

## B. FUTURE LAND USE (CONTINUED)

### CHARACTER AREAS

#### >> FLEXIBLE MIXED-USE

##### RECOMMENDED PRIMARY USES:

Commercial and mixed-use structures with no size restrictions, relatively low-impact production and industrial uses, and some higher density residential structures. This Character Area is meant to reflect the growing popularity of loft residences, unique businesses, artisanal crafts and production, and creative adaptive re-use of legacy industrial buildings of the late 19th and early 20th century. Building sizes vary significantly and include some higher density residential structures. Auto-oriented uses should be subject to additional requirements in order to mitigate impacts on the public realm. Auto sales as a primary use should be directed to Industrial and Regional Commercial Character Areas.

##### EXAMPLE AREAS:

Hungerford Building and Village Gate area, Lyell and Dewey area, Eastman Business Park (portion of master planned area), north side of University Ave east of Elton Street, University Ave Business Park, St. Paul and Upper Falls area, High Falls District, Vacuum Oil Brownfield Opportunity Area (BOA).

##### GEOGRAPHIC PATTERN:

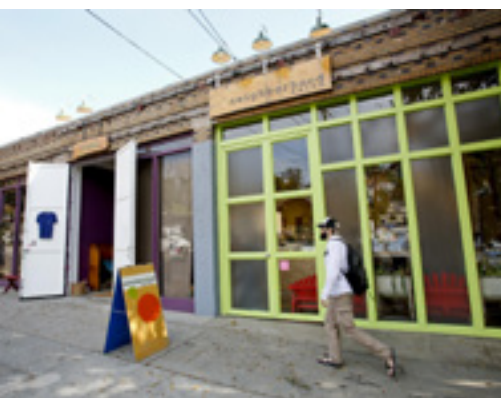
The buildings in this Character Area tend to be less organized along a corridor and are more of a district in shape. The areas tend to be clustered in a band around downtown and along the east side's primary railroad corridor. While the existing Center City Zoning District (CCD) extends well beyond the conventional Inner Loop boundary, the Flexible Mixed-Use designation recognizes that some areas outside of the Inner Loop have a different character than downtown, yet deserve the same use flexibility and high design standards of the CCD.







**FLEXIBLE  
MIXED-USE**





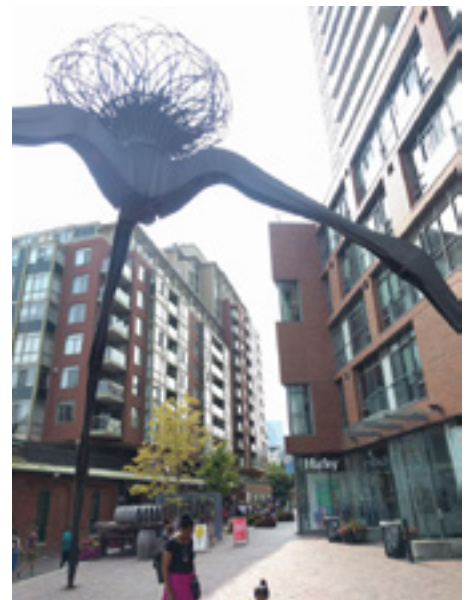
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##### DESIGN CONSIDERATIONS:

See Design Considerations for All Mixed-Use Character Areas on page 55 (Neighborhood Mixed-Use Character Area). Specific to the Flexible Mixed-Use designation, this Character Area recognizes that many urban industrial uses no longer have noxious impacts on their surroundings. These areas allow for production to continue with minimal neighborhood impacts or for these buildings to transition into non-industrial uses. Compared to other mixed-use Character Areas, transparency, building entrance, and materials requirements should be more reflective of the traditional late 19<sup>th</sup> and early 20<sup>th</sup> century industrial architecture which did not often have first floor storefronts. For new construction in this area, first floor transparency regulations for non-manufacturing uses should match those in other Mixed-Use Character Areas.







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