

The initial discussion of use and dimensional standards for the Town Center is followed by Section 20.92.030, which outlines proposed street types and pedestrian circulation. Figure 2-2 illustrates the three types of streets in the Town Center Subarea, with further discussion of street frontage design standards included in Section 20.92.050. As noted, Through Connections are shown as conceptual locations, with location and connection type (such as those allowing vehicles, versus a strictly pedestrian/bicycle path) dictated by the design and redevelopment of individual projects and sites.

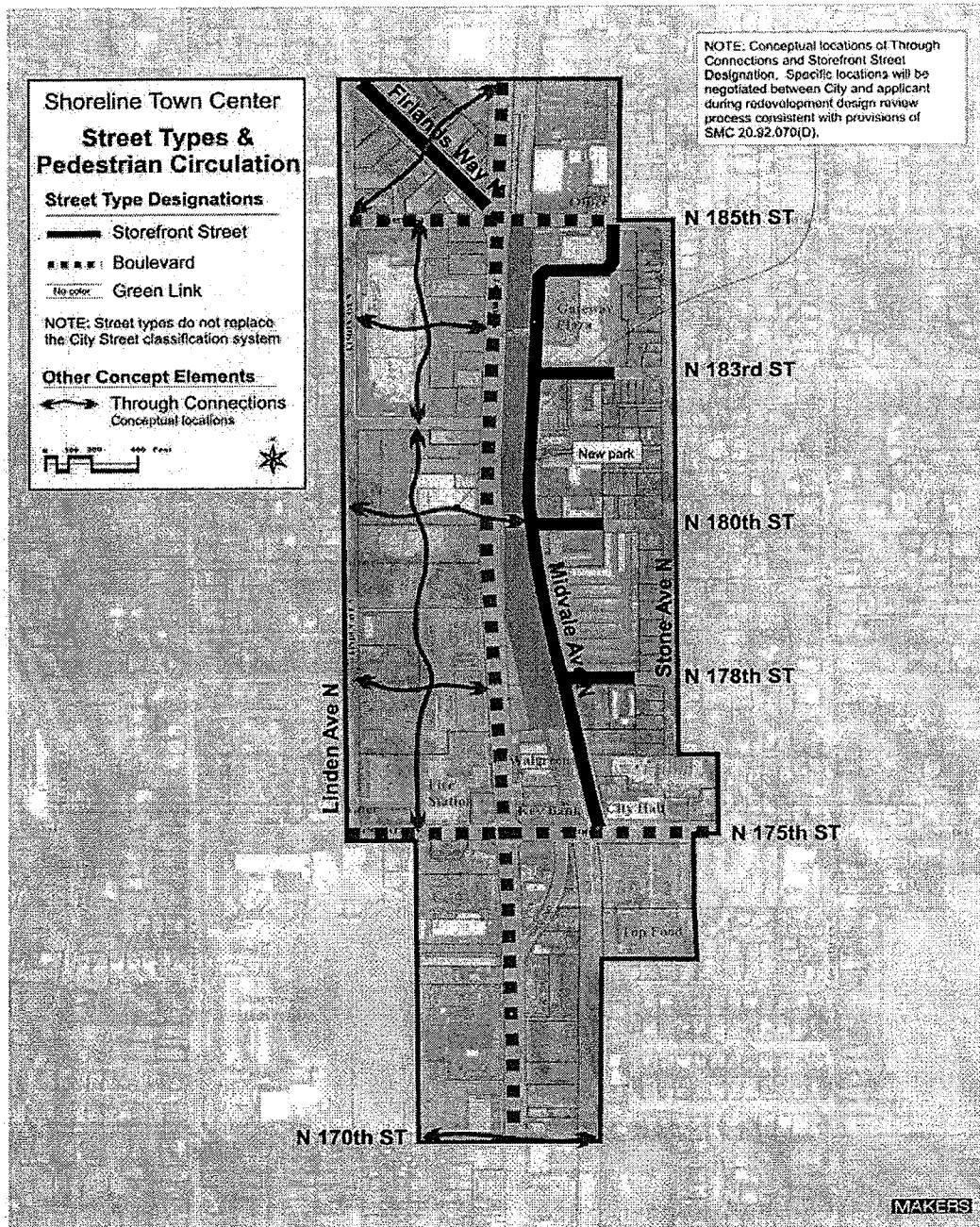


Figure 2-2: Town Center Street Types and Pedestrian Circulation

The next sections (20.92.040-20.92.080) of the Town Center Code are the design standards, which are articulated into five connecting elements that work together in order to build Town Center into a continuous, well-functioned, and attractive district.

- 1) **Neighborhood Protection Design**– This element focuses on establishing visual and traffic impact mitigation measures for adjacent single family neighborhoods while providing access to amenities in the Town Center. For example, the maximum building height is 35 feet in all districts for the first 50 horizontal feet from the property line, with an additional 10 feet in height allowed for each subsequent 20 feet from the property line. To further buffer the potential visual impacts of future development, buildings in Districts TC-2 and TC-3 that are adjacent to single family residential (R-4 and R-6) zones will be required to provide a 15-foot wide, Type I landscape with an 8-foot solid fence or wall. In regards to traffic, this element requires the preparation of traffic impact studies that analyze cut-through traffic and parking impacts for all development in the Town Center, and prohibits direct commercial truck access from Stone or Linden Avenue N, unless no other access is available.
- 2) **Street Frontage Design** – This element establishes dimensional and design standards for streets (including on-street parking and street trees), sidewalks, lighting, utilities, and way-finding signs that are appropriate to different modes of transportation (including pedestrian) and respectful of adjoining land uses. Given their focus on pedestrian activity, Storefront Streets (Firlands and Midvale) have the widest sidewalk dimensions (10 feet), and also require all developments to provide a minimum of 8 feet of bench or sitting wall. On-street parking is required unless adequate right-of-way is not available, and bulbouts are implemented as traffic calming devices at block ends and pedestrian crossings so as to improve pedestrian safety and the overall pedestrian environment.
- 3) **Site Design** – This element is designed to complement the streetscape and connect activity from the public street/sidewalk internal to sites, creating sites that promote and enhance public walking and gathering and provide safe routes for pedestrians and disabled people across parking lots, to building entries, and between buildings. While standards vary depending on the street type- Boulevard Streets may use either Storefront or Greenlink Street (streets with landscaped building setbacks) standards, or a combination of the two- topics addressed include building location (relative to the property line), required transparent window areas, weather protection, permitted size and location of surface parking lots (not allowed on street corners or between right-of-way and building fronts), parking standards, and public and open space requirements.

Additional design treatment standards are established for street corner sites, such as beveled building corners, distinctive facades, balconies, or artwork. Consistent with the goals of creating an attractive and safe pedestrian environment, internal walkways that connect building entries, public places, and parking areas with the adjacent sidewalks and the Interurban Trail are required for all sites. Public places are required on all parcels greater than ½ acre, with additional standards for parcels greater than 5 acres. Parking

requirements have been reduced, with additional reductions of up to 50% possible depending on proximity to transit, on-street parking, and shared parking agreements.

- 4) **Building Design** – This element seeks to contribute to a more accessible, distinctive, and attractive neighborhood by requiring the use of architectural elements such as façade articulation, roofline modulation, building offsets, and distinctive windows and materials. Requirements vary slightly based on the type of street the building is fronting on, but in all cases aim to reduce the apparent scale of buildings (and their potential aesthetic impact on surrounding neighborhoods) and add visual interest to the Town Center.
- 5) **Signage** – While signage can complement the built environment and increase visibility for businesses, this element establishes standards to ensure that signs are of an appropriate size, scale, character, and material to be compatible with future development in the Town Center. Topics such as illumination, materials, and sign type (monument, building-mounted, projecting, under-awning, window, etc) are discussed, with additional requirements for the Transition Overlay and TC-4 districts.

#### *Potential Street Improvements*

While the Plan and Code have goals, policies, and standards for roadway improvements to Midvale Ave N, Firlands Way N, the vacation of N. 182<sup>nd</sup> Street, and the extension of N. 180<sup>th</sup> Street, the Planned Action does not identify any specific timetable or funding mechanism to achieve these improvements. The cross-sections discussed are currently being incorporated into the City of Shoreline's TMP Update, which is anticipated to be completed in late 2011. The TMP, as well as the City's Capital Improvement (CIP), will help prioritize future projects, and will be heavily influenced by the size and scope of redevelopment projects in the subarea.

## 2.4 No Action Alternative

As discussed in Section 1.3.3, the No Action Alternative would retain the existing Comprehensive Plan and zoning designations for the study area. As can be seen in Figure 2-3, there are currently a variety of zoning designations in the study area, including Mixed Use Zone (MUZ), Industrial, Community Business, and residential zones that range in density from 6 to 48 units per acre (R-6 to R-48). Maximum building heights range from 30 feet (35 feet with a pitched roof) in the single family residential zones, to 65 feet in the Mixed Use Zone (when incentives such as green building practices, affordable housing, and mixed-use projects are met). There is a minimum building height of 35 feet in the MUZ zone. Landscaping, parking, lighting, and open space requirements vary based on the zone, but are not as strict or specific as those in the Proposed Action.

As mentioned, the TMP for the City of Shoreline is currently being updated. As part of that plan, the City is developing cross-sections for the streets within the subarea. These cross-sections are expected to be the same for both the Proposed and No Action Alternatives as far as number of travel lanes, widths, and bicycle lanes. As such, the look of the streets from "curb to curb" would be

expected to be the same in both alternatives. However, the proposed improvements and standards beyond the curbs, such as bulbouts, street parking, and requirements for wider sidewalks and public plazas, would not be part of the No Action Alternative. In addition, streetscape improvements in the study area may be identified as a lower priority under the No Action Alternative, as the Town Center Subarea Plan identifies the City Council's commitment to creating a compact, walkable neighborhood where one currently does not exist.

MUZ zoning currently occupies the majority of the proposed Town Center Subarea. Development in the MUZ is subject to the standards and provisions in SMC 20.50.021, which were largely developed to mitigate the potential aesthetic impacts that large projects could have on adjacent single family residential neighborhoods, but with less detail and specificity than the Proposed Town Center Code.

Requirements in the MUZ include:

- Administrative design review for all developments;
- Provision of public gathering spaces at a rate of 1,000 square feet per acre;
- Phased maximum building heights, densities, and floor area ratios (FAR's), which start at 35 feet and 48 units/acre for residential-only buildings and 45 feet, 70 units/acre, and a FAR of 2.0 for commercial buildings, and can reach a maximum of 65 feet, 150 units/acre, and a FAR of 3.6 if incentives such as affordable housing, green building standards, and holding a neighborhood meeting are met; and
- Step-back requirements for projects adjacent to parcel zoned R-4 through R-12 (low and medium residential), with maximum building heights in the first 100 feet from the property limited to 45 feet and maximum building heights of 55 feet within 101-200 feet of the property line.

#### *General Comparison of the Alternatives*

In general, the Proposed Action has the potential to result in slightly higher residential densities than the No Action Alternative, as the maximum building height in Town Center Districts TC-1 through TC-3 is slightly higher than the MUZ (and does not rely on incentives to get to the maximum building height), the Proposed Action does not require any setbacks from nonresidential zones, and the stepback requirements are limited to 110 feet in the Proposed Action, as opposed to 200 feet under the current MUZ zoning. However, given the similar types of uses allowed under either alternative, the levels of development would be expected to be fairly similar, which was the rationale for using the same growth and traffic assumptions for both alternatives. As stated at the beginning of this chapter, the primary differences between the alternatives would be expected in the visual character, sense of place, and walkability of the area.

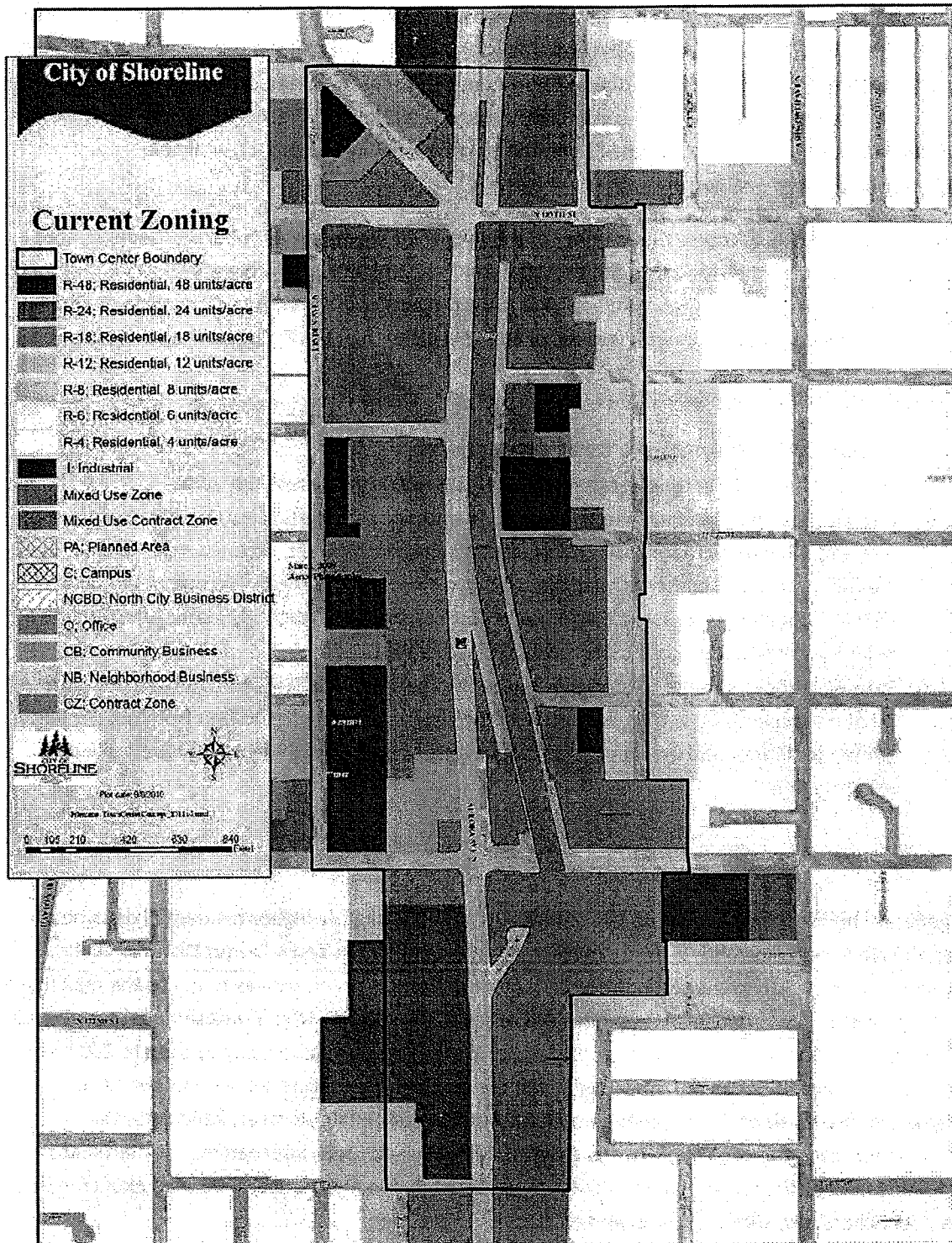


Figure 2-3: Current Zoning in the Town Center

## Chapter 3: Land Use and Aesthetics

### 3.1 Affected Environment

#### *3.1.1 Current Conditions and Existing Zoning (No Action Alternative)*

As a first-tier residential suburb of Seattle that largely developed in its current form in the 1950's and 1960's, Shoreline has historically been a bedroom community, with corridors of auto-oriented strip mall development. The Town Center Subarea largely meets this description, with a mix of primarily one and two-story strip mall and big box retail, office, commercial, residential, and automobile sales uses along Aurora Avenue, and multi-family residential units along portions of Linden Avenue N, Midvale Avenue N, and N 178<sup>th</sup>, N 180<sup>th</sup>, and N 183<sup>rd</sup> Streets. The Town Center is also home to a number of local and municipal government uses, including the new four-story Shoreline City Hall at the NE corner of N 175<sup>th</sup> Street and Midvale Avenue N, Shoreline Fire Department Headquarters on the northwest corner of Aurora Avenue N and N 175<sup>th</sup> Street, and Shoreline Police Headquarters at the NE corner of N 185<sup>th</sup> Street and Midvale Avenue N.

Commercially zoned parcels along Aurora Avenue N and Midvale Avenue N are generally fairly shallow, and transition quickly to single family residential neighborhoods just beyond the subarea boundaries, along the east side of Stone Avenue, the west side of Linden Avenue, and to the north of Firlands Way N and N 188<sup>th</sup> Street. Figure 2-3 (in Chapter 2) illustrates the existing zoning in the Town Center Subarea. The majority of the subarea, and almost all parcels along Aurora Avenue N, Midvale Ave N, N 175<sup>th</sup> Street, and N 185<sup>th</sup> Street, is zoned Mixed Use Zone (MUZ). Office and R-48 (the City's highest density residential zoning, at 48 units/acre) zoning exists along portions of Linden Avenue N, Firlands Way N, and Midvale Avenue N, with R-12 and R-8 zoning located along Stone Avenue N, the subarea's eastern edge.

Development standards for the existing zoning in the area can be found in Chapter 20.50 of the Shoreline Municipal Code (SMC). Residential development standards for the subarea's existing zoning can be seen in Table 3-1. Development along Stone Avenue N (areas zoned R-8 and R-12) is limited to 35 feet in height, with 10' front yard setbacks and 5' rear and side yard setbacks. Residential development within the Office zone is also limited to 35 feet in height (and 24 units/acre), which can be increased to 50 feet for mixed-use projects if the additional story is stepped back at least eight feet. Residential development in the Community Business and Industrial zones (present in a few parcels just north and south of N 175<sup>th</sup> Street on the west side of Aurora) can be as high as six stories (60-65 feet), with increased setback requirements for properties adjacent to residential zones. Multi-family residential developments are also required to provide on-site open space, at the rate of 170 sf per 3BR+ unit, 130 sf per 2BR unit, and 100 sf per studio/1BR unit.

STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	NB/O	CB	MUZ/ Industrial
<b>Base Density: Dwelling Units/Acre</b>	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	24 du/ac	48 du/ac	See SMC 20.50.021
<b>Min. Front Yard Setback (2) (3)</b>	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
<b>Min. Rear Yard Setback (2) (4) (5)</b>	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft from residential, 15 ft from non- residential	10 ft from residential, 15 ft from non- residential	15 ft from residential, 15 ft from non- residential
<b>Min. Side Yard Setback (2) (4) (5)</b>	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft from residential, 10 ft from non- residential	5 ft from residential, 10 ft from non- residential	5 ft from residential, 15 ft from non- residential
<b>Base Height (9)</b>	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (50 ft with mixed-use project)	60 ft	65 ft (See SMC 20.50.021)
<b>Max. Hardscape (2) (6)</b>	45%	50%	65%	75%	85%	85%	90%	85%	85%	95%

Table 3-1: Residential Development Standards under Existing Zoning

SMC 20.50.230 details the development standards for commercial (non-residential) development under the existing zoning in the subarea; a summary is included in Table 3-2. In general, the front yard setback is 10 feet (which must be fully landscaped for residential projects), which can be reduced to zero feet for commercial projects if adequate street improvements have been made or are available (within the Town Center Subarea, all properties along Aurora Avenue N, N 175<sup>th</sup> Street, and N 185<sup>th</sup> Street would be eligible for zero lot lines due to the recent Aurora Corridor Improvement Project). The base heights are the same as for residential development within these zones, with the same stepback and transition area requirements as for residential development (discussed in further detail on the next page). Side and rear yard setbacks are not required for parcels adjacent to other commercially zoned parcels, but require 10-15 foot setbacks for those areas adjacent to areas zoned R-8 to R-48 (such as Stone and Linden Avenues N). SMC Chapters 20.50.120 through 20.50.280 also includes requirements for parking, landscaping, and building design, articulation and modulation, which are discussed below, which have been incorporated and expanded in the Town Center Code.



STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB)	Mixed-Use (MUZ) and Industrial (I) Zones
Min. Front Yard Setback (Street) (1) (2)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, MUZ, and I Zones (2)	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6 (2)	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-8 through R-48 (2)	10 ft	10 ft	15 ft
Base Height (6)	35 ft (3)	60 ft	65 ft (4) (5)
Max. Impervious Surface	85%	85%	90%

Table 3-2: Commercial Development Standards under Existing Zoning

As discussed in Section 2.4, development in the MUZ is subject to the standards and provisions in SMC 20.50.021. Requirements in the MUZ include:

- Administrative design review for all developments;
- Provision of public gathering spaces at a rate of 1,000 square feet per acre;
- Phased maximum building heights, densities, and floor area ratios (FAR's), which start at 35 feet and 48 units/acre for residential-only buildings and 45 feet, 70 units/acre, and a FAR of 2.0 for commercial buildings, and can reach a maximum of 65 feet, 150 units/acre, and a FAR of 3.6 if incentives such as affordable housing, green building standards, and holding a neighborhood meeting are met; and
- Step-back requirements for projects adjacent to parcels zoned R-4 through R-12 (low and medium residential), with maximum building heights in the first 100 feet from the property limited to 45 feet and maximum building heights of 55 feet within 101-200 feet of the property line.

#### Permitted Uses

Chapter 20.40.110 of the SMC includes a detailed list of permitted and prohibited uses under current zoning. Uses are listed as permitted, conditionally permitted, or subject to a Special Use Permit, with blank boxes representing prohibited uses. Certain uses are required to meet Supplemental Criteria before they can be approved, with the criteria established in SMC 20.40.200 through 20.40.610. For those uses and businesses not specifically covered in the use tables, a Code Interpretation can be made by the Department Director to determine whether said use is permitted.



### *3.1.2 Proposed Town Center Subarea Plan and Town Center Code (Proposed Action Alternative)*

#### Town Center Subarea Plan

The Town Center Subarea Plan develops a vision of what the subarea may look like over the next twenty years, providing a list of goals and policies to help achieve this vision. Among others, Goal TC-2 calls for the creation of a Town Center that is “complete, compact and connected to its neighborhoods and the region”, while Goal TC-3 proposes to “create a ‘sense of place’ in Town Center that provides a focal point for Shoreline’s civic life and community-wide identity”.

These goals are supported by policies such as Policy TC-1, which calls for a safe, attractive, and walkable Town Center that links mixed use, mid-rise buildings, a broad range of housing choices, major civic amenities, public gathering places and bus rapid transit service, and Policy TC-5, which encourages additional retail, service, grocery, and restaurant uses to serve people who live or work in Town Center or within walking distance of it. However, while encouraging growth in the subarea, a major focus of the Plan (and Town Center Code, discussed below) is protecting nearby single family neighborhoods. For example, Policy TC-16 seeks to protect adjacent residential areas from impacts generated by developments in Town Center by establishing a medium density buffer of townhomes and similar density residential uses between the commercial uses in Town Center and the single family neighborhoods east of Midvale and limit lighting, signage and noise impacts. The policy also calls for orienting commercial uses west of Aurora so that they have primary access and impacts oriented toward Aurora, rather than to the neighborhood west of Linden.

#### Town Center Code

The Town Center Code was developed to implement the goals and policies of the Town Center Subarea Plan. As detailed in Section 2.3, The Town Center Code’s intent is to focus more on regulating the form and character of development, and less on establishing specific land uses and densities. However, given the City’s vision of creating a compact, pedestrian and bicycle-friendly, mixed-use environment within the Town Center, there are several uses outlined in Table 3-3 that would be prohibited in some or all districts of Town Center, many of which are permitted (either outright, conditionally, or subject to supplemental criteria) under existing zoning.

The proposed Town Center Land Use Chart is tiered, with the highest number of prohibited uses existing in the TC-4 Zone (adjacent to single-family neighborhoods along Stone Avenue N), and the least restrictions in the TC-1 and TC-2 zones (those areas along Aurora Avenue N). Examples of types of uses that would be prohibited within the entire Town Center are Heavy Equipment and Truck Repair, Shipping Containers, Trucking and Courier Services, Warehousing and Wholesale Trade, Adult Use Facilities, Gambling Uses, Transfer Stations, and Bus Bases. The Town Center Code provides additional discretion to the City’s Planning Director to make decisions as to whether certain uses are permitted.

General Land Use Category	Specific uses listed in Table	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale /Firlands	TC-4 Stone Ave Residential
Detached Single Family	20.40.120				
Duplex, Apt, Single Family Attached	20.40.120				
Group Residences	20.40.120				
Lodging	20.40.120	<b>PERMITTED USES</b>			
Health Facility	20.40.140				
Government Facility	20.40.140				
Automotive fueling and service Stations	20.40.130				
Retail, Eating, and Drinking	20.40.130				
Personal and Business Services	20.40.130				
Vehicle Sales, Leasing, and Service(2)	20.40.130				
Gambling Uses					
Wrecking Yards		<b>PROHIBITED USES</b>			
Industrial Uses					
Adult Use Facility					

Table 3-3: Town Center Land Use Chart

Figure 2-1 in Chapter 2 illustrated the proposed zoning designations for the Town Center. As discussed in Section 20.92.020, the four zoning districts and one transition overlay district would include:

**TC-1:** Located along the west side of Aurora between N 170<sup>th</sup> and N 179<sup>th</sup>, this zone would allow for the widest range of uses. All uses in TC-2 and TC-3 would be allowed, as well as allowing vehicle sales, leasing, and servicing.

**TC-2:** Covering the remainder of properties fronting on Aurora Avenue, N. 175<sup>th</sup> and N. 185<sup>th</sup> streets and provides a broad range of uses and development potential with pedestrian activity primarily internal to the sites. The uses are generally similar to what currently exists under MUZ and Industrial zoning, while prohibiting gambling establishments, wrecking yards, industrial uses, and adult use facilities.

**TC-3:** This zone is primarily for properties along Midvale and Firlands and allows a wide range of uses (the same as TC-2), with an increased focus on pedestrian activity, primarily along Storefront Street (see Figure 2-2) frontages.

**TC-4:** This zone is oriented around Stone Avenue and limits the residential heights, uses and vehicle circulation to protect the adjacent single family neighborhoods. Uses are limited to attached and detached single-family, duplex, apartment, and group residential uses, similar to the R-8 and R-12 zoning that currently exists in much of this area.

**Transition Overlay:** This overlay provides a transition from higher intensity development to lower intensity uses and protects adjoining single family neighborhoods that are not adjacent to TC-4 zoning (notably along Linden, north of Firlands, and in the SE portion of the subarea) from taller building heights, traffic, and inappropriate land uses.

As stated, because the Town Center Code is focused more on form than on use, the list of permitted uses does not vary significantly from those permitted under the existing Development Code. Along these lines, the Town Center Development Standards (Table 3-4) are the same for residential and non-residential development.

In most instances, the new development standards for the TC-1 through TC-3 districts are quite similar to the standards for properties that are currently zoned MUZ, the zoning designation which constitutes the majority of the parcels located in these three zoning districts. There are properties currently zoned R-48 and Office that would be rezoned to TC-2 or TC-3, and as such could result in slightly higher building heights. However, these properties are either located away from single family residences (those fronting along Midvale Avenue N), or, as discussed above, have transition overlay districts with height and stepback requirements that have been designed to help protect adjacent single family neighborhoods.

	TC-1 <i>Aurora SW</i>	TC-2 <i>Aurora</i>	TC-3 <i>Midvale/ Firlands</i>	TC-4 <i>Stone Ave Res</i>	Transition Overlay
Minimum Front Yard Setback (1)(2)(3)	0-10 ft (6)	0-10 ft	0-10 ft	15 ft	15 ft
Minimum Side Yard Setback from Nonresidential Zones (4)	0 ft	0 ft	0 ft	5 ft (5)	5 ft (5)
Minimum Rear Yard Setback from Nonresidential Zones	0 ft	0 ft	0 ft	5 ft	0 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	15 ft	15 ft	15 ft	5 ft	20 ft
Minimum Side & Rear Yard Set- back from R-8 through R-48 and TC-4	15 ft	15 ft	15 ft	5 ft	15 ft
Maximum Height (5)	70 ft	70 ft	70 ft	35 ft	35 ft
Maximum Hardscape Area	95%	95%	95%	75%	75%

Table 3-4: Proposed Town Center Development Standards

Exceptions to Table 3-4

- (1) *Unenclosed porches and covered entry features may project into the front yard setback by up to 6 feet. Balconies may project into the front yard setback by up to 2 feet.*
- (2) *Additional building setbacks may be required to provide right-of-way and utility improvements.*
- (3) *Front yard setbacks are based on the applicable street designation. See figure 20.92.020 for the street designation and SMC 20.92.070(B) for applicable front yard setback provisions.*
- (4) *These may be modified to allow zero lot line developments for internal lot lines only.*
- (5) *See section 20.92.050.C for height step-back standards.*
- (6) *Front yards may be used for outdoor display of vehicles to be sold or leased in the TC-1 zone.*

### *3.1.3 Demonstration Sites: Illustrating How Development Subject to the Town Center Code May Look*

As was discussed in detail in Chapter 2.3, the Town Center Subarea Plan is focused on creating an attractive, unique, and compact mixed-use center, which also respects and protects the surrounding single family neighborhoods. Chapter 2.3 provided a discussion of the Town Center Code, which is divided into seven different sections (proposed SMC Sections 20.92.020 through 20.92.080) that seek to create a set of comprehensive design principles that help achieve the Subarea Plan vision.

While the discussion of the various development standards in the Town Center Code (detailed in Chapter 2.3) provides an introduction to some of the design and development concepts envisioned for Town Center, pictures are typically more helpful in establishing what that vision actually looks and feels like. As such, the Town Center Code includes a number of pictures and plans to illustrate appropriate design and articulation treatments (including building articulation and modulation and window design), parking lot locations and configurations, through-connections and walkways, signage, landscaping, and public and open spaces.

To help further illustrate what future projects that implement the design and development standards in the Town Center Code may look like, and their potential impacts on and benefits to the existing character and streetscape of the Town Center, the City of Shoreline has created Google Sketchup models that illustrate renderings of potential redevelopment projects for two groups of parcels within the Town Center. It is important to note that these parcels do not have any pending or immediate plans for redevelopment, and the property owners have not been approached by the City. Instead, the two sites were selected based on a variety of characteristics, including:

- **Size:** the two sites represent many of the larger parcels in the subarea, which allow for larger project examples and the incorporation of more Code elements;
- **Street Frontage:** both demonstration projects front on multiple streets, and collectively represent the three Street Types (storefront, boulevard, and green link) in the Town Center Subarea (for a further discussion of street frontages, see Chapter 8.1.1). As such, they provide a variety of perspectives based on the street type;
- **Location and Zoning:** One site on each side of Aurora Avenue N was selected. Both have at least one side adjacent to single family residential neighborhoods. The sites have different zoning: TC-2 with a Transition Overlay for one site, and TC-3 with a thin ribbon of TC-4 on the other site.
- **Land Use Type:** Consistent with the vision and growth assumptions for Town Center, the project on the west side of Aurora illustrates a commercial development project, while the project on the east side of Aurora (fronting on Midvale Avenue N) illustrates a primarily residential project (with ground floor retail). As types, amounts, and orientation of open space, public plazas, landscaping, and other items discussed in the Town Center Code will likely be slightly different for commercial and residential projects, it is useful to have examples of both types of development.