SUSTAINABILITY SUSTAI

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



APPENDIX 1 OF 1 SPM PLACE TYPES

ADOPTED ON SEPTEMBER 3, 2020



TECHNICAL REPORT

SUSTAINABLE COMMUNITIES STRATEGY APPENDIX 1 OF 1
ADOPTED ON SEPTEMBER 3, 2020

Urban Mixed Use Land Use Mix **Residential Mix** Residential 18% SF Large Lot 0% SF Small Lot 0% Employment 16% Mixed Use 45% Townhome 0% Open Space/Civic 21% MultiFamily 100% **Built Environment Employment Mix** Intersections per mi 2 200 Office 80% Average Floors 23 Retail 20% Floors Range 15 - 100 Industrial 0% Total Net FAR 9.0 Gross Density Range (per acre) Average Density (per acre) Household 40-500+ Household 85 Employee 50-500+ Employee 266

Urban Mixed Use districts are exemplified by a variety of intense uses and building types. Typical buildings are between 10 and 40+ stories tall, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or bicycle for many of their transportation needs.



Description

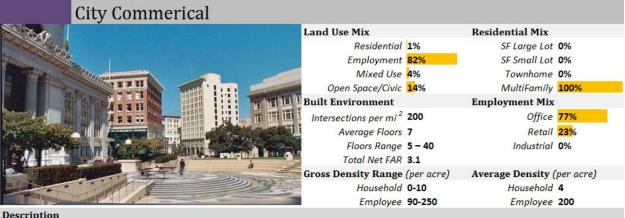
The most intense residential-focused type, Urban Residential areas are typically found within or adjacent to major downtowns. They include high- and mid-rise residential towers, with some ground-floor retail space. Parking usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.



Urban Commercial areas are typically found within major Central Business Districts. They are exemplified by mid- and high-rise office towers. Typical buildings are between 15 and 40+ stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured below or above ground; workers tend to arrive by transit, foot or bicycle in large numbers.



City Mixed Use areas are transit-oriented and walkable, and contain a variety of uses and building types. Typical buildings are between 5 and 30 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured below or above ground.



Description

The central business districts of most cities contain areas exemplary of City Commercial, with many mid- and high-rise office towers and government buildings. Typical structures are between 4 and 40 stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured, though many workers arrive by transit, foot, or bicycle.



An dense residential-focused type, City Residential is dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.



Town Mixed Use areas are walkable mixed-use neighborhoods, such as the mixed-use core of a small city or transit oriented development, with a variety of uses and building types. Typical buildings are between 3 and 8 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured, above or below ground.



Containing a mix of townhomes, condominiums and apartments (and occasionally small-lot single family homes), Town Residential is characterized by dense residential neighborhoods interspersed with occasional retail areas. Typical buildings are 2-5 stories tall, with limited off-street parking; residents tend to use transit, walking and bicycling for many of their transportation needs.



Description

Equivalent to the center of a traditional town, or a more employment-focused transit-oriented development, Town Commercial contains a mix of commerical buildings set in a walkable context. Typical structures are between 2 and 8 stories tall, with ground-floor retail, and offices, services, and some residential uses on upper floors.



Village Mixed Use areas are the walkable and transit accessible mixed-use cores of traditional neighborhoods. Typical buildings are between 2 and 6 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is typically structured, tucked under, or placed behind buildings so that it does not detract from the pedestrian environment.



Containing a mix of single-family homes on small lots and townhomes, Village Residential is characterized by traditional neighborhoods, designed to be supportive of transit service, walking and bicycling. Typical buildings are 2-3 stories tall, with small yards and an active focus on the public realm.



Description

Equivalent to the center of a small town or district, or a lower-intensity employment-focused transit-oriented development, Village Commercial contains a mix of buildings set in a walkable context. Typical structures are between 2 and 5 stories tall, with some ground-floor retail, and offices, services, and some residential on upper floors.



Neighborhood Residential areas are traditional neighborhoods containing mostly single-family homes on small lots, interspersed with occasional retail spaces. Typical buildings are between 2 and 3 stories tall, with small yards and an active focus on the public realm, set in a context designed to be supportive of transit service, walking and bicycling.



Containing a mix of single-family homes on small lots interspersed with some medium and larger lot homes, Neighborhood Low is a traditional neighborhood area designed to be supportive of walking and bicycling. Typical buildings are 2-3 stories tall, usually located within walking distance of a mixed-use neighborhood center.



Representing the most intense auto-oriented single-use office areas, Office Focus is characterized by mid and high-rise office towers. Typical buildings are between 2 and 9 stories tall. Parking can be either structured or provided on surface lots. Workers tend to arrive by auto, though densities are high enough to support suburban transit service.



Representing intense suburban office/industrial/research areas, Mixed Office and R&D is characterized by a mix of employment buildings. Typical structures are 1-6 stories tall, surrounded by surface parking and some structured parking where appropriate.



Office/Industrial areas are moderate-density suburban office and industrial areas. Typical structures are 1-5 stories tall, surrounded by surface parking lots and truck loading bays.



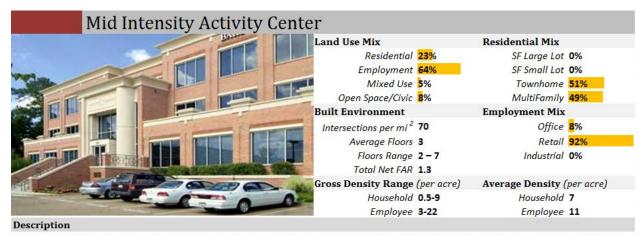
Industrial Focus areas are warehouses and industrial employment areas. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.



Low-Density Employment Parks include suburban low-intensity non-retail business areas. Typical uses include warehousing, offices, industrial, construction yards, transportation fleet services, and freight depots. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.



High Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.



Mid Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.



Typically set in an auto-oriented development pattern, the Low Intensity Retail-Centered Neighborhood includes a commercial strip that fronts on to an arterial, with single-family or other housing types located in adjacent and surrounding areas Typical buildings are between 1 and 2 stories, generally served by surface parking.



Strip Mall/Big Box areas are typically characterized by single-story retail buildings and surface parking lots. The location and design of these areas generally favors automobile access over other transport modes.



Industrial/Office/Residential Mixed High is characterized by a wide-ranging, intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 15+ stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.



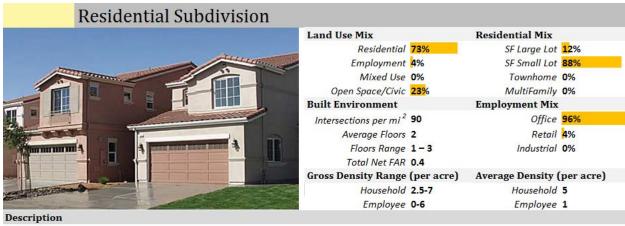
Industrial/Office/Residential Mixed Low is characterized by a wide-ranging, less-intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 3 stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.



Predominantly containing apartments, condos, and town homes, Suburban Multifamily represents developments that may have internal walking paths but are set in an automobile-oriented context. While densities can be high enough to support bus transit, residents are likely to drive for most trips. Typical buildings are 2-5 stories tall, surrounded by surface parking lots.



Suburban Mixed Residential areas contain a mix of apartments, condos, town homes, and single-family homes, generally set within an auto-oriented street pattern; residents are likely to drive for most trips. Typical buildings are 1-3 stories.



Residential Subdivisions areas contain a mix of single-family homes on medium and large lots, typically set within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.



Large Lot Residential Areas contain detached single-family homes set on generously sized lots, typically oriented within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.



Homes in a Rural Residential area tend to be set on lots with average sizes of 1-2 acres. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.

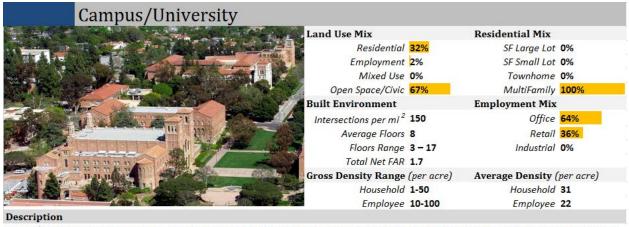
Land Use Mix			
		Residential Mix	
Residential	96%	SF Large Lot	100%
Employment	1%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	3%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	10	Office	0%
Average Floors	2	Retail	0%
Floors Range	1-2	Industrial	100%
Total Net FAR	0.01		
Gross Density Range	(per acre)	Average Density (per acre)
Household	0-0.12	Household	0.1
Employee	0-0.02	Employee	0.01
	Employment Mixed Use Open Space/Civic Built Environment Intersections per mi ² Average Floors Floors Range Total Net FAR Gross Density Range Household	Employment 1% Mixed Use 0% Open Space/Civic 3%	Employment 1% SF Small Lot Mixed Use 0% Townhome Open Space/Civic 3% MultiFamily Built Environment Employment Mix Intersections per mi² 10 Office Average Floors 2 Retail Floors Range 1 - 2 Industrial Total Net FAR 0.01 Gross Density Range (per acre) Average Density (Household 0-0.12 Household

Rural Ranchettes are homes on very large lots. They could include active agricultural uses, and are typically located at the edges of urban areas. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.



Description

Rural Employment areas contain a variety of land uses, including working farms, ranches, agriculturally-supportive land uses, solar installations, oil fields, and gravel pits. While the rural context is automobile-oriented, and thus residents and employees are likely to drive for most trips, the lowintensity of land uses tends to keep traffic volumes low. Typical buildings are 1-2 stories tall.



College/University areas tend to be internally walkable, though they can be located in either a walkable or auto-oriented context. Buildings can range from 1 to 20+ stories, depending on the design of the campus. Parking may be plentiful or restricted; housing may be provided on-site in large amounts, or students may commute from homes in other locations.



Institutional areas include a variety of land uses, including hospitals, government facilities, prisons and other institutional uses. The design and orientation of these areas varies based on the type of use and its location.



Parks & Open Space areas include larger trunk open spaces, community and regional parks, and other large undeveloped areas.



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