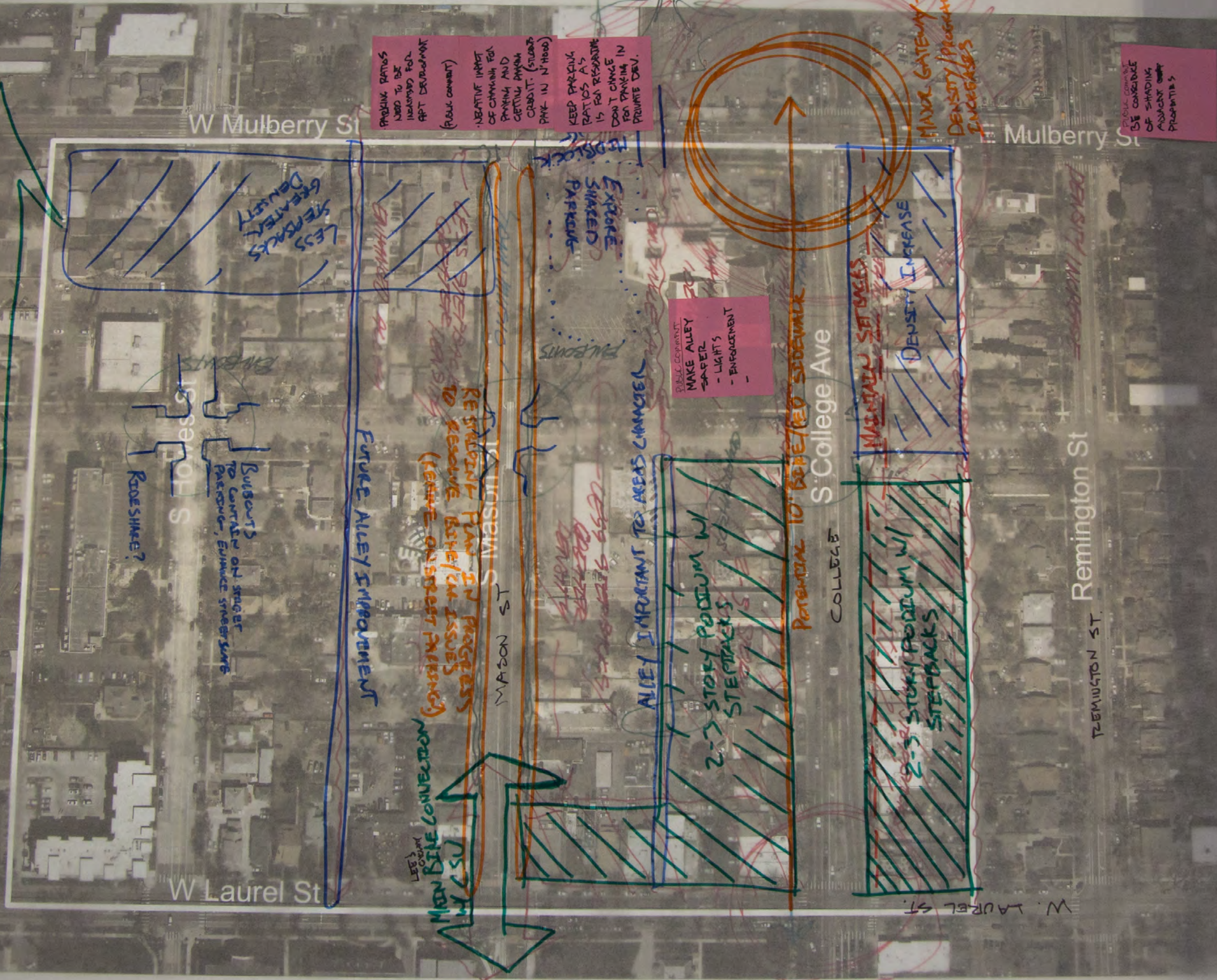


Campus North District

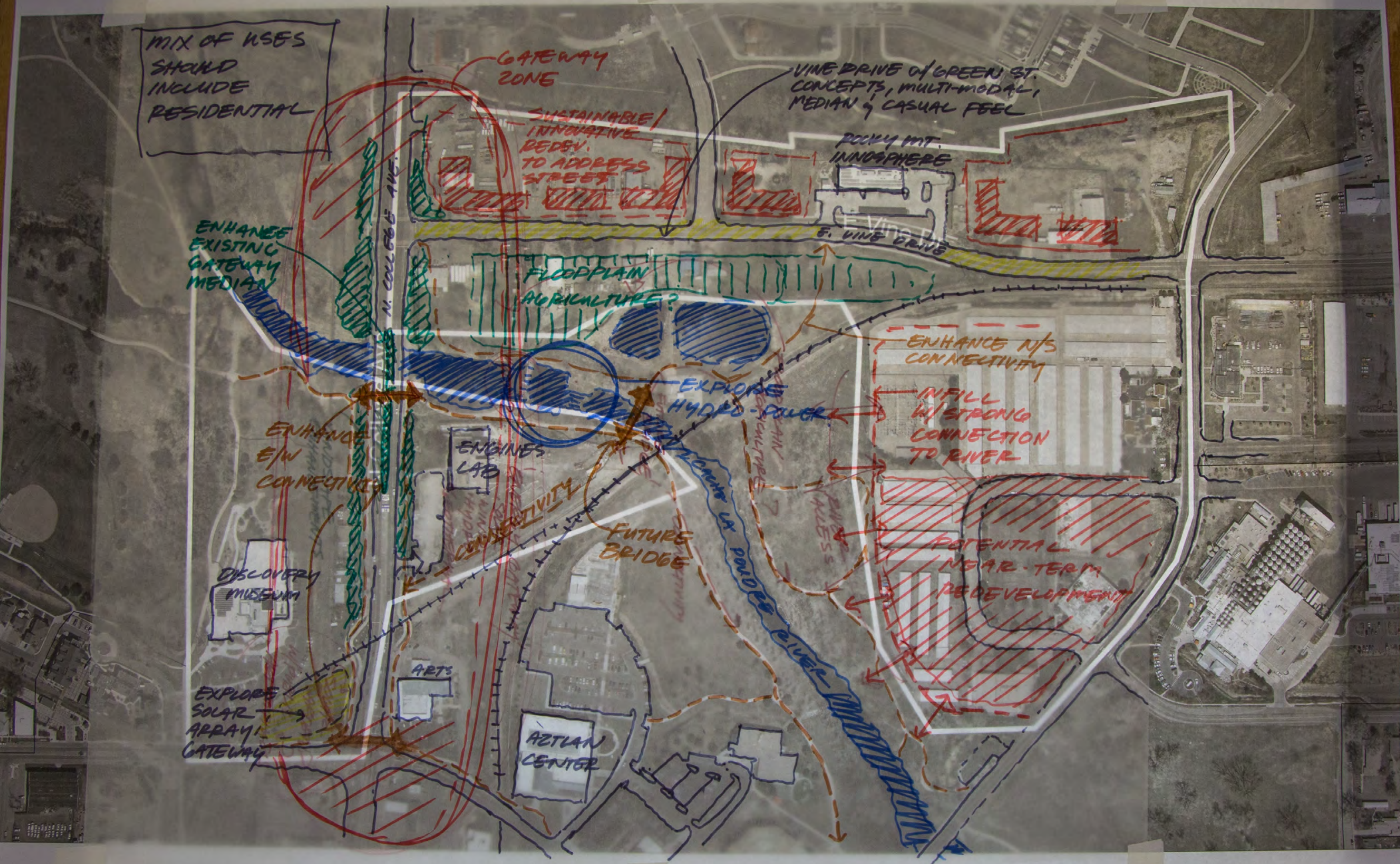
HEIGHT INCREASE TO MEET CANYON AVE. DST
BLD. HEIGHT ACTS AS GATEWAY



VINE



Innovation District



River District



EVENT VENUE

- Use existing park & parking
- Help relieve other downtown areas from event pressure

ARTIST SPACE

- Live/work studios
- Repurpose existing structures + container architecture
- Outdoor gallery space/market
- Mid-block vistas and pedestrian crossings

JEFFERSON STREET

- Slow down traffic
- Enhance pedestrian experience & crossings (mid-block?)

POTENTIAL ART/LIGHT INDUST./COMMERCIAL FLEXIBILITY KEY

WELCOME TO DOWNTOWN!

RIVER DISTRICT BRANDING @ GATEWAYS.

ART SIGNAGE LANDSCAPING

CROSSING?/BRIDGE

ALLEY RE-ESTABLISHMENT

ALLEYS?

MID BLOCK CROSSING

HISTORIC FORT MONUMENT

PARKING

EVENT VENUE

PARKING

UNITED WAY

HOTEL PARKING BIKE SHARE

NEW BELGIUM

E Lincoln Ave

N Howes St

N College Ave

Laporte Ave

W Mountain Ave

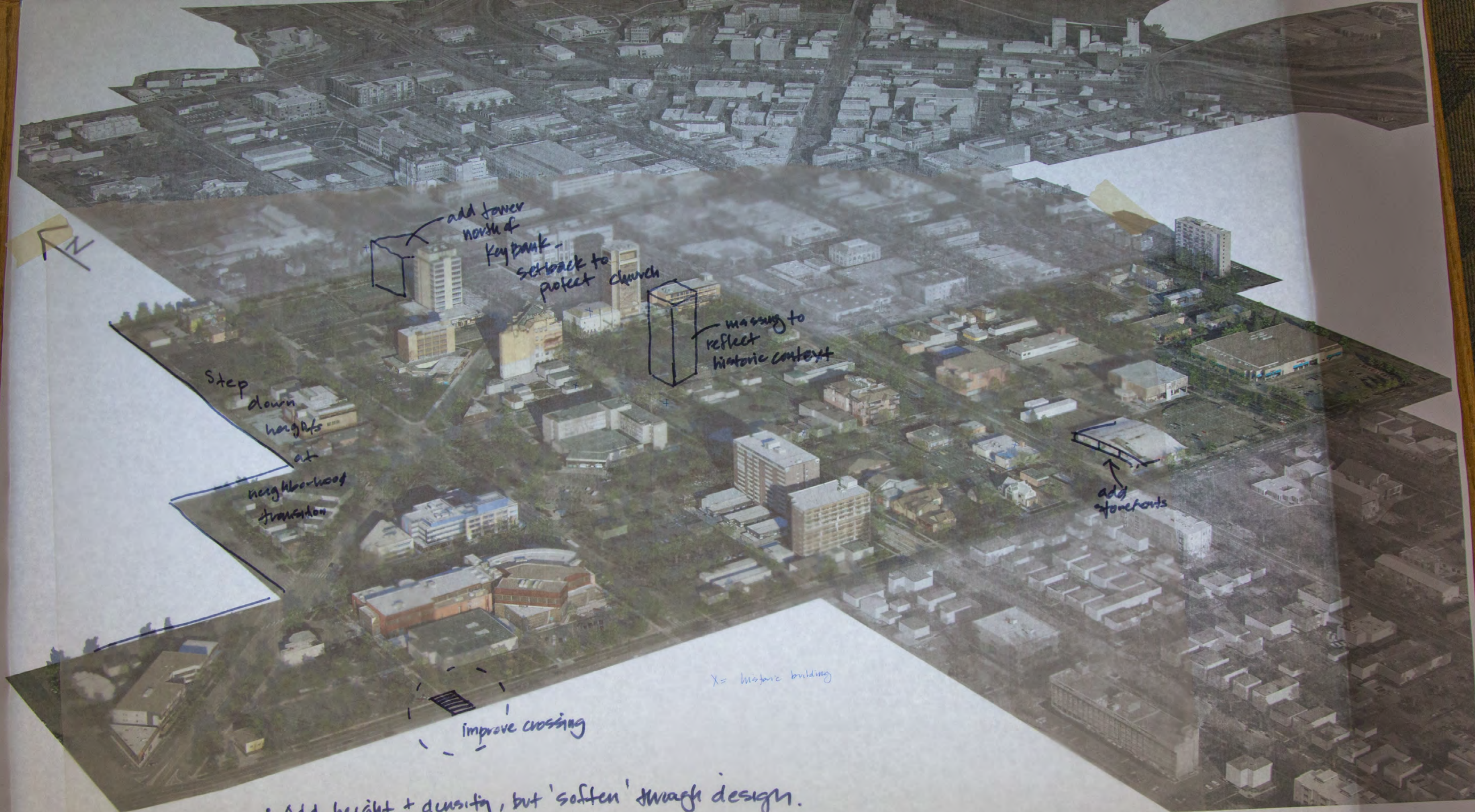
S Howes St

College Ave

Remington

Canyon Avenue District





- Add height + density, but 'soften' through design.
- Need more essential services
- encourage greater use of glass on upper floors.

Canyon Avenue District



Poudre Natural District



Lincoln Corridor



Civic District



Civic District



CIVIC DISTRICT BUILDING HEIGHT DISCUSSION:

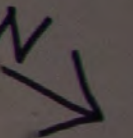
- UP TO 6 STORIES CURRENTLY ALLOWED
- STEP BACKS POTENTIALLY CHANGE PERCEPTION OF DENSITY
- EXPLORE IDEAS FOR GREATER DENSITY W/ BUILDING SPIRES, ETC. THAT MAY EXCEED 6 STORY MAX.

APPROXIMATE
6 STORY VOLUME

STEP BACKS
ADJACENT TO
HISTORIC STRUCTURE

STEP BACKS
ADJACENT TO
PEDESTRIAN
ZONE

HISTORIC TROLLEY
BARN/DEPOT



North Mason District



Entryway Corridor

- #1: BEAUTIFICATION
SAFETY (CARS)
- #2: SIDEWALKS AS
POSSIBLE
BIKE LANES?



Historic District

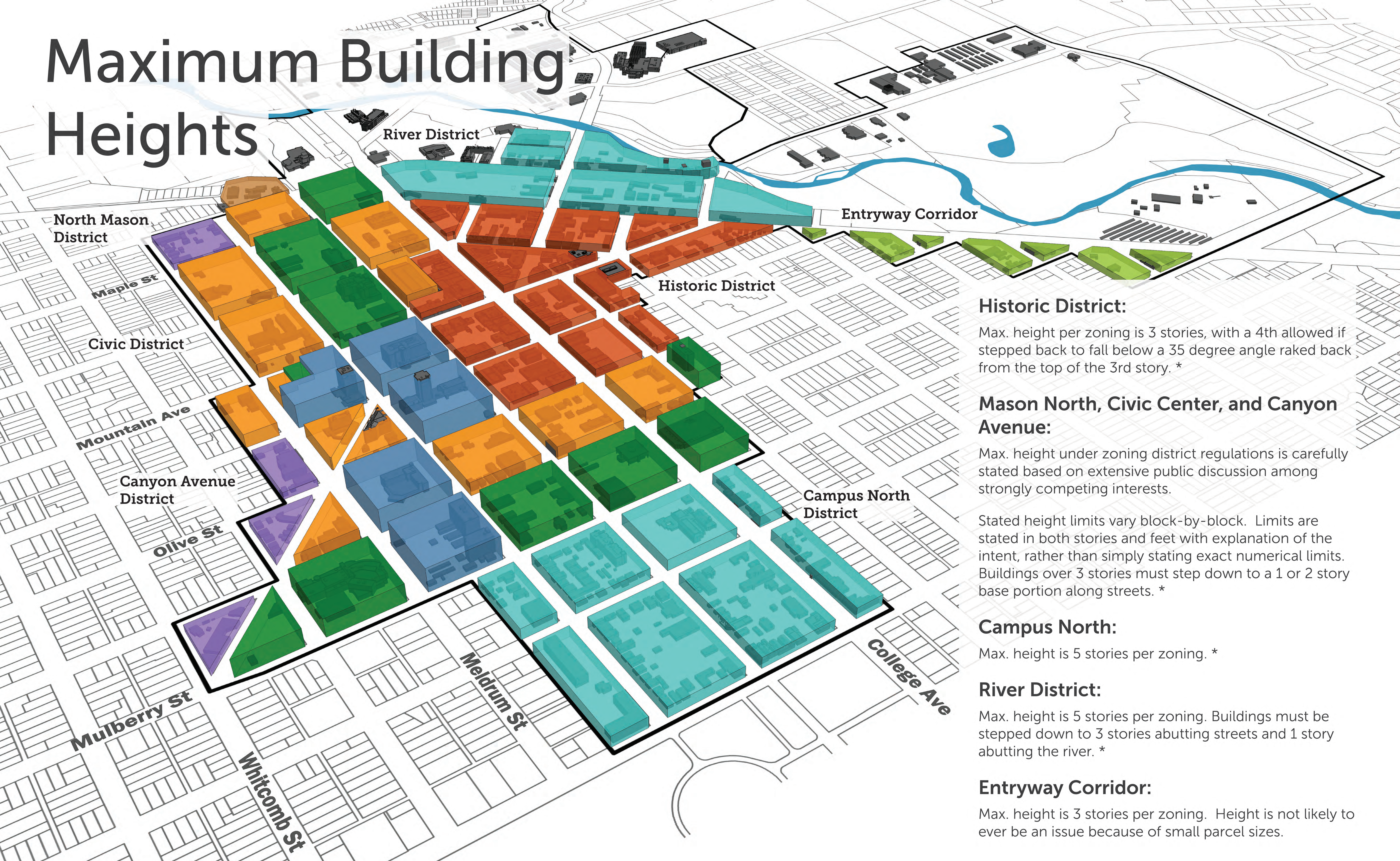
- WAYFINDING FOR TRANS. - BUSES, TRANSIT, PEDS
- CAR SHARE LOC'S.
- EVENT LOC'S.:
- OX BOW?
- NEW O.T.S.
- LINDEN CLOSURE
- WOODWARD?

Get rid of
Tour de Fat -
too much
drinking
Downtown:
too many bars
not enough
"real" shopping
Enforcement
of drunken
bicyclists
2nd Grade
Landscape

CITIZEN COMMENT
DOWNTOWN
CIRCULATOR
BUS TO CANNON
WOODWARD, NEW
BELLEVUE, OX BOW
OLD TOWN



Maximum Building Heights



Historic District:

Max. height per zoning is 3 stories, with a 4th allowed if stepped back to fall below a 35 degree angle raked back from the top of the 3rd story. *

Mason North, Civic Center, and Canyon Avenue:

Max. height under zoning district regulations is carefully stated based on extensive public discussion among strongly competing interests.

Stated height limits vary block-by-block. Limits are stated in both stories and feet with explanation of the intent, rather than simply stating exact numerical limits. Buildings over 3 stories must step down to a 1 or 2 story base portion along streets. *

Campus North:

Max. height is 5 stories per zoning. *

River District:

Max. height is 5 stories per zoning. Buildings must be stepped down to 3 stories abutting streets and 1 story abutting the river. *

Entryway Corridor:

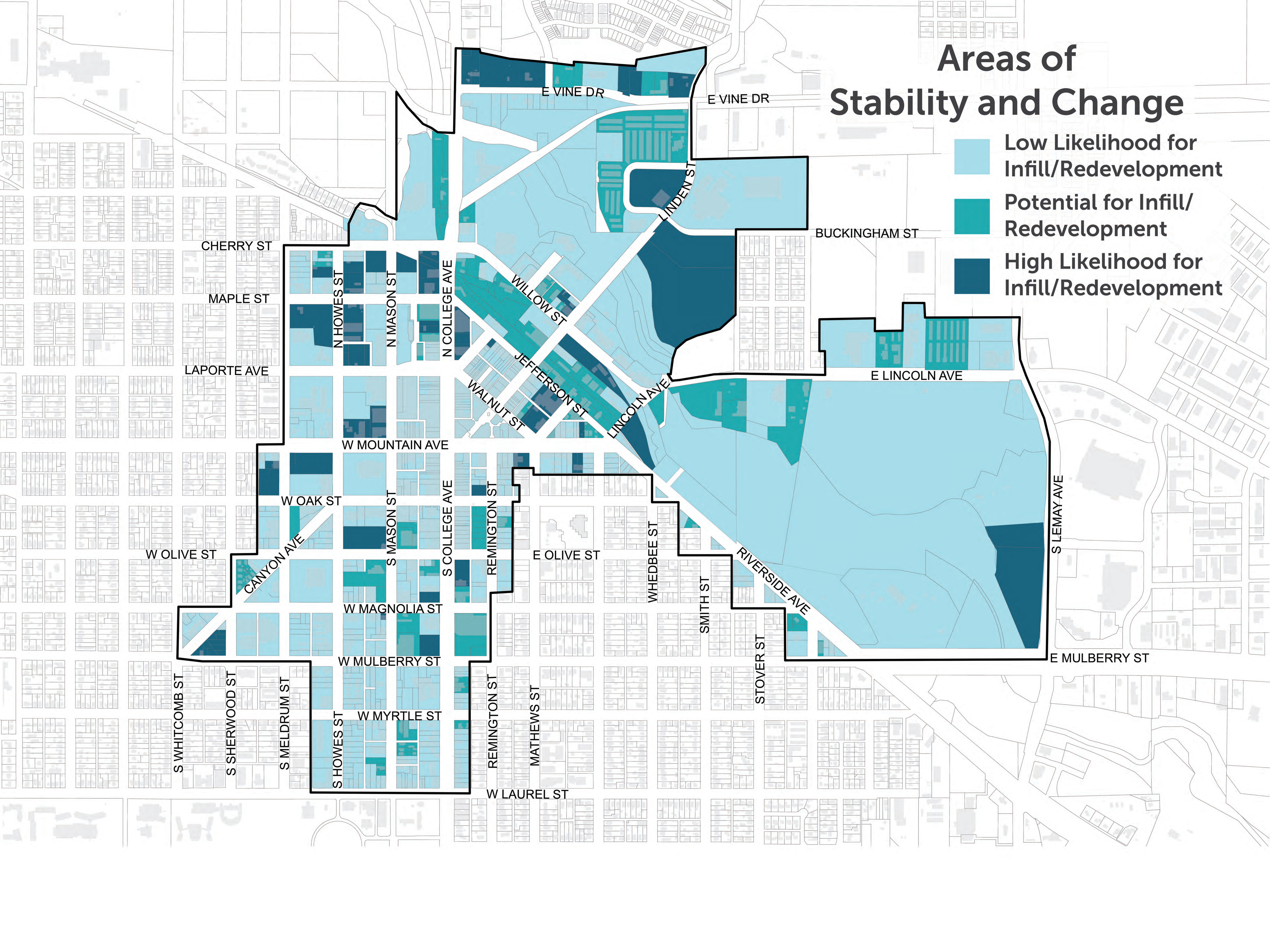
Max. height is 3 stories per zoning. Height is not likely to ever be an issue because of small parcel sizes.

	10-12 Stories 150 ft.		7-9 Stories 115 ft.		5-6 Stories 85 ft.		5 Stories
	3-4 Stories 56 ft.		3-4 Stories 45 ft.		3 Stories		2.5 Stories

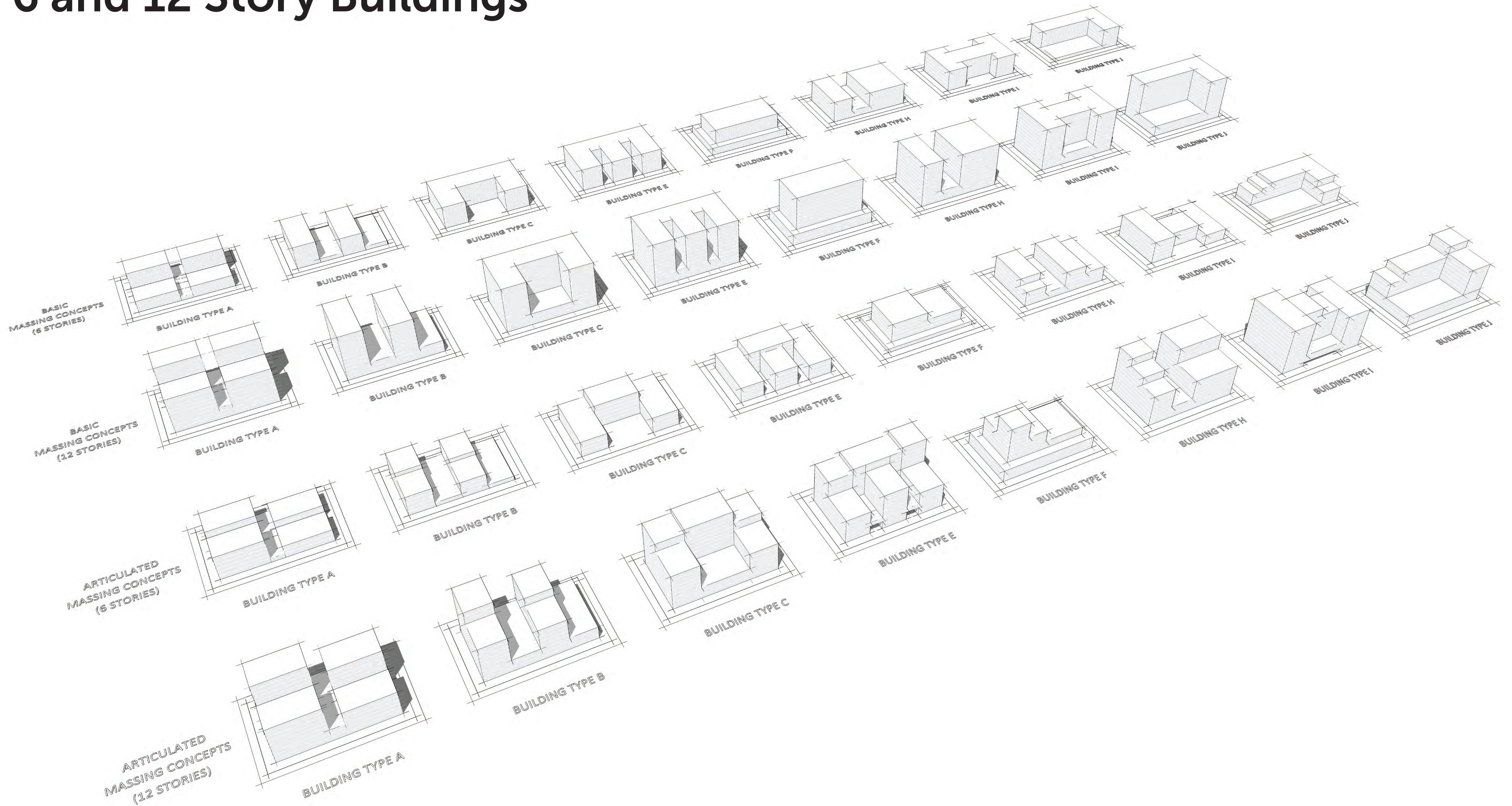
* All zoning height limits work in conjunction with regulations for compatibility. If historic buildings are adjacent, compatibility requirements are those buildings and the pattern of development are a major consideration in shaping new buildings, and can require lower heights than the stated limits. This matter would benefit from clarification in zoning district standards.

Areas of Stability and Change

- Low Likelihood for Infill/Redevelopment
- Potential for Infill/Redevelopment
- High Likelihood for Infill/Redevelopment



Massing Variations for 6 and 12 Story Buildings



Hypothetical Infill

