

### POLICY 1.2.9.3: MIXED-USE – VINE STREET OVERLAY DISTRICT (MU-V) DESIGNATION.

The Vine Street Mixed-Use (MU-V) is designated on the Future Land Use Map, and is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. This vision is predicated on implementing the City's adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes walking, biking, shorter auto trips, and the provision of various forms of transit. This vision is focused on several community design and economic development goals, including:

- Compact, high density, mixed-use urban-style development patterns that promote walkable, pedestrian-friendly public spaces;
- Diverse housing options, retail and light industrial/flex office space and professional offices;
- Enhanced mobility for pedestrians, bicyclists, automobile drivers, and transit riders through improved street network and multimodal connectivity;
- Strong urban design technique and streetscape features focused on the principles of placemaking and livability;
- Development pattern in support of premium transit service (i.e. bus rapid transit, bus circulators and connections to commuter rail) through a strong mixture of land uses and densities; and
- Series of cohesive, unique villages and neighborhoods transitioning to neighborhoods and districts adjacent to development, instead of a linear, auto dominated corridor.

The MU-V future land use category shall occur within the designated Vine Street District, and shall be composed of an overall mix of 50 percent residential uses and 50 percent non-residential uses. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted *Vine Street Community Redevelopment Agency Master Plan*

### POLICY 1.2.9.4: MONITOR DEVELOPMENT ACTIVITY AND MAINTAIN DATABASE.

The City shall monitor and record all development within the MU-V future land use category, as well as within each subcategory of MU-D, in order to track the use composition within each. The information within this database shall be compiled consistent with Policy 2.1.2.3 of the Transportation Element and shall inform decisions regarding development approvals

that may be inconsistent with the intended composition of residential and non-residential uses within each district.

Future Land Use Designation	Mix of Uses (Applied at Sub-Area Level)	Targeted Minimum Development Intensity (Applied at Sub-Area Level)	Projected Maximum Development Intensity (Applied at Sub-Area Level)	Maximum Development Intensity (Applied at Project Level)
<b>Mixed-Use – Downtown (MU-D)</b>				
MU-D: Low Density Residential	85-95 percent residential 5-15 percent non-residential	6 du/acre 0.15 FAR	15 du/ac 1.5 FAR	Up to 20 du/acre Up to 3.0 FAR
MU-D: Moderate Density Residential	80-95 percent residential 5-20 percent non-residential	9 du/acre 0.15 FAR	15 du/ac 1.5 FAR	Up to 20 du/acre Up to 3.0 FAR
MU-D: Downtown Transit Station Area	40-60 percent residential 40-60 percent non-residential	6 du/ac 0.25 FAR	20 du/ac 2.5 FAR	Up to 40 du/ac Up to 7.0 FAR
MU-D: Medical Campus Area	5-25 percent residential 75-95 percent non-residential	9 du/acre 0.15 FAR	12 du/ac 3.0 FAR	Up to 40 du/acre Up to 6.0 FAR
MU-D: Commercial Corridor Main Street	20-40 percent residential 60-80 percent non-residential	0 du/acre 0.5 FAR	12 du/ac 2.0 FAR	Up to 30 du/acre Up to 4.0 FAR
MU-D: Commercial Corridor Vine Street/John Young Parkway Adjacent	0-15 percent residential 85-100 percent non-residential	0 du/acre 0.5 FAR	12 du/ac 2.0 FAR	Up to 40 du/acre Up to 5.0 FAR
MU-D: Government District	5-15 percent residential 85-95 percent non-residential	0 du/acre 0.5 FAR	12 du/ac 2.0 FAR	Up to 30 du/ac Up to 4.0 FAR
MU-D: Lake Toho Waterfront Area	5-15 percent residential 85-95 percent non-residential	0 du/acre 0.0 FAR	1 unit/10 ac 0.1 FAR	1 unit/5 acre Up to 0.2 FAR
<b>Mixed-Use – Vine Street (MU-V)</b>				
MU-V	50 percent residential 50 percent non-residential	6 du/ac 1.25 FAR	9 du/ac 2.0 FAR	Up to 40 du/acre Up to 6.0 FAR

The mix percentages above shall be applied on a district-wide or sub-area-wide basis. The non-residential percentages of the districts and sub-areas shall include plazas and other