



City Center/Downtown

Intent & Purpose

To provide moderate to high-intensity mixed-use development anchored by civic, cultural, entertainment, hotel, retail and dining activity that features a variety of building sizes and housing choices.

Development Intensities

DU/AC: ~~12.0~~ Up to 40
Commercial FAR: Up to 2.5

Allowed Land Uses



A variety of civic, cultural, entertainment, retail, restaurant, and commercial services activity along with multi-family dwellings organized along walkable streetscapes. Single family residential may be located in areas of downtown abutting existing neighborhoods near Alessandro Drive, Shadow Mountain Drive and Tumbleweed Lane. Ground floor uses include retail, restaurant, service, and office uses, while upper floors may accommodate residential and or office uses. Residential uses are generally prohibited on building ground floors fronting El Paseo and Highway 111.

Intended Physical Character

Streetscape and Connectivity

Streetscapes are urban with formal street tree arrangements, on-street parking and are highly interconnected.

Parks and Open Space

Open space is primarily provided through the generous streetscapes and variety of plaza open spaces at key gathering areas. Within larger mixed-use or multi-family buildings, open space is provided in the form of courtyards which are shaded by the buildings.

Built Form and Character

Buildings are near or at the sidewalk to shape the commercial streetscapes, support outdoor dining and for easy view of storefronts. Smaller buildings face streets and public gathering spaces. Buildings are typically mixed-use up to 3 stories with taller buildings up to 5 stories focused at key intersections and/or public open space. A variety of housing choices, including lodging, up to 5 stories, are also allowed.

