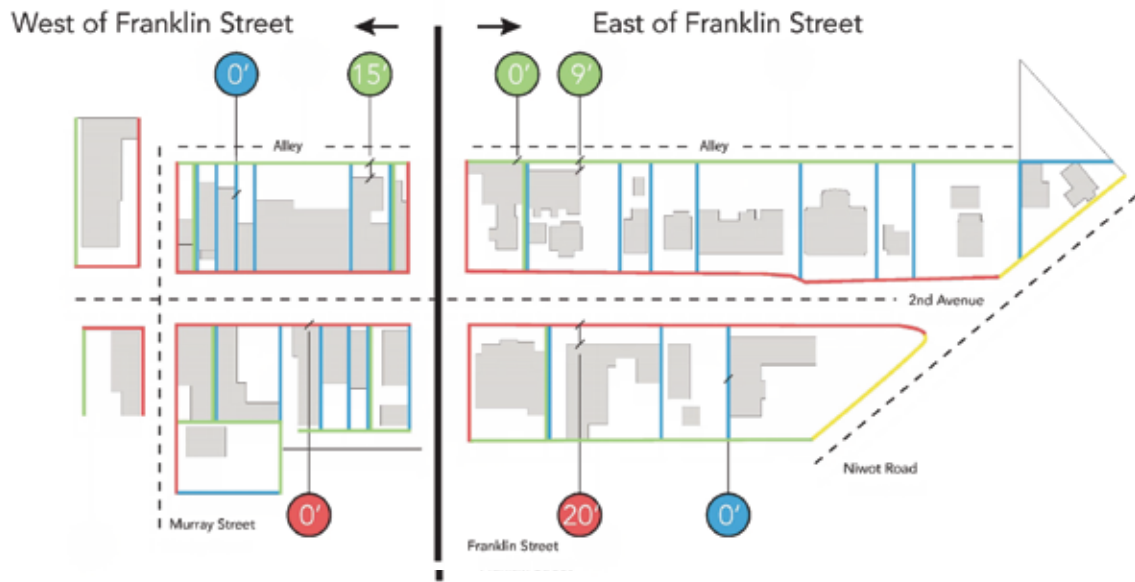


# 1st Exercise - Lot Access and Alley Treatment

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet

Minimum Setbacks (ft)

- █ 0 feet WEST of Franklin; 20 feet EAST of Franklin
- █ Side yard - 0 or 12 feet
- █ Rear yard - 0 with an alley; 10 feet without an alley
- █ Supplemental - Along Niwot Road, 80 feet from the center line



## QUESTIONS

For Lots on East Side of 2nd Avenue:

- What is your preferred alley condition?
- Do you have other ideas?
- Should conditional rules apply?
  - Restrict hours
  - Restrict users (Employee only? Residential only?)
  - Maximum number of spaces on alley allowed?

For Lots on Both Sides of 2nd Avenue:

- What is your preferred access treatment?
- Do you have other ideas?
- What is your preferred treatment along 2nd Avenue?
  - Does that change how you think about access and alley use?

### Alley Idea #1 - One Way to Franklin with Buffer



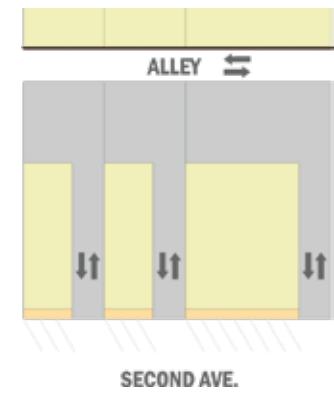
### Alley Idea #2 - Two Way with Landscaped Setback



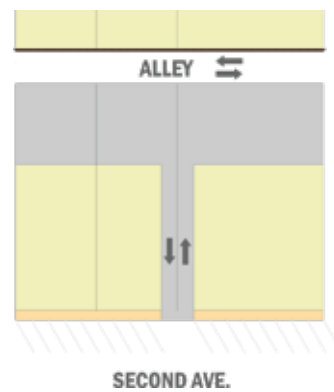
### Alley Idea 3 - One Way to New Outlet with Buffer and Landscaped Setback



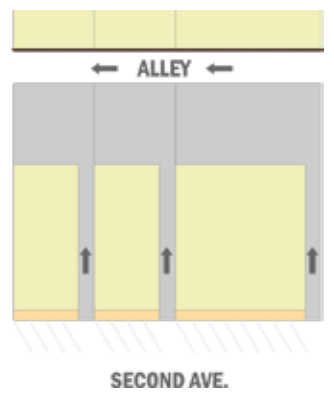
### Lot Access - Existing Conditions



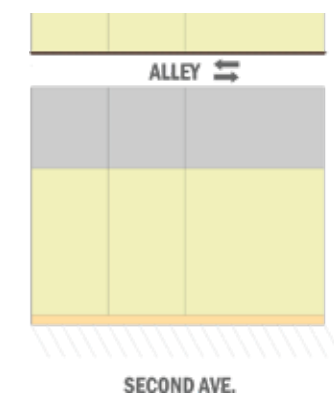
### Lot Access Idea #1 - Shared Access



### Lot Access Idea #2 - One-Way Private Access



### Lot Access Idea #3 - Access from Alley (like Block #1)

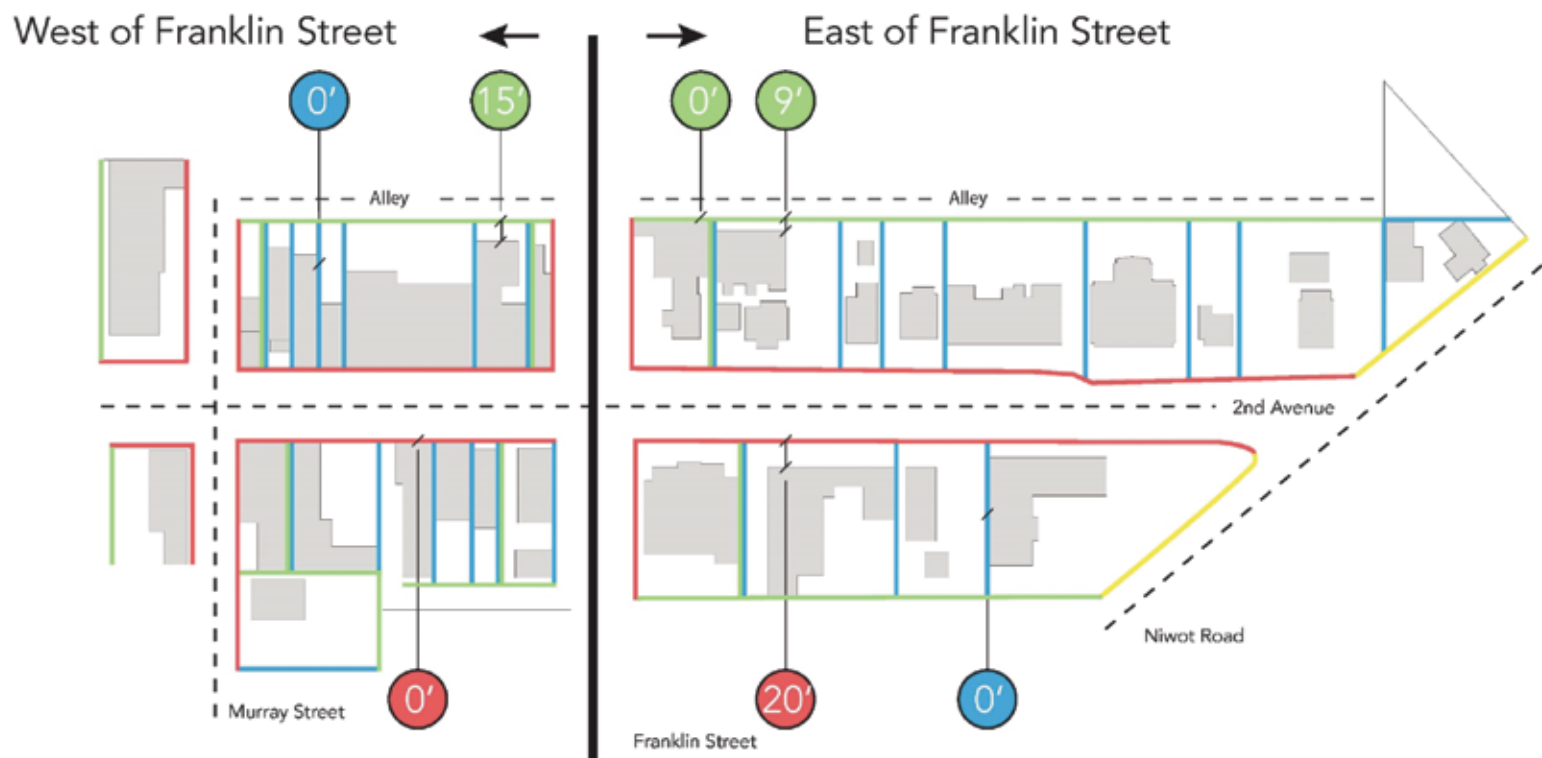


# 2nd Exercise- Rear Lot Conditions

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet

### Minimum Setbacks (ft)

- █ 0 feet WEST of Franklin; 20 feet EAST of Franklin
- █ Side yard - 0 or 12 feet
- █ Rear yard - 0 with an alley; 10 feet without an alley
- █ Supplemental - Along Niwot Road, 80 feet from the center line

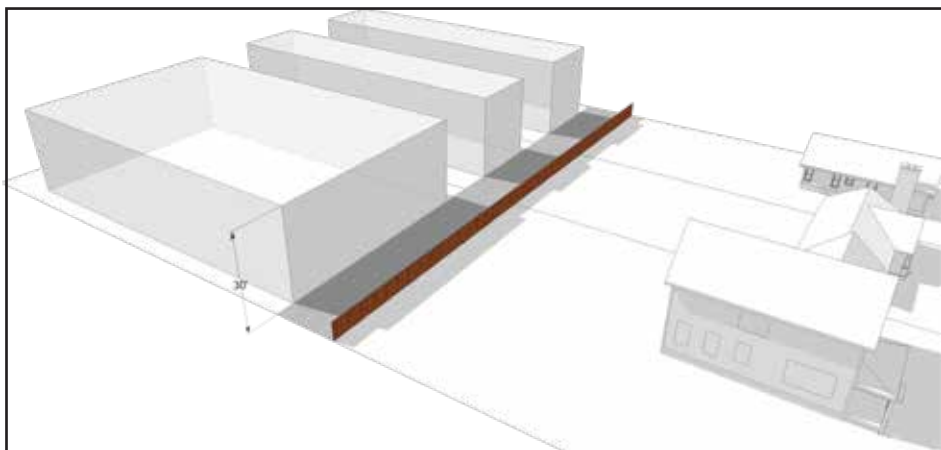


## QUESTIONS

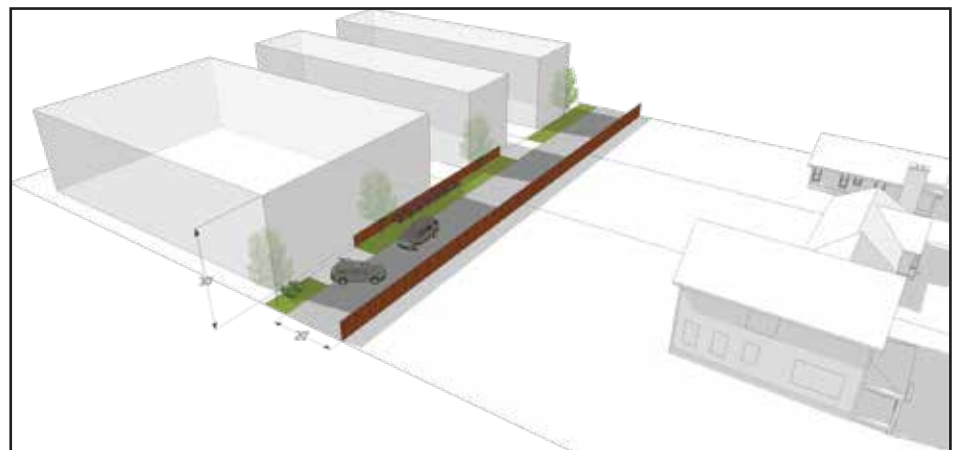
For Dealing with Rear Lot Conditions and Transitions to Single Family Neighbors:

- What is your preferred rear lot condition?
- Why did you choose that option?
- Do you have any other ideas?

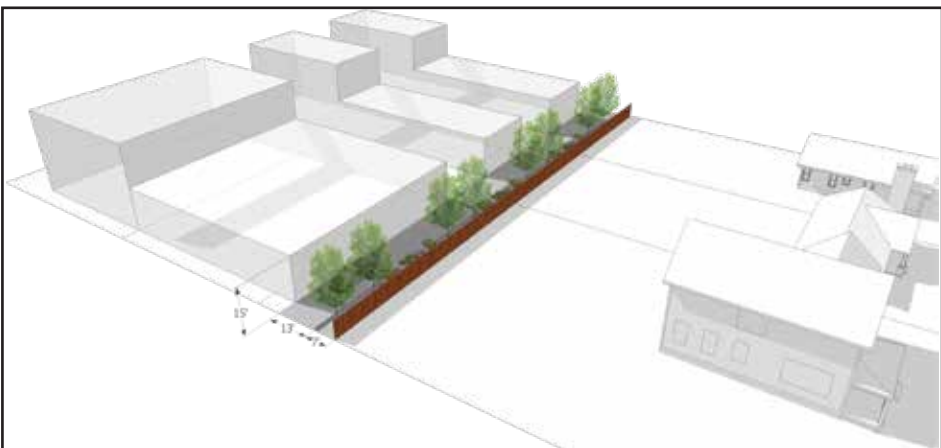
Rear Lot Conditions -  
Maximum Theoretical Allowance



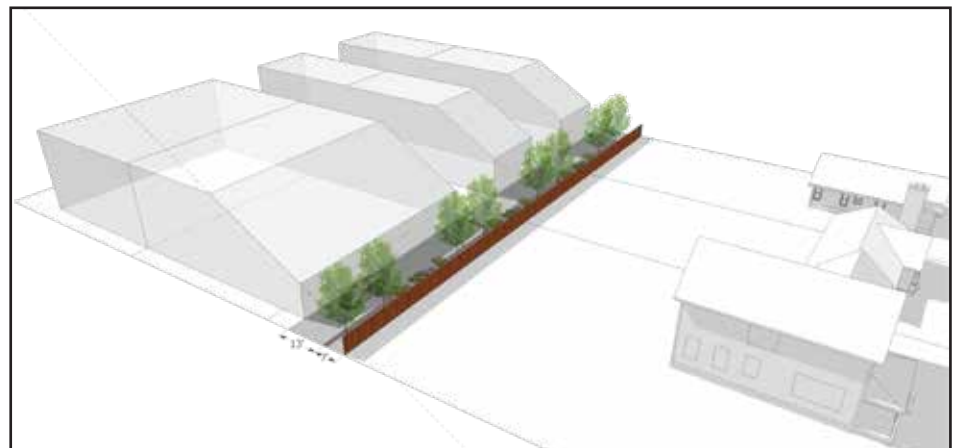
Rear Lot Conditions Idea #1 -  
Rear Setback



Rear Lot Conditions Idea #2 - One-Story in Rear

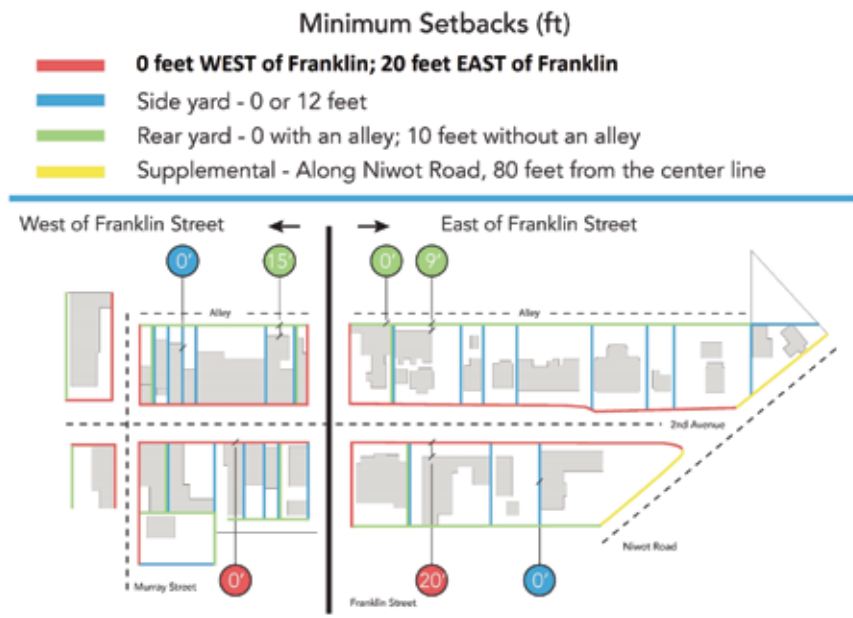


Rear Lot Conditions Idea #3 - Bulk Plane



# 3rd Exercise - Front Lot Conditions and Land Use Mix

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet



## Front Lot Conditions – Existing Setback Treatment



## Front Lot Conditions – Compared to Historic Block



## QUESTIONS

### For Front Lot Conditions:

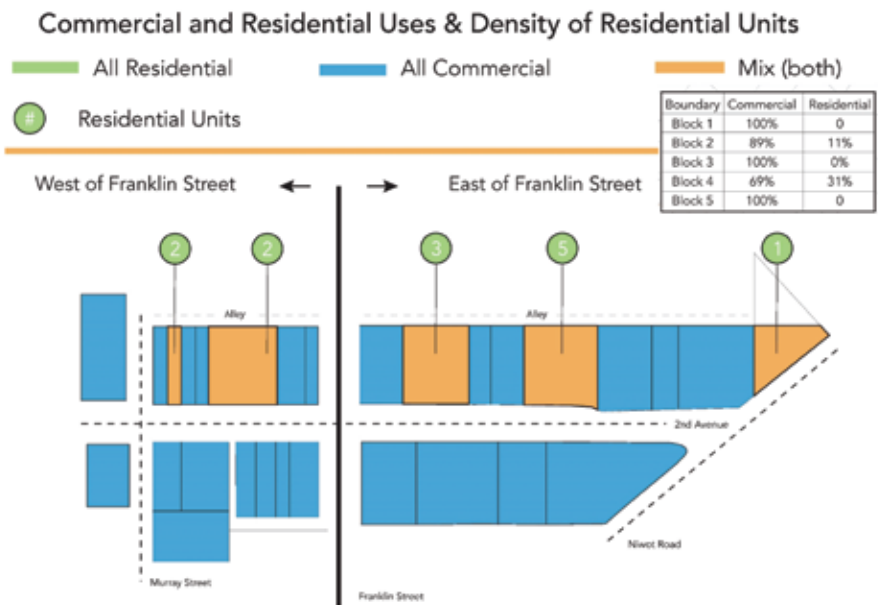
What do you think is an appropriate setback?

- Keep 20' minimum or reduce (15'? 10'?)
- If reduced, should it be across entire lot or percentage of lot frontage?

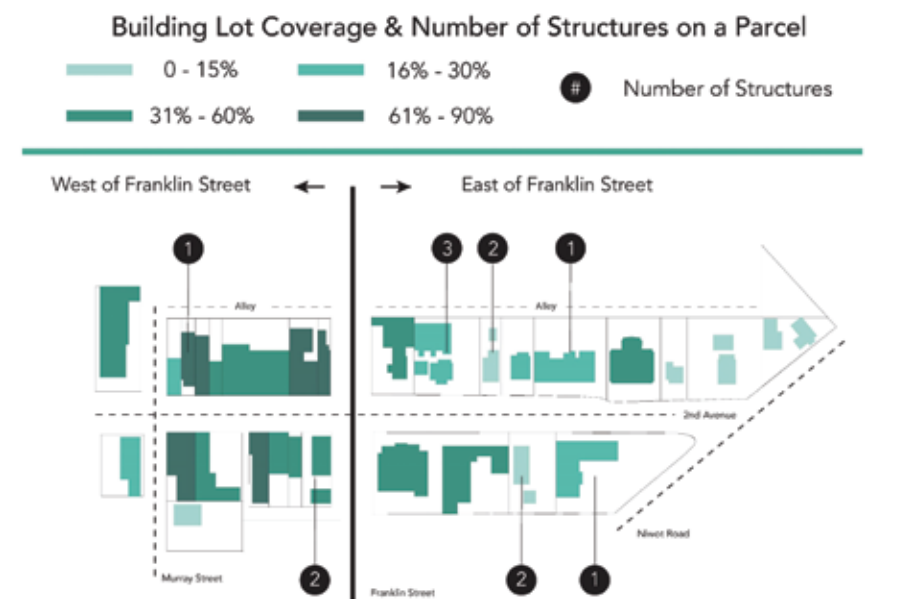
What is your ideal treatment of the setback area?

- Private (fences)
- Passive (garden, lawn)
- Active (café seating and retail activity)

## Land Use Mix – Existing Conditions



## Land Use Mix – Lot Coverage



## Land Use Mix – Existing Conditions



## QUESTIONS

### For Land Use Mix:

Do you like the current mix of commercial (70-90%) and residential (10-30%)?

- Would you prefer more commercial?
- Would you prefer more residential?
- Keep in mind other elements like open space and parking requirements.