3.60 | 0.9 | 134,400 sf | residential and commercial | 4 stories |
| NH8 | 4.99 | 1.5 | 172,800 sf | residential and commercial | 4 stories |
| NH9 | 4.27 | 0.6 | 106,400 sf | residential | 3 stories |
| NH10 | 4.23 | 0.5 | 92,000 sf | residential | 3 stories |
| NH11 | 4.29 | 0.7 | 125,200 sf | residential | 3 stories |
| NH12 | 4.20 | 0.9 | 315,200 sf | civic, commercial, and residential | 4 stories |
| | | | | | |
| TOTAL | 83.3 | | 1,512,400 sf | | |

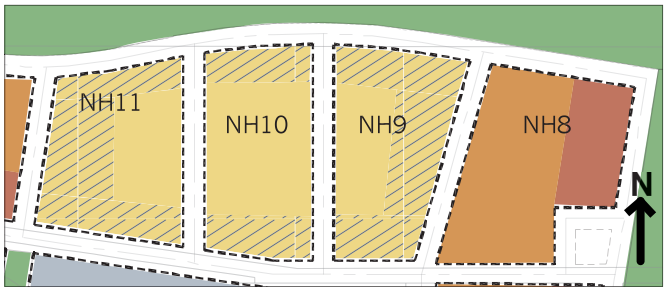
## NORTH HARBOR : PARCEL PROTOTYPES

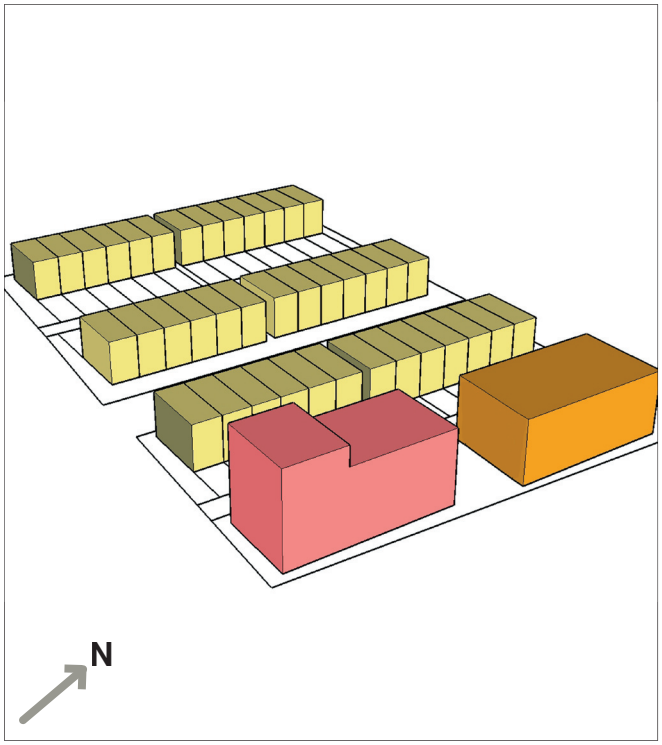



### DEVELOPMENT EXAMPLE 1

**Block: NH10**
Program:
16 Single family detached homes
14 Townhomes - type A
14 Townhomes - type B

| | |
|---|---|
| Parcel Acreage: | 4.23 acres |
| Allowed Development: | 92,000 sf |
| Total Units: | 44 units |
| Allowed FAR: | 0.5 |

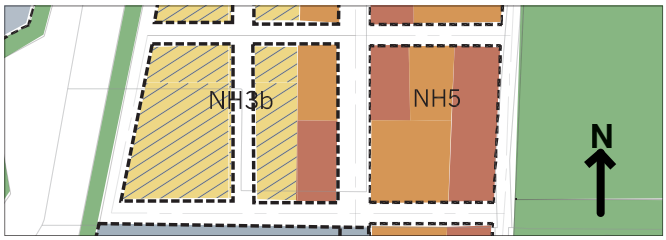



### DEVELOPMENT EXAMPLE 2

**Block: NH3B**
Program:
13 Townhomes - type A
13 Townhomes - type B
13 Two-flat buildings
1 Multi-family building
1 Multi-family with mixed-use building

| | |
|---|---|
| Parcel Acreage: | 5.33 acres |
| Allowed Development: | 116,400 sf |
| Total Units: | 80 units |
| Allowed FAR: | 0.5 |

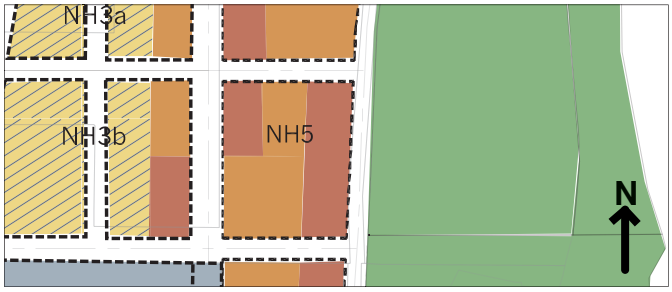


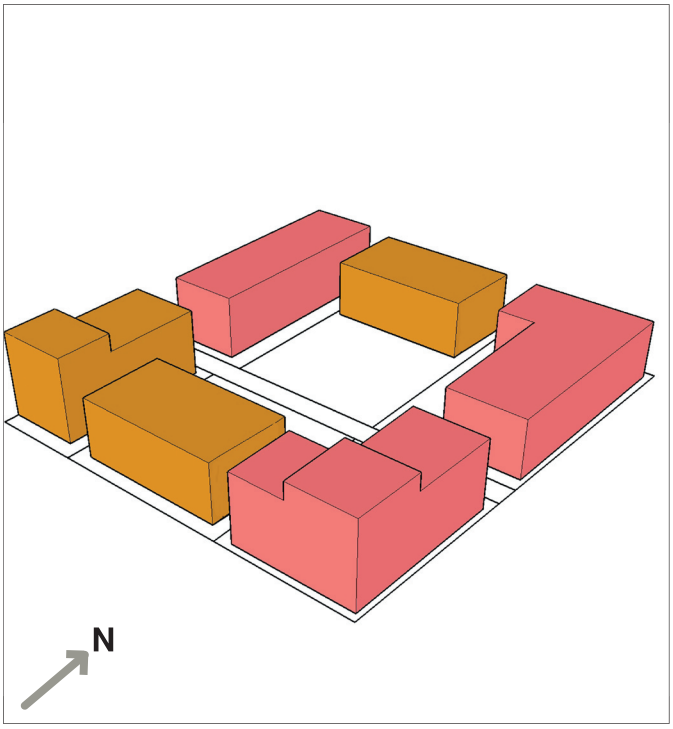
# NORTH HARBOR : PARCEL PROTOTYPES

## DEVELOPMENT EXAMPLE 3

**Block: NH5**
Program:
3 Multi-family buildings
3 Multi-family with mixed-use buildings

| | |
|---|---|
| Parcel Acreage: | 3.70 acres |
| Allowed Development: | 115,200 sf |
| Total Units: | 84 units |
| Allowed FAR: | 0.7 |




### LAND USES

- Retail/Office
- High-density residential
- Multi-family with mixed-use
- Multi-family
- Single family attached (townhomes and stacked flats)
- Single family detached
- Civic/Sports
- Marina-related workshops and manufacturing
- Existing use
- Open space