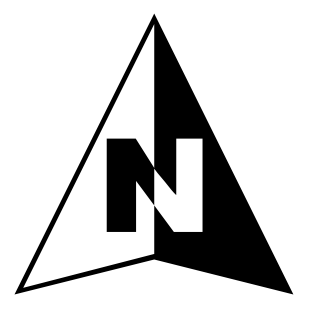


Change Map - East Colorado

- | HOUSING | MIXED-USE | COMMERCIAL |
|--|---------------------------------|----------------------------------|
| Low Density Res
0-6 DU/Acre | Low Mixed Use
(0.0-1.0 FAR) | Low Commercial
(0.0-1.0 FAR) |
| Low-Med Density Res
0-12 DU/Acre | Med Mixed Use
(0.0-2.25 FAR) | Med Commercial
(0.0-2.0 FAR) |
| Medium Density Residential
0-16 DU/Acre | High Mixed Use
(0.0-3.0 FAR) | High Commercial
(0.0-3.0 FAR) |
| Med-High Density Residential
0-32 DU/Acre | Parks | R&D Flex Space
(0.9 FAR) |
| High Density Residential
0-48 DU/Acre | Sphere of Influence | Institutional |
| Urban Housing
0-87 DU/Acre | Planning Areas | |

Map created by: General Plan Team | Date: October 2012
 Coordinate System: State Plane California Zone V, FIPS 405 (Feet) Datum: NAD 1983
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Site	Existg Zoning	Floor Area Ratio / Equivalent *	Proposed Land Use Designation	FAR Range	Category of Change
EC-1	ECSP-CL-3/ECSP-CG-3	1.50	Medium Mixed Use	0-2.25	(Type 7) Increase densities to create transit villages
EC-2	CG	0.40	Medium Mixed Use	0-2.25	(Type 3) Expand mixed use opportunities & (Type 7) Increase densities to create transit villages
EC-3	ECSP-CG-4	1.50	Medium Mixed Use	0-2.25	(Type 3) Expand mixed use opportunities & (Type 6) Increase densities to create neighborhood villages
EC-4	ECSP-CG-4	1.50	Low Mixed Use	0.0-1.0	(Type 3) Expand mixed use opportunities & (Type 4) Lower densities along corridors farther from neighborhood villages
EC-5	ECSP-CG-4	1.50	Medium Mixed Use	0-2.25	(Type 3) Expand mixed use opportunities & (Type 6) Increase densities to create neighborhood villages
EC-6	ECSP-CG-5	1.50	Low Mixed Use	0.0-1.0	(Type 4) Lower densities along corridors farther from neighborhood villages

* Floor Area Ratio / Equivalent - When the Zoning Code does not set a maximum FAR, maximum heights were converted to floor area ratio

