

LAND USE & ZONING

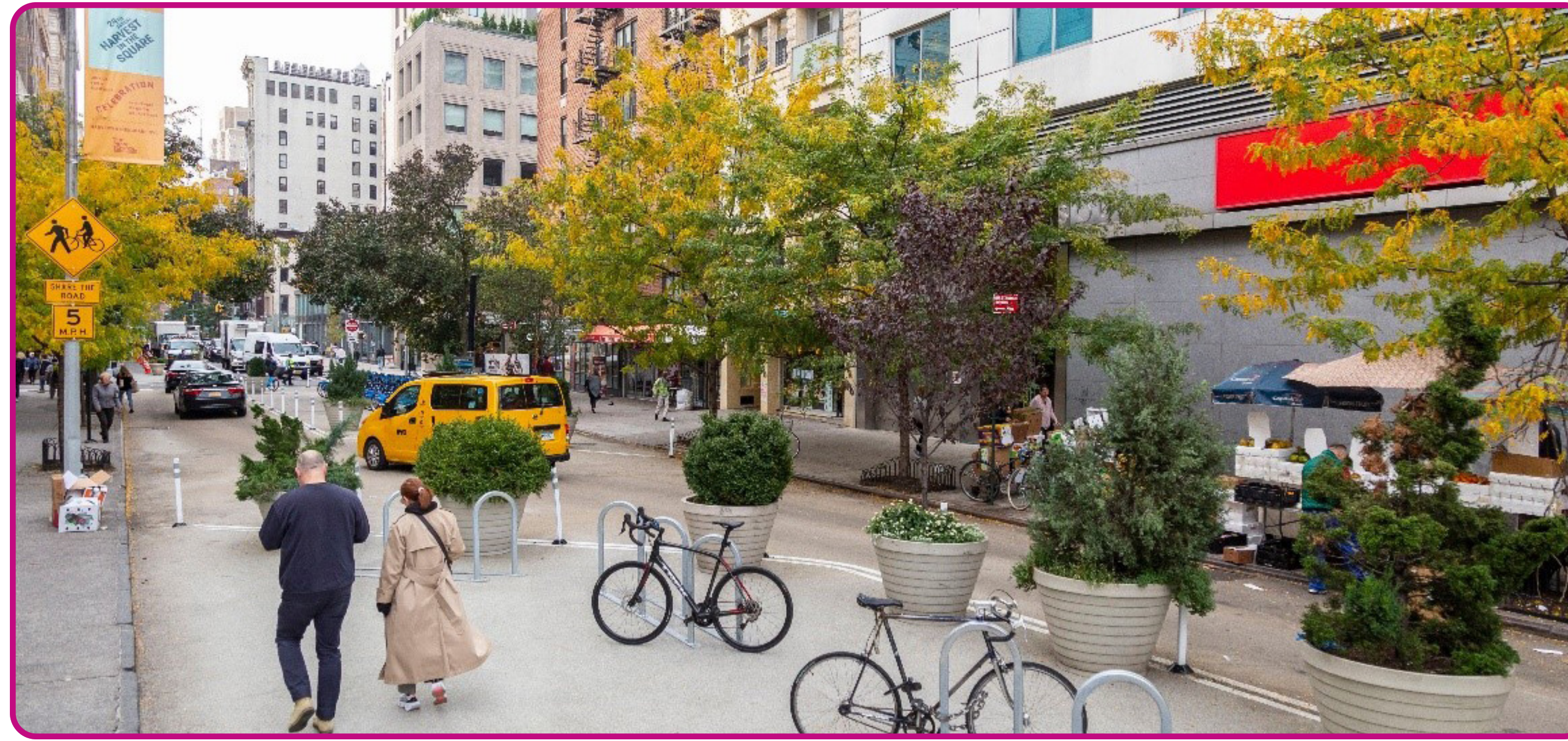
Frontage Typologies, Urban Form Elements & Stakeholder Insights

While it's important to plan for the area immediately around the Stitch park area, it's also important to consider how this major public investment can help create a thriving environment in neighborhoods and streets nearby. The Stitch Master Plan team is developing land use and zoning recommendations to guide desired development patterns around the Stitch. **See Table Activity instructions.**

Help guide future zoning refinements! Consider these photos when completing the map activity at this station. Provide input on amenities that are important to you in each zone of influence around the Stitch.



Trees



Bike Parking & Planters



Retail with Outdoor Seating and/or Flexible Vendor Spaces



Green Infrastructure



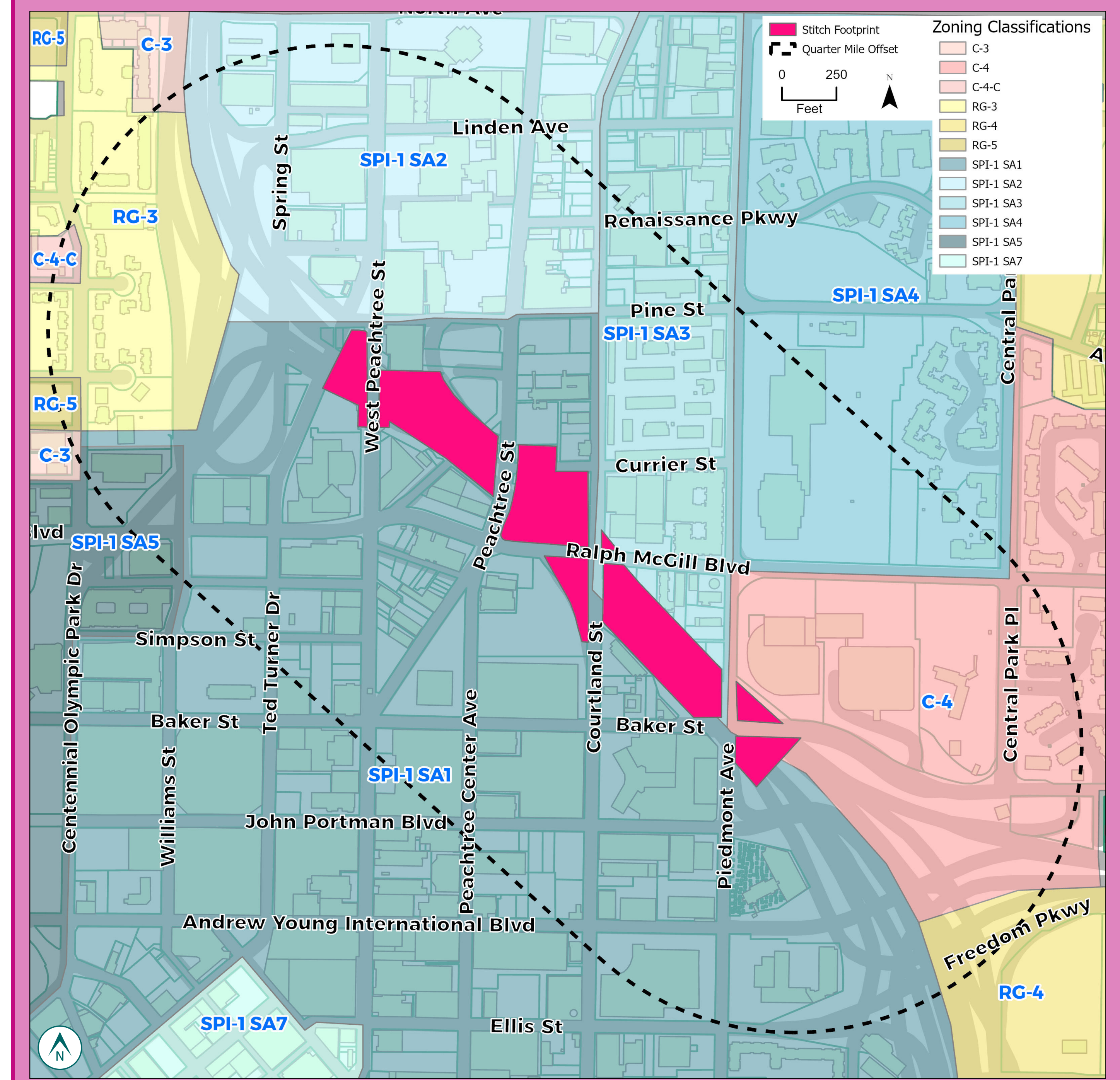
Benches / Seating Options



Public Art

Land Use & Zoning Stakeholder Insights

- Development around the Stitch will need to be reoriented to the future park (currently the interstate).
- Special consideration should be given to defining different types of street frontages that acknowledge the Stitch as a public amenity.
- There is not much street activation around this area of downtown despite active first floor use requirements.
- There should be coordinated loading and unloading facilities. If each building is required to have its own facilities around the Stitch, it will consume valuable space.
- Parking needs should be streamlined. Shared parking is already allowed downtown, but it often is not utilized by developers.
- Current SPI (Special Purpose Interest) district regulations largely support connectivity, multimodal and transportation initiatives.
- Substantial changes to zoning policy are not anticipated Downtown despite the Zoning Rewrite and Comprehensive Development Plan Update processes underway.



Current Zoning Around the Stitch